



## CITY OF RIDGECREST

### PLANNING COMMISSION AGENDA

January 27, 2026 at 6:00 P.M.

Council Chambers

100 W. California Avenue, Ridgecrest, CA 93555

#### PLANNING COMMISSIONERS

- Bill Farris, Jr.
- Vanessa Hayman
- Cody Pauxtis
- Bernie Mondragon
- David Percifield

#### Public Service Announcement Regarding Meeting Access

The Planning Commissioners will be in person and the meeting will be open for in person testimony. In addition, we are continuing to provide alternatives to in-person attendance for participating in Planning Commission meetings.

The public is encouraged to [subscribe](#) to receive meeting agendas.

In lieu of in-person attendance, members of the public may participate and provide comments during the meeting via telephone by calling (760) 499-5010. Written comments may be submitted prior to the meeting by email to Heather Spurlock at [hspurlock@ridgecrest-ca.gov](mailto:hspurlock@ridgecrest-ca.gov), or via U.S. mail.

#### HOW TO WATCH THE MEETING:

The public may view the meeting live at <https://www.youtube.com/c/CityofRidgecrest/live> or within 24 to 48 hours after the meeting.

#### Requests for Accessibility Modifications or Accommodations:

As required by the American with Disabilities Act (ADA), requests for agenda information to be made available in alternate formats, and any requests for disability-related modification or accommodations required to facilitate meeting participation may be made by calling 760-499-5063 or emailing [hspurlock@ridgecrest-ca.gov](mailto:hspurlock@ridgecrest-ca.gov) at least two business days before the meeting.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

11/18/25

NON-AGENDA PUBLIC COMMENT

This portion of the agenda provides an opportunity for members of the public to address the Commission on items of interest within the jurisdiction of the Commission. Comments relating to items on today's docket are to be taken at the time the item is heard. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by the Commission on any issue brought forth under Non-Agenda Public Comment.

PUBLIC HEARING

1. Parcel Map Waiver 25-02 – 106 E Ward Avenue – a request for a parcel map waiver to subdivide parcel 28 of Parcel Map 10819 into two parcels. 1.91 gross acres. APN 033-070-28 Applicant: Perkins, Williams & Cotterill, Inc.
2. Parcel Map Waiver 25-03- 900 N Heritage Drive - a request for a parcel map waiver to subdivide parcel 2 of parcel map 6621 into four parcels with a remainder parcel. 3.53 gross acres. Applicant: Capstone Engineering, Inc.

COMMISSIONER COMMENTS/COMMITTEE REPORTS

STAFF ITEMS

Code Enforcement

ADJOURNED

**CITY OF RIDGECREST**  
**PLANNING COMMISSION OF THE CITY OF RIDGECREST**  
**DRAFT MINUTES OF THE SPECIAL MEETING**  
**November 18, 2025**  
**Council Chambers**  
100 W. California Avenue, Ridgecrest, CA 93555

**CHRONOLOGY OF THE MEETING:**

Chair Farris called the meeting to order at 5:00 PM and adjourned the meeting at 5:19 PM.

**ATTENDANCE DURING THE MEETING:**

Bill Farris, Bernie Mondragon, Cody Pauxtis, Vanessa Hayman

Absent: David Percifield

**STAFF:**

Heather Spurlock, Community Development Manager

Travis Reed, Deputy City Manager

Terry Roberts, Public Works Director

**APPROVAL OF AGENDA**

*NOTE: The vote is displayed in bold below each item. For example Farris/Mondragon denotes Commission Member Farris made the motion and Commission Member Mondragon seconded the motion. Ayes, Noes, Absents, Abstentions follow.*

***Approved Pauxtis/Hayman 4 Ayes***

**APPROVAL OF MINUTES**

Minutes- 9/23/25

***Approved Hayman/Pauxtis 4 Ayes***

**NON-AGENDA PUBLIC COMMENT**

***None Made Closed 5:03 PM***

**PUBLIC HEARING**

***Opened at 5:03 PM***

1. Site Plan Review 25-03 – Desert Valleys Federal Credit Union  
Consideration of an application for the development of a new building to include executive offices and a community room, located at 100 E. Ward Ave. (APN: 033-070-285).  
Applicant: Perkins, Williams & Cotterill, Inc.

***Staff: H. Spurlock***

***Public Comment: E. Bruen***

***Approved: Farris/Hayman. Abstain: Mondragon 3 Ayes***

2. Parcel Map Waiver 25-01 – Sunset Street  
Consideration of an application to subdivide lot 19 Tract No. 1502 into two parcels. APN 479-052-04.  
(704 S. Sunset St.)

Applicant: Figueria Surveying, Inc.

***Staff: H. Spurlock***

***Public Comment: None***

***Approved: Pauxtis/Mondragon. 4 Ayes***

***Public Hearing Closed at 5:17 PM***

**COMMISSIONER COMMENTS/COMMITTEE REPORTS**

**STAFF ITEMS**

# CITY OF RIDGECREST

## Planning Commission Staff Report

January 27, 2026

Project Title: Parcel Map Waiver 25-02  
Request: A subdivision of the parcel into two  
Location: 106 E Ward Avenue  
APN: 33-070-28

Property Owner:

Desert Valleys Federal Credit Union  
100 Ward Ave.  
Ridgecrest, CA 93555

Project Applicant:

Perkins, Williams & Cotterill, Inc.  
3320 Data Drive, Suite 200  
Rancho Cordova, CA 95670

### RECOMMENDATION

Staff recommends approval of the Parcel Map Waiver 25-02.

### PROJECT DESCRIPTION

The subdivision on APN 033-070-28 (83,200 SF) into two new parcels. Parcel "A" being 44,431 SF and Parcel "B" being 38,769 SF. A reciprocal agreement for parking and access will be prepared.

### Project Setting

This site is vacant land that recently received site plan approval for the development of a Community Center and offices for the Desert Valleys Federal Credit Union.

