

**P.C. RESOLUTION 09-12
APPROVING
TTM 6691 PUD**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST APPROVING TTM 6691 , A REQUEST TO CREATE A 223 LOT PUD RESIDENTIAL SUBDIVISION KNOW AS WILD POINTE RANCH WITH ONE PARK, ONE PARK/SUMP AND A COMMERCIAL SITE ON 179.2 ACRES ZONED E-1 PUD, E-2 AND CG ON VACANT LAND LOCATED AT THE NW CORNER OF W. RIDGECREST BLVD AND N. MAHAN ST. APN 455-100-06,07,08 AND 09
APPLICANT: PAM RIDGECREST VENTURE**

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

SECTION 1. FINDINGS

On June 23, 2009 the Planning Commission duly and regularly reviewed Tentative Tract Map 6691 and associated zone changes, general plan amendments and pre-zoning to facilitate a request to create a 223-lot residential subdivision with two parks and a commercial parcel on 179.2 gross acres in the west ½ of Section 32, Township 26 South, Range 40 East M.D.B. & M in the City of Ridgecrest, County of Kern. The subject project proposes 136 lots on 125.4 gross acres of E-1 (40,000 sf) PUD, 87 lots on 30.6 gross areas of E-2 (10,000 sf), a 8 acre (CS) Commercial Service Site and 10.9 acres of Park with a sump site. The parks are expected to include walking paths, playgrounds and landscaping. APN 455-100-06,07,08,09. Applicant: (PAM Ridgecrest Ventures).

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

- (a) Per GPA/ZC-08-04 and PZC-09-02, Tentative Tract Map 6691 Planned Unit Development (PUD) is consistent with the applicable general plan in that the general plan and designates the area to be used for Estate Density 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 and PUD are consistent with the applicable general plan.
- (c) The development will constitute an urban environment of sustained desirability and stability and will be in harmony with the character of the surrounding neighborhood and community;
- (d) The development of a harmonious, integrated plan justifies exceptions from the normal application of this Code;
- (e) The conditions placed upon this development are necessary to achieve the purpose and intent of this Code;
- (f) 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 per ZC-08-04 conforms with site density requirements of the zoning ordinance.
- (g) 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.
- (h) The proposal conforms to the requirements of Chapters 19 and 20 of the Ridgecrest Municipal Code.

SECTION 2. CONDITIONAL APPROVAL

The proposed Tentative Tract Map 6691 is hereby approved subject to the following sixty-three (63) conditions:

NOTE: These conditions must be met within 24 months (June 23, 2011), 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. 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 Public Services Director shall receive a landscape plan and review and approve all perimeter walls, berms, landscaping and other associated project landscaping.
6. The approval of Tentative Tract Map 6691 is subject to the approval of General Plan Amendment GPA-08-04, Zone Change ZC-08-04 and associated PUD and PZC-09-02.

PUBLIC WORKS – ENGINEERING

7. Prior to recordation of the Final Map, the applicant shall complete the application to the City for Annexation 17-2 to annex the 23.92 gross acres abutting the western boundary of this tract along Brady St., known as APN 455-100-07 and associated roadways. This map shall include a 50' (foot) parkway along Brady to be dedicated to the City of Ridgecrest for a multi-use trail and landscaping.
8. Onsite/offsite drainage and utility easements shall be made prior and or concurrent with the recording of the final map.
9. A 6' (foot) masonry wall with a minimum of 10' (foot) parkway strip and/or approved landscaped berm shall be constructed along the projects boundaries as approved on the Tentative Tract Map and a 7' (foot) masonry wall between the residential area and the commercial area. There shall be an opening for pedestrian access to the commercial site at the easterly end of streets K and L (cul-de-sacs).
10. If the subdivision is to developed in phases, the Tentative Tract Map shall indicate the approximate sequence of development by units and be submitted to Planning for approval within 30 days of Tentative Tract Map approval.
11. A copy of a current Preliminary Title Report shall be submitted to the Planning Department by the Developer prior to submittal of any improvement plans or final map.
12. Lot 224 shall be developed as a community park and Lot 225 shall be developed as a park/sump. Plans for the landscaping and facilities shall be submitted to the Park and Recreation Director for approval and offered to the City of dedication prior to recordation of final map.
13. An Engineer's Estimate of the cost of improvements shall be submitted to and approved by the City prior to final map approval.
14. All onsite/offsite improvements are to be designed and constructed in accordance with the Subdivision Map Act, City Standards, as applicable and per the Planned Unit Development. Improvement plans shall be prepared and certified by a registered civil engineer and shall be submitted to the City for approval.
15. All lots on the Final Map shall be of length and width and area as approved by Planning as prescribed by the Planned Unit Development.

