



## CITY OF RIDGECREST

### PLANNING COMMISSION AGENDA

February 24, 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

1/27/2026

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. General Plan and Code Amendment for Military Overlay Zone- A recommendation to City Council for the approval for updates to the General Plan, Zoning Code and Zoning Map.

DISCUSSION AND OTHER ACTION ITEMS

2. General Plan and Housing Element Annual Progress Report

COMMISSIONER COMMENTS/COMMITTEE REPORTS

STAFF ITEMS

ADJOURNED

**CITY OF RIDGECREST**  
**PLANNING COMMISSION OF THE CITY OF RIDGECREST**  
**DRAFT MINUTES OF THE REGULAR MEETING**  
January 27, 2026  
Council Chambers  
100 W. California Avenue, Ridgecrest, CA 93555

**CHRONOLOGY OF THE MEETING:**

Chair Farris called the meeting to order at 6:00 PM and adjourned the meeting at 6:20 PM.

**ATTENDANCE DURING THE MEETING:**

Bill Farris, Bernie Mondragon, Cody Pauxtis, Vanessa Hayman, David Percifield

**STAFF:**

Heather Spurlock, Community Development Manager  
Travis Reed, 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 Mondragon/Hayman 5 Ayes*

**APPROVAL OF MINUTES**

Minutes- 11-18-25

*Approved Hayman/Pauxtis 5 Ayes*

**NON-AGENDA PUBLIC COMMENT**

*Opened: 6:02 PM*

*Comment made by: J. Patino*

*Closed: 6:04 PM*

**PUBLIC HEARING**

*Opened at 6:04 PM*

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.

*Staff: H. Spurlock*

*Public Comment: None*

*Approved: Pauxtis/Farris. Abstain: Percifield 4 Ayes*

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.

*Staff: H. Spurlock*

*Public Comment made by: R. Westa-Lusk*

*Approved: Mondragon/Hayman. 5 Ayes*

*Public Hearing Closed at 6:16 PM*

**COMMISSIONER COMMENTS/COMMITTEE REPORTS**

**STAFF ITEMS**

# CITY OF RIDGECREST

## Planning Commission Staff Report

February 24, 2026

Project Title: General Plan and Code Amendment for Military Overlay Zone

Request: Recommendation of an update to the General Plan, Zoning Code, and Zoning Map

### RECOMMENDATION

Recommend the City Council take the following actions:

- 1) Adopt a Resolution thereby amending the Land Use and Military Sustainability Elements of the General Plan; and
- 2) Adopt an ordinance thereby amending Part II (Land Development) of the City of Ridgecrest Municipal Code to establish rules and regulations for outdoor lighting (Dark Skies) and create a Military Influence Area (MIA) Overlay District; and
- 3) Adopt an ordinance thereby amending the Official Zoning Map of the City of Ridgecrest establishing Military Influence Area (MIA) Overlay District on specified properties within the City.

### BACKGROUND

In April 2011, the United States Department of the Navy adopted a new Air Installations Compatible Use Zones (AICUZ) for the Naval Air Weapons Station (NAWS), China Lake. The changes to the AICUZ are a result of a more expansive geographic area utilized by the Navy and more intense aircraft operation noise characteristics. The AICUZ analyzes safety concerns, noise impacts, and land use compatibility with operation of the NAWS adjacent to communities. Additionally, the AICUZ recommends the City update their General Plan Military Sustainability Element to incorporate the salient details of the AICUZ and establish policies to restrict sensitive receptors from being located within the sound contours. The following amendments are proposed to implement the changes:

Military Sustainability Element – The amendments to this General Plan element include updates to the revised accident potential zone, flight paths, changes to restricted use airspace, and revised noise contours. Additionally, the amendments set policies for the establishment of the Military Influence Area (MIA) Overlay Zone.

Land Use Element – The amendments to the Land Use element include updating the General Plan Land Use Map to incorporate the revised Military Influence Area into the map. Additionally, pursuant to SB 1000 (Chapter 587, Statutes of 2016), the City is required to incorporate environmental justice policies into the General Plan. These policies have been included in the proposed amendment.

Code Amendment – The code amendment would add two new sections to the City's Municipal Code. The first proposed amendment would add outdoor lighting and dark skies regulations.

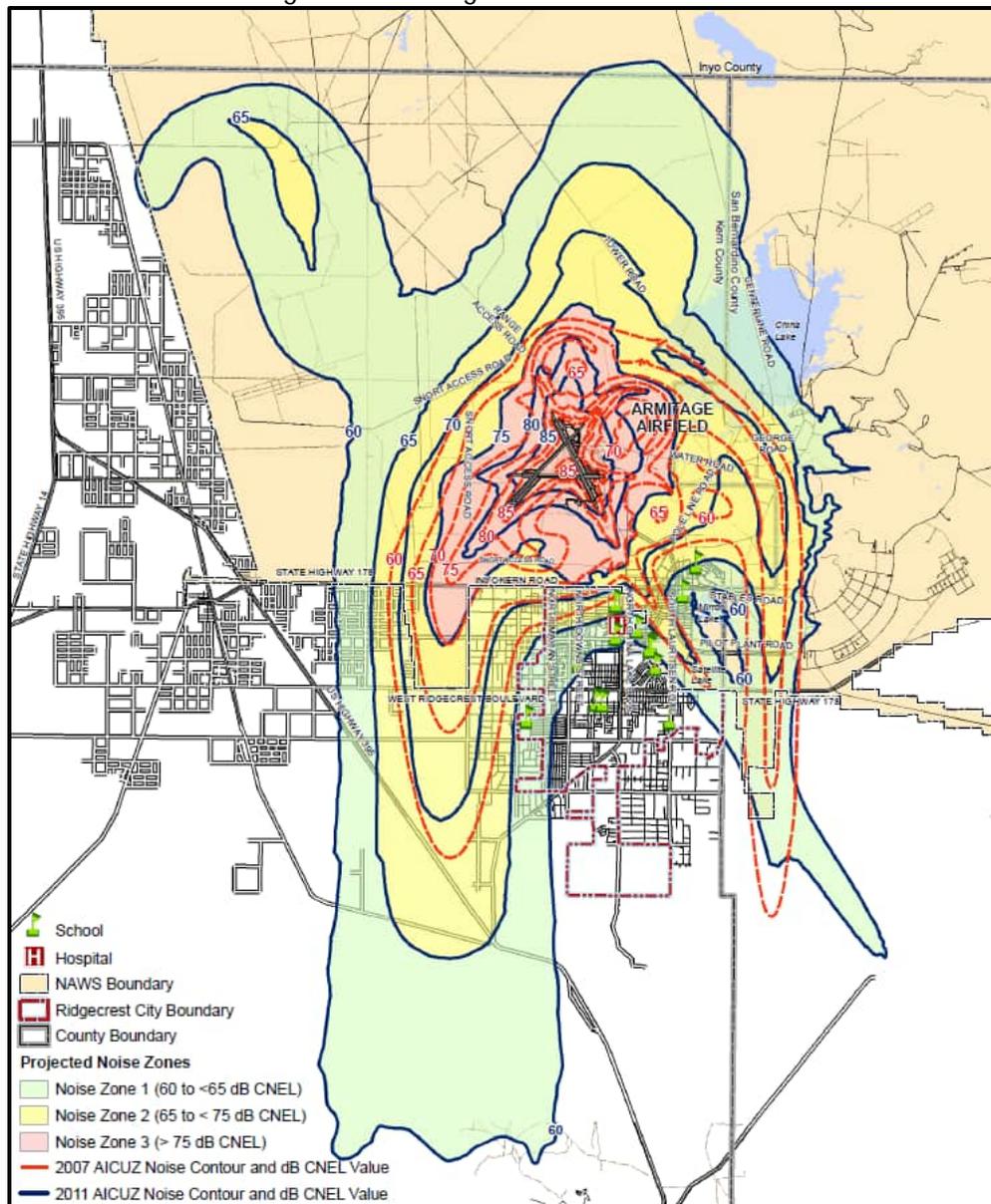
Currently, the City relies on the County's ordinance, this amendment would codify the regulations under the City's code. The second proposed amendment would establish the Military Influence Area (MIA) Overlay Zone. This overlay includes permitted uses and development standards to minimize impacts from the Navy's operations onto the community.

## ANALYSIS

### General Plan Amendment

The 2011 AICUZ expanded the safety zones and noise contours (see Figure 1) as a result of changes to air operations at NAWS China Lake. While the expanded safety zones don't impact the City, the new noise contours extend further into the City boundaries. The proposed amendments would establish the expanded MIA within the Land Use Element and incorporate changes from the 2011 AICUZ into the Military Sustainability Element.

Figure 1 – Changes to Noise Contours



The following three new General Plan policies would be added to the Military Sustainability Element:

- MIL-1.5      MIA Overlay Zone  
The City will create an MIA overlay zone to provide land uses and development standards that are compatible with the AICUZ.
  
- MIL-1.6      Dark Skies Ordinance  
To minimize impacts on night-time flight operations, the City shall adopt a “dark skies ordinance” that will reduce night lighting for new uses and light sources.
  
- MIL-3.9      Sensitive Uses  
The City should address restrictions on the location of sensitive receptors, such as schools, day care centers, apartments, hospitals, nursing homes, and senior living facilities in relation to noise contours.

Whenever the City amends two or more general plan elements, SB 1000 (Chapter 587, Statutes of 2016) requires the City to identify disadvantaged communities and address environmental justice concerns within the General Plan. A SB 1000 analysis (attached) was prepared, which found that eight of the 22 census block groups would qualify as disadvantaged communities. As such, the following environmental justice policies would be added to the Land Use Element:

- LU-2.13      Lead Based Paint Removal  
The City shall encourage local residential contractors to obtain certification as lead renovators to promote safe work practices and prevent lead contamination. Additionally, the City shall provide information for homeowners, such as the EPA’s Renovate Right Program handouts at the Building Department counter and the City’s website. [Environmental Justice]
  
- LU-2.14      New Housing Developments  
The City shall require new housing proposals to incorporate setbacks, barriers, landscaping, ventilation systems or other measures to ensure that residents are not impacted by air pollution. [Environmental Justice]
  
- LU-5.5      Truck Routes  
The City shall prohibit the designation of new truck routes on residential and collector streets. [Environmental Justice]
  
- LU-5.6      New Industrial and Warehouse Facilities  
Require industrial and warehouse facilities to provide electrical connections for electric trucks and transport refrigeration units to prevent idling during docking operations. [Environmental Justice]

LU-5.7 Wastewater Facilities

The City shall prohibit the development of waste processing facilities and industries using toxic chemicals in areas where pollutants may come in contact with groundwater, floodwaters, creeks, or reservoir waters. [Environmental Justice]

Code Amendment

The code amendment would implement new General Plan policies MIL-1.5, MIL-1.6, and MIL-3.9.

Section 106-40 (Outdoor Lighting/Dark Skies) would be added to Part II (Land Development) of the Municipal Code. The Outdoor Lighting/Dark Skies ordinance is necessary to reduce impact of light and glare on nighttime air operations at the base. The City currently enforces the County's ordinance; however, this amendment would codify the regulations under the City's direct jurisdiction.

Section 106-350 through 106-354 (Military Influence Area Overlay District) would be added to Part II (Land Development) of the Municipal Code. This new division establishes the Military Influence Area overlay. Permitted uses would be included to ensure the future development of property would not conflict with military operations. The permitted uses in the overlay are as follows:

*(a) Permitted uses. The following uses shall be permitted in the MIA-1 and MIA-2 overlay zones:*

*(1) Any permitted use listed in the base zone, except the following:*

- a. Any use listed as a conditionally permitted use in Section 106-352(b).*
- b. Any prohibited use listed in Section 106-352(c).*

*(b) Conditionally permitted uses. The following uses may be permitted in the MIA-1 and MIA-2 overlay zones, subject to the application for a conditional use permit per division 3 of article II of this chapter.*

*(1) Any conditionally permitted use listed in the base zone, except the following:*

- a. Any prohibited use listed in Section 106-353(c).*

*(2) Multifamily residential dwellings within the MIA-2 overlay zone.*

*(3) Any use that is permitted in the base zone and would result in any of the following:*

- a. Generates electromagnetic emissions or radio frequencies.*
- b. Release into the air any substance such as steam, dust and smoke.*
- c. Produce light emissions, glare or distracting lights which could interfere with pilot vision or be mistaken for airfield lighting.*

*(c) Prohibited uses. The following use shall be prohibited in any portion of the MIA-1 or MIA-2 overlay zones:*

*(1) Any structure that would physically obstruct any portion of the Military Operations Area (MOA) due to relative height above ground level.*

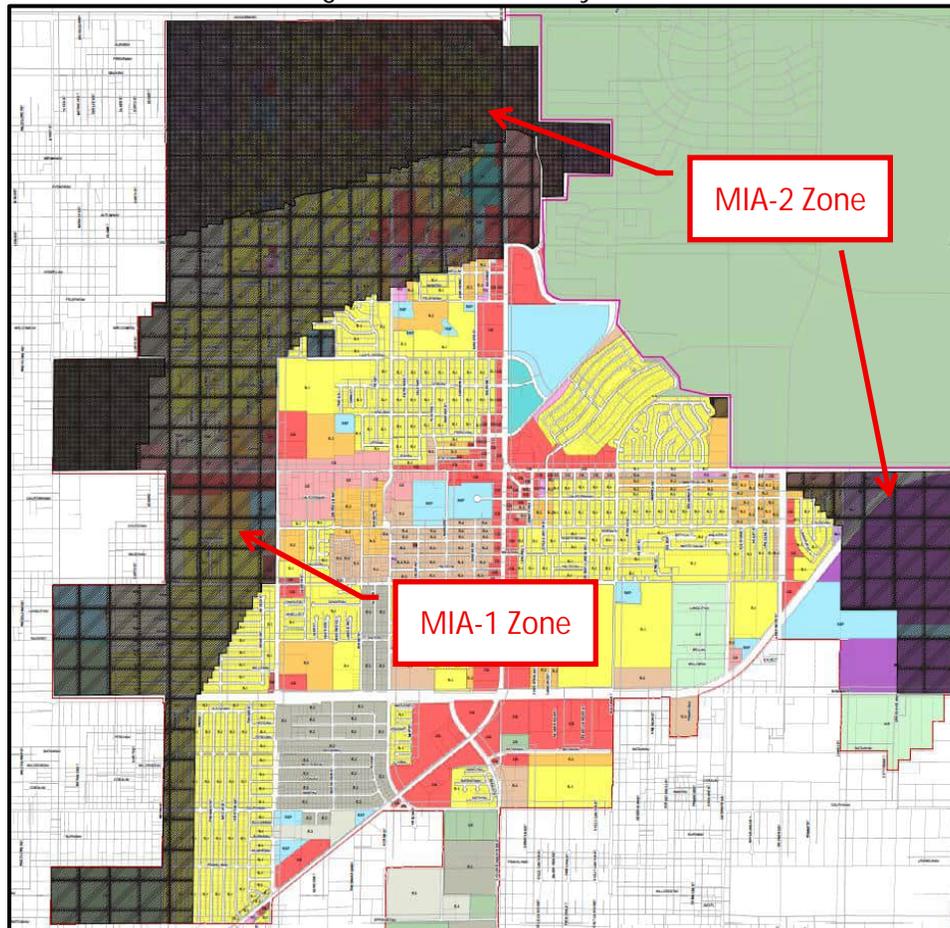
- (2) *Outdoor music shells and amphitheaters.*
- (3) *Raising or keeping of pigeons or doves, including but not limited to, pedigreed homing, high-flying, or air-performing pigeons.*
- (4) *Within the MIA-2 overlay zone, the following uses shall be prohibited:*
  - a. *Group Quarters.*
  - b. *Residential Hotels.*
  - c. *Mobile home parks or courts.*
  - d. *Nursing Homes.*
  - e. *Hotels, motels, and other transient lodging*

Additional development standards are also included to restrict the height of structures to 35' and ensure lighting and reflective surfaces would not interfere with pilot vision and/or air traffic control operations.

### Zoning Map Amendment

The proposed amendments would update the office Zoning Map to add the new MIA overlay (see Figure 2). The MIA-1 zone is primarily located on the western portions of the City. The MIA-2 zone is located on the northwest and northeast corners of the City. Boundaries of the overlay were defined using the revised noise contours for the MIA-1 zone and the safety zone boundaries for the MIA-2 zone.

Figure 2 – MIA Overlay Zone



### Environmental Analysis

In accordance with the requirements of the California Environmental Quality Act (CEQA), the proposed action is not defined as a project pursuant to CEQA Guideline Section 15378 (14 Cal. Code Regs. § 15378). A project is defined as an action that has the potential to result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. The General Plan amendments establish new policies, but do not authorize the development of new projects. These policies do not increase the intensity or density of any use within the City, nor do they establish new uses or development patterns. Likewise, the code amendments establish new regulations, but do not authorize new development or would otherwise intensify existing development patterns. The outdoor lighting/dark skies ordinance codifies existing regulations, and the new overlay zone does not introduce new uses or reduced development standards.

### Recommended Action

Staff is requesting that Planning Commission review the proposed actions and make a recommendation to City Council for adoption.

### Attachment

1. Draft Planning Commission Resolution, with draft City Council Resolution/Ordinances
2. Redlined Land Use Element
3. Redlined Military Sustainability Element
4. Military Sustainability Element SB 1000 Analysis, dated May 27, 2025

PLANNING COMMISSION RESOLUTION 26-\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RECOMMENDING THAT THE CITY COUNCIL ADOPT 1) A RESOLUTION AMENDING THE MILITARY SUSTAINABILITY ELEMENT OF THE GENERAL PLAN, 2) A RESOLUTION AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN, 3) AN ORDINANCE AMENDING THE RIDGECREST MUNICIPAL CODE REGARDING OUTDOOR LIGHTING/DARK SKIES AND A MILITARY INFLUENCE OVERLAY DISTRICT, AND 4) AN ORDINANCE UPDATING THE OFFICIAL ZONING MAP OF THE CITY REGARDING THE MILITARY INFLUENCE OVERLAY DISTRICT.

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

WHEREAS, Article 5 of Chapter 3 of Division 1 of Title 7 of the California Government Code empowers the City to adopt a comprehensive long term General Plan; and

WHEREAS, California Constitution Article XI, Section 7, enables the City of Ridgecrest (the "City") to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS, in April 2011, the United States Department of the Navy adopted a new Air Installations Compatible Use Zones (AICUZ) for the Naval Air Weapons Station (NAWS), China Lake; and

WHEREAS, it is the City Council's desire to amend the Land Use and Military Sustainability Elements of the General Plan to reflect the changes and recommendations of the AICUZ; and

WHEREAS, the City desires to update its regulations related to the outdoor lighting/dark skies and to establish a Military Influence Area Overlay District; and

WHEREAS, on February 24, 2026, the Planning Commission conducted a duly noticed public hearing, at which time all interested parties were given the opportunity to present evidence.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RIDGECREST DOES HEREBY RESOLVE, DETERMINE AND ORDER, AS FOLLOWS

SECTION 1. Staff initiated the amendments to the Ridgecrest General Plan and Municipal Code regarding implementing the land use regulations.

SECTION 2. The recitals above are true and correct and incorporated herein by reference.

SECTION 3. The proposed Resolution, attached hereto as Exhibit A, related to amending the Land Use and Military Sustainability Elements of the General Plan is hereby recommended for approval by the City Council of the City of Ridgecrest.

SECTION 4. The proposed Ordinance, attached hereto as Exhibit B, related to revisions to the Municipal Code adding outdoor lighting/dark skies regulations and establishing a Military Influence Area Overlay District is hereby recommended for approval by the City Council of the City of Ridgecrest.

SECTION 5. The proposed Ordinance, attached hereto as Exhibit C, related to updating the official zoning map to apply Military Influence Area Overlay District to specific property is hereby recommended for approval by the City Council of the City of Ridgecrest.

SECTION 6. These actions are not subject to review under the California Environmental Quality Act (CEQA), since the proposed actions are not defined as a project pursuant to CEQA Guideline Section 15378 (14 Cal. Code Regs. § 15378). The amendments would not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

APPROVED AND ADOPTED: This 24<sup>th</sup> day of February 2026, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Bill Farris Jr.,  
CHAIR of the PLANNING COMMISSION

ATTEST:

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Heather Spurlock,  
PLANNING COMMISSION SECRETARY

## EXHIBIT A –RESOLUTION FOR GENERAL PLAN ELEMENT

RESOLUTION NO. 26-\_\_

A RESOLUTION OF THE RIDGECREST CITY COUNCIL APPROVING AN AMENDMENT TO THE LAND USE AND MILITARY SUSTAINABILITY ELEMENTS OF THE CITY OF RIDGECREST GENERAL PLAN

WHEREAS, Article 5 of Chapter 3 of Division 1 of Title 7 of the California Government Code empowers the City to adopt a comprehensive long term General Plan; and

WHEREAS, in December 2009, the City Council of the City of Ridgecrest adopted a comprehensive update to the General Plan; and

WHEREAS, California Government Code Section 65302(a)(2) requires the City to consider the impact of new growth on military readiness activities carried out on military bases, installations, and operating and training areas within the General Plan; and

WHEREAS, in April 2011, the United States Department of the Navy adopted a new Air Installations Compatible Use Zones (AICUZ) for the Naval Air Weapons Station (NAWS), China Lake; and

WHEREAS, it is the City Council's desire to amend the Land Use and Military Sustainability Elements of the General Plan to reflect the changes and recommendations of the AICUZ; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing to consider the matter on February 24, 2026. After accepting all testimony, reports, and facts, the Planning Commission adopted Planning Commission Resolution 26-\_\_, thereby recommending approval of the General Plan Amendment; and

WHEREAS, on \_\_\_\_\_, 2026, the City Council of the City of Ridgecrest conducted a duly noticed public hearing. After considering all testimony, reports, and facts regarding the General Plan Amendment, the City Council adopted this resolution.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Ridgecrest hereby finds and determines as follows:

1. The above recitals are true and correct.
2. Pursuant to CEQA Guideline Section 15378 (14 Cal. Code Regs. § 15378), this action is not subject to CEQA since it does not have the potential to result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

3. The Land Use Element of the General Plan, as attached hereto, is hereby approved.
4. The Military Sustainability Element of the General Plan, as attached hereto, is hereby approved.

APPROVED AND ADOPTED, this 24<sup>th</sup> day of February, 2026, by the following vote:

AYES:

NOES:

ABSENT:

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Travis Endicott, Mayor

ATTEST:

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Ricca Charlon, CMC, City Clerk



# 3

## Land Use Element

### 3.1 Introduction

The Land Use Element, one of seven mandatory elements of the General Plan, has been required since 1955. It serves as the central element for the general plan and, in essence, brings together most of the concerns addressed in the other elements. It is the principal tool for guiding community growth and development and does so by designating the proposed general distribution, location and intensity of the use of land for both urban and non-urban activities. Although the Land Use Element is most closely related to the physical development of the city, it also addresses social, economic and environmental issues through its policies.

The City of Ridgecrest Land Use Element also includes policies and goals concerning public services and facilities. The policies and development direction are for public buildings, grounds and facilities essential to meet community needs, as well as solid waste collection, sanitary sewer, water, schools and medical service. Other public services and facilities including parks, storm drains, public transit, fire service and police service are treated in the Circulation and Transportation, Safety, and Open Space Elements. Since several of the services and facilities covered by this element are not operated by the City, an important part of implementing the element will be strong coordination between the City and individual purveyors.

### KEY TERMS

**Airport Influence Area (AIA).** The Airport Influence Area is an area around an airport that requires additional land use regulation to accommodate aircraft operations. The zone is identified in the Airport Land Use Compatibility Plan (ALUCP) and is subject to special use and development regulations including but not limited use, building height, low density residential uses, and other limiting factors. The runway will include helicopter take-off and landing zones if not on the primary runway.

**Air Installation Compatible Use Zone (AICUZ) Study.** The AICUZ is a Department of Defense (DOD) planning program that was developed in response to incompatible urban development and land use conflicts around military airfields. The AICUZ study seeks to develop a cooperative relationship between communities and military installations and provides land use compatibility guidelines designed to protect public health and safety as well as maintain military readiness. As designed, the AICUZ study evaluates three components: noise, vertical obstructions, and accident potential zones. An AICUZ study is maintained for operations at Naval Air Weapons Station (NAWS) China Lake.

**Conditional Use Permit.** A Conditional Use Permit (CUP) is used for specific land uses that due to their type of activities may create unique impacts that need to be addressed for each site. A CUP may require a public hearing, and if approval is granted, is usually subject to the fulfillment of certain conditions by the developer/operator.

**Density.** This term is applied to residential development in the Planning Area and is defined as the number of units per gross acre (dwelling units per acre or DU/A) on a given site.

**Disadvantaged Community.** A census tract, or portion thereof, that has or below 80% of the county median household income and is disproportionately affected by pollution and other environmental justice issues.

**Floor Area Ratio (FAR).** A floor area ratio is often used to describe the intensity of commercial, office, and industrial land usage. The FAR is a ratio created by dividing the total square footage of the building by the net square footage of the lot.

**Geographic Information Systems (GIS).** A system of hardware and software used for storage, retrieval, mapping, and analysis of geographic data. Spatial features are stored in a coordinate system (latitude/longitude, state plane, UTM, etc.), which references a particular place on the earth. Descriptive attributes in tabular form are associated with spatial features. Spatial data and associated attributes in the same coordinate system can then be layered together for mapping and analysis.

**Gross Acreage.** This term refers to the total area of a site.

**Holding Capacity.** The amount of growth that an area can support and sustain through available resources and services without causing undo strain on the community.

**Infrastructure Master Plan.** An infrastructure master plan determines which services, infrastructure and accesses require upgrading in an area or jurisdiction and establishes an equitable cost sharing formula to facilitate the plan.

**Intensity.** This term is applied to non-residential development in the Planning Area, including commercial and industrial uses. Intensity is defined using a floor area ratio.

**LAFCO Sphere of Influence (SOI).** A sphere of influence is the probable future service boundary of a city or special district that represents the area within which the city or district is expected to grow. The boundary discourages competition among agencies for developable land; it promotes orderly land use and service planning, and provides direction to landowners when and if they need a broader range or higher level of services.