Table 1- Adjacent Land Use Designations and Uses

	Existing Uses	General Plan	Zoning
Project Site	Vacant	Commercial (C)	CS
North	Vacant	Commercial (C)	CS
South	Taco Bell/TPS	Commercial (C)	CS
West	Desert Valleys FCU	Commercial (C)	CS
East	Vacant	Commercial (C)	CS

Figure 1- Location Map



Figure 2- General Plan Map

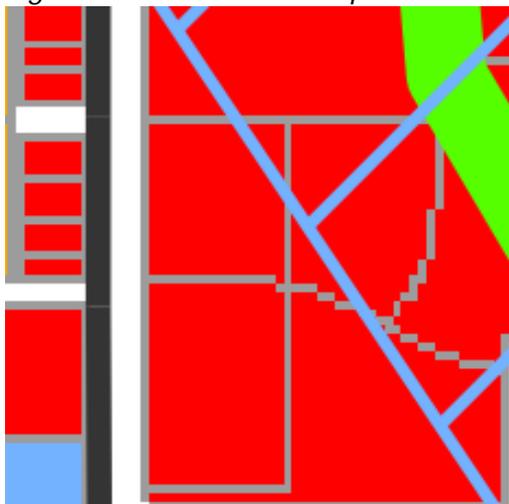


Figure 3- Zoning Map

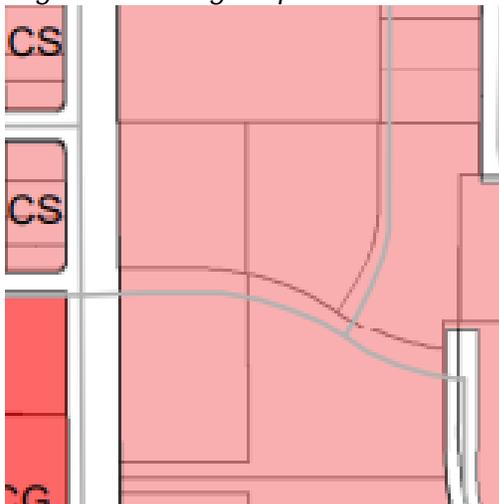
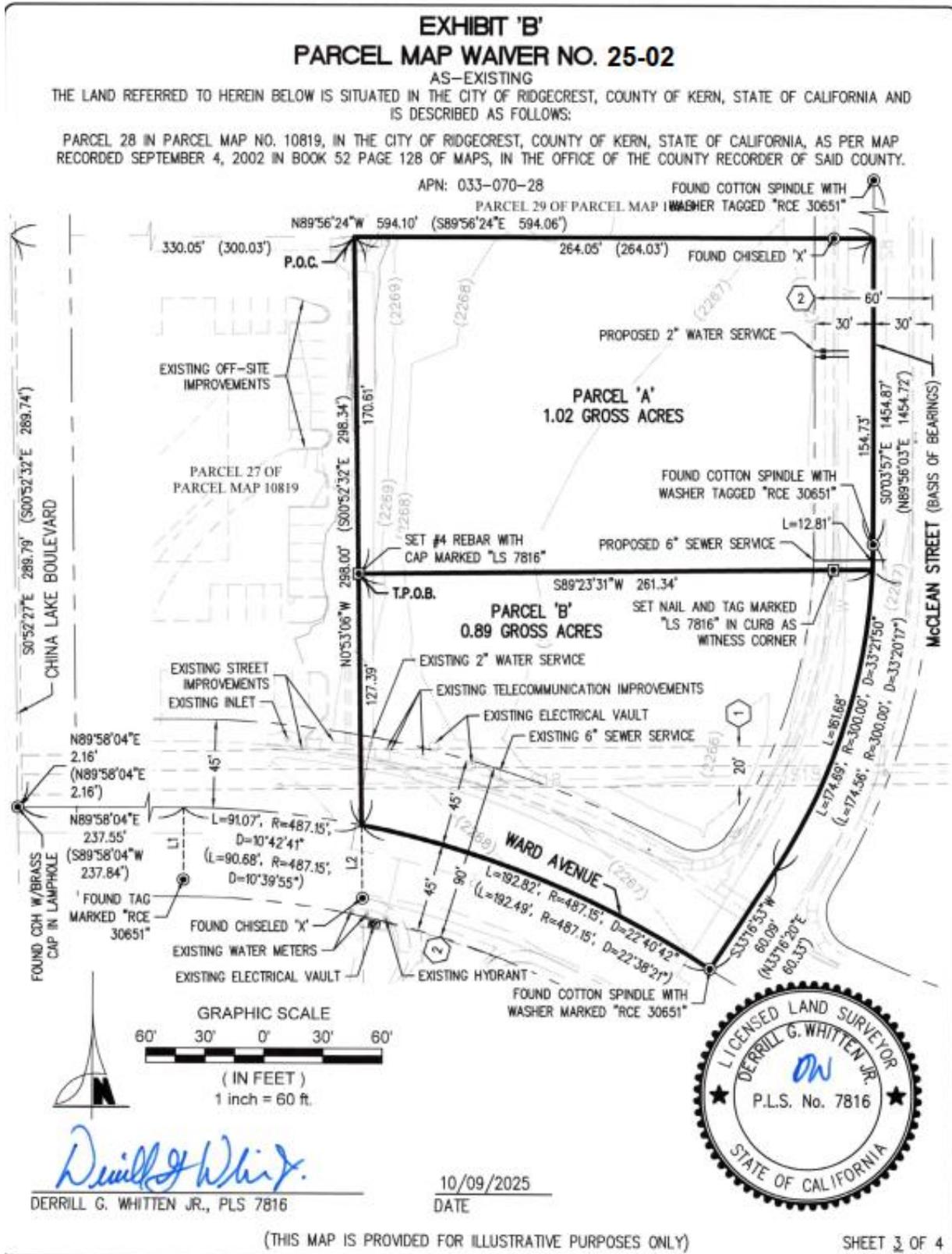


Figure 4- Parcel Map Waiver



## ANALYSIS

Parcel Map Waiver 25-02 complies with the Ridgecrest Municipal Zoning Code, as it proposes to create two parcels that each meet the minimum requirements for the Commercial Service (CS) zone.