16. All improvements must comply with the Americans with Disabilities Act standards and regulations.
17. The Developer shall obtain all necessary permits and/or approvals from all agencies having jurisdiction over the property being developed.
18. Payment of all required City fees and assessments shall be paid at the time services are rendered and prior to commencing construction. Developer to pay all costs incurred by the City for plan checking and inspection of improvements. Developer shall pay recording fees.
19. 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.
20. Preliminary soils report required to address any developments and shall be submitted with improvement plans.
21. If applicable, 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.
22. 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).
23. 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, blow offs, fire hydrants, valves, drainage structures, street lighting and any other improvements needed to provide such services. Required facilities shall be approved by the City Engineer and shown on the approved improvement plans.
24. 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.
25. With the development of each new phase all improvement plans shall be re-reviewed and changed accordingly to reflect current State/Federal mandates which may be in effect.
26. Developer to submit proposed street names to City for approval by City and Kern County Sheriff's 9-1-1 Coordinator.
27. Developer's engineer to provide to the City Planning Department three electronic copies of the final map in AutoCAD format.

DRAINAGE

28. 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.
29. All development shall comply with all applicable City of Ridgecrest floodplain management ordinances.
30. 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.

31. 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.
32. 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.
33. All storm drainage facility plans and pertinent calculations shall be reviewed and approved by the City Engineer.
34. A drainage study and flood routing study shall be required with submittal of a grading plan. All project storm water shall be retained onsite in the project storm drainage facilities. Offsite storm water shall be received, conveyed through the project, and discharged in a manner that does not adversely impact adjacent or downstream properties. All improvements, storm drain, and flood routing facilities shall be designed in conformance with the City Master Drainage Plan

SEWER

35. 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 Wastewater Treatment Plant and Public Works, and approved by the City. All on-site sewer to be privately maintained.
36. Prior to any improvement plan approval (i.e. Grading, Street, Sewer, Water), offsite sewer collection system shall be evaluated to identify all impacts of Tentative Tract 6691. Offsite sewer improvement plans and funding to construct offsite sewer improvements to be provided by Developer.

WATER

37. 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.
38. 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.

STREETS

39. Developer shall update the Traffic Study dated July 2008 to address the comments submitted by the Kern County Roads Department in their letter dated November 18, 2008. Upon review of the updated Traffic Study, the City Engineer may require additional conditions as necessary.
40. County roads, Ridgecrest Blvd. and Brady St., to be improved per Kern County Development Standard for Half Width Type "A" Major Highway, Plate No. R-4.

County road Las Flores from Brady St. to Garth St. to be improved per Kern County Development Standard for Half Width Type "A" Secondary Highway, Plate No. R-8.

Garth St. and Felspar to be improved per Kern County Development Standard for Half Width Type "A" Local Street, Plate No. R-11.

Mahan St. to be improved per Kern County Development Standard for Half Width Type "A" Secondary Highway, Plate No. R-7.

Las Flores from Garth St. to Mahan St. to be improved per Kern County Development

Standard for Full Width Type "A" Secondary Highway, Plate No. R-5.

All interior roads to be private and developed per Planned Unit Development and privately Maintained.

41. Streets to be designed per the requirements of the preliminary soils report.
42. All dedications of street rights-of-way and/or easements shall be made prior to or concurrent with the recording of the final map.
43. Any deviation from the City Public Works Street Standard shall be approved by the Planning Commission, City Engineer and adopted by the City Council prior to improvement plan approval

KERN COUNTY AIR POLLUTION CONTROL DISTRICT (KCAPCD)

44. 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.
45. During construction, the applicant will comply with all dust control measures required by KCAPCD Rule 402 (Fugitive Dust). All construction equipment will be equipped with EPA/ARB certified engines.

KERN COUNTY FIRE DEPARTMENT

46. Hydrant spacing within residential tracts shall be a maximum of 660 feet and provide a minimum flow of 500 gpm at 20 psi residual for 1 hour.
47. Fire hydrants shall be AWWA approved.
48. The water system shall be looped.
49. The Kern County Fire Department must review and approve all water improvement plans prior to installation.
50. Should the tract be constructed in phases, each phase shall be provided with the required fire protection and access.
51. Hydrants are to be maintained by an approved entity.

NAVAL AIR WEAPONS STATION (NAWS)

52. The proposed project area is located below and adjacent to the Naval Air Weapons Station's departure flight tracks from Armitage Airfield. Increasing residential densities under departure flight tracks would increase the number of families potentially exposed to over-flight noise and inherent flight safety concerns.
53. The developer shall record a Noise and Safety Disclosure to the deed of each home lot so that the projects future home buyers of the developments location within the Military Influence Area (MIA) for the potential of aircraft noise in excess of 65db and potential safety risks. The disclosure will also release the Navy from effects of future operations that may increase noise and safety concerns. The Director of Public Services shall approve the content of this Disclosure prior to recording.
54. The developer shall incorporate noise attenuation engineering controls into construction requirements to mitigate noise impacts.
55. Each lot shall contain one dwelling unit. The final map will state that second dwelling units will not be allowed.