**Lot Coverage.** This term refers to the amount of a lot that is allowed to be covered by the footprint of structures on that lot.

**Mixed-use.** Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

**Municipal Service Review.** A Municipal Service Review is undertaken in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 and as a response to the requirement that LAFCO complete a Municipal Service Review and make written determinations prior to updating the sphere of influence plan for an agency who provides a particular service and who is subject to LAFCO's jurisdiction.

**Net Acreage.** Net acreage is calculated by taking the gross acreage of a site and subtracting portions of the site dedicated to public improvements, such as streets.

**Planning Area.** As stated in the General Plan Guidelines, a general plan must "cover the territory within the boundaries of the adopting city or county as well as 'any land outside its boundaries which in the planning agency's judgment bears relation to its planning' (§65300)." For purposes of developing this General Plan, the City established a Planning Area early in the update process as part of the public involvement process.

The Planning Area established for the Ridgecrest General Plan is shown on Figure 1-1. A unique aspect of the Planning Area is that it incorporates lands managed by the Bureau of Land Management (BLM) and lands held by the

Department of Defense as part of China Lake. The Planning Area covers a land area of approximately 40 square miles.

Redevelopment Project Area. A geographical boundary within which Community Redevelopment Law is utilized to attain revitalization of blighted structures, neighborhoods and communities.

Right-of-Way. A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roads, railroads, and utility lines.

Setback. The required minimum horizontal distance between a structure and the front, side, and/or rear property line or another structure.

Special Districts. Limited purpose districts such as flood control, fire, irrigation, etc.

Urban Service Areas. An urban service area is the area around a jurisdiction or community that can adequately provide infrastructure expansion and public services at above a rural level. Such infrastructure and services include but are not limited to: streets, gutters, water, sewer, electricity and communications. Land outside this area would be considered open space or rural.

Zoning. Zoning is the principal tool for implementing the general plan; it translates general plan land use recommendations and standards directly into enforceable regulations. In its most elementary form, zoning is the division of a community into districts and the specification of allowable uses and development standards for each of the districts. Typically, the zoning ordinance consists of text and a map delineating districts for such basic land uses as residential, commercial, and industrial and establishing special regulations for parking, floodplains, and other specific concerns. For each of the basic land uses, the zoning ordinance text typically includes an explanation of the purpose of the zoning district; a list of principal permitted uses; a list of uses allowed by conditional use permit; and standards for minimum lot size, density, height, lot coverage, and setback.

State law requires that zoning ordinances be consistent with the general plan. A zoning ordinance is consistent with an adopted general plan only if the various land uses authorized by the zoning ordinance "are compatible with the objectives, policies, and general land uses and programs specified in such a plan" (Government Code Section 65860[a]). State law also provides that in the event that a zoning ordinance becomes inconsistent with a general plan by reason of amendment to such a plan, the zoning ordinance must be amended within a reasonable time so that it is consistent with the general plan as amended (Government Code Section 65860 [a]).

## 3.2 Existing Conditions

### EXISTING LAND USE

The City of Ridgecrest's existing land use summary was created based on data provided by the Kern Council of Governments (KernCOG) as taken from the Kern County Assessor's Office tax use codes, which indicate existing land uses. This data was then reviewed and refined by City staff for presentation here.

From the tax use codes, land use was grouped into the following broad categories: residential, commercial, industrial, open space and other. Each of these categories was further subdivided to better describe the land uses inside the City limits as well as the overall Planning Area.

As stated earlier, a unique aspect of the Planning Area is that it incorporates lands managed by the Bureau of Land Management (BLM) and lands held by the Department of Defense (DOD) as part of China Lake. The main community support area on China Lake (referred to as the "cantonment" area) is located within the Ridgecrest city limits. Although a portion of the installation is within the city limits, as federal lands, the City has no land use authority over this portion of the City. Of the 40 square mile Planning Area, almost 22 square miles is land managed by the BLM or DOD (China Lake).

Table 3-1 provides a breakdown of existing land use (2007) by land use type. The table provides this breakdown in two formats: with and without federal lands.

In the following paragraphs, the percentages quoted are based on the percentages derived when excluding federally managed lands.

**Residential.** As the predominant urban land use, residential uses comprise slightly over 39 percent of the acreage within the Planning Area (non-federal lands). Over 85 percent of the residential acreage falls into the Single Family Residential category. Based on an analysis of undeveloped land, there is a substantial amount of undeveloped property land use categories that would expand this type of housing. While there is a large land area for residential, the placement of new development must be carefully assessed to ensure it is compatible with surrounding uses, infrastructure capabilities, and environmental constraints, such as noise associated with operations at NAWS China Lake.

**Commercial.** While Ridgecrest serves as the main urban and commercial center for the Indian Wells Valley, commercial land uses comprise just under two percent of the land within the Planning Area. This land is dispersed throughout the City and ranges from small, single parcel retail sites to large retail and office developments. Most commercial uses are concentrated along China Lake and Ridgecrest Boulevards, with some limited commercial uses located along Jacks Ranch Road. In recent years, new large-scale commercial development has occurred at both ends of China Lake Boulevard.

Industrial. Existing industrial lands constitute one percent of the total Planning Area. Within the industrial category, specific land uses include: heavy industrial, light industrial and business and research land uses. Industrial uses are primarily located on the edges of the City at the intersections of Jacks Ranch Road and Saratoga Road, San Bernardino Road and Bowman Road, and Inyokern Road and Brady Street.

Open Space. There are approximately 187 acres of recreational land uses within the Planning Area; about 104 acres are in active recreational facilities, such as parks. The abundance of open space is visually more apparent than actually exists. Undeveloped land, comprising almost one quarter of the Planning Area, creates the perception of openness within the City.

Other. With the exclusion of federal lands, the "Other" land uses in the Planning Area account for only about four percent of the Planning Area. The remaining lands in this category include institutional (such as schools) and utilities/infrastructure.

Table 3-1. Existing Land Use within the Planning Area (2007)

Land Use Category	Including Federal Lands				Excluding Federal Lands			
	Acres	Percent in City Limits	Acres	Percent in Planning Area (1)	Acres	Percent in City Limits	Acres	Percent in Planning Area (1)
Residential	2,052.7	16.0%	4,561.9	17.9%	2,052.7	37.0%	4,561.9	39.1%
Single Family Residential	1,564.5	12.2%	3,963.0	15.6%	1,564.50	28.2%	3,963.0	34.0%
Multiple Family Residential	381.9	3.0%	449.6	1.8%	381.9	6.9%	449.6	3.9%
Manufactured Home Park	106.3	0.8%	149.3	0.6%	106.3	1.9%	149.3	1.3%
Commercial	367.5	2.9%	410.3	1.6%	367.5	6.6%	410.3	3.5%
Commercial	318.4	2.5%	361.2	1.4%	318.4	5.7%	361.2	3.1%
Office	49.1	0.4%	49.1	0.2%	49.1	0.9%	49.1	0.4%
Industrial	62.3	0.5%	121.7	0.5%	62.3	1.1%	121.7	1.0%
Industrial	62.3	0.5%	121.7	0.5%	62.3	1.1%	121.7	1.0%
Open Space	2,624.1	20.4%	6,122.2	24.0%	2,624.1	47.3%	6,122.2	52.5%
Vacant Land	2,437.5	19.0%	5,935.2	23.3%	2,437.5	43.9%	5,935.2	50.9%
Recreational	186.6	1.5%	187	0.7%	186.6	3.4%	187	1.6%
Other	7,729.4	60.2%	14,264.1	56.0%	442.4	8.0%	453.1	3.9%
Institutional	243	1.9%	246.7	1.0%	243	4.4%	246.7	2.1%
Utilities and Infrastructure	18.9	0.1%	25.9	0.1%	18.9	0.3%	25.9	0.2%
Navy	5,940.7	46.3%	9,740.7	38.2%		0.0%		0.0%
Other Federal	1,346.3	10.5%	4,070.3	16.0%		0.0%		0.0%
City and County	180.5	1.4%	180.5	0.7%	180.5	3.3%	180.5	1.5%
<b>TOTAL</b>	<b>12,836.00</b>	<b>100%</b>	<b>25,480.20</b>	<b>100%</b>	<b>5,549.00</b>	<b>100%</b>	<b>11,669.20</b>	<b>100%</b>

Notes: 1. Includes acres within city limits

Source: KernCOG and Matrix Design Group, 2007

**EXISTING GENERAL PLAN**

The City of Ridgecrest is characterized by low rise buildings (one or two stories), lower density residential, and commercial uses surrounded by vast open space. Most of the City's higher intensity development (commercial, office, civic, and institutional uses) lies adjacent to primary thoroughfares such as Ridgecrest Boulevard, Highway 178, Bowman Road, and China Lake Boulevard. Location along these facilities concentrates nonresidential land uses into a largely linear urban form with focal points of intensive uses at the intersections of arterial streets. Less intensive land uses, including rural residential and natural open, are located on the urban fringe of the City.

The City currently classifies land into nine designations that fall into one of five broad categories: residential, commercial, industrial, open space and other. The percentages shown in Table 3-2 are for the entire Planning Area, and include federally managed lands (BLM and NAWS China Lake).

Table 3-2. General Plan Land Use Designations in Planning Area

Land Use Category	Acres	Percent of Planning Area
<b>Residential</b>	<b>11,609.3</b>	<b>45.4%</b>
Rural Density Residential	5,200.3	20.3%
Estate Residential	2,569.9	10.0%
Low Density Residential	2,843.8	11.1%
Medium Density Residential	995.3	3.9%
<b>Commercial</b>	<b>1,308.5</b>	<b>5.1%</b>
Commercial	1,308.5	5.1%
<b>Industrial</b>	<b>1,250.2</b>	<b>4.9%</b>
Industrial	1,250.2	4.9%
<b>Open Space</b>	<b>8,932.9</b>	<b>34.9%</b>
Open Space	8,932.9	34.9
<b>Other</b>	<b>2,483.7</b>	<b>9.7%</b>
Civic/Institutional	743.7	2.9%
Parks/Schools	1,740.0	6.8%
<b>TOTAL</b>	<b>25,584.6</b>	<b>100%</b>

Note: Total acreage in this table is slightly higher than the totals in Table 3-1 due to the different databases used.

### 3.3 Land Use Diagram and Standards

#### OVERVIEW

The General Plan Land Use Diagram (included at the back of this element) and Circulation Diagrams (Figures 6-1 and 6-3) graphically depict the major land use and circulation relationships of the General Plan. The policies contained in the General Plan, to the extent they can be graphically depicted (i.e., location of schools and parks, relationship of high-density residential areas and commercial areas to circulation corridors), are illustrated on the General Plan Land Use and Circulation Diagrams. The Land Use Diagram includes ten land use designations that cover residential, commercial, office, industrial, public uses, and open space.

The land use designations with the largest amount of acreage on the diagram are Rural and Estate Residential. These designations are primarily located along the outer edges of the Planning Area. These designations serve to mitigate impacts from aviation operations at China Lake and to transition to the rural areas within unincorporated Kern County.

Uses that serve residential development, such as schools and parks, are shown on the Land Use Diagram. Locations for future facilities are only shown to represent the general area for the facility. Final locations will be determined during site selection by the school district or City, respectively.

This section sets out the land use description depicted as the land use diagram. Each description includes list of allowable uses, maximum net/gross dwelling units/acre (DUA) for residential uses and floor area ratio (FAR) for non-residential uses.

State planning law requires general plans to establish “standards of population density and building intensity” for the various land use designations in the plan (Government Code Section 65302(a)). To satisfy this requirement, the General Plan includes such standards for each land use designation appearing on the Land Use Diagram. These standards are stated differently for residential and non-residential development. Table 3-3 provides a summary of the land use designations and standards contained in City of Ridgecrest General Plan. The City’s zoning ordinance and zoning categories provide more detailed development standards and assist in the implementation of the General Plan.

There are 14 land use designations and two special study overlays. The General Plan Land Use Diagram provides the distribution, location and extent of the land use designations and special study overlays in the City.

Table 3-3. Land Use Designation Summary

Land Use Designations	Land Use Label	Minimum Lot Size	Dwelling Units Per Gross Acre	Maximum Floor Area Ratio (FAR)
<b>Residential</b>				
Residential Large Lot	RX	2.5 acres	0.0 - 0.4	--
Residential Rural Density	RR	40,000 Sq.Ft.	0.0 - 1.0	--
Residential Estate Density	RE	20,000 Sq.Ft.	1.1 - 2.0	--
Residential Low Density	RL	6,000 Sq.Ft.	2.1 - 5.0	--
Residential Medium Density	RM	3,000 Sq.Ft.	5.1 - 14.0	--
Residential High Density	RH	1,500 Sq.Ft.	14.1 - 29.0	--
<b>Commercial / Industrial</b>				
Commercial	C	20,000 Sq.Ft.	14.1 - 29.0	0.30 (no residential) 2.00 (w/residential)
Commercial Downtown	CD	N/A	14.1 - 29.0	2.0
Commercial Village	CV	10,000 Sq.Ft.	14.1 - 29.0	0.3 (no residential) 2.0 (w/residential)
Industrial	I	20,000 Sq.Ft.	--	0.4
<b>Other</b>				
Institutional	IS	N/A	--	0.6
Military	MIL	N/A	N/A	N/A
Parks	P	N/A	--	0.2
Open Space	OS	10 Acres	1 Unit/Lot	0.2
<b>Overlays</b>				
Military Influence Area	MIA	N/A	N/A	N/A

The following summary explains how the land use designation standards operate.

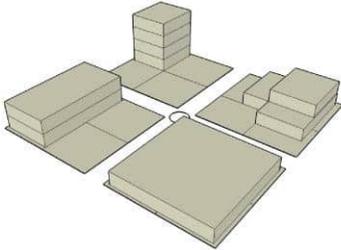
**RESIDENTIAL DEVELOPMENT**

Standards of development density for residential uses are stated as the allowable range of dwelling units per gross acre. The term “gross acre” includes all land (including streets and rights-of-way) designated for a particular residential use, while net acreage excludes streets and rights-of-way. In urban areas, net acreage is normally 20 to 25 percent less for a given area than gross acreage. In rural areas and open space areas, the difference between net and gross can be as low as five percent. Net acreage is the standard typically used in zoning, while gross acreage is more commonly used in general plan designations.

Standards of population density for residential uses can be derived by multiplying the maximum allowable number of dwelling units per gross acre by the average number of persons per dwelling unit assumed for the applicable residential designation. In 2007, the average household size was close to 3.1 persons per household.

### NON RESIDENTIAL DEVELOPMENT

Standards of building intensity for non-residential uses such as commercial and industrial development are stated as maximum floor-area ratios (FARs). A FAR is the ratio of the gross building square footage on a lot to the net square footage of the lot (or parcel).



FAR 1.0 example

For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same 10,000-square-foot lot, an FAR of 0.5 would allow 5,000 square feet of floor area, and an FAR of 0.25 would allow 2,500 square feet. The diagram to the left shows graphically how various building configurations representing a FAR of 1.0 could cover a lot (each quadrant of the diagram has an FAR of 1.0).

### OVERLAYS

Overlays are intended to be placed over the existing permitted land use to add specific policies, regulations, and/or standards to address a unique circumstance or characteristic. Overlays are not intended to replace a land use designation, but rather to supplement it to apply additional policies.

### 3.4 Goals and Policies

#### General

<b>Goal LU-1</b>	To ensure that Ridgecrest’s future growth will proceed in an orderly manner, provide for an appropriate mix of land use opportunities, encourage and provide incentives for infill development, prevent urban sprawl, and promote the efficient and equitable provision of public services. [New Goal]
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*LU-1.1 Land Use Diagram*

The City shall utilize and maintain the Land Use Diagram to designate the location and extent of each land use designation and special study overlay within the Planning Area. The Land Use Diagram is included at the back of this General Plan.

	<i>It is typical for the Land Use Diagram to be updated over time. Please check with the Community Development Department to ensure you have the current version.</i>
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*LU-1.2 Land Use Designations / Special Use Overlay*

The City will utilize the land use designations and special use overlay presented on the following pages for regulating future growth within the Planning Area.

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#### RESIDENTIAL DESIGNATIONS

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##### RESIDENTIAL LARGE LOT (RX)

This designation establishes areas for single-family residential development on large lots that involve the ownership of acreage. Uses typically include single family dwellings and mini-farms or ranchettes that may include agricultural activity. Lots within this designation are typically large enough to support independent wastewater disposal (septic) systems. This designation is compatible with current AICUZ land use compatibility guidance for areas outside of the Clear Zone and Accident Potential Zones (defined in Section 4).

Density Range:           0-0.4 DU/A  
Minimum Lot Size:       2.5 acres

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##### RESIDENTIAL RURAL DENSITY (RR)

This designation establishes areas for single-family residential development on large lots. Uses typically include single family dwellings and mini-farms or ranchettes where agricultural activity is secondary to the residential land use. Lots within this designation are typically large enough to support independent wastewater disposal (septic) systems.

Density Range: 0-1.0 DU/A  
Minimum Lot Size: 40,000 Sq.Ft.

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#### RESIDENTIAL ESTATE DENSITY (RE)

This designation establishes areas for large lot single family estate dwellings. Uses typically allowed include detached single family homes, secondary dwellings, and support uses (i.e., workshop, pool house).

Density Range: 1.1-2.0 DU/A  
Minimum Lot Size: 20,000 Sq.Ft.

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#### RESIDENTIAL LOW-DENSITY (RL)

This designation establishes areas for single family residences in a suburban configuration. Uses typically allowed include detached single family homes, secondary dwellings, and residential support uses such as churches, schools, and other necessary public utilities and safety facilities.

Density Range: 2.1-5.0 DU/A  
Minimum Lot Size: 6,000 Sq.Ft.

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#### RESIDENTIAL MEDIUM-DENSITY (RM)

This land designation establishes areas for single family and low density multifamily dwellings located near neighborhood serving uses such as grocery stores, schools, parks and other public services. Uses typically allowed include single family dwellings, second units, town homes, duplexes, triplexes and mobile home parks.

Density Range: 5.1-14.0 DU/A  
Minimum Lot Size: 3,000 Sq.Ft.

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#### RESIDENTIAL HIGH DENSITY (RH)

This designation established areas for multi-family dwellings in urbanized areas with access to public transportation and residential serving uses (i.e., coffee shops and drug stores). Uses typically allowed include duplexes, tri-plexes, townhomes and apartments near schools, parks and other public services.

Maximum Density: 14.1-29.0 DU/A  
Minimum Lot Size: 1,500 Sq.Ft.

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**COMMERCIAL / INDUSTRIAL DESIGNATIONS**

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**COMMERCIAL (C)**

This designation establishes the more intensive commercial retail and shopping service uses adjacent to residential neighborhoods. A broad mix of uses, including offices and high density residential are also encouraged within or adjacent to these areas in order to provide “active” centers in which many uses may be accessed on foot from residential areas or lodging areas. Uses typically allowed include regional malls and outlet centers, supermarkets, drug stores, other residential serving uses as well as office uses.

High density residential uses are permitted within the Commercial designation provided these residential activities are located on the second floor or above along building frontages. Residential may be included on the first floor if the total residential square footage does not exceed 50% of the total square footage. Therefore, all Commercial designations provide for a vibrant mixed use of compatible land uses further regulated by the provisions of the zoning code. Larger centers may include community commercial centers, shopping centers, shopping plazas, and shopping centers that include a junior department store, or a large variety, discount or department store with direct and convenient arterial access and access for pedestrians, bicyclists, and public transit.

Maximum Intensity:	0.30 FAR (no residential) 2.00 FAR (if residential included)
Minimum Development Size:	20,000 Sq.Ft.

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**COMMERCIAL DOWNTOWN (CD)**

This designation provides for a vibrant mix of compatible land uses in the Olde Towne area that can include residential, administrative and professional offices, retail and commercial service uses, and public and quasi-public facilities. Development standards would be determined through a Design Review.

Maximum Density:	0.0-29.0 DU/A
Maximum Intensity:	3.0 FAR
Minimum Lot Size:	None

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**COMMERCIAL VILLAGE (CV)**

This designation establishes the small areas where residents can shop, socialize or recreate. Allowed land uses would include commercial uses that would be appropriate along major thoroughfares and adjacent to medium and high density residential areas. Different Commercial Village land uses can be located in the same building, (including residential or office uses located above a commercial use) or on the same site, and include retail, child care, convenience markets, office and personal services. All Commercial Village uses shall be subject to the provisions of the zoning ordinance which shall ensure compatibility with the activities proposed and surrounding neighborhood.

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Maximum Intensity:	0.30 FAR (no residential) 2.00 FAR (if residential included)
Minimum Development Size:	10,000 Sq.Ft.

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### INDUSTRIAL (I)

This designation establishes areas for a range of non-intensive business park, industrial park, and warehouse uses that do not have detrimental noise or odor impacts on surrounding uses. Uses typically allowed include warehousing, welding and fabrication shops, manufacturing, processing, fabrication, trucking terminals, and business support uses such as retail or eating establishments that serve adjacent light industrial uses and employees.

Maximum Density:	0.40
Minimum Lot Size:	20,000 Sq.Ft.

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### OTHER DESIGNATIONS

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#### INSTITUTIONAL (IS)

This designation establishes areas for public and institutional uses that serve the local community. Uses typically allowed include government facilities, schools, libraries, churches, municipal corporation yards, sewer and water facilities, police and fire stations, and hospitals located throughout the community to serve neighborhoods and businesses and promote public safety.

Maximum Intensity:	0.6 FAR
Minimum Lot Size:	None

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#### MILITARY (MIL)

The Military designation is applied to land owned or leased by a military entity and is intended for uses related to NAWS China Lake. As military property, the City does not have land use authority, therefore, no use intensity standards are provided.

Maximum Intensity:	N/A
Minimum Lot Size:	N/A

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#### PARKS (P)

This designation establishes areas for outdoor recreation facilities that serve local and regional users. Uses typically allowed in this designation include pocket, neighborhood, community, regional, natural parks, and other outdoor recreation facilities, such as, golf courses, trails, and open space/habitat preserves. Recreation facilities should be connected with accessibility to pedestrians and bicyclists.

Maximum Intensity:	0.20 FAR
Minimum Lot Size:	None

### OPEN SPACE (OS)

The purpose of this designation is to conserve lands that should remain as open space for passive and active recreation uses, resource management, flood control management and public safety. Uses that would typically be appropriate in this land use designation include but are not limited to public parks, playgrounds, and parkways; vista areas, wetlands, wildlife habitats and outdoor nature laboratories; stormwater management facilities; and buffer zones separating urban development and ecologically-sensitive resources. Such land areas are primarily publicly owned, but may include private property. The FAR for non-residential uses shall not exceed 0.10.

Maximum Intensity: 0.10 FAR  
Minimum Lot Size: None

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### SPECIAL USE OVERLAYS

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Special use overlays are established in combination with the underlying land use designation in order to achieve specific land use objectives for a given area.

### SPECIFIC PLAN (SP)

The SP overlay designation is established where infrastructure needs, land use patterns, or other substantial land use related issues indicate a need to require the preparation and adoption of a Specific Plan, as defined by California Government Code sections 65450 et seq. Although the SP overlay does not itself modify the General Plan land use designation on a property within the overlay area, the adoption of a specific plan can modify the underlying zoning district(s) and their requirements.

### MILITARY INFLUENCE AREA (MIA) OVERLAY

The MIA overlay defines specific areas requiring additional controls on the types of land use designations and densities / intensities appropriate in areas near NAWS China Lake and its approach and departure zones. These additional considerations are necessary to protect public safety and maintain the operational capabilities of NAWS China Lake. Refer to Policy LU-7.1 and the goals, policies, and implementation measures in Section 4, Military Sustainability Element.

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#### LU-1.3



R-2508 JLUS

#### *Compact Development*

The City shall promote development patterns that are compact and use space in an efficient but aesthetic manner to promote more walking, biking and use of public transit.

#### LU-1.4



R-2508 JLUS

#### *Encourage Infill Development*

The City shall encourage infill development of vacant parcels and the intensifying of land uses on parcels that are underutilized in order to better

utilize the existing public services and facilities. [Source: Modified Policy 1.1.1 and Policy 1.4.2, Land Use Element, JLUS Strategy #41]

**LU-1.5** *Determine the Optimum Population Size*

The City shall, for planning purposes, define a buildout population of 50,000 persons for the time period covered by this General Plan.

**LU-1.6** *Partner for BLM Lands*



The City of Ridgecrest will work with BLM to identify and evaluate BLM lands within the Planning Area that may be suitable for BLM land transfers. Properties of interest will be those that:

- Can reduce the impact on military operations by protecting land in incompatible areas for private development through a mutually agreeable land transfer
- Can provide opportunities for private development in areas adjacent to the developed portions of the community
- Allow BLM to aggregate lands into more cohesive federal management areas that allow for the provision of public use areas accessible to City residents.

## Residential Development

<b>Goal LU-2</b>	To promote a variety of housing types and densities throughout the City to address the housing needs of various age and socio-economic groups. [New Goal]
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**LU-2.1** *Housing Choices*

The City shall promote land use designs that provide a variety of places where residents can live, including apartments, condominiums, townhouses and single family attached and detached.

**LU-2.2** *Neighborhood Housing Mix*

The City shall encourage mixed density residential neighborhoods that contain a variety of housing types and densities to help create an overall healthy, balanced community.

**LU-2.3** *Local Housing Needs*

The City shall work to meet the increase of local housing needs for low and moderate income households. The City will work with developers and local housing advocacy groups to meet the City's regional share of low and moderate income housing. [Source: Modified Policy 1.1.5, Land Use Element]

*LU-2.4 Neighborhood Protection*

The City shall seek to prevent residential blight and promote healthy neighborhoods through public and private resources/programs (e.g., enforcement of all codes, neighborhood rehabilitation programs, and redevelopment agency actions).

*LU-2.5 Future Residential Development*

The City shall direct future residential development to areas adjacent or in close proximity to existing and future neighborhoods and neighborhood commercial areas to further Ridgecrest as a self-sufficient, full-service city.