## Environmental Analysis

A Notice of Exemption was prepared for this project in compliance with the California Environmental Act (CEQA). The Project qualifies for a 15315 Class 15 Minor Land Division for commercial use into four or fewer parcels that is in conformance with the general plan and the zoning code

---

PLANNING COMMISSION RESOLUTION 26-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST APPROVING A PARCEL MAP WAIVER FOR PROPERTY LOCATED AT 106 E WARD AVENUE. APN 033-070-28

WHEREAS, the Planning Commission of the City of Ridgecrest has considered Parcel Map Waiver (PMW) 25-02 filed by Perkins, Williams & Cotterill, Inc. ("Applicant"), in accordance with Chapter 105 of the Ridgecrest Municipal Code; and

WHEREAS, the Planning Commission finds the PMW 25-02 conforms to the City's General Plan and element's thereof; and

WHEREAS, the Planning Commission finds that the proposed division of land qualifies for a parcel map waiver as it complies with the requirements established by the Subdivision Map Act and Chapter 105 of the Ridgecrest Municipal Code, including requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability and environmental protection; and

WHEREAS, this project qualifies for a Class 15 Minor Land Division because the property is in an urbanized area zoned for commercial use, where the division is four of fewer parcels and the division is in conformance the General Plan and zoning, and;

WHEREAS, staff has performed the necessary investigations, prepared a written report, and recommended that the Planning Commission approve PMW 25-02; and

WHEREAS, on January 27, 2026, a duly noticed public hearing was conducted by the Planning Commission to consider PMW 25-02 and concluded the said hearing on that date.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Ridgecrest hereby approves of PMW 25-02 and authorizes the Public Works Director to review and sign the Certificate of Approval for Parcel Map Waiver.

PASSED AND ADOPTED this 27<sup>th</sup> day of January 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Bill Farris Jr., Chairman

ATTEST:

---

Heather Spurlock, Secretary

**EXHIBIT 'B'**  
**PARCEL MAP WAIVER NO. 25-02**

**LEGAL DESCRIPTION:**

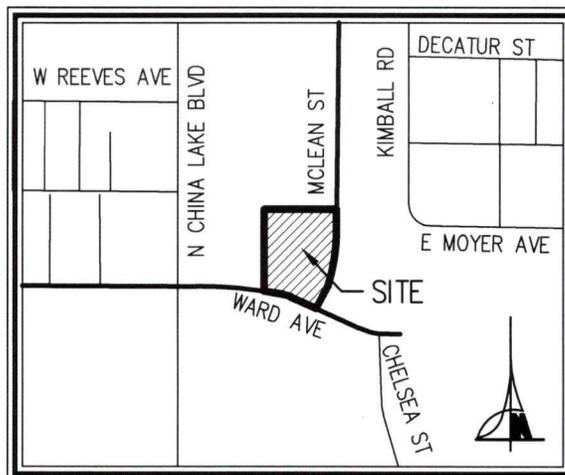
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIDGECREST, COUNTY OF KERN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEING A DIVISION OF PARCEL 28 OF PARCEL MAP NO. 10819, IN THE CITY OF RIDGECREST, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED SEPTEMBER 4, 2002 IN BOOK 52 PAGE 128-131 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 033-070-28

**GENERAL INFORMATION:**

1. APN: 033-070-28
2. APPROXIMATE ACREAGE: ±1.91 GROSS ACRES
3. NUMBER OF LOTS: 2
4. EXISTING LAND USE: VACANT
5. PROPOSED LAND USE: GENERAL COMMERCIAL
6. EXISTING GENERAL PLAN DESIGNATION: 1.2
7. GENERAL PLAN DESIGNATION: NO CHANGE
8. EXISTING ZONING: CS (SERVICE COMMERCIAL)
9. PROPOSED ZONING: NO CHANGE
10. WATER: INDIAN WELLS VALLEY WATER DISTRICT
11. SEWER: CITY OF RIDGECREST
12. DRAINAGE: IN CONFORMANCE WITH THE RIDGECREST STANDARDS
13. GAS: PG&E
14. ELECTRIC: SOUTHERN CALIFORNIA EDISON CO.
15. TELEPHONE: FRONTIER
16. FIRE PROTECTION: IN CONFORMANCE WITH COUNTY OF KERN FIRE DEPARTMENT
17. THERE ARE NO EXISTING STRUCTURES WITHIN THE BOUNDARIES OF THIS MAP
18. FLOOD-ZONE: ZONE 'X'
19. ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
20. NO GAS OR WATER WELLS ARE LOCATED ON THE PROPERTY.
21. ALL STREETS ARE PUBLIC.



**VICINITY MAP**

N.T.S.

**OWNER:**

TruEdge Builds  
2600 E. BIDWELL ST.,  
SUITE 202  
FOLSOM, CA 95630  
PHONE: 916-597-1360  
EMAIL: dlearned@tebuilds.com

**ENGINEER/LAND SURVEYOR:**

CORNERSTONE ENGINEERING, INC.  
5509 YOUNG STREET  
BAKERSFIELD, CA 93311  
PHONE: 661-325-9474

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF McCLEAN STREET, HAVING THE BEARING OF N00°03'57"W AS SHOWN ON PARCEL MAP 10819, RECORDED SEPTEMBER 4, 2002 IN BOOK 52, AT PAGES 128-131 IN BOOK OF PARCEL MAPS, KERN COUNTY RECORDERS OFFICE.