CALIFORNIA DEPARTMENT OF FISH AND GAME (CDFG)

- 56. Prior to the issuance of grading permits, applicant shall secure written authorization and/or permitting from the California Department of Fish and Game.
- 57. Mohave Ground Squirrel (MGS): Since a MGS was observed during a Biological Survey, the applicant shall negotiate with CDFG to obtain a 2081 Take Permit to mitigate the potential for significant impact on the MGS.
- 58. Borrowing Owl (BO): Evidence was found during a Biological Survey that BO's had been present on the site. The applicant will be required to conduct a pre-construction survey 30 days by a qualified Biologist before ground disturbance. If a BO is found during the pre-construction survey, the applicant will follow applicable CDFG guidelines for relocating the BO before construction activities continue.
- 59. All street lighting shall be equipped with glare shields to direct light downward. All commercial lighting will be directed away from adjacent roads and properties.

U. S. FISH AND WILDLIFE SERVICE

- 60. 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.

PLANNED UNIT DEVELOPMENT

- 61. Prior to the recordation of the final map, the developer shall establish a Homeowners Association to provide funding for all the maintenance of the interior improvements within the designated Planned Unit Development area.

OTHER MITIGATED MEASURES

- 62. CULTURAL RESOURCES: Should the developer encounter cultural or archaeological resources or human remains during ground disturbance, the San Joaquin Valley Archaeological Information Center shall be contacted before construction activities resume.
- 63. WASTE MANAGEMENT: Recycle Program for construction debris required.

APPROVED AND ADOPTED this 23rd day of June 2009 by the following vote:

See approved PUD Plan and TTM 6691 dated 6-18-09

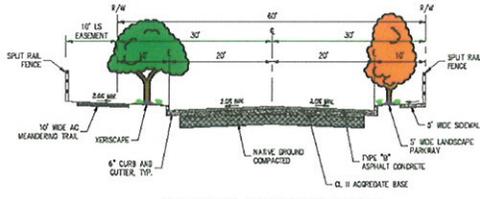
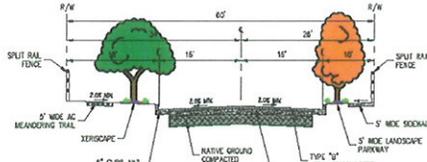
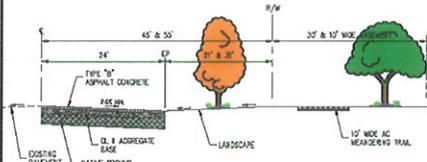
AYES: Jeglum, Beres, Kauffman, Patin, Porter
NOES: None
ABSENT: None
ABSTAIN: None

ATTEST:


James McRea, Secretary


Nellavan Jeglum, Chairman

WILD POINTE RANCH PUD PLAN



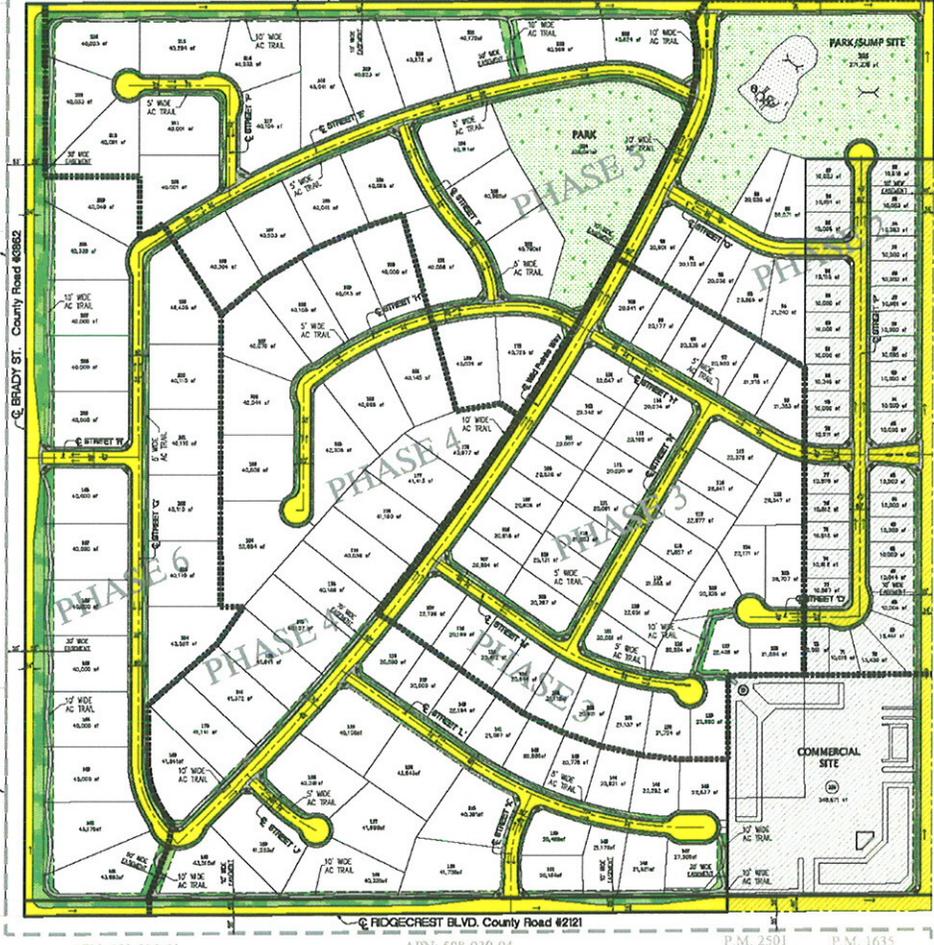
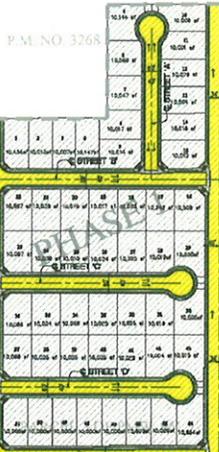
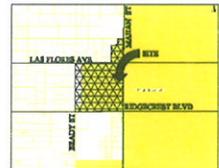
- GENERAL NOTES**
- THIS DEVELOPMENT WILL CONFORM TO THE CITY OF RIDGECREST AND COUNTY OF KERN SUBDIVISION STANDARDS
 - ADJACENT PARCEL NUMBER: 051-100-04, 051-100-05, 051-100-06
 - WATER: INDIAN WELLS VALLEY WATER DISTRICT
 - SEWER: CITY OF RIDGECREST
 - DIAGRAMS: IN CONFORMANCE WITH CITY OF RIDGECREST & KERN COUNTY STANDARDS
 - GRID: BASED ON GRID AND ELECTRIC
 - RETRACTED: SOUTHERN CALIFORNIA Edison COMPANY
 - EXISTING LAND USE: VACANT
 - PROPOSED LAND USE: MIXED RESIDENTIAL AND PARK
 - FILE PRODUCTIONS: CITY OF RIDGECREST FIRE DEPARTMENT
 - EXISTING PERMITS: N/A (PARCELS 1 & 4 OF PAM 16)
 - PROPOSED PERMITS: N/A (SEE A-RIP)
 - APPROXIMATE LOCATION OF EXISTING STRUCTURES ON PROPERTY ARE SHOWN
 - MINIMUM GRADE: +0.25', MAXIMUM GRADE: +9.94' FOR ALL LOCAL STREETS
 - APPROXIMATE LINEAL FOOTAGE OF STREETS: 18,309 FT
 - CELESTIAL: 125 BENCHMARKS, LOT: 139 (EIR) AC
 - LOT REE: 59,808 - 59,809 SF
 - OFFPARK AREA = 12.5 AC

BENCHMARK:
FOUND CORNER NO. 10 BY TOP OF CURB AT NORTHWEST CORNER OF PAVEMENT AND LAS FLORES NORTHERLY PORTION OF CURB RETURN, CITY OF RIDGECREST RECORD SURVEY - 211.824

BASIS OF BEARING:
EASTLINE OF THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 40 WEST, MERIDIAN 108 WEST, PARCEL MAP NO. 1384 FILED IN BOOK 20 OF PARCEL MAPS AT PAGE 27 BY THE KERN COUNTY RECORDER'S OFFICE, BENCHMARK OF SAID 125 BENCHMARK NORTH 60°21'40" EAST.

**RECORD OWNER/
SUBDIVIDER:**
PAM RIDGECREST VENTURES, LLC
3650 WHITT KITTLEMAN LANE
P.O. BOX 1570
LODI, CALIFORNIA 95241
(209) 334-6963

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



<p>P.U.D PLAN TRACT 6691 WILD POINTE RANCH</p>		<p>DEVELOPMENT BY THE PAM COMPANIES 3650 WHITT KITTLEMAN LANE LODI, CALIFORNIA 95241 (209) 334-6963</p>		<p>CORNERSTONE ENGINEERING, INC. 305 CHERRY STREET RIDGECREST, CA 93524 TEL: (805) 225-8424 FAX: (805) 225-2883 CONSULTING CIVIL ENGINEERING AND LAND SURVEYING www.cornerstoneeng.com</p>		<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	REVISION	BY												
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