*LU-2.6 Medium and High Density Residential Locations*

The City shall encourage the development of higher density housing near commercial services, employment centers, principal arterial routes, and public transportation.

*LU-2.7 Varied Lot Sizes*

The City shall encourage developments with varied lot sizes to deter from a “cookie cutter” neighborhood image.

*LU-2.8 Incompatible Uses*

The City shall protect existing residential neighborhoods from the encroachment of incompatible activities and land uses (i.e., traffic, noise) and environmental hazards (i.e., flood, soil instability).

*LU-2.9 Planned Development*

The City shall encourage the use of planned development provisions in residential developments to provide flexibility, to meet various socio-economic needs, and to address environmental and site design constraints.

*LU-2.10 Golf Oriented Residential*

The City shall promote the development of planned unit developments that incorporates a golf course and associated residential uses. Both age restricted and unrestricted developments are appropriate.

*LU-2.11 Senior Housing Development*

The City shall encourage new senior housing developments in areas where public transportation, commercial services, health and community facilities are easily accessible and in close proximity.

*LU-2.12 Integrate Housing, Educational, and Recreational Uses*

The City shall work with the Sierra Sands Unified School District to integrate housing, educational and recreational uses. [Source: Policy 1.3.5, Land Use Element]

*LU-2.13 Lead Based Paint Removal*

The City shall encourage local residential contractors to obtain certification as lead renovators to promote safe work practices and prevent lead

contamination. Additionally, the City shall provide information for homeowners, such as the EPA's Renovate Right Program handouts at the Building Department counter and the City's website. [Environmental Justice]

**LU-2.14** *New Housing Developments*

The City shall require new housing proposals to incorporate setbacks, barriers, landscaping, ventilation systems or other measures to ensure that residents are not impacted by air pollution. [Environmental Justice]

## Commercial Development

**Goal**  
**LU-3**

To promote commercial development that meets present and future needs of Ridgecrest residents, the regional community, and visitors and to enhance economic vitality and sustainability. [New Goal]

**LU-3.1** *Neighborhood Commercial*

The City shall encourage the distribution of neighborhood commercial centers throughout the city to ensure convenient access to Ridgecrest residents and promote Ridgecrest as a sufficient, full service community.

**LU-3.2** *Retail Tax Base*

The City shall strive to maintain and improve the City's retail and service commercial tax base.

**LU-3.3** *Meeting Consumer Demand*

The City shall encourage commercial development which provides for needed commercial opportunities and services currently not available in Ridgecrest.

**LU-3.4** *Regional Retail Center*

The City shall continue to promote the development of regional commercial opportunities. Locations along China Lake Boulevard and Bowman Road near Highway 395 would be appropriate locations. The City shall facilitate provision of the necessary municipal services to accommodate these opportunities.

**LU-3.5** *Future Commercial Development*

The City shall reserve appropriate locations, such as major intersections, for anticipated commercial needs beyond the 2030 timeframe.

**LU-3.6** *Grouping Commercial Development*

The City shall avoid continuous "strip commercial" in new development areas by encouraging the clustering of commercial land uses in appropriate locations.

**LU-3.7** *Buffer Commercial Land Uses*

The City shall require buffers between commercial and residential land uses through techniques such as landscaping, soundwalls, berms, fencing, open space setbacks/greenbelts, and building orientation.

- LU-3.8 Entertainment and Tourism*  
The City shall promote the development of a regional entertainment venue in the City to increase tourism and provide additional activities to residents.
- LU-3.9 Regional Auto Mall*  
The City shall actively promote the development of a regional automall to provide additional shopping opportunities to residents and the region.
- LU-3.10 Commercial Center Revitalization*  
The City shall encourage and promote the reuse and revitalization of existing underutilized commercial areas and shopping centers.
- LU-3.11 Commercial Signage*  
The City shall require that signage in commercial development complement, rather than detract, from the visual quality of the commercial development and surrounding neighborhoods.
- LU-3.12 Incorporation of Alternative Transportation*  
Commercial facilities should be designed to encourage and promote transit, pedestrian, and bicycle access. The City shall require, when feasible, that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby residential areas.
- LU-3.13 Minimize Visual Impact*  
The City shall require new commercial development to be designed to minimize the visual impact of parking areas on public roadways.

### Olde Towne Redevelopment

Goal LU-4	To maintain and enhance the Olde Towne area as a viable business, service commercial, specialty retail, office, cultural, and civic center and source of community pride. [New Goal]
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- LU-4.1 Olde Towne as Asset*  
The City shall continue to recognize Olde Towne as an important asset and seek to strengthen and revitalize it by encouraging appropriate land uses and activities in the area.

*LU-4.2 Pedestrian Dependent Uses*

The City shall encourage the concentration of pedestrian dependent commercial uses (e.g., general merchandise, comparative shopping, specialty goods, restaurants) and high density residential units in the Olde Towne area that will generate both daytime and nighttime pedestrian traffic.

*LU-4.3 Adaptive Reuse*

The City shall encourage and promote the adaptive reuse of Ridgecrest's historic resources, in order to preserve the historic resources that are a part of the City's heritage.

*LU-4.4 Historic Buildings and Areas*

The City shall preserve buildings and areas with special and recognized historic, architectural, or aesthetic value especially in the Olde Towne area. New development should respect architecturally and historically significant buildings and areas.

*LU-4.5 Contextual and Compatible Design*

The City shall ensure that new development respects Ridgecrest's heritage by requiring that new development respond to its context and be compatible with the traditions and character of Ridgecrest, and shall promote orderly development which is compatible with its surrounding scale and which protects the privacy, and access to light and air of surrounding properties.

*LU-4.6 Olde Towne Design Enhancement*

The City will work with Olde Towne land and business owners to enhance the appearance of the area.

*LU-4.7 Mutually-Supportive Olde Towne Uses*

The City shall encourage the development of a mixture of complementary or mutually-supportive land uses in the Olde Towne area, including recreational and cultural facilities, restaurants, and higher density residential, and other development that provides increased daytime and nighttime activity in the area.

*LU-4.8 Mixed Use Development – Olde Towne*

The City shall encourage mixed use development near and in Olde Towne and adjacent to existing transit routes.

*LU-4.9 Reuse of Buildings for Mixed Use Projects*

The City shall promote the renovation and reuse of existing buildings in Olde Towne as mixed use areas.

**LU-4.10 Professional/Administrative Services**

The City shall encourage increased professional and administrative office development in the Olde Towne area to complement shopping and commercial service activities, intensify land uses, encourage adaptive re-use of existing structures and bring people into the area.

**LU-4.11 Olde Towne Gateways**

The City shall identify key entry points on the edges of the Olde Towne area and support programs and projects that enhance gateways and transitional zones between Olde Towne and the surrounding neighborhoods to make the area more inviting for residents and visitors.

**LU-4.12 Improvements**

The City shall work with Olde Towne merchants to plan for common improvements to Olde Towne to make it a visually distinct and pleasant place which projects a positive image of the City and attracts residents and visitors to the Olde Towne area.

**Industrial Development**

<p><b>Goal</b> <b>LU-5</b></p>	<p>To attract industrial development that provides a stable, long-term, and diverse economic and employment base for Ridgecrest residents. [New Goal]</p>
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**LU-5.1 Adequate Land Supply**

The City shall maintain an adequate inventory of industrial land attractive to industry with respect to location, access, price, public services, work force, and environmental compatibility.

**LU-5.2 Industrial Transportation Access**

The City shall encourage new industrial uses with high truck and goods movement needs to locate along major transportation routes (e.g., near major highways, rail, and so forth) to maximize the efficient movement of goods.

**LU-5.3 Transitional Uses**

The City shall locate light industrial or office uses between heavy industrial uses and residential uses to act as a buffer.

**LU-5.4 Buffer Incompatible Uses**

The City shall require that industrial land uses be buffered from incompatible land uses and protected from encroachment by residential or other incompatible land uses through the use of techniques including, but not limited to, dense landscaping, soundwalls, berms, fencing, open space setbacks, greenbelts, and building orientation.

**LU-5.5** *Truck Routes*

The City shall prohibit the designation of new truck routes on residential and collector streets. [Environmental Justice]

**LU-5.6** *New Industrial and Warehouse Facilities*

Require industrial and warehouse facilities to provide electrical connections for electric trucks and transport refrigeration units to prevent idling during docking operations. [Environmental Justice]

**LU-5.7** *Wastewater Facilities*

The City shall prohibit the development of waste processing facilities and industries using toxic chemicals in areas where pollutants may come in contact with groundwater, floodwaters, creeks, or reservoir waters. [Environmental Justice]

## Mixed Use

### Goal LU-6

To promote the development of mixed-use projects to promote the efficient use of land, reduce reliance on the automobile, and provide a variety of housing and commercial options. [New Goal]

**LU-6.1** *Mixed Use Development – Use of Vacant Land*

The City shall promote efficient use of larger vacant parcels and vacant areas of the City by encouraging mixed use development.

**LU-6.2** *Vertical/Horizontal Mixture of Uses*

The City shall encourage the development of both horizontal and vertical mixed use projects that incorporate housing with commercial or employment uses to reduce reliance on automobiles and provide new sources of housing.

**LU-6.3** *Adaptive Reuse*

The City shall encourage the development of mixed use projects in vacant buildings that are no longer suitable for their originally designed use.

## Military Compatibility

### Goal LU-7

To enhance land use compatibility between China Lake and property in the City of Ridgecrest and to protect public health and safety. [New Goal]

**LU-7.1** *Military Influence Area (MIA) Overlay*

R-2508 JLUS

The City of Ridgecrest will define and maintain a Military Influence Area (MIA) overlay on the General Plan Land Use Diagram and Zoning map. The MIA will be defined based on noise and safety guidance from the current AICUZ study

as well as other compatibility factors evaluated in the R-2508 JLUS program (see Section 4 for details).

The MIA is designated to accomplish the following purposes.

- Promote an orderly transition between community and military land uses so that land uses remain compatible.
- Protect public health, safety, and welfare.
- Maintain operational capabilities of military installations and areas.
- Promote the awareness of the size and scope of military training areas to protect areas separate from the actual military installation (such as critical air space) used for training purposes.

The MIA shall, at a minimum, reflect the current mission 60 CNEL contour, but may be expanded to address additional issues relative to safety, overflight, light and glare, vertical hazard potential, and other related compatibility issues as identified in the R-2508 JLUS or follow on assessments.

Within the MIA, land use density / intensity is to remain low and in keeping with the land use compatibility guidance contained in the current China Lake AICUZ study. Unless already permitted as part of an existing development, subdivision or development approval, only the following land use designations shall be used on the City's Land Use Diagram within the MIA overlay: Large Lot Residential (RX), Rural Residential Density (RR), Commercial (C) and Industrial (I) designations (with an intensity of use consistent with the current Navy AICUZ land use compatibility guidelines and FAA Part 77 compliance), public/quasi-public uses primarily designed to house infrastructure systems, and Open Space (OS).



See also the policies under Section 4, Military Sustainability Element.

## Regional Coordination

Goal  
LU-8

To ensure that land use decisions by the City of Ridgecrest and Kern County are coordinated. [New Goal]

### *LU-8.1 City / County Uniform Land Use Policy*

The City shall work with Kern County to develop a process for coordination of land uses for areas within the City's future sphere of influence.

**LU-8.2** *Sphere of Influence*

The City shall work with the Kern County Local Agency Formation Commission (LAFCO), Kern County, and China Lake to define and maintain a sphere of influence (SOI) line that provides adequate capacity for growth and assists in implementing the General Plan.

**LU-8.3** *Rural Density Development in Unincorporated Areas*

The City shall encourage rural density development (minimum of 0.4 units per acre) in adjacent unincorporated areas and encourage the location of urbanized uses within the city limits of Ridgecrest. [Source: Policy 1.1.4, Land Use Element]

**LU-8.4** *Regional Cooperation*

The City shall maintain a cooperative relationship with Kern County and other local governments to address regional issues and opportunities related to growth, transportation, infrastructure, and other planning issues. Special consideration for cooperation shall be applied when reviewing peripheral development proposals within or adjacent to the City's Planning Area.

**LU-8.5** *Regional Planning*

The City shall continue to participate in KernCOGs blueprint process and other regional planning programs.

**LU-8.6** *Update ALUCP to Reflect Military Air Facilities and Airspace*



Fully integrate military air facilities and airspace in Airport Land Use Compatibility Plan (ALUCP) updates. These updated ALUCPs will be used to update land use guidance in local jurisdiction general plans and zoning ordinances. ALUCPs may not be the correct tool to use for areas within low-level flight corridors and special use airspace areas that are not near a public use airport. In these cases, similar types of plans may be appropriate to address military concerns.

**General Plan Implementation and Maintenance**

<p><b>Goal LU-9</b></p>	<p>To provide for the ongoing administration and implementation of the General Plan. [New Goal]</p>
-----------------------------	---

**LU-9.1** *Zoning and GP Consistency*

The City shall amend the zoning code, subdivision ordinance, and other land use regulations to make them consistent with the adopted or amended general plan.

*LU-9.2 Annual General Plan Review*

The City shall review and report to the Planning Commission and City Council on the status of implementation of the General Plan annually as required by State law.

*LU-9.3 General Plan Amendments*

The City shall not amend the General Plan more than four times per calendar year unless additional amendments are allowed by changes in State law. Each amendment, however, may include multiple changes. All General Plan amendments will require public hearings and approval by both the Planning Commission and City Council.

*LU-9.4 General Plan Update*

The City shall conduct a review of the General Plan elements every five years and update them as deemed necessary. The City's Housing Element will be updated as mandated by the State of California.

*LU-9.5 Implementing New AICUZ Studies*

The City shall review and consider a General Plan update and Zoning Code amendment to incorporate new AICUZ studies that are released to the public. This will include consideration of modifications to:

- The MIA overlay on the City's General Plan Land Use Diagram
- Modification of land use designations to reflect land use and safety guidance in the current AICUZ study
- The MIA overlay on the City's Zoning map
- Modification of appropriate zoning regulations to reflect land use and safety guidance in the new AICUZ study
- Modification of other planning tools and procedures, as appropriate, to reflect changes in the new AICUZ study

*LU-9.6 Citizen Participation*

The City shall establish permanent procedures for citizen participation in the annual review of land use planning and plan implementation. [Source: Policy 1.2.6, Land Use Element]

*LU-9.7 Involve Military in General Plan Update Process*



Ensure that the military is aware and encouraged to be involved early in the general plan process for major updates and amendments. For jurisdictions outside the R-2508 Complex, early notification to the military is encouraged.

*LU-9.8 Land Use Policy Coordinating Committee*

The City shall continue to participate in the Land Use Policy Coordinating Committee, or similar committee, to integrate the planning processes of the City of Ridgecrest and NAWS China Lake. [Source: Policy 1.2.1, Land Use Element]

**LU-9.9** *Encourage Resident and Neighborhood Participation*

By implementing neighborhood programs, the City shall encourage active involvement of individuals and neighborhood committees to maintain and upgrade existing residential neighborhoods.

## Public Services &amp; Facilities

<b>Goal LU-10</b>	To provide necessary public facilities and services that are convenient, economical and reinforce community identity. [Source: Land Use Element Goal 1.3]
-----------------------	---

**LU-10.1** *Adequate Municipal Services*

The City shall only approve new development when it can be demonstrated by the applicant that adequate public service capacity in the area is or will be available to handle increases related to the project. School capacity will be discussed in the review of each development, and the City will ensure early coordination with the school districts serving the site. School capacity will be addressed as allowed under State law.

**LU-10.2** *Adequate Infrastructure Capacity*

The City shall only approve new development when it can be demonstrated by the applicant that adequate system capacity in the service area is or will be available to handle increases related to the project.

**LU-10.3** *Efficient Provision of Municipal Services*

The City shall maintain a development pattern that allows for efficient provision of municipal services.

**LU-10.4** *System Expansion*

The City shall require new development be responsible for expansion of existing water, sewer, and storm drainage systems made necessary by their construction.

**LU-10.5** *Multipurpose Detention Facilities*

The City shall utilize stormwater detention facilities to mitigate drainage impacts and reduce storm drainage system costs. To the extent practical, stormwater detention facilities should be designed for multiple purposes, including recreational and/or stormwater quality improvement. Sumps are discouraged as part of new developments or renovations.

**LU-10.6** *Fair Share Improvements*

The City shall ensure new development required to participate on a fair-share basis in the completion of improvements to the existing sewer system, and/or the construction of new sewer trunk lines as described in the City's adopted Sewer Master Plan.

**LU-10.7 Solid Waste**

The City shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes.

**LU-10.8 Dedicated Sites**

The City shall negotiate with proponents of future development projects to secure the dedication of adequate sites for future fire and police stations.

**LU-10.9 School Site Dedication**

The City shall negotiate with proponents of future development projects to secure the dedication of adequate sites for future school construction to meet anticipated future elementary, junior high, and high school expansion needs.

**LU-10.10 Co-location of School and Community Facilities**

The City shall encourage community facilities (such as community centers, schools, parks, libraries, fire stations with community rooms), when proposed in the same area, to be co-located to form a stronger activity node within the neighborhood.

**LU-10.11 Accessibility of Public Buildings**

The City shall ensure that public buildings are easily identifiable in the community and are easily accessible by all modes of transportation to all Ridgecrest residents or visitors in order to support community design goals. [Source: Modified Policy 1.4.4 Land Use Element]

**LU-10.12 Provision of City Services to Unincorporated Areas**

The City shall discourage the extension or provision of City services and utilities into unincorporated areas without a satisfactory annexation agreement. [Source: modified Policy 1.4.5, Land Use Element]

**LU-10.13 Ensure Water Impacts in Plan Development / Updates**



R-2508 JLUS

The City shall ensure General Plan updates, specific plans, planned developments consider impacts to water availability and quality via policy or other development regulations.

**LU-10.14 Sewer Service within City Limits**

The City shall require all new developments within the City to connect to the sewer system. [Source: Policy 1.4.7, Land Use Element]

**LU-10.15 Medical and Emergency Services**

The City shall support the efforts of local medical and emergency providers to maintain an adequate level of services for Ridgecrest residents. [Source: Policy 1.4.8, Land Use Element]

**LU-10.16 Educational Master Planning Programs**

The City shall support educational master planning programs as they are consistent with the General Plan. [Source: Policy 1.4.9, Land Use Element]

**LU-10.17 Child Care**

Encourage the development of child care facilities and services, including collaboration between schools and parks, faith based institutions, community centers, senior centers, and unused public and private facilities.

**3.5 Implementation Measures**

Table 3-4, Land Use Implementation Measures, identifies the implementation measures the City should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.

Table 3-4. Land Use Implementation Measures

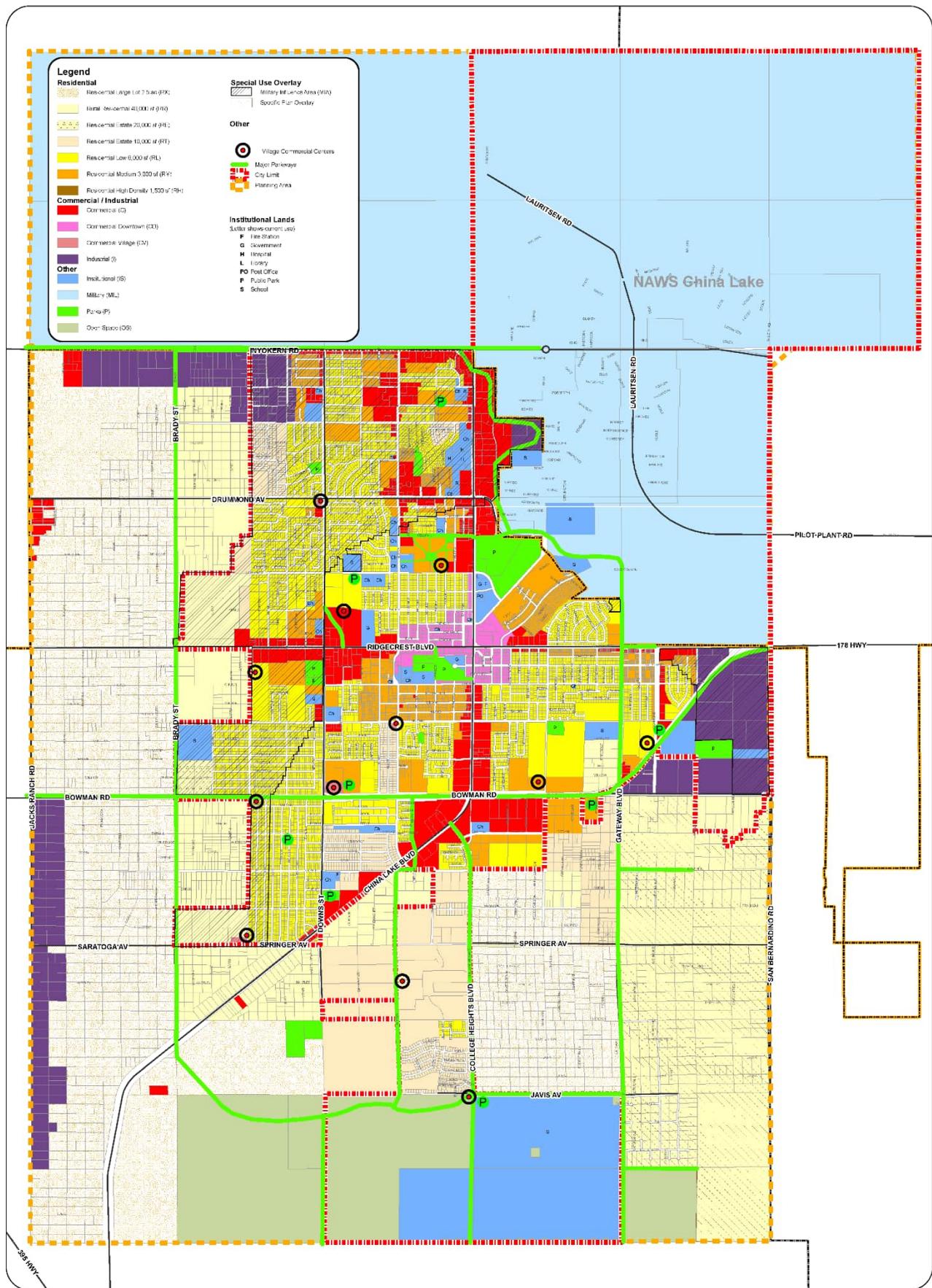
	Implementation Measure	Policy	Who is Responsible	Timeframe			
				2008-2010	2010-2015	2015-2030	On-going
1.0	The City shall develop zoning incentives to encourage innovative design in both infill and newly developing areas that optimizes the use of vacant land through flexible development standards, shared parking, landscaping, and site amenities. [New Implementation Measure]	LU-1.3 LU-1.4 LU-4.3 LU-4.9	Community Development	■			
2.0	The City shall develop and maintain an inventory of available vacant sites that have potential for infill development. [New Implementation Measure]	LU-1.3 LU-1.4	Redevelopment				■
3.0	During next Housing Element update, include a separate discussion of military housing needs and programs to address these needs. Work collaboratively with military installations and local entities to address their needs as required by state law to look at military readiness.	LU-2.3 LU-9.4 LU-9.6 	Community Development				■
4.0	The City shall conduct a study to determine the feasibility and a suitable location for a regional auto mall in the city. [New Implementation Measure]	LU-3.2 LU-3.3 LU-3.4 LU-3.9	Redevelopment  Community Development	■			■
5.0	The City will identify buildings within the Olde Towne area that could be enhanced through a façade revitalization program [Source: Downtown Revitalization Plan]	LU-4.3 LU-4.4 LU-4.6 LU-4.9	Community Development	■			
6.0	The City will work with Olde Towne land and business owners to apply for grant funding to support a façade improvement program. [New Implementation Measure, Downtown Revitalization Plan]	LU-4.3 LU-4.4 LU-4.6 LU-4.8	Community Development				■

Implementation Measure	Policy	Who is Responsible	Timeframe				
			2008-2010	2010-2015	2015-2030	On-going	
7.0	The City shall authorize developments in the Mixed Use designation on vacant sites subject to approval of a Master Development Plan and redesignation of the area to a MU General Plan designation and zoning district. Land uses proposed for a mixed use development shall support each other by including one or more industries, services, offices, retail uses, with residential uses for the common needs of the occupants and users of the mixed use development.	LU-4.8 LU-6.2	Community Development				■
8.0	The City shall develop zoning incentives that encourage mixed use redevelopment in the Olde Towne area through the reuse of existing buildings.	LU-4.8	Community Development	■			
9.0	The City shall coordinate on a routine basis with the military to reexamine the land use type, density, and intensity limitations within flight corridors. [New Implementation Measure, JLUS Strategy #52, 56, and 57]	LU-7.1 	Community Development				■
10.0	City of Ridgecrest, in coordination with Kern County and China Lake, to evaluate its sphere of influence to accurately reflect development potential with appropriate changes in Ridgecrest's General Plan and zoning designations. [New Implementation Measure, JLUS Strategy #43]	LU-8.2 	Community Development	■			■
11.0	The City will work with Kern County to develop an appropriate tax sharing agreement for urban residential land and development to be moved into the city limits without undo penalty on the City for the provision of services to these areas. [New Implementation Measure]	LU-8.2 LU-10.12	Administration		■		
12.0	The City shall review and amend, as necessary, applicable ordinances and regulations referenced herein to ensure consistency with the General Plan. These shall include the following: a. Zoning Ordinance b. Subdivision Ordinance c. Development standards [New Implementation Plan]	LU-9.1	Community Development	■			

	Implementation Measure	Policy	Who is Responsible	Timeframe			
				2008-2010	2010-2015	2015-2030	On-going
13.0	The Planning Commission shall review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the Plan. The Planning Commission's report to the City Council shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan. This review shall also be used to satisfy the requirements of Public Resources Code §21081.6 for a mitigation monitoring program. [New Implementation Measure]	LU-9.2	Community Development				■
14.0	Based on the population estimate established in the General Plan EIR analysis and evaluating the City's Capital Improvement Budget, the City shall coordinate with appropriate agencies to investigate the expansion of all public services and facilities (sewer, police, fire, water, schools, and solid waste) to service this population. [Source: Modified Policy 1.4.3, Land Use Element]	LU-10.1 LU-10.2 LU-10.3 LU-10.4	Public Works		■		
15.0	Prior to extending City services or infrastructure to unincorporated areas, the following findings must be made: <ul style="list-style-type: none"> <li>■ The property owner must agree to support annexation to the City if requested by the City</li> <li>■ The land use must be compatible with the land use compatibility guidance provided in the Kern County ALUCP and the current China Lake AICUZ.</li> </ul> [New Implementation Measure]	LU-10.12	Community Development				■

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0 0.5 1 Miles

160 ac	80 ac
40 ac	20 ac
	10 ac

Public Draft - February 2026

**City of Ridgecrest  
General Plan**

**Land Use Diagram**



# 4

## Military Sustainability Element

### 4.1 Introduction

As the closest urban area to Naval Air Weapons Station (NAWS) China Lake, Ridgecrest enjoys a symbiotic relationship with the installation. The Navy is the largest employer in the Indian Wells Valley, providing a significant economic thrust for the Valley and adding to the economic base of the City of Ridgecrest. China Lake provides direct employment for 620 military personnel and 4,166 civilians. Additionally, the installation provides employment for over 1,734 contract civilians, located both on and off the installation. In return, the City of Ridgecrest provides housing, support services, and a range of community services to these employees.