*Derrill G. Whitten Jr.*

DERRILL G. WHITTEN JR., PLS 7816

10/09/2025  
DATE



# EXHIBIT 'B'

## PARCEL MAP WAIVER NO. 25-02

AS-EXISTING

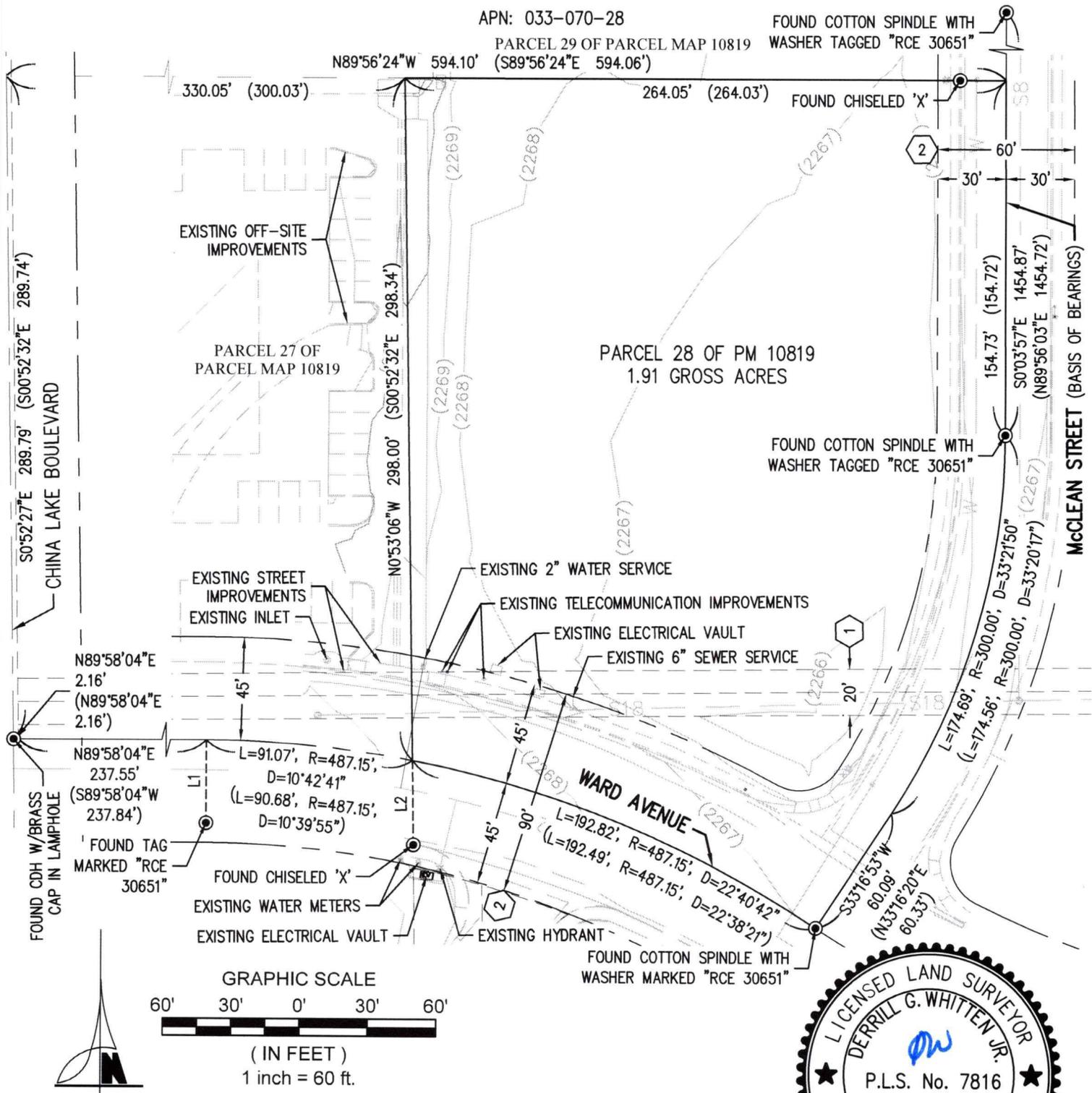
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIDGECREST, COUNTY OF KERN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 28 IN PARCEL MAP NO. 10819, IN THE CITY OF RIDGECREST, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED SEPTEMBER 4, 2002 IN BOOK 52 PAGE 128 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 033-070-28

FOUND COTTON SPINDLE WITH WASHER TAGGED "RCE 30651"

PARCEL 29 OF PARCEL MAP 10819  
N89°56'24"W 594.10' (S89°56'24"E 594.06')



*Derrill G. Whitten Jr.*  
 DERRILL G. WHITTEN JR., PLS 7816

10/09/2025  
 DATE

(THIS MAP IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY)

SHEET 2 OF 4

# EXHIBIT 'B'

## PARCEL MAP WAIVER NO. 25-02

AS-EXISTING

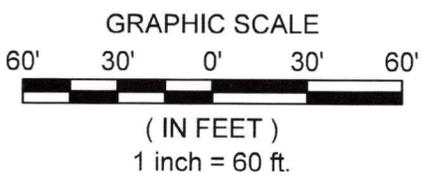
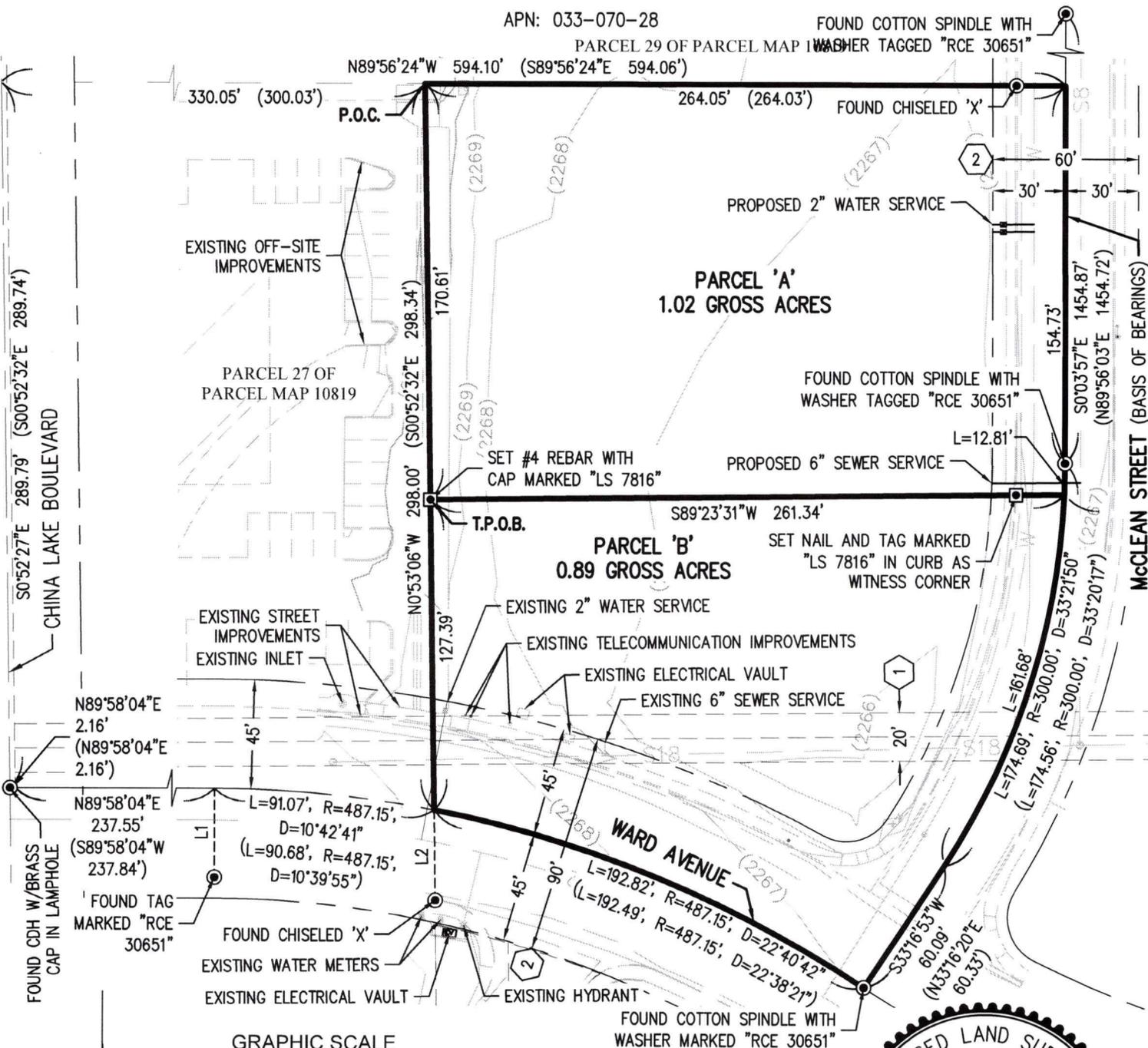
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIDGECREST, COUNTY OF KERN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 28 IN PARCEL MAP NO. 10819, IN THE CITY OF RIDGECREST, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED SEPTEMBER 4, 2002 IN BOOK 52 PAGE 128 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 033-070-28