China Lake is also a unique land use with planning challenges related to airfield and test and research activities at the installation and surrounding airspace. As an urban area in proximity to a vital military installation, development decisions occurring locally have the potential to impact the installation. In addition to the many positive interactions occurring as a function of this relationship, development decisions can result in land use conflicts that can have negative impacts on community safety, economic development, and sustainment of military readiness activities. Nationwide, incompatible development has been a factor in curtailing training operations, moving (realigning) mission-critical components to other installations, and, in extreme cases, closing installations.

The purpose of the Military Sustainability Element is to demonstrate the City's commitment to and support of current and future missions at NAWA China Lake. This element considers the impact of new growth on military readiness activities. In particular, the ability to balance the protection of the Navy's current and future missions with the ability for the community to grow and prosper is the objective for this element.

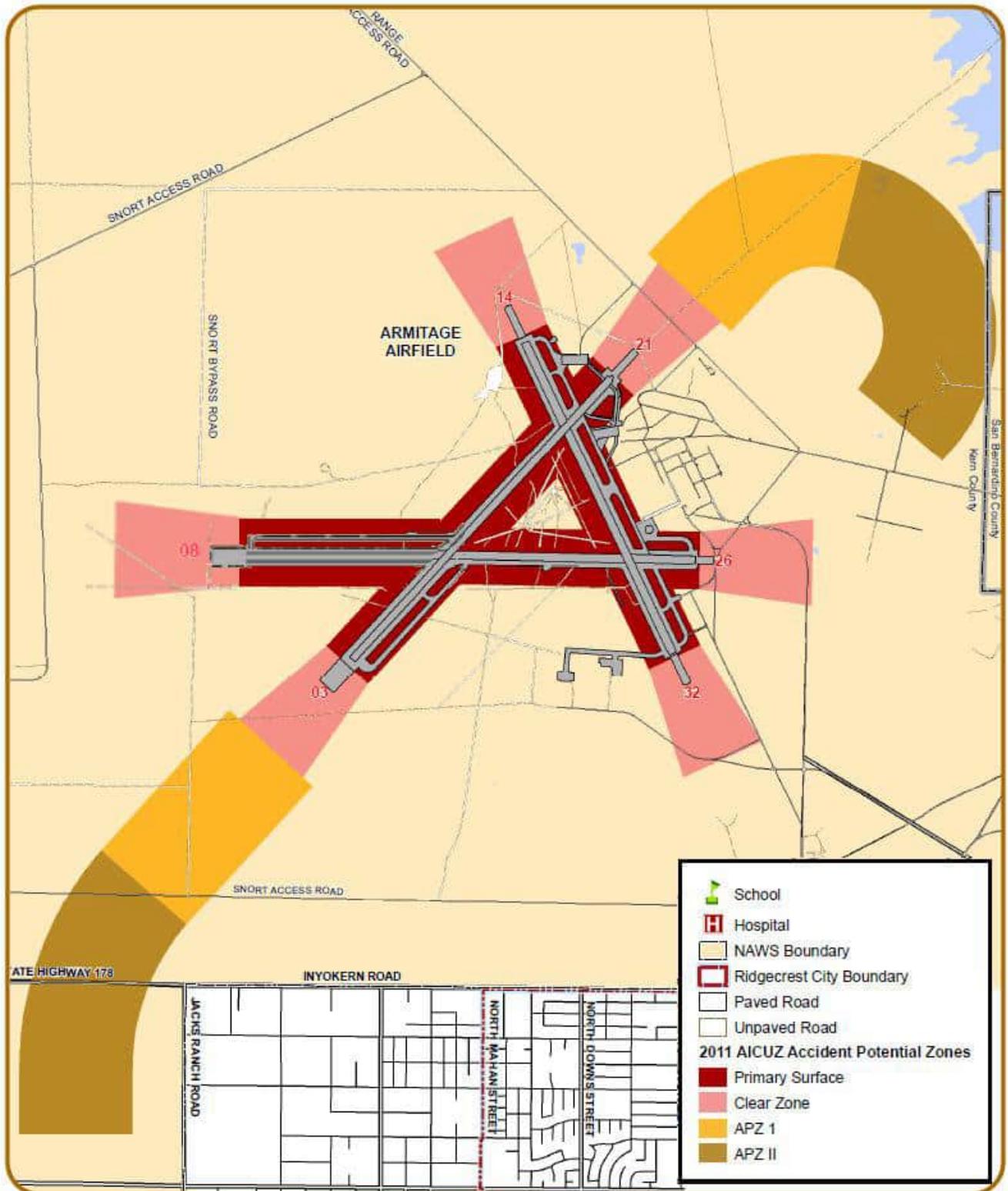
It is important to note that many of the issues related to military sustainment are covered as part of other elements in the General Plan. For instance, the location of future development is controlled by policies in the Land Use Element, and noise impacts are covered in the Health and Safety Element.

#### KEY TERMS - GENERAL

Accident Potential Zones. Every Navy runway has a set of aircraft safety zones designated for each runway (see Figure 4.1). These zones are referred to as the Primary Surface (PS), Clear Zone (CZ), Accident Potential Zone I (APZ I) and Accident Potential Zone II (APZ II). Each zone was developed based on a statistical review of aircraft accidents. The Navy provides guidance on land uses considered to be consistent within these zones as part of their Air Installation Compatible Use Zone (AICUZ) studies. With exception of a portion of APZ II, which is not within City boundaries, all of the aircraft safety zones related to runways at China Lake fall within the installation's boundaries.

After adoption of the 2011 AICUZ, the length of runway 8/26 was extended from 7,000 feet to 12,000 feet and widened from 75 feet to 200 feet. The additional runway length was added to the west side of the runway. The revised accident potential zones are not reflected in Figure 4.1, but would remain within the base boundaries and not impact the City.

- Primary Surface. A surface on the ground centered lengthwise on the runway and extending 200 feet (61 meters) beyond each end of the runway and a width of 1,500 feet.
- Clear Zone. A trapezoidal area lying immediately beyond the end of the runway and outward along the extended runway centerline for a distance of 3,000 feet. For U.S. Navy and Marine Corps installations, the dimensions are 1,500 feet wide at the runway threshold and 2,284 feet wide at the outer edge.
- APZ I. A rectangular area beyond the Clear Zone, which has a measurable potential for aircraft accidents relative to the Clear Zone. APZ I is typically 3,000 feet wide by 5,000 feet long and may be rectangular or curved to conform to the shape of the predominant flight route.
- APZ II. A rectangular area beyond APZ I which has a measurable potential for aircraft accidents relative to APZ I or the Clear Zone. The dimensions of APZ II are typically 3,000 feet wide by 7,000 feet long and, like APZ I, may be curved to correspond with the predominant flight route.



Accident Potential Zones | Figure 4-1



0 0.5 1 Mile

Source: 2011 AICUZ NAWS China Lake

Airport Influence Area (AIA). The Airport Influence Area is an area around an airport that requires additional land use regulation to accommodate aircraft operations. The zone is identified in the Airport Land Use Compatibility Plan (ALUCP) and is subject to special use and development regulations including but not limited use, building height, low density residential uses, and other limiting factors. The runway will include helicopter take-off and landing zones if not on the primary runway.

Avigation Easement. An easement that grants one of the following rights: the right of flight; the right to cause noise, dust, etc. related to aircraft flight; the right to restrict or prohibit certain lights, electromagnetic signals, and bird-attracting land uses; the right to unobstructed airspace over the property above a specified height; and the right of ingress/egress upon the land to exercise those rights.

Community Noise Equivalent Level (CNEL). CNEL is used to characterize average sound levels over a 24-hour period, with weighting factors included for evening and nighttime sound levels. Leq values (equivalent sound levels measured over a 1-hour period - see below) for the evening period (7:00 p.m. to 10:00 p.m.) are increased by 5 dB, while Leq values for the nighttime period (10:00 p.m. to 7:00 a.m.) are increased by 10 dB. For a given set of sound measurements, the CNEL value will usually be about 1 dB higher than the Ldn value (average sound exposure over a 24-hour period – see below). In practice, CNEL and Ldn are often used interchangeably.

Day-Night Average Sound Level (Ldn). Ldn represents an average sound exposure over a 24-hour period. Ldn values are calculated from hourly Leq values, with the Leq values for the nighttime period (10:00 p.m. to 7:00 a.m.) increased by 10 dB to reflect the greater disturbance potential from nighttime noises.

Decibel, A-weighted (dBA). A unit of measurement for noise having a logarithmic scale and measured using the A-weighted sensory network on a noise-measuring device. An increase or decrease of 10 decibels corresponds to a tenfold increase or decrease in sound energy. A doubling or halving of sound energy corresponds to a 3-dBA increase or decrease.

Military Influence Area. In general, an MIA covers the areas where military operations may impact local jurisdictions and, conversely, where local activities may affect the military's ability to carry out its mission. The development of an MIA should consider the current land uses and future development goals of the City as well as the current and future operational characteristics and requirements of the Base. The purpose of establishing an MIA is to identify a focus area for effective implementation of planning strategies and land use controls that will help avoid or reduce encroachment by minimizing the influence of specific types of encroachment challenges.

A more concise definition of the MIA is contained in the following text box on the next page.

The MIA was established in the 2007 AICUZ; however, the 2011 AICUZ expanded the Noise Zone 1 boundaries beyond the boundaries of the

### *Definition of MIA*

*According to the 2011 AICUZ and the 2016 California Advisory Handbook for Community and Military Compatibility Planning, which was published by the Office of Land Use and Climate Innovation (formerly the Office of Planning and Research), a Military Influence Area (MIA) is a formally designated geographic planning area where military operations may impact local communities and, conversely, where local activities may affect the military's ability to carry out its mission. The MIA is a useful planning tool for accomplishing the following purposes:*

- *Promote an orderly transition between community and military land uses so that land uses remain compatible.*
- *Protect public health, safety, and welfare.*
- *Maintain operational capabilities of military installations and areas.*
- *Promote the awareness of the size and scope of military training areas in order to protect areas separate from the actual military installation (i.e., critical air and sea space) used for training purposes.*
- *Establish compatibility requirements within the designation area, such as requirements for sound attenuation, real estate disclosure, and navigation easements.*

*According to the LCI, an MIA should be incorporated into the local planning process through a community's general plan and zoning ordinance. NAWS recommends the designation of an MIA that is larger than the traditional AICUZ footprint in order to address flight safety issues beneath flight corridors and to encourage retention of a buffer zone of compatible land use in case of future expansion of the NAWS mission.*

*As defined for this AICUZ, the MIA includes all land within the 60 dB CNEL contour (Noise Zone 1) and any portion of the primary flight corridors used by arriving and departing aircraft. Noise Zone 1 is included in the MIA as a proxy for potential expansion of the noise contours should NAWS experience future increases in operational tempo (no such increases beyond the "prospective" operations evaluated in this AICUZ study are currently planned). The geographical location and extent of any such shift in future noise contours would of course depend on the specific nature of the increased operations (e.g., runway distribution, aircraft type, type of operation, etc.), but if other variables remained constant and only the number and frequency of operations were to increase, the 65-dB noise contour would tend to expand toward the current 60-dB contour.*

*Portions of the primary flight corridors (beyond the standard APZs) are also included in the MIA in an effort to minimize the risks of aircraft accidents that can occur beyond the runway environment. The establishment of criteria that limits the maximum number of dwellings or people in this area is encouraged as a method of reducing the potential severity of an aircraft accident. Despite NAWS' efforts to establish and conform to specific flight routes that maximize avoidance of developed areas, some variation or deviation from established flight routes should be expected to occur in response to weather conditions, ambient temperature, mission loading of aircraft, and other factors.*

### KEY TERMS - AIRSPACE

Designated areas of airspace are critical for military testing and training associated with NAWS China Lake. While several of the airspace designations described below do not occur in the Planning Area, they are corridors or destinations utilized by aircraft using NAWS China Lake.

The Interagency Airspace Coordination Guide provides a wealth of information on the definition and use of airspace. The following terms are based on information from the following source:

<https://gacc.nifc.gov/swcc/dc/nmsdc/documents/Dispatch/Reference/2003-iasc-interagency-airspace-coordination-guide.pdf>

Flight levels are expressed in three digits that represent hundreds of feet. For example, flight level 180 (written as FL180) represents a barometric altimeter

Air Traffic Control Assigned Airspace (ATCAA's). ATCAAs were established to permit the continuation of MOA activities above 18,000' MSL. From the standpoint of the MOA "user," MOA and ATCAA are combined into one piece of airspace, with 18,000' MSL acting as an administrative boundary. Usually, the ATCAA is activated concurrently with the MOA. VFR aircraft are permitted to enter a MOA, but are not permitted to enter most ATCAAs because they are not permitted to fly VFR above 18,000' MSL. MOAs are depicted on aeronautical charts, but ATCAAs are not depicted. Ridgecrest is located within the Isabella ATCAA.

Military Training Routes (MTRs). MTRs are similar to complex systems of interrelated and interdependent highways in the sky that connect military installations, ranges, and operation areas. They are used by the Department of Defense (DOD) to conduct low-altitude navigation and tactical training at airspeeds in excess of 250 knots and at altitudes as low as just above surface level. These low-level, high-speed routes allow pilots to develop the skills necessary to avoid detection by enemy radar. This includes "Low-level flight paths", as defined in California Public Resource Code §21098(a), any flight path for any aircraft owned, maintained, or that is under the jurisdiction of the United States Department of Defense that flies lower than 1,500 feet above ground level.

Special Use Airspace (SUA). This special designation is designed to alert users about areas of military activity, unusual flight hazards, or national security concerns and is used to segregate that activity from other airspace users to enhance safety. Special Use Airspace is established by the FAA.

There are six different kinds of SUAs, but only two are relevant to planning in the City of Ridgecrest Planning Area: Military Operations Area (MOA) and Restricted Areas.

*MOA...*  
*The City of Ridgecrest is inside the Isabella MOA, as is much of the Indian Wells Valley.*

- Military Operations Area. A MOA is airspace established to segregate certain non-hazardous flight activities from Instrument Flight Rules (IFR) traffic and to identify Visual Flight Rules (VFR) traffic. Within these areas, the military conducts flight activities, such as acrobatic or abrupt flight maneuvers, intercepts, air combat maneuvering

missions, research and development, and aerial refueling. In addition to maintaining military readiness in the air, these areas are used to train student pilots.

MOAs are three dimensional areas. In addition to the mapped boundaries, MOAs have a defined floor (minimum altitude) and ceiling (maximum altitude). In the R-2508 Complex, these altitudes range from 200 feet above ground level (AGL) up to the maximum ceiling of 17,999 feet above mean sea level (MSL). The minimum altitude varies above populated areas and wilderness areas. On aviation sectional charts, instrument flight rule (IFR) enroute charts, and terminal area charts, MOAs are identified in magenta lettering that states a specific name followed by the letters "MOA".

The City of Ridgecrest is inside the Isabella MOA, as is much of the Indian Wells Valley.

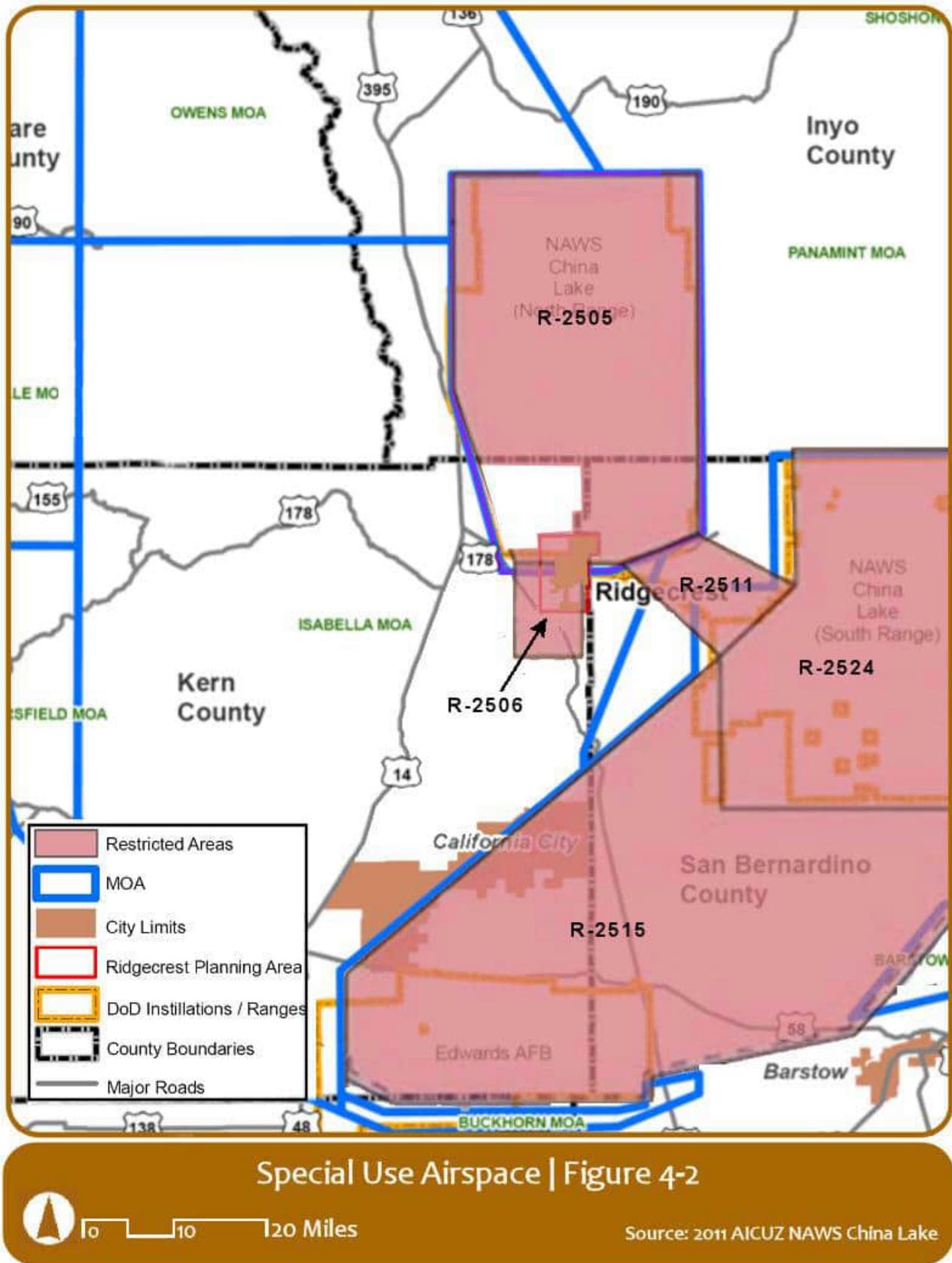
### *Restricted Areas...*

*Most of the City of Ridgecrest is under two restricted areas: R-2505 and R-2506.*

- **Restricted Areas.** Restricted Areas are an important asset to the DOD because they allow for the use of weapons for training and testing purposes. These areas are necessary for ground weapons and artillery firing, aerial gunnery, live and inert practice bomb drops, and guided missile testing. Restricted Areas provide locations for training and testing to support combat readiness of aviation and ground combat units while separating these activities from the public and general aviation users. These areas are identified by the letter "R" followed by a number on sectional charts, instrument flight rule (IFR) enroute charts, and terminal area charts. The floor and ceiling altitudes, operating hours, and controlling agency can be found in the sectional chart legend.

There are seven restricted airspace areas in the R-2508 Complex. A portion of the Planning Area, primarily south of Ridgecrest Boulevard and west of Downs Street, is inside of Restricted Area 2506 (R-2506). The portions of the Planning Area north of this area are inside of R-2505. See the discussion of MOAs and Restricted Areas for more information.

R-2508 Complex. The R-2508 Complex provides the largest single area of Special Use Airspace (SUA) over land in the United States, covering a land area of 20,000 square miles. The complex consists of restricted areas (R-2508, R-2502N, R-2502E, R 2505, R-2506, R-2511, R-2515, and R-2524), 10 Military Operations Areas (MOA), Air Traffic Control Assigned Airspace (ATCAA) areas, Controlled Firing Areas (CFAs), and other special airspace such as, the CORDS Road, the Precision Impact Range Area, the Black Mountain Supersonic Corridor, the North Hypersonic Corridor, the South Hypersonic Corridor and the Airfield Approach and Departure Corridors. Figure 4-2 illustrates the area covered by the R-2508 Complex.



**LEGISLATION RELATED TO MILITARY PROTECTIONS**

The following is an overview of existing State legislation that impacts military compatibility planning.

**AB 1108...**

*Provides military agencies with early notice of proposed projects during the CEQA process.*

**Assembly Bill 1108**

California Assembly Bill (AB) 1108 (Chapter 638, Statutes of 2002) added Section 21098 to the Public Resources Code to require CEQA lead agencies to notify military installations when a project meets certain criteria. The criteria includes property located within an established operational area, a general plan amendment, or is of statewide, regional, or area-wide significance, or is required to be referred to the local ALUC. The purpose of AB 1108 is to ensure military notification of proposed projects potentially impacting military operations through the CEQA process.

AB 1108 amends CEQA to provide military agencies with early notice of proposed projects within two miles of installations or underlying training routes and SUA.

**AB 2776...**

*Provides for real estate disclosure for residences within airport influence areas.*

**Assembly Bill 2776**

AB 2776 (Chapter 496, Statutes of 2002) amends the real estate transfer disclosure statute (California Civil Code, Division 2 – Property, Part 4 – Acquisition of Property, Title 4, Chapter 2 – Transfer of Real Property) to require sellers or lessors to disclose the fact that a house for sale or lease is near an airport if the house falls within an airport influence area (that could be several miles from an existing or proposed airport). An airport influence area is defined as the area in which current or future airport-related noise, overflight, safety, or airspace protection factors may significantly affect land uses or necessitate restrictions on those uses. The intent of the legislation is to notify buyers that they could experience airport noise, vibration, odor, annoyances, or other inconveniences at some time in the future as a result of the normal operation of an existing or proposed airport.

**SB 1462...**

*Requires coordination on updates or amendments to general plans.*

**Senate Bill 1462**

SB 1462 (Chapter 907, Statutes of 2004) amended Sections 65352, 65404, 65940, and 65944 of the Government Code to expand the requirements for local government to notify military installations of proposed development and planning activities. This Bill states that “prior to action by a legislative body to adopt or substantially amend a general plan, the planning agency shall refer the proposed action to . . . the branches of the Armed Forces when the proposed project is located within 1,000 feet of a military installation, beneath a low-level flight path, or within Special Use Airspace (SUA) . . .”.

The purpose of SB 1462 is to require public agencies to provide a complete copy of a development application of the proposed development that is located within 1,000 feet of a military installation, SUA, or a low-level flight path. Furthermore, it authorizes any branch of the United States Armed Forces “to request consultation” to avoid potential conflict and to discuss “alternatives, mitigation measures, and the effects of the proposed project on military installations.” Also, SB 1462 requires military review of proposed actions

potentially impacting mission operations of the installation, decreases potential for incompatible land use development and provides military installations the opportunity to comment on proposed development and express concerns with potential impacts to the installation.

*Senate Bill 1468*

SB 1468 (Chapter 971, Statutes of 2002) requires the Governor’s Office of Land Use and Climate Innovation (LCI), formerly the Office of Planning and Research (OPR) to include guidance on how military compatibility can be addressed in a general plan, and how a general plan can consider the impact of growth on military readiness activities carried out on military bases, installations, and operating and training areas. The bill includes the following methods to address military compatibility in a general plan:

*SB 1468...*  
*Requires the State to provide guidance on incorporating military compatibility into a jurisdiction’s general plan. These are considered to be recommendations at this time, pending funding.*

- In the land use element, consider the impact of new growth on military readiness activities carried out on military bases, installations, and operating and training areas, when proposing zoning ordinances or designating land uses covered by the general plan for land or other territory adjacent to those military facilities, or underlying designated military aviation routes and airspace.
- In the open-space element, open-space land is defined to include areas adjacent to military installations, military training routes, and restricted airspace.
- In the circulation element, include the general location and extent of existing and proposed military airports and ports.

SB 1468 is part of a State policy package to promote the development of a partnership between communities and the military that allows for collaboration on land use compatibility issues. OPR encourages local jurisdictions near military installations, and under military training routes or restricted airspace, to incorporate the above items into their general plans.

However, local governments are not currently required by law to include the SB 1468 military compatibility issues in their general plans. The bill specifies that if a funding agreement is reached between OPR and the military to support these efforts, the inclusion of military compatibility issues in a general plan will become mandatory.