FOUND COTTON SPINDLE WITH WASHER TAGGED "RCE 30651"

N89°56'24"W 594.10' (S89°56'24"E 594.06')



*Derrill G. Whitten Jr.*

DERRILL G. WHITTEN JR., PLS 7816

10/09/2025  
DATE

(THIS MAP IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY)

SHEET 3 OF 4

**EXHIBIT 'B'**  
**PARCEL MAP WAIVER NO. 25-02**

AS-EXISTING

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIDGECREST, COUNTY OF KERN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 28 IN PARCEL MAP NO. 10819, IN THE CITY OF RIDGECREST, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED SEPTEMBER 4, 2002 IN BOOK 52 PAGE 128 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 033-070-28

**LEGEND**

- MONUMENT FOUND AS DESCRIBED HEREON
- MONUMENT SET AS DESCRIBED HEREON
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- EXISTING CENTERLINE
- EXISTING RIGHT-OF-WAY
- - - - - EXISTING EASEMENT
- DISTINCTIVE BORDER
- - - S8 - - - EXISTING SEWER LINE
- - - W8 - - - EXISTING WATER LINE
- (     ) RECORD DATA PER PARCEL MAP 10819

**EASEMENTS**

- ① 20' WIDE SEWER EASEMENT IN FAVOR OF THE CITY OF RIDGECREST, PER BOOK 5594, PAGE 597.
- ② DEDICATION FOR STREET AND UTILITY PURPOSES PER PARCEL MAP 10819.

Parcel Line Table		
Line #	Length	Direction
L1	36.42'	N0°01'56"W
L2	37.01'	S0°53'06"E

*Derrill G. Whitten Jr.*

DERRILL G. WHITTEN JR., PLS 7816

10/09/2025

DATE



# CITY OF RIDGECREST

## Planning Commission Staff Report

January 27, 2026

Project Title: Parcel Map Waiver 25-03

Request: A subdivision of the parcel into four parcels and one remainder parcel

Location: 900 N Heritage Dr.

APN: 421-010-15

Property Owner:

Berkley Estate, Rochester Estate  
900 N Heritage Dr  
Ridgecrest, CA 93555

Project Applicant:

Capstone Engineering, Inc  
9530 Hageman Rd. B223  
Bakersfield, CA 93312

RECOMMENDATION

Staff recommends approval of the Parcel Map Waiver 25-03.

PROJECT DESCRIPTION

The subdivision of APN 421-010-15 into four parcels and one remainder parcel. A reciprocal access and parking agreement will be prepared.

Project Setting

The Project site is located at 900 Heritage Drive off of Drummond Avenue. The site is surrounded by residential properties on the north and east. On the west across Heritage Drive is a commercial center. Across Drummond Avenue are professional offices.

Table 1- Adjacent Land Use Designations and Uses

	Existing Uses	General Plan	Zoning
Project Site	Professional Offices	Commercial (C)	CG
North	Residential/Childcare	Residential Medium (RM)	R2
South	Professional Office	Commercial (C)	PO
West	Offices/Restaurant	Commercial (C)	CG
East	Residential	Residential Medium (RM)	E2