## 4.2 Existing Conditions

### NAWS CHINA LAKE OVERVIEW

China Lake is located on 1.1 million acres of land in California’s upper Mojave Desert and accounts for approximately one-third of the Navy’s total land holdings. The land, ranging in altitude from 2,100 to 8,900 feet, varies from flat dry lakebeds to rugged piñon pine covered mountains. The majority of the land area is undeveloped and provides habitat for more than 340 species of wildlife and 650 plant types. The installation also has a rich cultural heritage,

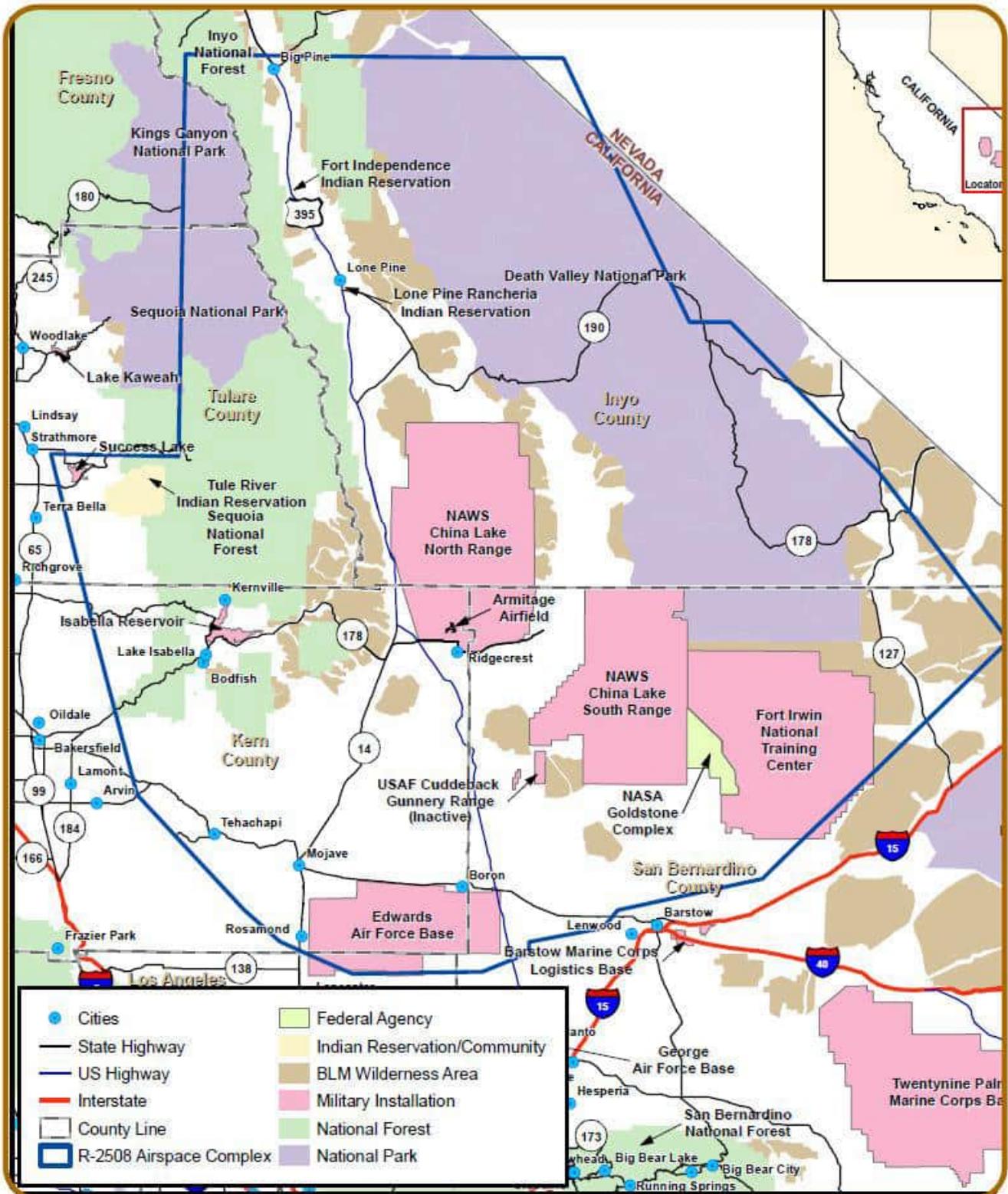
represented by Native American sites to locations and structures used by early miners and settlers.



*F-18s near Ridgecrest*

The installation is divided into two major land areas: the North Range, encompassing 606,926 acres, and the South Range, encompassing 503,510 acres (see Figure 4-3). The North Range lies in portions of Inyo, Kern, and San Bernardino Counties, while the South Range is located entirely within San Bernardino County. NAWS China Lake consists primarily of remote, unpopulated desert land; however, the North Range contains several developed areas, including Armitage Airfield, Mainsite, Propulsion Laboratories, and geothermal development. The western portion of the North Range includes Baker Range, which is approximately 121 square miles and is used primarily for military test and evaluation and training for air-to-surface weapon systems (e.g., rockets, bombs, guns). The main community support area on the installation (referred to as the “cantonment” area) is located within the Ridgecrest city limits. Although a portion of the installation is within the city limits, as federal lands, the City has no land use authority over this portion of the City.

As a component of the Navy Region Southwest, San Diego, China Lake is under the Commander, Navy Installation Command (CNIC). China Lake serves as the host for Naval Air Warfare Center Weapons Division (NAWCWD) under the Naval Air Systems Command (NAVAIR), along with other assigned tenants, activities, and assigned units. Testing and training functions performed on-base include delivery of munitions, tactics, electronic warfare, and Special Forces training. NAWS operates and maintains the base’s facilities and provides support services, including airfields, and is responsible for managing all lands within the base’s boundaries to support the mission of NAWCWD and other activities, maintaining environmental compliance, exercising responsible stewardship of public lands, providing safety and security services, and implementing the Navy’s AICUZ program..



REGIONAL LOCATION NAWS CHINA LAKE | FIGURE 4-3



0 25 50 Miles

Source: 2011 AICUZ NAWS China Lake

### CHINA LAKE AIR OPERATIONS

The 2011 AICUZ estimates annual flights operations would total 22,763, 90% of which occur between 7:00 a.m. and 7:00 p.m.



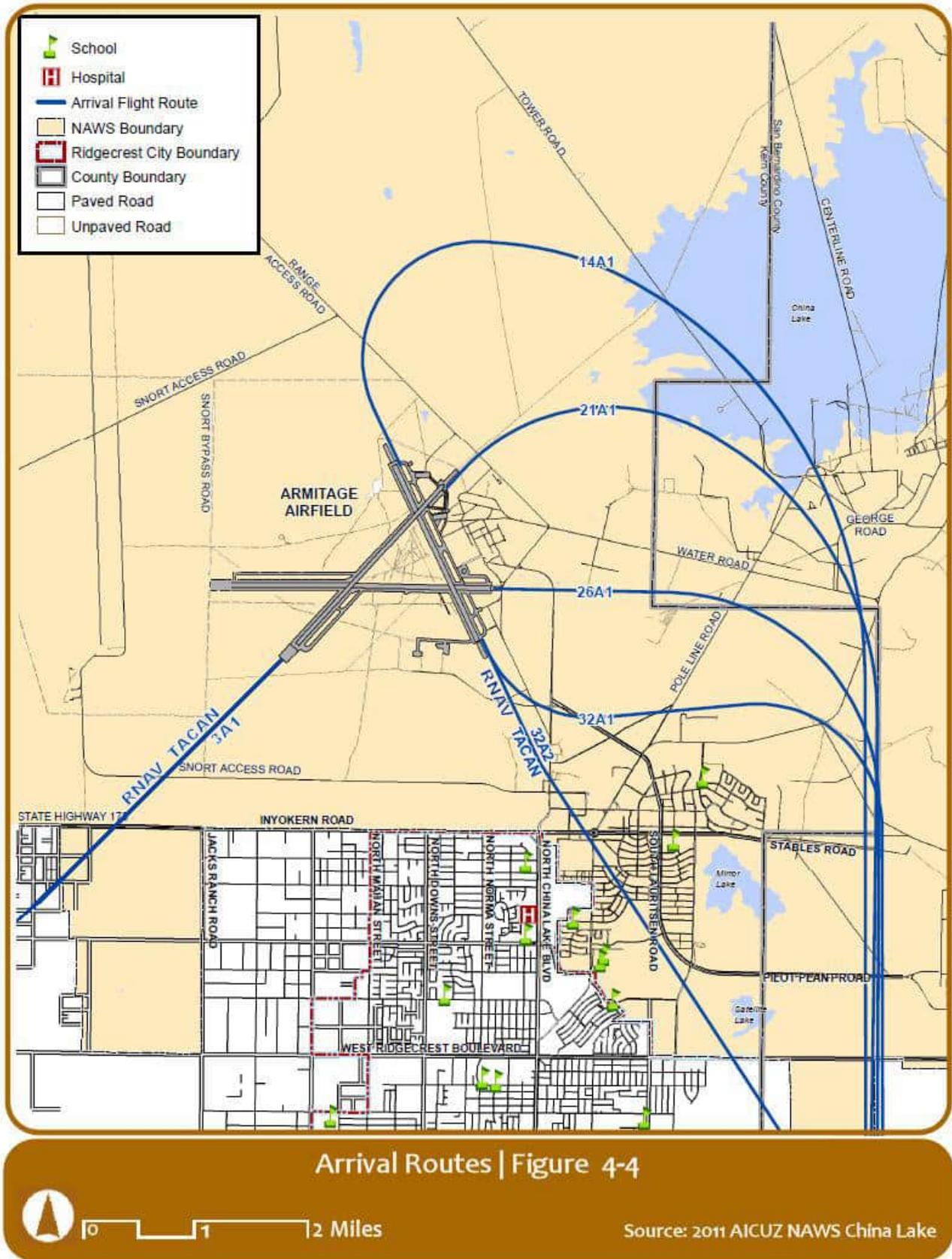
Armitage Airfield at NAWS  
China Lake

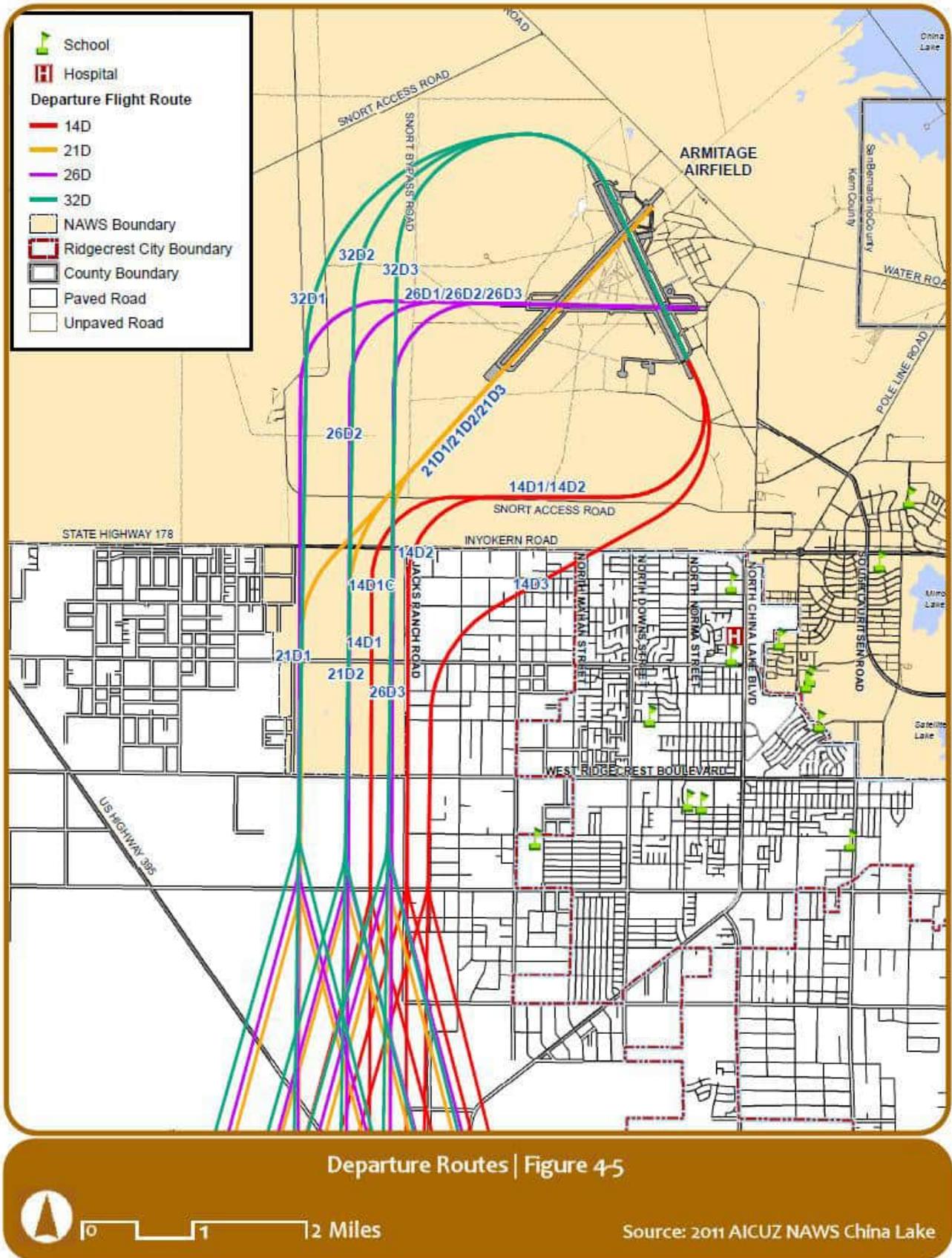
Arrivals. The generalized arrival flight tracks approach in a common corridor from the south over lands managed by the Bureau of Land Management (BLM), east of the City (see Figure 4-4). The tracks split from each other for final approach once over China Lake itself. Arrivals include:

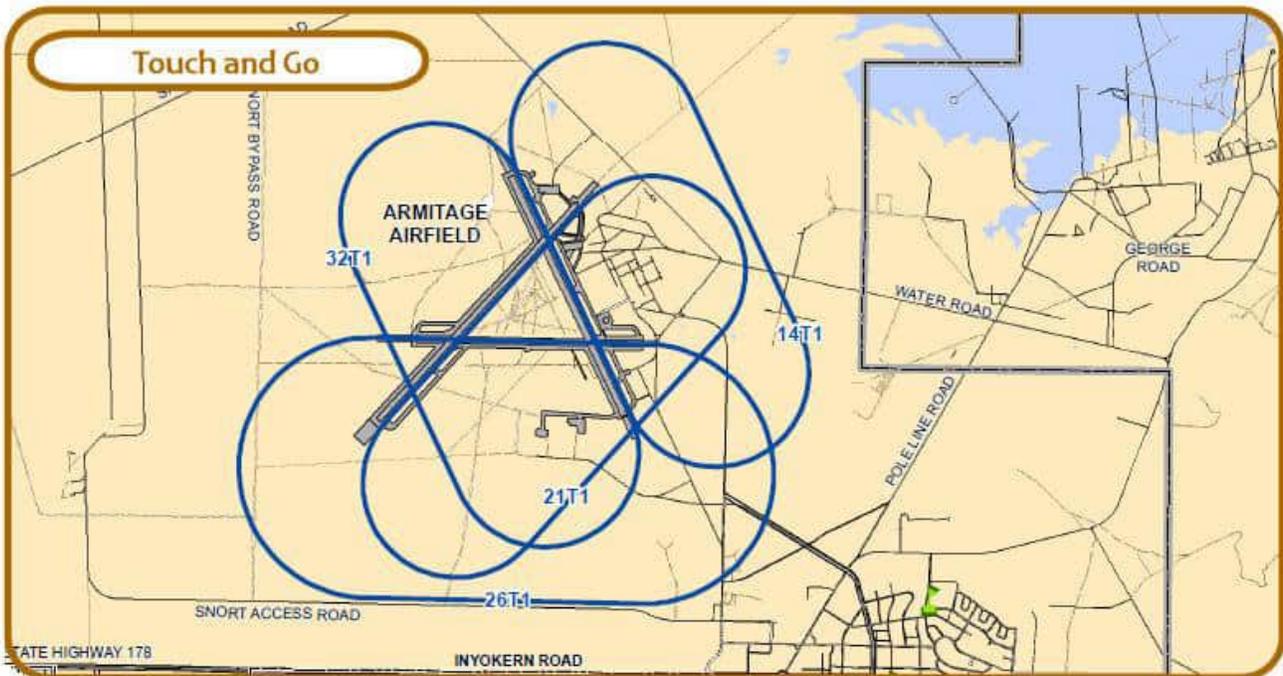
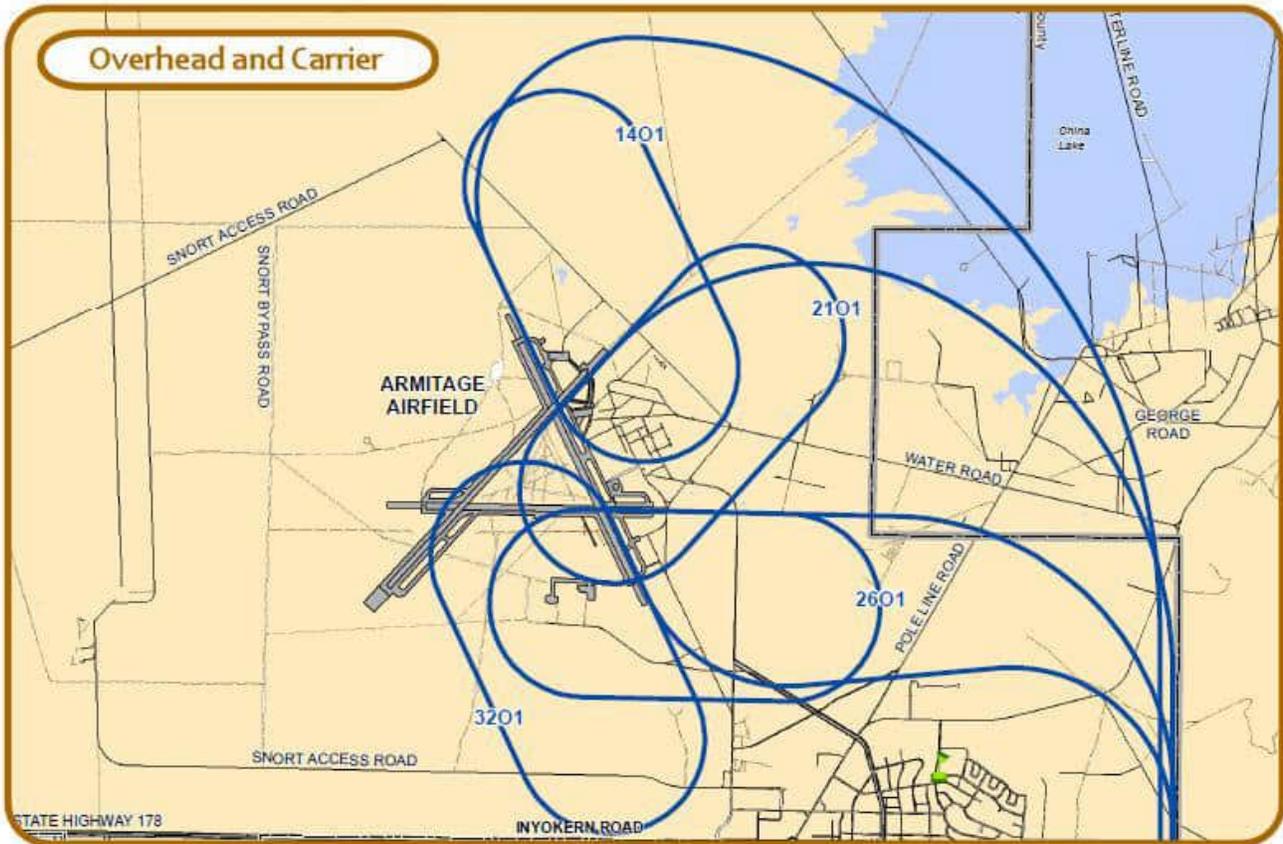
- Straight In Arrivals. An aircraft landing on a runway from a direct approach.
- Overhead Arrivals. An expeditious arrival using visual flight rules. An aircraft generally approaches the runway 800 feet above ground level. Approximately halfway down the runway, the aircraft performs a 180-degree descending left turn to enter the landing pattern. Once established in the pattern, the aircraft lowers landing gear and flaps and performs a 180-degree descending left turn to land on the runway (see figure 4-6).
- Carrier Break Arrival. The maneuver is the same as the Overhead Arrival, except it is performed at 800 feet - simulating the standard approach made to an aircraft carrier.
- TACAN Arrival. The TACAN approach is flown using instruments in the cockpit that receive bearing and distance information from a ground unit.
- RNAV Arrival. An approach that is flown using instruments in the cockpit that receive bearing and distance mainly from satellite-based navigation systems.

Departures. Four of the six runways are used for departures (see Figure 4-5). Each of these runways has three departure tracts, which depart from their runways and turn south. These tracks continue south over a mix of BLM and private property, staying just outside the west side of the City of Ridgecrest, before splitting into three additional routes. One of the departure routes traverses over the northwest corner of the City of Ridgecrest.

Touch and Go. An aircraft lands and takes off on a runway without coming to a full stop (see Figure 4-6). After touching down, the pilot immediately goes to full power and takes off again. The touch and go flight patterns do not remain above NAWS China Lake.







Touch and Go/Overhead and Carrier Break Flight Patterns | Figure 4-6



0 1 2 Miles

Source: 2011 AICUZ NAWS China Lake

### Understanding Noise...

A more detailed explanation on how noise is described is provided in the Health & Safety Element.

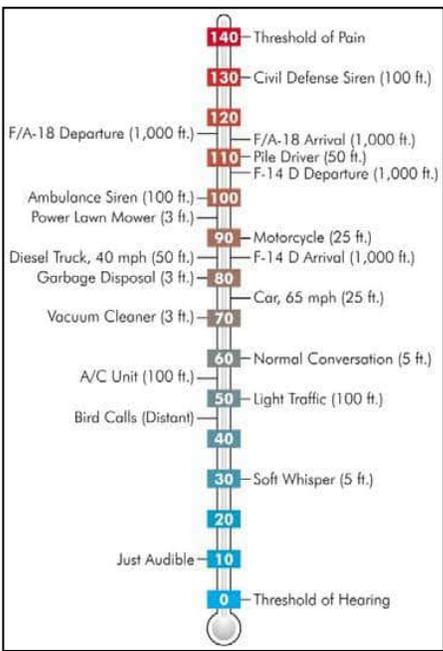
### CHINA LAKE AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) STUDY

For China Lake, a critical planning document is the AICUZ study. The AICUZ is a DOD planning program that was developed in response to incompatible urban development and land use conflicts around military airfields. The AICUZ study seeks to develop a cooperative relationship between communities and military installations and provides land use compatibility guidelines designed to protect public health and safety, as well as maintain military readiness. As designed, the AICUZ study evaluates three primary components: noise, vertical obstructions, and accident potential zones.

The current China Lake AICUZ study was released in April 2011. The previous AICUZ was approved in 2007, in which the City of Ridgecrest evaluated that document and enacted the AICUZ compatible land use provisions into their general plans.

When looking at an AICUZ study, two caveats should be noted:

1. AICUZ are not static documents, and the AICUZ study is updated as needed to reflect current operations, or for some installations, current and projected operations. While the 2011 AICUZ reflects current operations, the Navy may reevaluate the AICUZ study parameters to reflect other aircraft operations at the installation. It is therefore important that the General Plan refers to the current AICUZ (such as a specific noise contour line) instead of memorializing a specific diagram.
2. Whether noise contour lines or accident potential zones, these lines are not definitive boundaries where one side of the line has an issue and the other side of the line is not constrained. These lines are averages, and should be used as representations of statistical occurrences, not definitive boundaries.



Sound Levels of Typical Sources and Environments

Most compatibility challenges that occur between military facilities and adjoining communities are anthropogenic. These challenges can include the military impact on the development of the City and the community's impact on military readiness.

Navy and Air Force installation with air operations has delineated at both ends of all active runways a set of three accident potential zones referred to as the Clear Zone (CZ), Accident Potential Zone I (APZ I), and Accident Potential Zone II (APZ II). These areas are determined based on a statistical analysis of all DOD aircraft accidents and shows in Figure 4-1.