Figure 1- Location Map



Figure 2- General Plan Map

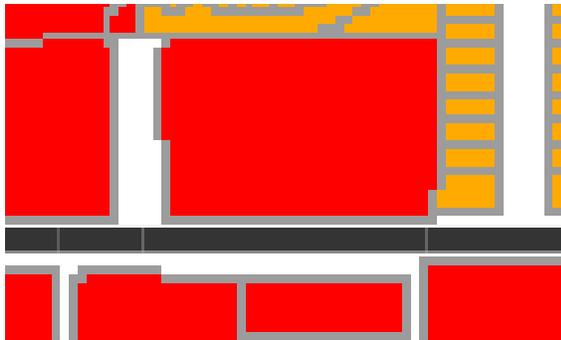


Figure 3- Zoning Map

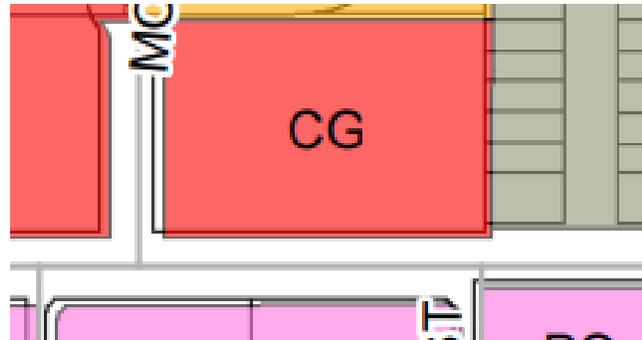
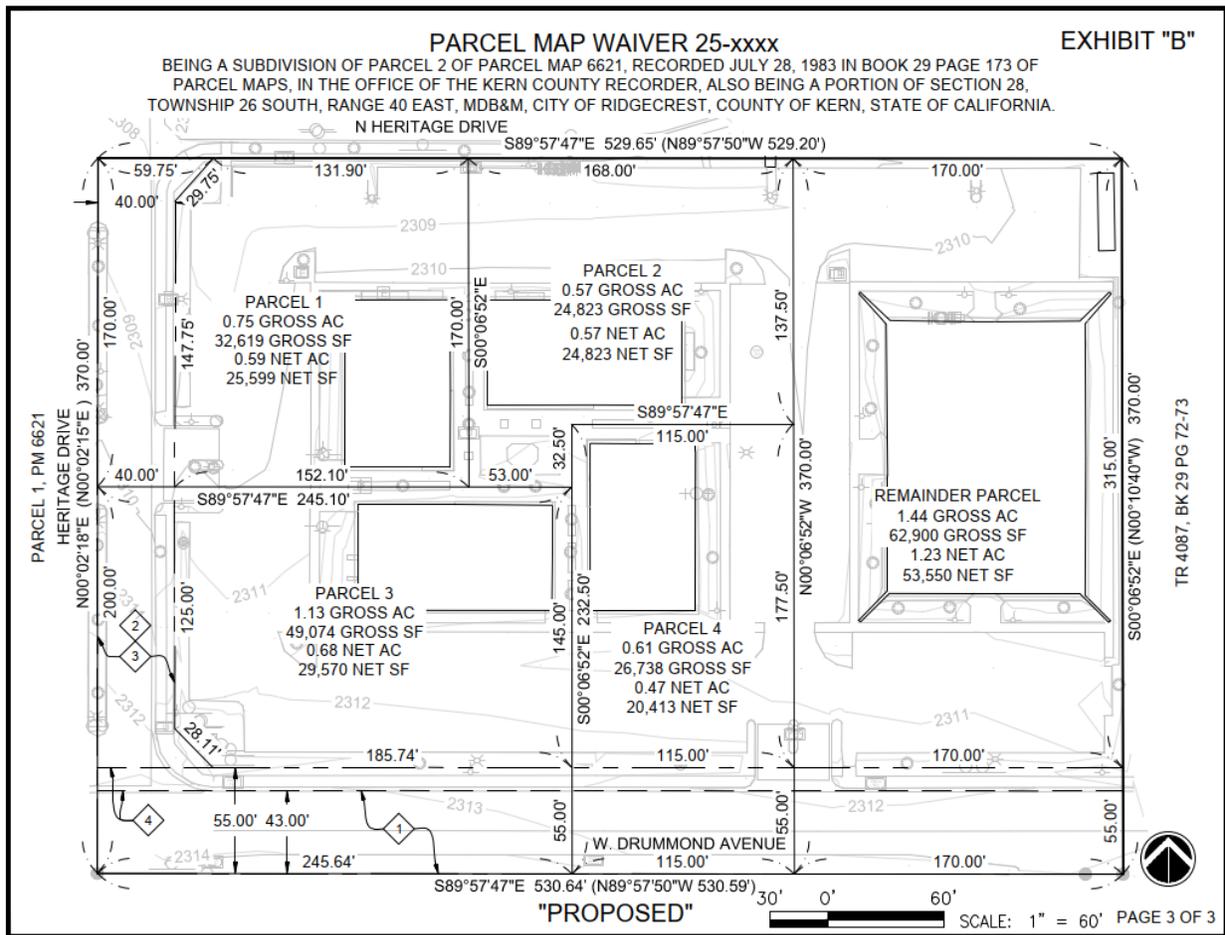


Figure 4- Parcel Map Waiver



**ANALYSIS**

Parcel Map Waiver 25-03 complies with the Ridgecrest Municipal Zoning Code, as it proposes to create four parcels and a remainder parcel that each meet the minimum requirements for the General Commercial (CG) zone.

**Environmental Analysis**

A Notice of Exemption was prepared for this project in compliance with the California Environmental Act (CEQA). The Project qualifies for a 15315 Class 15 Minor Land Division for commercial use that is in conformance with the general plan and the zoning code

PLANNING COMMISSION RESOLUTION 26-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST APPROVING A PARCEL MAP WAIVER FOR PROPERTY LOCATED AT 900 N HERITAGE DRIVE. APN 421-010-15

WHEREAS, the Planning Commission of the City of Ridgecrest has considered Parcel Map Waiver (PMW) 25-03 filed by Capstone engineering, Inc. ("Applicant"), in accordance with Chapter 105 of the Ridgecrest Municipal Code; and

WHEREAS, the Planning Commission finds the PMW 25-03 conforms to the City's General Plan and element's thereof; and

WHEREAS, the Planning Commission finds that the proposed division of land qualifies for a parcel map waiver as it complies with the requirements established by the Subdivision Map Act and Chapter 105 of the Ridgecrest Municipal Code, including requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability and environmental protection; and

WHEREAS, this project qualifies for a Class 15 Minor Land Division because the property is in an urbanized area zoned for commercial use, and the division is in conformance the General Plan and zoning, and;

WHEREAS, staff has performed the necessary investigations, prepared a written report, and recommended that the Planning Commission approve PMW 25-03; and

WHEREAS, on January 27, 2026, a duly noticed public hearing was conducted by the Planning Commission to consider PMW 25-03 and concluded the said hearing on that date.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Ridgecrest hereby approves of PMW 25-03 and authorizes the Public Works Director to review and sign the Certificate of Approval for Parcel Map Waiver.

PASSED AND ADOPTED this 27<sup>th</sup> day of January 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Bill Farris Jr., Chairman

ATTEST:

---

Heather Spurlock, Secretary

# PARCEL MAP WAIVER 25-xxxx

EXHIBIT "B"

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP 6621, RECORDED JULY 28, 1983 IN BOOK 29 PAGE 173 OF PARCEL MAPS, IN THE OFFICE OF THE KERN COUNTY RECORDER, ALSO BEING A PORTION OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 40 EAST, MDB&M, CITY OF RIDGECREST, COUNTY OF KERN, STATE OF CALIFORNIA.

*"THIS MAP IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY"*

## PROJECT INFORMATION

A.P.N.: 421-010-15  
ZONING: CG - GENERAL COMMERCIAL  
LAND USE: C - COMMERCIAL  
WATER: CITY WATER  
SEWER: CITY SEWER  
CABLE: BRIGHT HOUSE  
EXISTING USE: OFFICE BUILDINGS  
PROPOSED USE: OFFICE BUILDINGS  
ELECTRICAL: SO CAL EDISON

## PROPERTY OWNERS

BERKLEY ESTATE, LIMITED PARTNERSHIP  
A CALIFORNIA LIMITED PARTNERSHIP,  
25%

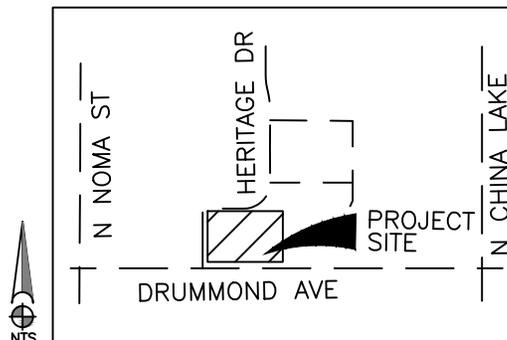
DARYOUSH AND ALICE KHANI FAMILY  
LIVING TRUST, 25%

ROCHESTER ESTATE LP,  
A CALIFORNIA LIMITED PARTNERSHIP,  
25%

MICHAEL A KHANI REVOCABLE FAMILY  
TRUST, 25%

## BASIS OF BEARING

THE BEARING OF NORTH 89°57'47" WEST,  
BEING THE CENTERLINE OF WEST  
DRUMMOND AVE, AS SHOWN ON TRACT MAP  
4467 UNIT "M" ON FILE IN BOOK 34, PAGES  
72-74 OF MAPS, CITY OF RIDGECREST,  
COUNTY OF KERN, STATE OF CALIFORNIA.



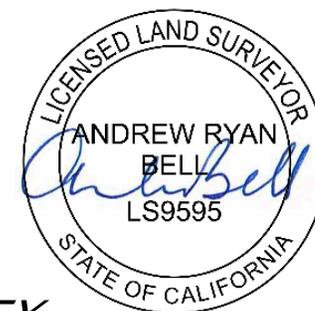
VICINITY MAP

## SURVEYOR

CAPSTONE ENGINEERING, INC.  
9530 HAGEMAN RD, B223  
BAKERSFIELD, CA 93312  
(661) 230-9034

ANDREW BELL L.S. 9595, EXP. 3-31-27

12-10-2025  
DATE



## LEGEND

NOTE: ALL LENGTHS ARE IN FEET AND DECIMALS THEREOF

- BK - BOOK
- COR - CITY OF RIDGECREST
- ( ) PER PARCEL MAP 6621, BOOK 5574, PAGE 1753
- EASEMENT LINE
- CG & S - CURB, GUTTER, SIDEWALK
- PG - PAGE
- COR - CORNER
- OR - OFFICIAL RECORDS

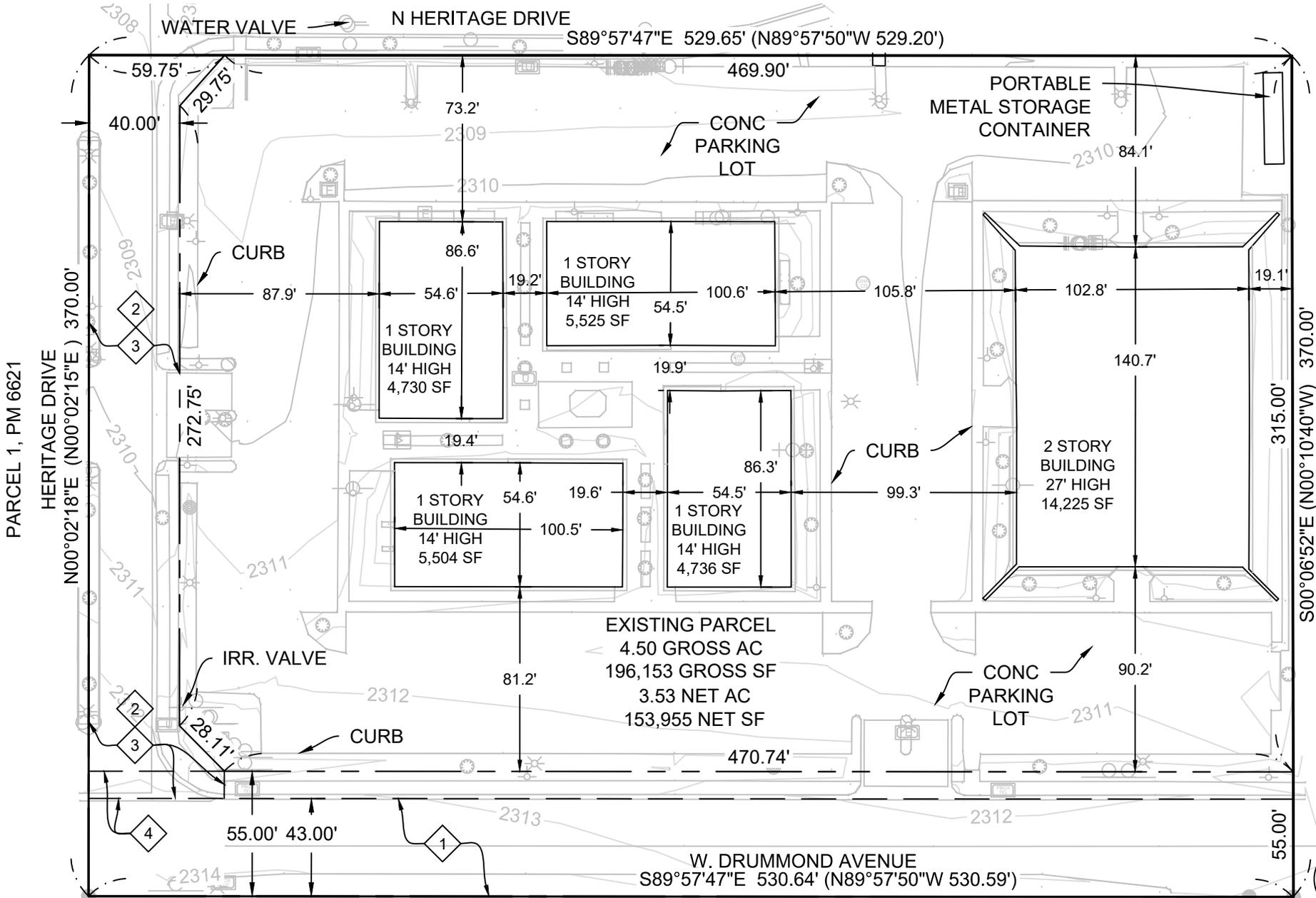
- 1 MATTERS SHOWN ON RECORD OF SURVEY RECORDED JANUARY 9, 1970 IN BOOK 10, PAGE 31
- 2 INGRESS, EGRESS AND ROAD EASEMENT RECORDED AUGUST 14, 1984 IN BOOK 5396 PAGE 2104 OF O.R.
- 3 INGRESS, EGRESS AND ROAD EASEMENT RECORDED DECEMBER 2, 1982 IN BOOK 5507 PAGE 1884 OF O.R.
- 4 INGRESS, EGRESS AND ROAD EASEMENT RECORDED DECEMBER 2, 1982 IN BOOK 5507 PAGE 1891 OF O.R.