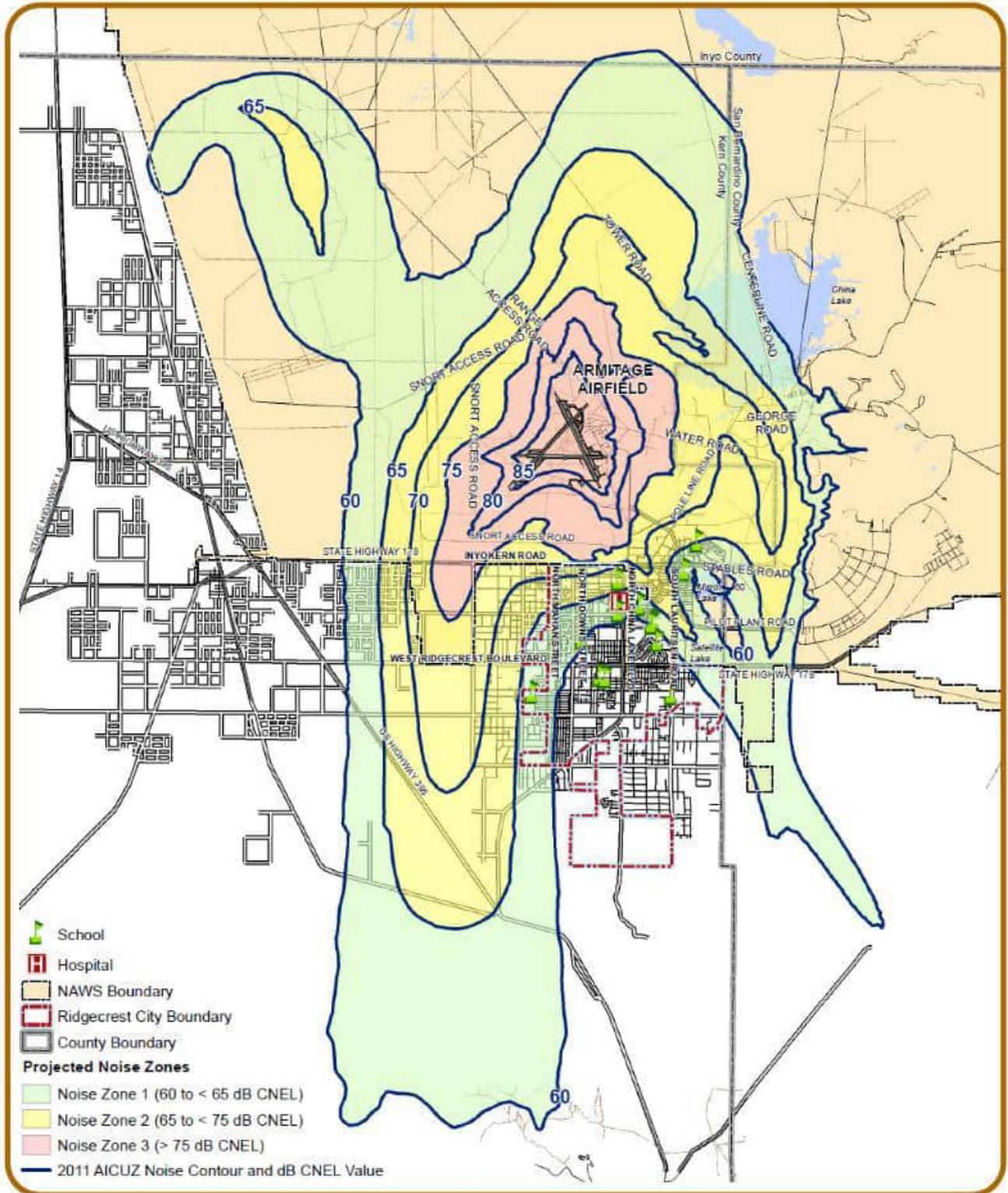
As part of the 2011 AICUZ, noise impacts on Ridgecrest were reevaluated. This included noise generated by aircraft arrivals and departures, aircraft/engine testing, and Baker Range activity. Noise is generally defined as unwanted sound. Sound is a physical phenomenon consisting of vibrations that travel through a medium, such as air, and are sensed by the ear. Whether sound is interpreted as pleasant (e.g., music) or unpleasant (e.g., jackhammers) depends largely on the listener's current activity, past experience, and

attitudes toward the source of the sound. The impact of aircraft noise is therefore a factor in the planning of future land use near airfields.

The AICUZ has three general noise exposure zones: Noise Zone 1 includes areas between 60 and 65 dB CNEL; Noise Zone 2 encompasses areas between 65 and 74 dB CNEL; and Noise Zone 3 covers areas exposed to 75 dB CNEL and higher (see Figure 4-7).

Considerations to ensure land use compatibility shall include the following:

- Sensitive Uses: Sensitive land uses may include residential housing, schools, nursing homes, retirement communities, health care facilities, and others. These types of uses are the most sensitive relative to military activities due to concerns about noise and safety. As public complaints about military noise sources increase, impacts to military operations and readiness may include the creation of avoidance areas, prohibition of training events, restricted flight altitudes/airspeeds/timing, and suspensions or delays in conducting testing or training events.
- Building Height: The height of buildings and other structures that encroach into the navigable airspace used by military operations present a safety hazard to both the public and military personnel and potentially impacting military readiness. Zoning regulations should avoid such obstructions that increase flight safety risks, as pilots are frequently flying at very low altitudes and very high speeds.
- Dust, Smoke, or Steam: Dust created by grading activities or agriculture, and smoke, steam, or other airborne emissions from industrial facilities can reduce visibility and thereby impact military operations. While air quality impacts are usually temporary and intermittent, the fact that they are unpredictable creates concerns for operators.
- Light and Glare: Light sources from commercial, industrial, and residential uses at night can cause excessive glare and illumination, which impacts the use of military night vision devices, nighttime aircraft operations and other light-sensitive activities.



Noise Contours | Figure 4-7



0 2 4 Miles

Source: 2011 AICUZ NAWS China Lake

### 4.3 Goals and Policies

This element provides goals and policies specifically related to the balance of community and military needs and the overall protection of public health and safety. A number of other policies are included in other elements that support military compatibility planning.



See also the policies and implementation measures under Goal LU-7 concerning the definition of the Military Influence Area (MIA) for Ridgecrest.

#### General

<b>Goal MIL-1</b>	To ensure that future land uses are compatible with the continued operation of China Lake and avoid risk to life, property and the well-being of City residents from hazards associated with aircraft operations.
-----------------------	---

*MIL-1.1 Role of China Lake*

Continue to support the role of China Lake as a significant contributor to the economic base of the community.

*MIL-1.2 Kern County ALUCP*

Proposed land uses and development proposals shall be consistent with the land use compatibility policies and criteria of the Kern County ALUCP relative to China Lake.

*MIL-1.3 Development Constraints*

The City shall not allow development in areas where the risks to potential health and safety cannot be mitigated to an acceptable level. [

*MIL-1.4 Local Supplies and Services*

The City will work with China Lake to enhance the use local contractors and services, and to purchase material, equipment, and supplies from in-City sources. The City should identify and support development of businesses and suppliers to the military and their contractors.

*MIL-1.5 MIA Overlay Zone*

The City will create an MIA overlay zone to provide land uses and development standards that are compatible with the AICUZ.

*MIL-1.6 Dark Skies Ordinance*

To minimize impacts on night-time flight operations, the City shall adopt a “dark skies ordinance” that will reduce night lighting for new uses and light sources.

## Communications / Coordination

### Goal MIL-2

To provide opportunities for the City, China Lake, residents, industry, and agencies to collectively participate in all phases of a well-defined planning process.

#### *MIL-2.1 Coordinate with on JLUS Implementation*



R-2508 JLUS

The City shall coordinate closely with jurisdictions, agencies, organizations, and Native American tribal governments in and near the Planning Area to ensure their policies and regulations are consistent with the City's General Plan, the China Lake AICUZ, and the R-2508 JLUS.

#### *MIL-2.2 Increase Public Awareness*



R-2508 JLUS

Provide property owners in proximity to NAWS China Lake education on the installation's mission, potential impacts associated with military aviation operations, land use constraints, and potential mitigations for appropriate development.

#### *MIL-2.3 Development Review*



R-2508 JLUS

Development proposals shall be reviewed for hazards to aircraft in flight, including: uses that release into the air any substance such as steam, dust and smoke which would impair pilot visibility; uses that produce light emissions, glare or distracting lights which could interfere with pilot vision or be mistaken for airfield lighting; sources of electrical emissions which would interfere with aircraft communications or navigation; and uses which would attract birds or waterfowl to the extent that they would pose a danger to aircraft operation in the vicinity of the China Lake.

#### *MIL-2.4 Information Exchange with China Lake*

The City shall work with China Lake to establish an on-going consultation mechanism between the City and China Lake on issues of mutual concern. This will include:

- Early notification by the City to China Lake officials of development applications
- Early notification by China Lake to the City of potential changes in aircraft operations (patterns, number, etc.)

#### *MIL-2.5 Military Involvement and Review Process*

The City shall continue to provide CEQA notifications to NAWS China Lake for review and comment on City discretionary land use actions to include, but not limited to, General/Specific Plan amendments, zone changes, tract maps, parcel maps, Specific Development Plans, and Conditional Use Permits.

*MIL-2.6*



*Evaluate Rerouting of Military Flight Patterns*

Provide support to China Lake as needed to evaluate the feasibility of rerouting military flight operations from over private lands to federal lands while still meeting mission requirements.

*MIL-2.7*

*Coordinate Military Compatibility Planning with Kern County*

The Community Development Department shall maintain close contact with their counterparts in Kern County to coordinate military compatibility planning and management activities.

*MIL-2.8*

*Meeting Military Housing Needs*

The City will work with China Lake officials in identifying strategies to meet the housing needs of military personnel during preparation of the City's General Plan Housing Element.

*MIL-2.9*



*Enhanced Real Estate Disclosure*

Develop an enhanced Real Estate Disclosure Ordinance to ensure appropriate information about the missions and operations at China Lake and the R-2508 Complex are fully disclosed at the earliest possible point in the interaction between realtor / real estate agent and a buyer or renter.

*MIL-2.10*

*Staff Training on Military Compatibility Planning*

The City and China Lake shall cooperate to provide City staff with on-going training opportunities to maintain their awareness of the latest technology and regulations concerning military compatibility issues.

*MIL-2.11*

*Infrastructure / Service Plans*

The projected need for additional infrastructure and other municipal services by China Lake should be considered in the development of new infrastructure master plans.

## Mitigating Compatibility Issues

### Goal MIL-3

To mitigate encroachment issues associated with land uses and development. [New Goal].

#### *MIL-3.1 Avigation Easements*

The City shall require the dedication of avigation easements when development is proposed on property within identified airport safety zones.

#### *MIL-3.2 Major Plan Coordination with Military*



Require that specific plans, area plans, and other regional plans (either new plans or updates/revisions) in the R-2508 Complex address a number of compatibility issues involving the military, such as dark skies, water availability and quality, density, cluster development, and other development design issues.

#### *MIL-3.3 Airport Land Use Compatibility Plan*

The City shall work closely with appropriate agencies, including the Kern County Planning Department, to ensure development is compatible with aircraft facilities and operations, to include NAWS China Lake. To this end, the City shall, as applicable, incorporate findings and recommendations identified in the Kern County Airport Land Use Compatibility Plan (ALUCP).

#### *MIL-3.4 NAWS China Lake AICUZ Recommendations*

The City shall review and, to the greatest extent possible, take actions to implement the recommendations provided in the current and future NAWS China Lake AICUZ studies.

#### *MIL-3.5 Vertical Obstructions*

All new development in the City shall conform to FAR Part 77 height limits. [New Policy]

#### *MIL-3.6 Cellular Tower Collocation / Consolidation*



Encourage the collocation of cellular towers within the R-2508 Complex.

#### *MIL-3.7 Outdoor Lighting*

The City shall ensure that future development includes provisions for the design of outdoor light fixtures to be directed / shielded downward and screened to avoid nighttime lighting spillover effects on adjacent land uses and nighttime sky conditions.

#### *MIL-3.8 Lighting*

The City shall continue to improve and maintain proper lighting at City facilities and assist in reducing undue nuisance light and glare spillage on adjoining areas from development.

**MIL-3.9 Sensitive Uses**

The City should address restrictions on the location of sensitive receptors, such as schools, day care centers, apartments, hospitals, nursing homes, and senior living facilities in relation to noise contours. Implementation Measures

**4.4 Implementation Measures**

Table 4-1, Military Sustainability Implementation Measures, identifies the implementation measures the City should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.

Table 4-1. Military Sustainability Implementation Measures

Implementation Measure	Policy	Who is Responsible	Timeframe			
			2008-2010	2010-2015	2015-2030	On-going
1.0 Prior to approval of a proposal involving any type of land use development, specific findings shall be made that such development is compatible with the training and operational missions of the military aviation installations. Incompatible land uses that result in significant impacts to the military mission of Department of Defense installations or to the Joint Service Restricted R-2508 Complex that can not be mitigated, shall not be considered consistent with this plan. [Source: Kern County ALUCP, Policy 1.7 c]	MIL-1.2 MIL-1.3	Community Development				■
2.0 Review discretionary land use development applications within the military installation's operating area as shown in the Kern County ALUCP for consistency. [New Implementation]	MS-1.2	Community Development				■
3.0 The City shall work with other jurisdictions, agencies, organizations, and Native American tribal governments in the establishment and support of a JLUS Coordinating Committee. The Committee will support implementation of the JLUS strategies, providing on-going technical support/assistance to other members. [New Implementation, JLUS Strategy #9]	MIL-2.1 	City Council  Community Development				■

	Implementation Measure	Policy	Who is Responsible	Timeframe			
				2008-2010	2010-2015	2015-2030	On-going
4.0	The City shall develop an avigation easement program, which will include sample easement language, designates where avigation easements should be required, and determines the appropriate agency or organization to hold such easements. [New Implementation, JLUS Strategy #3]	MIL-3.1  R-2508 JLUS		■			
5.0	Work with China Lake to establish procedures for consultation between the base and the City relative to planning review and comment. This will include: <ul style="list-style-type: none"> <li>■ Definition of projects types that require review by the China Lake officials</li> <li>■ Identification of the Points of Contact for all coordination</li> <li>■ Provision of opportunities for China Lake personnel to be involved in pre-application meetings for significant projects</li> <li>■ Establishing a formal procedure for requesting and receiving comments</li> <li>■ Establishing a standard timeline for responses, keeping in mind mandated review time periods as specified by State law and local procedures</li> <li>■ Develop outreach plan</li> <li>■ Providing notice to China Lake on all public hearings regarding projects identified for coordination</li> <li>■ Establish procedures for the review and monitoring of frequency spectrum conflicts, as they are identified</li> </ul>	MIL-2.3 MIL-2.4 MIL-2.5  R-2508 JLUS	Community Development	■			
6.0	If proposed by China Lake, provide input on the impacts associated with potential acquisitions or land transfers, including loss of property from tax rolls. [New Implementation, Strategy #1]	MIL 2.4  R-2508 JLUS	Community Development				■

	Implementation Measure	Policy	Who is Responsible	Timeframe			
				2008-2010	2010-2015	2015-2030	On-going
7.0	<p>For enhanced real estate disclosure, the City shall:</p> <ul style="list-style-type: none"> <li>■ Work with State Real Estate Board and local real estate representatives to develop and implement adequate language for inclusion in disclosure notices.</li> <li>■ Work with State real estate board and local real estate representatives to ensure compliance with notification requirements.</li> <li>■ The City and China Lake should work cooperatively to make available the information required for real estate disclosure (as defined by implementation measure) regarding operational issues at China Land and the R-2508 Complex (aircraft, gunnery, and explosive noise potential; overflight; light and glare; etc.).</li> <li>■ Review periodically and update as needed to reflect current issues and military operations.</li> </ul>	<p>MIL-2.9</p> 	Community Development	■			■
8.0	Review and revise, as-needed, truth-in-sales and rental ordinances to ensure adequacy in providing public disclosure of NAWS China Lake operations and impacts as they pertain to existing residential uses, proposed residential development, and subdivision approvals.	MS-2.9	Community Development	■			■
9.0	Coordinate with military representatives to ensure information on Special Use Airspace (floors, ceilings, time of operations, etc) is understood and available for disclosure.	<p>MIL-2.9 MIL-2.10</p> 	Community Development	■			■
10.0	Work with Governor’s Office of Land Use and Climate Innovation (LCI) to define information that would be useful for planners concerning military compatibility.	<p>MIL-2.10</p> 	Community Development	■			

	Implementation Measure	Policy	Who is Responsible	Timeframe			
				2008-2010	2010-2015	2015-2030	On-going
11.0	In an effort to protect the operations of NAWS China Lake, the City shall require that all new development west of Mahan Street grant an avigation easement on behalf of NAWS China Lake and shall implement procedures concerning notice and disclosure of aircraft operations impacts (including over flights and noise).	MS-3.1	Community Development				■
12.0	Initiate a light and glare working group to evaluate appropriate lighting standards, including the development of a dark sky ordinance/simplified constraints map similar to Kern County's Red/Yellow/Green map developed for height obstructions, within applicable development codes to protect military operations from the impacts associated with light and glare.	MIL-3.7 MIL-3.8 	Community Development	■			■
13.0	For portions of the R-2508 area identified by the military as critical to dark sky initiatives, evaluate funding sources available to assist in lighting retrofit programs.	MIL-3.8 	Community Development	■			■

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EXHIBIT B –ORDINANCE FOR CODE AMENDMENT

ORDINANCE NO. 26-\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIDGECREST AMENDING  
THE RIDGECREST MUNICIPAL CODE REGARDING OUTDOOR LIGHTING AND THE  
MILITARY INFLUENCE AREA OVERLAY DISTRICT

WHEREAS, California Constitution Article XI, Section 7, enables the City of Ridgecrest (the “City”) to enact local planning and land use regulations; and

WHEREAS, in April 2011, the United States Department of the Navy adopted a new Air Installations Compatible Use Zones (AICUZ) for the Naval Air Weapons Station (NAWS), China Lake; and

WHEREAS, in response to the AICUZ, the following policies have been added to the Military Sustainability Element of the General Plan:

- MIL-1.5     MIA Overlay Zone  
              The City will create an MIA overlay zone to provide land uses and development standards that are compatible with the AICUZ.
  
- MIL-1.6     Dark Skies Ordinance  
              To minimize impacts on night-time flight operations, the City shall adopt a “dark skies ordinance” that will reduce night lighting for new uses and light sources; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing to consider the matter on February 24, 2026. After accepting all testimony, reports, and facts, the Planning Commission adopted Planning Commission Resolution 26-\_\_, thereby recommending approval of the Code Amendment; and

WHEREAS, on \_\_\_\_\_, 2026, the City Council of the City of Ridgecrest conducted a duly noticed public hearing. After considering all testimony, reports, and facts regarding the Code Amendment, the City Council introduced this ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGECREST, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The recitals above are true and correct and incorporated herein by reference.

SECTION 2. Section 106-40 (Outdoor Lighting/Dark Skies) is hereby added to Article I (In General) of Chapter 106 (Zoning) of Part II (Land Development) of the Ridgecrest Municipal Code to read as follows:

"Sec. 106.40. - OUTDOOR LIGHTING/DARK SKIES

- (a) Purpose and Intent. Residents in many areas of Ridgecrest currently enjoy a dark night sky and have expressed interest in continued access to natural dark skies. In order to maintain the existing character of the city, a minimal approach shall be taken to outdoor lighting, as excessive illumination can create a glow that may obscure the night sky and excessive illumination or glare may constitute a nuisance. The purpose of this section is to provide requirements for outdoor lighting in order to accomplish the following objectives:
- (1) Encourage a safe, secure, and less light-oriented nighttime environment for residents, businesses, and visitors.
  - (2) Promote a reduction in unnecessary light intensity and glare, and to reduce light spillover onto adjacent properties and upon nighttime flight operations at the NAWA China Lake.
  - (3) Protect the ability to view the night sky by restricting unnecessary upward projections of light.
  - (4) Promote energy conservation and a reduction in the generation of greenhouse gases by reducing wasted electricity that can result from excessive or unwanted outdoor lighting.
- (b) Conflict. Should a conflict arise between this section and the California Green Building Standards Code, the more restrictive of the two shall apply.
- (c) Definitions. For the purposes of carrying out the intent of this section, the following words, phrases, and terms shall be deemed to have the meaning ascribed to them below. Words, phrases, and terms not defined in this section shall have the meaning as defined elsewhere in this Chapter, or if lacking thereof as commonly or logically associated therewith.

*Architectural Feature* means a unique roofline, gable, mast, extension, overhang, or other architectural embellishment intended to add architectural interest to a building or structure.

*Attached Lighting* means a light fixture that is attached to a building or structure. Any light fixture that is directly or indirectly attached to a structure with a diameter and/or width of more than twelve (12) inches is considered attached lighting.

*Fixture* means a complete lighting unit including the lamp and parts designed to distribute the light, position and protect the lamp, and connect the lamp to a power source. Also referred to as a luminaire. The fixture may include an assembly housing, a mounting bracket or polo socket, lamp holder, ballast, a reflector or mirror, and a refractor or lens.

*Floodlight* means an outdoor lighting fixture intended to illuminate a large area. Often utilized to broadcast light over a substantial area for security and recreational purposes.

*Freestanding Lighting* means a light fixture that is not attached to a building or structure. Any light fixture attached to a structure with a diameter and/or width of twelve (12) inches or less (such as a pole) is considered freestanding lighting.

*Fully Shielded* means an outdoor lighting fixture that is shielded with a non translucent barrier or constructed in such a manner that the light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane passing through the lowest point of the fixture where light is emitted. Light rays emitted by a fully-shielded fixture shall not cast direct light onto any adjacent property other than a common solid fence.

*Glare* means a direct and unshielded light striking the eye to result in reduced visual performance.

*Incandescent* means a light produced by a filament heated to a high temperature by electric current.

*Internally Illuminated Signage* means a sign illuminated by a light source internal to sign enclosure and not directly visible externally.

*Lamp/Bulb* means a generic term for an artificial light source typically installed in the socket portion of a fixture. Commonly referred to as a bulb.

*Light Pollution* means any adverse effect of artificial light sources including, but not limited to, discomfort to the eye or diminished vision due to glare, uncontrolled uplighting, uncomfortable distraction to the eye, or any artificial light that substantially diminishes the view of the night sky.

*Lumen* means a unit of standard measurement used to describe the amount of light that is produced; a measurement of the brightness/intensity of a light source.

*Low Voltage Landscape Lighting* means freestanding electric lighting powered fifteen (15) volts or less and limited to sixty (60) watts or seven hundred fifty (750) lumens, whichever is less, per fixture, for the purpose of illuminating trees, shrubbery, and other natural external elements.

*Night Sky* means the overhead sky, between dusk and dawn; ideally allows view of stars, despite necessary or desired illumination of private and public property.

*Outdoor Lighting Fixture* means any lighting fixture that is installed, located, or used in such a manner to provide illumination of objects or activities outside. Outdoor lighting fixtures

include all fixtures mounted to the exterior of a structure, poles, or other freestanding structures, or placed so as to provide direct illumination on any exterior area or activity.

*Outdoor Performance/Sport/Recreational Facilities* means a public or private facilities designed for the conduct of sports, leisure activities, and other customary recreational activities.

*Partially Shielded Fixture* means a fixture employing a top shield to eliminate all direct upward light, but otherwise does not shield the lamp from view. May allow some light to pass through a semi-translucent barrier, and/or may allow visibility of the lamp/bulb from certain perspectives.

*Seasonal Lighting* means seasonal displays of forty-five (45) days or less within one (1) calendar year.

*Temporary lighting* means lighting that is intended to be used for a special event for twelve (12) days or less per calendar year.

*Uplight* means light emitted from a fixture into the hemisphere at or above the horizontal plane.

(d) Applicability.

(1) New Outdoor Lighting. All new temporary or permanent outdoor lighting fixtures that is both permitted and installed on and after the effective date of this section shall conform to the requirements established by this section.

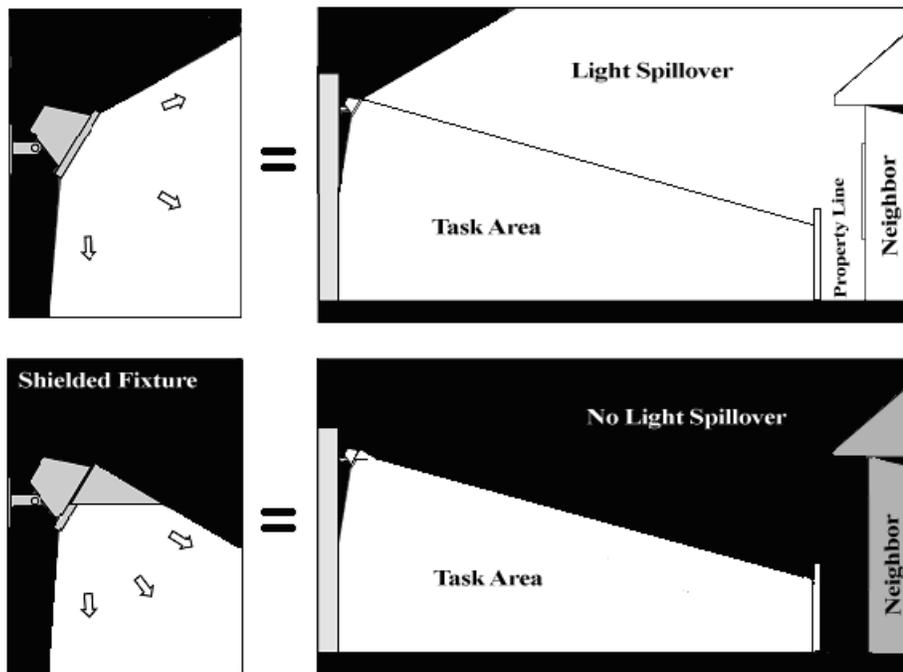
(2) Existing Outdoor Lighting. All existing outdoor lighting fixtures installed prior to the effective date of this section shall be addressed as follows:

a. Legal, nonconforming: All outdoor light fixtures which are existing and legally installed prior to the date of adoption of this section are legal, nonconforming uses and are exempt from the requirements of this section.

b. Additions or Alterations to Property: When an addition of fifty percent (50%) or more in terms of additional dwelling units, gross floor area, cumulative seating capacity, parking spaces, either with a single addition or with cumulative additions occurs on any property, all existing nonconforming lighting fixtures on the entire property shall be made to comply with the requirements of this section. Additionally, all new outdoor lighting fixtures shall meet the requirements of this chapter.

(e) General requirements. The following general standards apply to all outdoor lighting fixtures subject to this ordinance.

- (1) Shielding. All outdoor lighting fixtures which utilize one hundred (100) watts or more (including equivalent wattage) or emit one thousand six hundred (1,600) lumens or more per fixture, shall be fully shielded per the definition listed in this section, unless the fixture is exempted by this section.
- (2) Floodlights. All floodlights which utilize less than one hundred (100) watts per fixture (including equivalent wattage) must be at least shielded to eliminate light spillover onto adjacent properties. Additionally, the light source within all lighting fixtures shall be oriented downward to prevent direct uplighting.



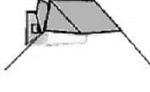
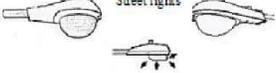
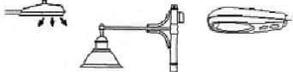
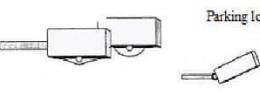
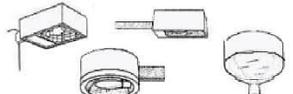
- (3) Prohibited Light Source Types. The following exterior light source types shall be prohibited:
  - a. Metal halide, mercury vapor, and quartz bulbs in or within twenty-five (25) feet of any residential or mixed-use zone districts.
  - b. Uplighting, except as permitted by Section 106.40(f) below.
- (4) Maintenance. Outdoor light fixtures shall be kept in good working order and shall be continuously maintained in a manner that serves the original design intent of the system and ensures continued compliance with this section.

(5) Fixture Height. All light fixtures that are mounted on a building or structure (attached lighting) and all lighting fixtures that are not attached (freestanding lighting) shall conform to the mounting height limitations as listed in Table 106.40. Maximum fixture height shall be measured from the finished interior grade of the mounting area to the top point of the lighting fixture.

Table 106.40 – Fixture Height

	Residential and Mixed-Use Zones	All Other Zones	Floodlights Used for "Outdoor Performance, Sport & Recreation Facilities"
Freestanding Lighting	20 feet	30 feet	As approved by the Director
Attached Lighting	Shall not exceed height of structure		

(6) Fixture Types. The following figures illustrate examples of fully shielded and not fully shielded outdoor lighting fixtures. Note: Even those types of fixtures shown as fully shielded must be installed and aimed properly to comply with this chapter.

NOT FULLY SHIELDED	FULLY SHIELDED
 <p data-bbox="621 310 813 331">Unshielded Causes Glare</p>	 <p data-bbox="930 310 1149 331">Fully Shielded Reduces Glare</p>
<p data-bbox="675 338 737 359">Floodlights</p> 	 <p data-bbox="886 415 1190 447">Fixtures must be properly angled and mounted to ensure that light is not emitted above the horizontal plane</p>
<p data-bbox="651 453 712 474">Wallpacks</p> 	
	
 <p data-bbox="565 829 873 846">Fixtures utilizing less than 100-watts do not require full shielding</p>	 <p data-bbox="1092 808 1182 829">Shield Example</p>
<p data-bbox="686 856 751 877">Street lights</p> 	
<p data-bbox="776 982 841 1003">Parking lot</p> 	

(f) Uplighting And Lighting Aimed Against Structures Or Landscaping. Direct upward lighting and lighting aimed at structures shall be prohibited except as follows:

- (1) Accent lighting of architectural features: Architectural features may be illuminated by vertical uplighting, provided that no glare or off-site light spillover is produced. Lamps used for this type of accent lighting shall be low intensity to produce a subtle lighting effect and shall utilize less than one hundred (100) watts and shall emit less than one thousand six hundred (1,600) lumens per fixture.
- (2) Accent lighting of other objects: For statues, public art, or other objects of interest where the light cannot be effectively contained by the structure and where objects cannot be illuminated with down lighting, upward lighting may be used in the form of narrow-cone spotlights that utilize less than one hundred (100) watts and emit less than one thousand six hundred (1,600) lumens and confine the illumination to the object of interest.
- (3) Unrestricted uplighting of a displayed United States Flag or the State of California State Flag shall be permitted.
- (4) All other lighting aimed against structures: An outdoor lighting fixture may be aimed against a structure only if all the following apply:

- a. The light is effectively contained by the structure.
- b. No glare is visible from off site.
- c. The fixture is fully shielded so that none of the light which is emitted above the horizontal plane crosses over the property line of the parcel where the subject light is located.
- d. Low voltage landscape light: Low voltage landscape lighting such as that used to illuminate fountains, shrubbery, trees, walkways, etc., shall be permitted provided that such lighting is limited to fixtures utilizing a maximum of sixty (60) watts (or seven hundred fifty (750) lumens, whichever is or less), per fixture, the fixture is not mounted to poles or buildings, and the fixture is shielded to eliminate glare and light spillover onto adjacent properties.

(g) Outdoor Performance, Sport And Recreational Facilities.

- (1) Where playing fields or other special activity areas are to be illuminated by floodlight, lighting fixtures shall be mounted, aimed, and shielded so that their beams fall within the primary playing area and immediate surroundings, and so that off-site light spillover onto any residentially zoned property is minimized. This subsection shall not apply to legal, nonconforming fixtures.
- (2) Recreational facilities shall be illuminated for public or private use only when the facility is being utilized, except for security lighting authorized by Section 106.40(j). All non-security lighting must be turned off no later than 11:00 p.m. or thirty (30) minutes after the termination of the event and/or use, whichever occurs last. At the conclusion of the event and/or use, a reduced-level lighting system shall be used to facilitate patrons leaving the facility, cleanup, nighttime maintenance, and other closing activities. This subsection shall not apply to legal, nonconforming fixtures and illumination patterns.

(h) New Off-Site And On-Site Outdoor Advertising Signs. New off-site outdoor advertising signs installed after the effective date of this chapter and which include externally mounted light fixtures shall be subject to the following:

- (1) The externally mounted light fixtures shall be mounted to the top of the advertising structure, shall be oriented downward and shall be fully shielded, except for fixtures utilizing less than one hundred (100) watts and emitting less than one thousand six hundred (1,600) lumens per fixture. Externally mounted light bulbs or lighting tubes that are not filled with neon, argon, or krypton shall not be visible from any portion of an adjacent public right-of-way or adjoining property.

(2) Internally illuminated signs shall be exempt from this chapter and shall be regulated as set forth by Article VI of Chapter 106 of Part II of this Code.

(i) Searchlights and Laser Lights. Searchlights and laser lights shall be prohibited except in cases of emergencies, by/at the direction of police department, fire department, or other emergency personnel.

(j) Hours Of Operation (Curfew) And Security Lighting.

(1) Outdoor light fixtures located anywhere within a residential zone district (or within any other zone district where the new fixture is located within twenty-five (25) feet of an existing single-family residence, shall adhere to the following:

a. Lighting fixtures (such as carriage lights, under-eave lights and porch lights) that utilize less than one hundred (100) watts and emit less than one thousand six hundred (1,600) lumens per fixture and that do not project light above the horizontal plane shall not be subject to an illumination curfew.

b. Security lighting fixtures that utilize one hundred (100) watts or more (or emit one thousand six hundred (1,600) lumens or more) shall be controlled by a motion-sensor device if used after 11:00 p.m., and the fixture shall only be illuminated when activated by the device. The motion sensor device shall be programmed so that the fixture remains illuminated for no more than ten (10) minutes if activated by the device. Each fixture shall conform to all other provisions of this chapter, including shielding requirements.

c. All other non-exempt outdoor lighting fixtures shall be turned off between the hours of 11:00 p.m. and sunrise.

(2) Outdoor lighting fixtures located outside of a residential zone district, or located more than twenty-five (25) feet from any existing single-family residence within any other zone district shall adhere to the following:

a. All lighting fixtures shall be subject to the shielding provisions listed in this Section.

b. Lighting fixtures listed under this provision shall not be subject to an illumination curfew.

(k) Exemptions. The following are permanently exempt from the provisions of this chapter:

(1) Outdoor lighting specifically approved in conjunction with a discretionary permit.

(2) Federal and State Facilities: Outdoor light fixtures on, in, or in connection with facilities and land owned or operated by the government of the United States of America or the

State of California; however, these agencies are encouraged to comply with the provisions of this chapter.

- (3) Airports and Other Lighting Required by the Federal Aviation Administration: Outdoor lighting for public and private airports and any other uses that are regulated by the Federal Aviation Administration.
- (4) Correctional Institutions: Outdoor lighting for federal, state, and county-owned or operated correctional institutions; however, voluntary compliance with the intent and provisions of this chapter is encouraged.
- (5) Emergency Light: Temporary emergency lighting needed by the sheriff's department, police department, fire department, public utility, rescue operation or in conjunction with any other emergency service.
- (6) Temporary Construction: All temporary lighting used for the construction or repair of roadways, utilities, and other public infrastructure.
- (7) Internally Illuminated Signs: All internally illuminated signs, including those used for on-site and off-site advertising purposes. Such signs are regulated by the provisions of Article VI of Chapter 106 of Part II of the Municipal Code.
- (8) Neon, Argon, or Krypton: All fixtures illuminated solely by neon, argon, or krypton.
- (9) United States Flag and State of California Flag: Lighting used to illuminate a properly displayed United States Flag and/or the State of California Flag.
- (10) Lighting Required by Building Codes or other Regulations: Communication towers, exit signs, lighting for stairs/ramps, lighting for points of ingress/egress to buildings, and all other illumination required by air navigation safety provisions, building codes, OSHA standards, and other permitting requirements from State or federal agencies.
- (11) Fossil Fuel Light: All outdoor light fixtures producing light directly by the combustion of fossil fuels (such as kerosene lanterns, gas lamps, etc.)
- (12) Street Lighting: Lighting equipment within a public or private right-of-way or easement for the principal purpose of illuminating streets, roadways, and/or other areas open to transport by vehicle or pedestrian traffic.
- (13) Seasonal Displays: Displays using multiple low wattage bulbs or lasers, provided that they do not constitute a fire hazard, create a nuisance, and are maintained in a safe condition. Such displays shall not be illuminated for more than forty-five (45) days per calendar year.

(14) Water Features: Lighting in swimming pools and other water features governed by Article 680 of the National Electrical Code.

(l) Outdoor lighting plans. An outdoor lighting plan shall be submitted in conjunction with any application for a building permit within a commercial or industrial zone district where new outdoor lighting fixtures will be installed as a part of the project for which the building permit is required. At minimum, an outdoor lighting plan shall include the following:

(1) Manufacturer specification sheets, cut sheets, or other manufacturer provided information for all proposed outdoor lighting fixtures to show fixture diagrams, light source type, and light output levels (in watts or lumens per fixture).

(2) The proposed location, mounting height, and aiming point of all outdoor lighting fixtures

(3) If building elevations are proposed for illumination, the plan shall include drawings for all relevant building elevations showing the placement of fixtures, the portions of the elevations to be illuminated, and the aiming point for any remote light fixture.

(4) The outdoor lighting plan shall be correlated with any required landscaping plan that is submitted with the building permit application package and shall demonstrate that outdoor lighting shall not be unreasonably obscured or obstructed by existing or future foliage growth.

(m) Violations. All outdoor lighting fixtures installed after the effective date of this Section shall conform to the requirements established by this chapter. It shall be unlawful and a nuisance to install or operate any new outdoor lighting fixture in violation of this chapter.”

SECTION 3. Section 106-285 (Designation of Zones) of Article III (Precise Zone Plan and Zone Map) of Chapter 106 (Zoning) of Part II (Land Development) of the Ridgecrest Municipal Code is hereby modified to add the following overlay zones to the table of Zone Classifications:

MIA-1	Military Influence Area Overlay Zone 1
MIA-2	Military Influence Area Overlay Zone 2

SECTION 4. Division 3 (Military Influence Ara Overlay District) is hereby added to Article IV (Zoning District Regulations) of Chapter 106 (ZONING) of Ridgecrest Municipal Code to read as follows:

“Sec. 106-350 – PURPOSE AND INTENT

It is the purpose of this chapter to prevent incompatible land uses in the vicinity of Naval Air Weapons Station (NAWS) China Lake consistent with the recommendations of the NAWS China

Lake 2011 Air Installation Compatible Use Zone Study (AICUZ) and the goals and policies of the General Plan. The unique operational characteristics of NAWS China Lake necessitate a modified approach to the regulation of vicinity land uses. These characteristics include but are not limited to military aircraft approach and departure operations affecting a more expansive geographic area and more intense aircraft operation noise characteristics resulting from the staging of unique events such as air shows and special military preparedness operations, and periodic visits by aircraft from other military installations.

#### Sec. 106-351 – APPLICABILITY

This division shall apply to every property shown on the official zoning map within the MIA-1 or MIA-2 overlay zones. Where this division and any other portion of this code conflict, this division shall apply.

#### Sec. 106-352 – REVIEW AND NOTICE

- (a) All new discretionary entitlement applications for projects within the MIA-1 or MIA-2 overlay zones shall be sent to the NAWS China Lake Encroachment office for comment as part of the interdepartmental review process.
- (b) Notice of any public hearing for discretionary entitlement application within the MIA-1 or MIA-2 overlay zones shall be provided at least ten days prior to the hearing to the NAWS China Lake Encroachment office.

#### Sec. 106-353 – PERMITTED USES

- (a) *Permitted uses.* The following uses shall be permitted in the MIA-1 and MIA-2 overlay zones:
  - (1) Any permitted use listed in the base zone, except the following:
    - a. Any use listed as a conditionally permitted use in Section 106-353(b).
    - b. Any prohibited use listed in Section 106-353(c).
  - (b) *Conditionally permitted uses.* The following uses may be permitted in the MIA-1 and MIA-2 overlay zones, subject to the application for a conditional use permit per division 3 of article II of this chapter.
    - (1) Any conditionally permitted use listed in the base zone, except the following:
      - a. Any prohibited use listed in Section 106-353(c).
    - (2) Multifamily residential dwellings within the MIA-2 overlay zone.
    - (3) Any use that is permitted in the base zone and would result in any of the following:
      - a. Generates electromagnetic emissions or radio frequencies.
      - b. Release into the air any substance such as steam, dust and smoke.

- c. Produce light emissions, glare or distracting lights which could interfere with pilot vision or be mistaken for airfield lighting.

(c) *Prohibited uses.* The following use shall be prohibited in any portion of the MIA-1 or MIA-2 overlay zones:

- (1) Any structure that would physically obstruct any portion of the military operations area due to relative height above ground level.
- (2) Outdoor music shells and amphitheaters.
- (3) Raising or keeping of pigeons or doves, including but not limited to, pedigreed homing, high-flying, or air-performing pigeons.
- (4) Within the MIA-2 overlay zone, the following uses shall be prohibited:
  - a. Group Quarters.
  - b. Residential Hotels.
  - c. Mobile home parks or courts.
  - d. Nursing Homes.
  - e. Hotels, motels, and other transient lodging.

#### Sec. 106-353 – DEVELOPMENT STANDARDS

In addition to the development standards within the base zone, the following standards shall apply:

- (a) *Height.* Per base zone, however, no portion of a structure, building, pole, mast, or other improvement shall exceed 35' unless the NAWS China Lake Encroachment office confirms in writing that said portions of the structure, building, pole, mast, or other improvement that exceed 35' will not impact the military operations and mission.
- (b) *Lighting.* All lighting should be downcast or shielded in a manner that would not impair pilot vision. The following lighting shall be prohibited:
  - (1) Uplighting of any landscaping, structure, building, pole, mast, or other improvement.
  - (2) Spot, search, or laser lights.
- (c) *Reflective surfaces.* The design and construction of structures, buildings, poles, masts, or other improvements shall not produce glare, either direct or indirect (reflective), that would interfere with pilot vision and/or air traffic control operations.
- (d) *Solar Energy Systems.* The solar panels shall be composed of anti-reflective material and/or treated with anti-reflective coating and shall not produce glare, either direct or indirect (reflective).

#### Sec. 106-354 – FINDINGS

(a) In addition to the required findings set forth in Section 106-131, planning commission shall, on the basis of the application and the evidence submitted, make the following finding:

(1) Approval of the proposed use will not be detrimental to military operations and mission."

SECTION 5. This Ordinance is exempt from the California Environmental Quality Act (CEQA) under the following provisions of the CEQA Guidelines: Section 15378 (14 Cal. Code Regs. § 15378), this action is not subject to CEQA since it does not have the potential to result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

SECTION 6. Any provision of the Ridgecrest Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to the extent necessary to implement the provisions of his Ordinance.

SECTION 7. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase would be subsequently declared invalid or unconstitutional.

SECTION 8. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published once in the official newspaper within fifteen (15) days after its adoption. This Ordinance shall become effective thirty (30) days after adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Ridgecrest at the regular meeting of this \_\_\_ day of \_\_\_\_\_, 2026.

APPROVED AS TO FORM:

\_\_\_\_\_  
Martin Koczanowicz, City Attorney

APPROVED AND ADOPTED: This \_\_\_ day of \_\_\_\_\_, 2026 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Travis Endicott, Mayor

ATTEST:

---

Ricca Charlon, City Clerk

EXHIBIT C –ORDINANCE FOR ZONING MAP

ORDINANCE NO. 26-\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIDGECREST AMENDING THE ZONING MAP, THEREBY ADDING PROPERITES TO THE MILITARY INFLUENCE AREA OVERLAY DISTRICT

WHEREAS, California Constitution Article XI, Section 7, enables the City of Ridgecrest (the “City”) to enact local planning and land use regulations; and

WHEREAS, in April 2011, the United States Department of the Navy adopted a new Air Installations Compatible Use Zones (AICUZ) for the Naval Air Weapons Station (NAWS), China Lake; and

WHEREAS, in response to the AICUZ, the following policy have been added to the Military Sustainability Element of the General Plan:

MIL-1.5     MIA Overlay Zone  
              The City will create an MIA overlay zone to provide land uses and development standards that are compatible with the AICUZ.

WHEREAS, Ridgecrest Municipal Code Sections 106-350 through 106-354 establish the permitted uses and regulations for the Military Influence Area (MIA) Overlay District; and

WHEREAS, it is the City’s desire to locate specific properties within the MIA overlay; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing to consider the matter on February 24, 2026. After accepting all testimony, reports, and facts, the Planning Commission adopted Planning Commission Resolution 26-\_\_, thereby recommending approval of the Zoning Map Amendment; and

WHEREAS, on \_\_\_\_\_, 2026, the City Council of the City of Ridgecrest conducted a duly noticed public hearing. After considering all testimony, reports, and facts regarding the Code Amendment, the City Council introduced this ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGECREST, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The recitals above are true and correct and incorporated herein by reference.

SECTION 2. The Zoning Map of the City of Ridgecrest is amended as attached hereto.

SECTION 3. This Ordinance is exempt from the California Environmental Quality Act (CEQA) under the following provisions of the CEQA Guidelines: Section 15378 (14 Cal. Code Regs. § 15378), this action is not subject to CEQA since it does not have the potential to result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

SECTION 4. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase would be subsequently declared invalid or unconstitutional.

SECTION 5. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published once in the official newspaper within fifteen (15) days after its adoption. This Ordinance shall become effective thirty (30) days after adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Ridgecrest at the regular meeting of this \_\_\_ day of \_\_\_\_\_, 2026.

APPROVED AS TO FORM:

\_\_\_\_\_  
Martin Koczanowicz, City Attorney

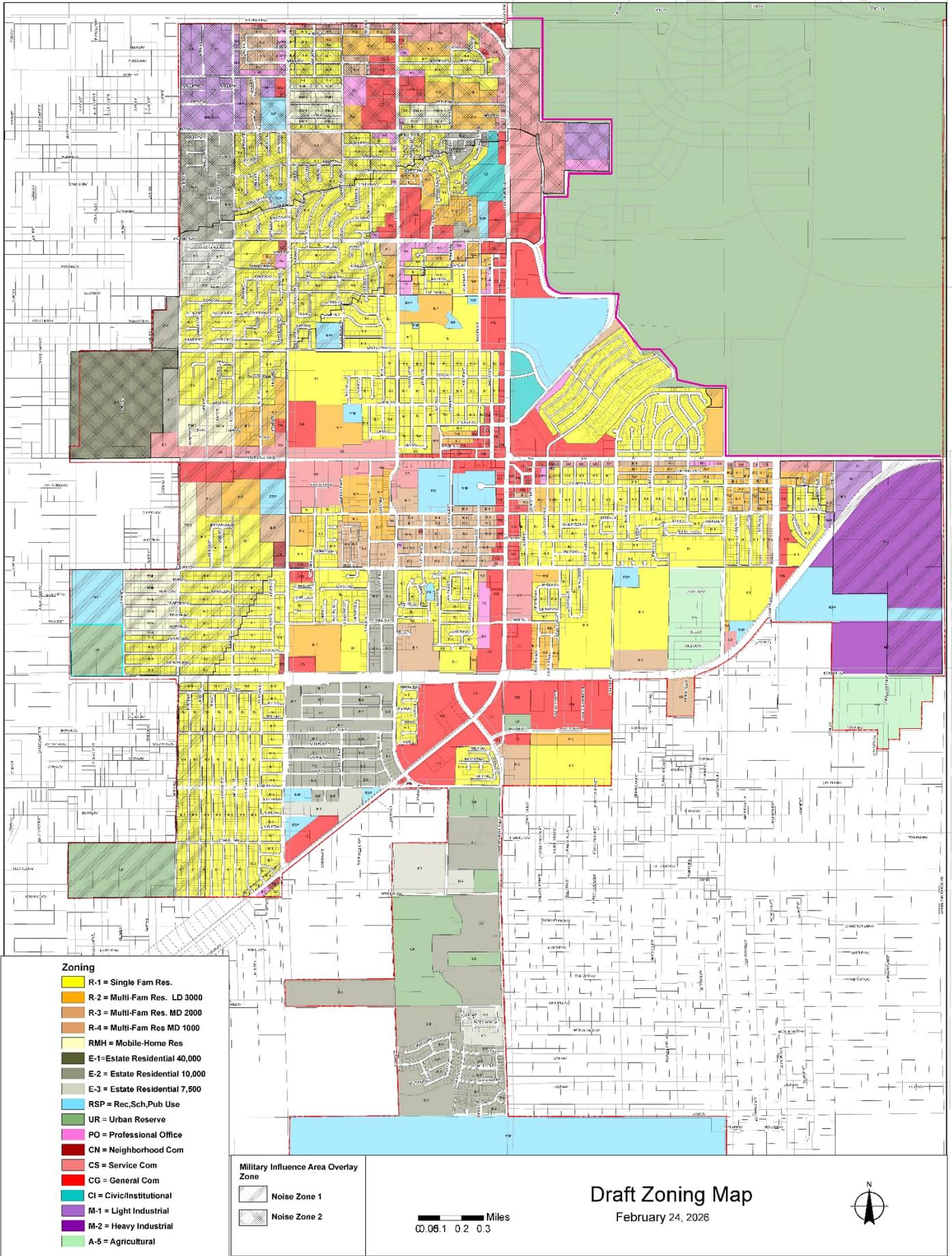
APPROVED AND ADOPTED: This \_\_\_ day of \_\_\_\_\_, 2026 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Travis Endicott, Mayor

ATTEST:

\_\_\_\_\_  
Ricca Charlon, City Clerk





# **MILITARY SUSTAINABILITY ELEMENT SB 1000 ANALYSIS**



City of  
**RIDGECREST**  
California

MAY 27, 2025

# MILITARY SUSTAINABILITY ELEMENT SB 1000 ANALYSIS

Prepared for:



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## Executive Summary

The City of Ridgecrest (City) is in the process of amending the Military Sustainability and Land Use Elements to implement changes to the Air Installations Compatible Use Zones Study (AICUZ) for Naval Air Weapons Station China Lake. State law requires jurisdictions that are updating two or more general plan elements to determine if disadvantaged communities are located within their boundaries, and if so, include environmental justice policies into its General Plan.

Three acceptable methods to determine the existence of disadvantaged communities include: 1) utilize the CalEnviroScreen composite score, 2) utilize the pollution burden indicators for low-income census tracts, and 3) utilize local knowledge and additional data at the local and community levels. Based on the analysis below, the CalEnviroScreen composite score and local knowledge do not trigger the environmental justice policies, however, the pollution burden indicators for low-income census tracts indicate four of the nine census tracts in the City contain disadvantaged communities. As a result, the City will be required to include environmental justice goals, policies, and objectives integrated into the elements to address impacts from ozone (O<sub>3</sub>), lead, drinking water, groundwater threats, hazardous waste, and solid waste.

## Background

There are seven mandatory elements for a general plan (land use, circulation, housing, conservation, open space, noise, and safety). In 2016, the Legislature of the State of California added an eighth mandatory element (environmental justice) for jurisdictions that have disadvantaged communities. [SB 1000 \(Chapter 587, Statutes of 2016\)](#) was signed into law on September 24, 2016 and went into effect on January 1, 2018. SB 1000 codified California Government Code [§65302\(h\)](#), which requires jurisdictions to include an environmental justice element, or related goals, policies, and objectives integrated in other elements of their general plan when they currently amend two or more general plan elements. Notwithstanding this, State law allows cities to adopt general plans in a unique format that best fits its circumstances<sup>1</sup>.

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<sup>1</sup> The City of Ridgecrest General Plan contains the following elements: Land Use, Military Sustainability, Community Design, Circulation, Open Space and Conservation, and Health and Safety.

The goal of including environmental justice policies in the general plan is to identify objectives and policies that:

1. Reduce the unique or compounded health risks in disadvantaged communities.
2. Promote civic engagement in the public decision-making process.
3. Prioritize improvements and programs that address the needs of disadvantaged communities.

To comply with the State requirements, three analytical methods have been identified and adopted as best practices for determining disadvantaged communities<sup>2</sup>.

Method 1: Determine if the census tract is in the 75th percentile or above of the CalEnviroScreen composite score.

Method 2: Determine if the census tract is in the 75th percentile or above of the CalEnviroScreen pollution burden indicator scores and is at or below 80% the state and/or county area median income.

Method 3: Utilize local knowledge and additional data at the local and community levels (e.g. local air quality monitoring) to determine if environmental policies are needed.