## SHEET INDEX

- 1 - TITLE
- 2 - EXISTING PARCEL AND PHYSICAL FEATURES
- 3 - PROPOSED PARCELS

PARCEL MAP WAIVER 25-xxxx

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP 6621, RECORDED JULY 28, 1983 IN BOOK 29 PAGE 173 OF PARCEL MAPS, IN THE OFFICE OF THE KERN COUNTY RECORDER, ALSO BEING A PORTION OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 40 EAST, MDB&M, CITY OF RIDGECREST, COUNTY OF KERN, STATE OF CALIFORNIA.



TR 4087, BK 29 PG 72-73

"EXISTING"



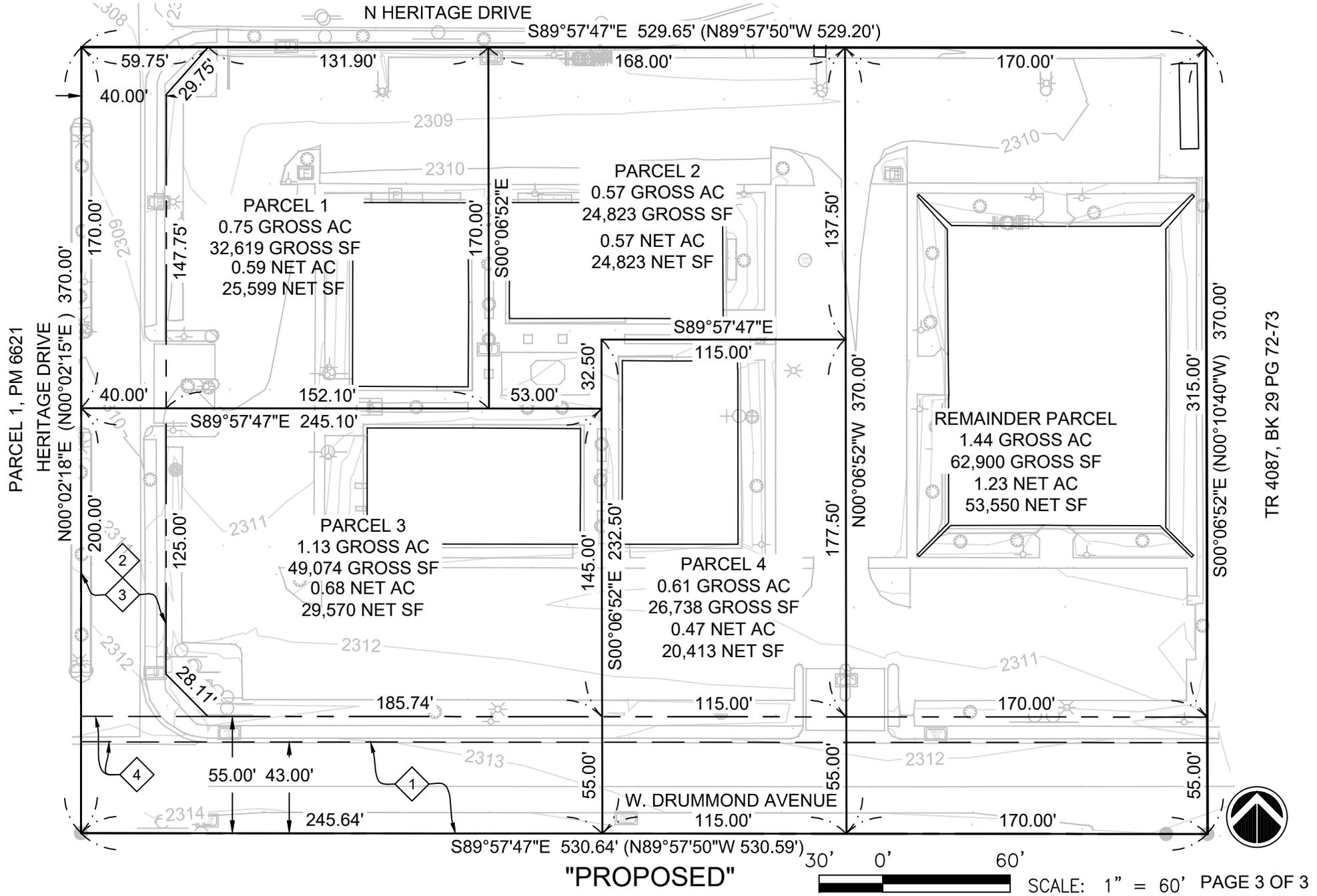
SCALE: 1" = 60'



# PARCEL MAP WAIVER 25-xxxx

EXHIBIT "B"

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP 6621, RECORDED JULY 28, 1983 IN BOOK 29 PAGE 173 OF PARCEL MAPS, IN THE OFFICE OF THE KERN COUNTY RECORDER, ALSO BEING A PORTION OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 40 EAST, MDB&M, CITY OF RIDGECREST, COUNTY OF KERN, STATE OF CALIFORNIA.



TR 4087, BK 29 PG 72-73

"PROPOSED"



SCALE: 1" = 60' PAGE 3 OF 3