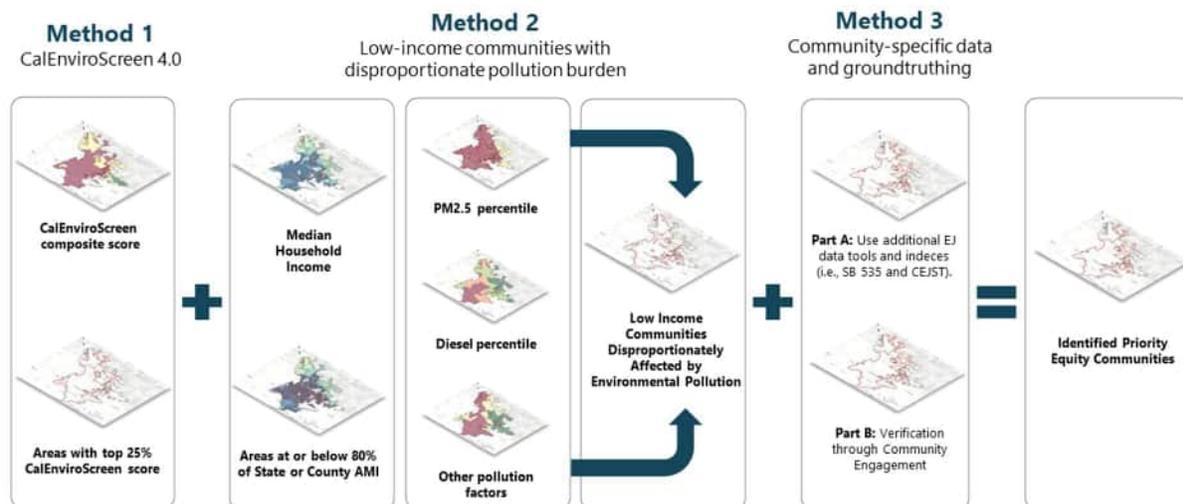


Figure 1 – SB 1000 Methodology

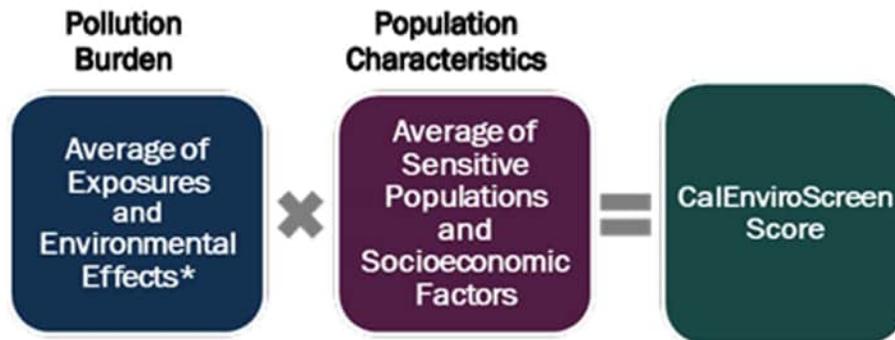
<sup>2</sup> A disadvantaged community is defined as “A low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation”.

In April 2011 the Air Installations Compatible Use Zones Study (AICUZ) for Naval Air Weapons Station China Lake was updated. The City of Ridgecrest (City) is now amending the Military Sustainability Element of the General Plan to incorporate the changes made to the AICUZ. These changes will necessitate an amendment to the land use diagram within the Land Use Element of the General Plan. Since the two elements will be amended, the City must conduct the SB 1000 analysis to determine if environmental goals, policies, and objectives shall be added to the General Plan.

## Analysis

### Method 1

The first method used to determine if there are disadvantaged communities is utilizing the CalEnviroScreen 4.0 composite score. The composite score is determined by the Office of Environmental Health Hazard Assessment (OEHHA) in the California Environmental Protection Agency (CalEPA) by multiplying the pollution burden (an average of exposures and environmental effects) by populations characteristics (an average of sensitive populations and socioeconomic factors)<sup>3</sup>. Each factor has a maximum score of 10, giving a maximum composite score of 100. CalEPA designates an area as a disadvantaged community if a census tract scores at or above the 75th percentile (or top 25%) statewide on the CalEnviroScreen composite score.



\* The Environmental Effects score was weighted half as much as the Exposures score.

Figure 2 – Composite Score Methodology

Within the City of Ridgecrest there are nine census tracts that are at least partially within city limits. (see Figure 3).

<sup>3</sup> The full methodology used by OEHHA to determine the composite score can be found at <https://oehha.ca.gov/media/downloads/calenviroscreen/report/calenviroscreen40reportf2021.pdf>

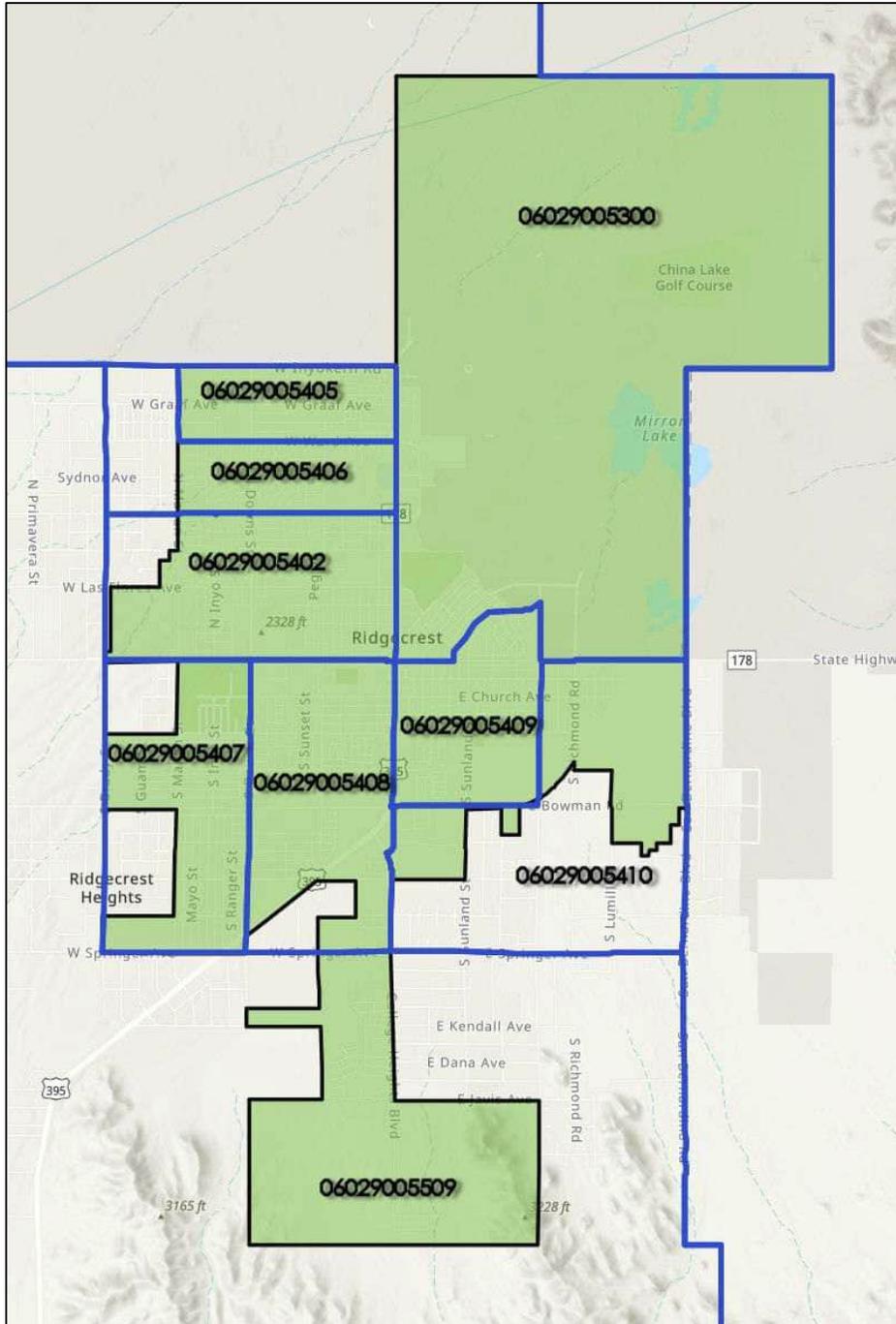


Figure 3 – Census Tracts

The CalEnviroScreen 4.0 Scores range from the 28<sup>th</sup> percentile to the 69<sup>th</sup> percentile (see Figure 4)<sup>4</sup>. Inasmuch as none of the census tracts meet or exceed the 75<sup>th</sup> percentile, Method 1 does not result in any disadvantaged communities.

<sup>4</sup> Source: CalEnviroScreen 4.0

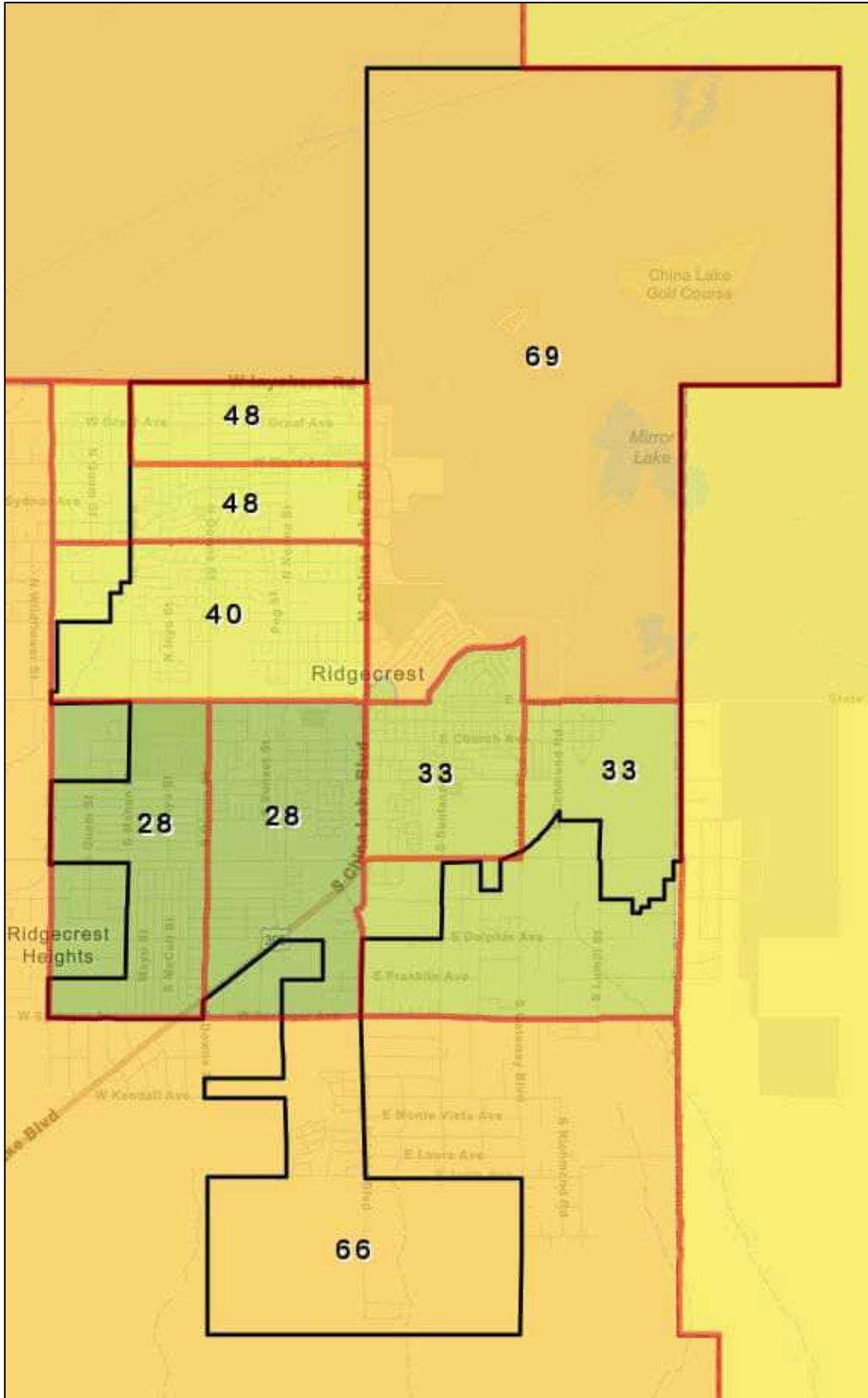


Figure 4 – CalEnviroScreen 4.0 Composite Scores

Method 2

The second method is more specific by considering the individual CalEnviroScreen pollution burden indicator scores and if the census tract qualifies as a low-income community. The threshold for qualifying under this method is the individual burden indicators are at or above the 75th percentile (or top 25%) and the census tract is at or below 80% the state and/or county area median income.

Pollution burdens are negative consequences and effects of pollution on human health, the environment, and the economy. In the context of SB 1000 pollution burdens are broken into pollution exposures and environmental effects (see Figure 5). Table 2 demonstrates the pollution burdens for the City.

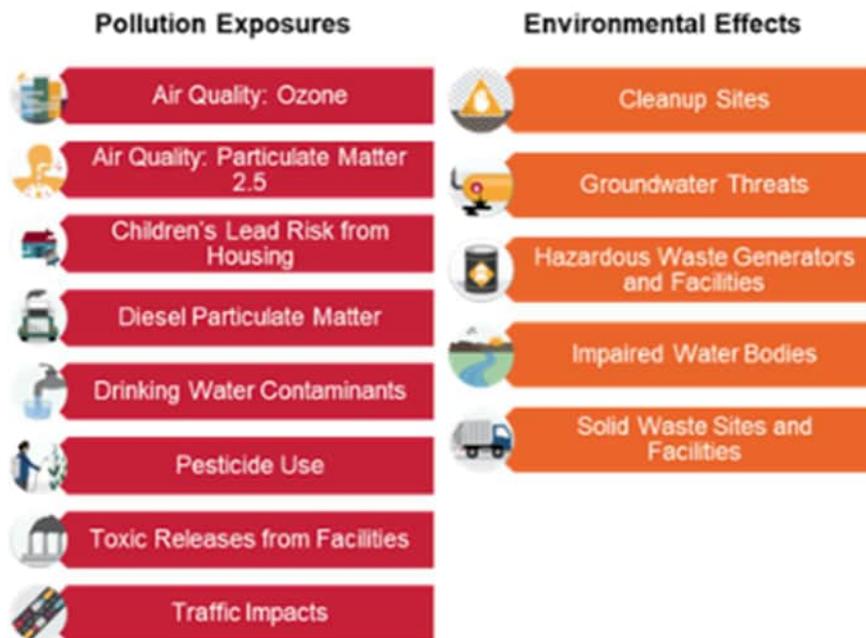


Figure 5 – Pollution Burdens

The second criterion if the census tract is at or below 80% of the County median income. Based on the 2025 State income limits released by the California Department of Housing and Community Development<sup>5</sup>, the median income for Kern County is \$93,900. This places the 80% threshold at \$75,120. In order to focus resources where they are needed the most, the median income (shown in Table 3) has been calculated by census tract block group, which is the smallest unit median income is provided.

<sup>5</sup> <https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2025.pdf>

Table 2 – Pollution Burden<sup>6</sup>

		Census Tracts								
		06029005300	06029005402	06029005405	06029005406	06029005407	06029005408	06029005409	06029005410	06029005509
Exposures	Ozone (O <sub>3</sub> )	75	75	75	75	75	75	75	75	80
	Particulate Matter 2.5 (PM <sub>2.5</sub> )	10	17	15	15	16	16	11	11	7
	Diesel Particulate Matter	15	28	35	35	20	20	25	25	5
	Toxic Releases	3	3	3	3	2	2	2	2	1
	Traffic	11	13	11	11	7	7	7	7	2
	Pesticides	33	0	0	0	0	0	0	0	44
	Drinking Water	51	52	52	52	52	52	52	52	77
	Lead from Housing	99	46	18	18	23	23	28	28	28
Environmental Effects	Cleanup Sites	34	41	44	44	0	0	0	0	60
	Groundwater Threats	97	23	93	93	0	0	31	31	47
	Hazardous Waste	99	62	99	99	62	62	50	50	93
	Impaired Waters	0	0	0	0	0	0	0	0	0
	Solid Waste	36	36	83	83	36	36	36	36	92

<sup>6</sup> Source: CalEnviroScreen 4.0

Table 3 – Median Income<sup>7</sup>

Census Tract	Census Block Group	Median Household Income
6029005300	Block Group 1	\$78,906
6029005300	Block Group 2	\$44,832
6029005402	Block Group 1	\$67,625
6029005402	Block Group 2	\$91,845
6029005402	Block Group 3	\$111,935
6029005405	Block Group 1	\$55,356
6029005405	Block Group 2	\$56,659
6029005406	Block Group 1	\$124,526
6029005406	Block Group 2	\$102,000
6029005406	Block Group 3	\$120,069
6029005407	Block Group 1	\$54,383
6029005407	Block Group 2	\$70,815
6029005408	Block Group 1	\$76,083
6029005408	Block Group 2	\$98,750
6029005408	Block Group 3	\$109,138
6029005408	Block Group 4	\$51,016
6029005409	Block Group 1	\$79,432
6029005409	Block Group 2	\$104,286
6029005409	Block Group 3	\$115,938
6029005410	Block Group 1	\$103,250
6029005410	Block Group 2	\$59,399
6029005509	Block Group 3	\$117,126

All areas of the City have at least one pollution burden that is at or above the 75th percentile. As such, any area that is at or below 80% median household income would qualify as a disadvantage community. There are eight such areas in the City of Ridgecrest, as shown in Figure 6.

<sup>7</sup> Source: 2023 American Community Survey - data.census.gov

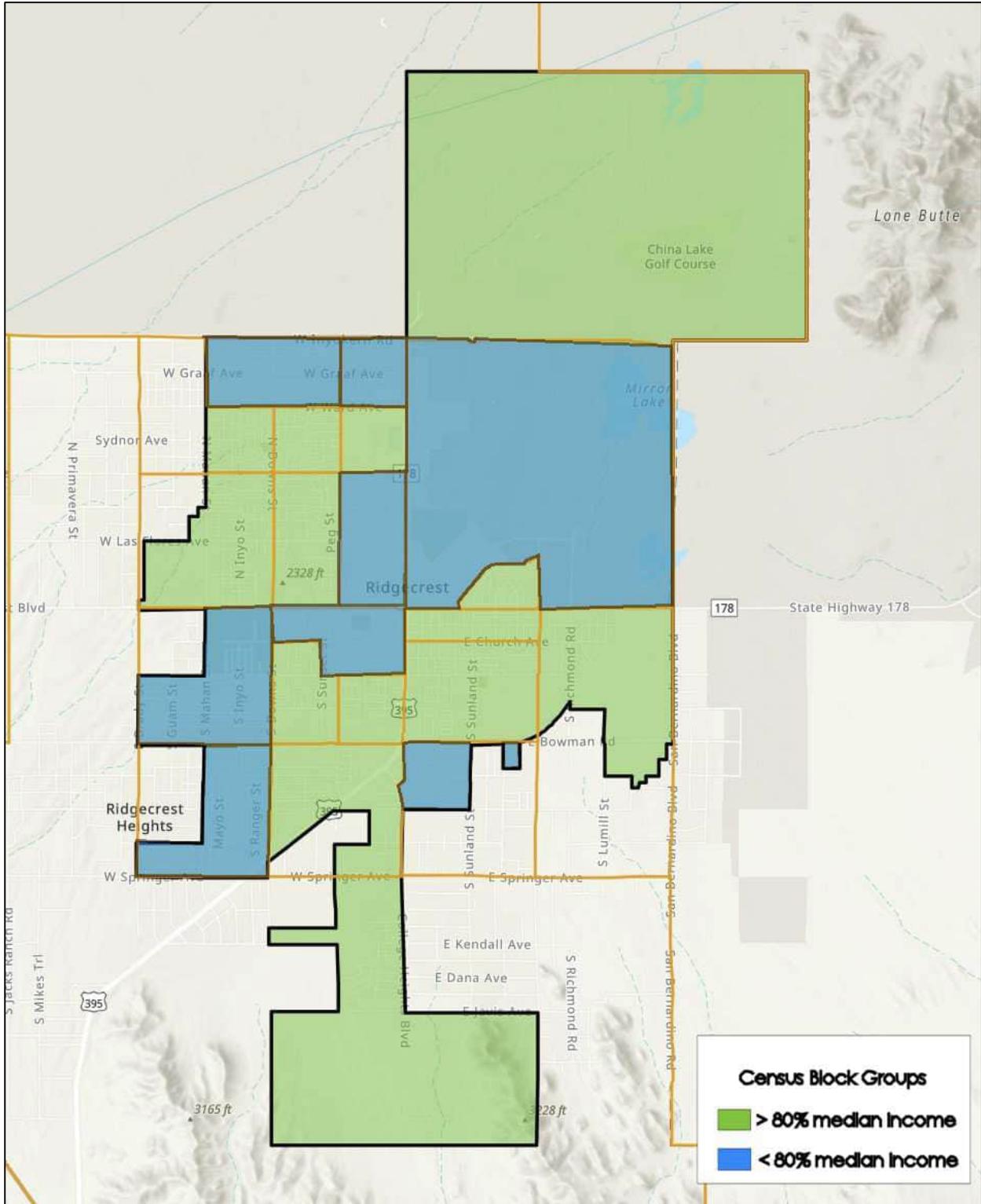


Figure 6 – Disadvantaged Communities

### Method 3

The third method involves combining local data and knowledge to establish disadvantaged communities. This could include, but is not limited to, local air monitoring, input from the local health department, and experiential knowledge gathered by community organizations and leaders. A review of the City's documents, County General Plan, and Kern County COG Environmental Justice Measures<sup>8</sup> and Environmental Justice Reports<sup>9</sup> did not result in the discovery of any additional data beyond that found during Method 2.

## Conclusion

Based on the analysis above, Method 2 has found disadvantaged communities within the City. These disadvantaged communities are impacted by pollution burdens including ozone (O<sub>3</sub>), lead, drinking water, groundwater threats, hazardous waste, and solid waste. As a result, environmental justice policies will need to be incorporated into the Military Sustainability and Land Use elements.

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<sup>8</sup> [https://www.kerncog.org/wp-content/uploads/2011/06/TitleVI\\_EJ\\_policy\\_20140312.pdf](https://www.kerncog.org/wp-content/uploads/2011/06/TitleVI_EJ_policy_20140312.pdf)

<sup>9</sup> [https://www.kerncog.org/wp-content/uploads/2009/10/EJ\\_Report\\_2003.pdf](https://www.kerncog.org/wp-content/uploads/2009/10/EJ_Report_2003.pdf)



## Planning Commission Staff Report

February 24, 2026

Project Title: Housing Element and General Plan Annual Progress Report

Project Title: 2025 Annual Progress Report (APR) for the General Plan and Housing Element with RHNA Progress

Request: Review report and recommend City Council direct staff to submit reports to the California Department of Housing and Community Development and the Governor's Office of Land Use and Climate Innovation

### RECOMMENDATION

Staff recommends that the Planning Commission adopt a Resolution (Attachment 1):

1. Finding that the Annual Progress Report is not a project as defined by the California Environmental Quality Act (CEQA) Guidelines; and
2. Recommend the City Council direct staff to submit reports to the California Department of Housing and Community Development and the Office of Land Use and Climate Innovation

### Background:

California Government Code sections 65400 and 65700 mandate that all cities and counties submit an Annual Progress Report (APR) on the status and progress in implementing the General Plan and Housing Element. There is no standard form or format for the General Plan APR. The Housing and Community Development Housing Element APR is prepared using forms and tables specified by the department.

The General Plan and Housing Element APRs are required to be submitted by April 1 to the legislative body, the Governor's Office of Land Use and Climate Innovation (LCI), and the Department of Housing and Community Development (HCD). The report has been prepared and processed following the requirements stated above.

### ANALYSIS

The 2025 Annual Progress Report of the General Plan and Housing Element is attached.

#### Environmental Analysis

The Annual Progress Report is not a project as defined by CEQA.

### Recommended Action

Recommend that City Council direct staff to submit the report to the California Department of Housing and Community Development and the Governor's Office of Land Use and Climate Innovation.

#### Attachment

2025 Annual Progress Report

PLANNING COMMISSION RESOLUTION 26-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RECOMMENDING THAT THE CITY COUNCIL REVIEW AND APPROVE THE 2025 ANNUAL PROGRESS REPORTS (APR) OF THE GENERAL PLAN, HOUSING ELEMENT AND THE REGIONAL HOUSING NEEDS ALLOCATION (RHNA) PLAN

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

WHEREAS, California Government Code Section 65400 requires each city and county to provide by April 1 of each year an Annual Progress Report of implementation of its General Plan to its legislative body and the Governor's Office of Land Use and Climate Innovation(LCI); and

WHEREAS, the Government Code further requires each jurisdiction to provide a report to the California Department of Housing and Community Development (HCD) detailing its progress in meeting its share of regional housing needs as determined pursuant to Section 65584 and local efforts to remove government constraints pursuant to paragraph (3) of subsection (c) of Section 65583 of the Government Code; and

WHEREAS, the staff prepared the attached 2025 Annual Progress Reports of the General Plan, Housing Element and the Regional Housing Needs Allocation (RHNA) Plan following guidelines provided by appropriate agencies; and

WHEREAS, The Annual Progress Report is not a project as defined by the California Environmental Quality Act (CEQA) and Guidelines; and

WHEREAS, staff has performed the necessary investigations, prepared a written report, and recommended that the Planning Commission review and recommend approval of reports to the City Council; and

WHEREAS, on February 24, 2026, the Planning Commission reviewed all reports and concluded the said review on that day and recommend approval of the prepared report to the City Council.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RIDGECREST DOES HEREBY RESOLVE, DETERMINE AND ORDER, AS FOLLOWS:

SECTION 1. That the foregoing Recitals are true, correct and considered a substantive part of this Resolution.

SECTION 2. That the Planning Commission reviewed the report and hereby adopts this Resolution recommending that the City Council review and approve the report and direct staff to file the report with appropriate agencies on or before April 1, 2026.

APPROVED AND ADOPTED: This 24<sup>th</sup> day of February 2026 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Bill Farris Jr., Chairman

ATTEST:

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Heather Spurlock, Secretary

RESOLUTION 26-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST APPROVING THE 2025 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR) INCLUDING THE REGIONAL HOUSING NEEDS ALLOCATION (RHNA) PLAN AND AUTHORIZING STAFF TO FILE THE SAME WITH THE GOVERNOR'S OFFICE OF LAND USE AND CLIMATE INNOVATION (LCI) AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)

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

WHEREAS, California Government Code Section 65400 requires each city and county to provide by April 1 of each year an Annual Progress Report of implementation of its General Plan to its legislative body and the Governor's Office of Land Use and Climate Innovation(LCI); and

WHEREAS, the Government Code further requires each jurisdiction to provide a report to the California Department of Housing and Community Development (HCD) detailing its progress in meeting its share of regional housing needs as determined pursuant to Section 65584 and local efforts to remove government constraints pursuant to paragraph (3) of subsection (c) of Section 65583 of the Government Code; and

WHEREAS, the staff prepared the attached 2025 Annual Progress Report of the General Plan including an Annual Progress Report on the Housing Element and the Regional Housing Needs Allocation (RHNA) Plan following guidelines provided by appropriate agencies; and

WHEREAS, The Annual Progress Report is not a project as defined by the California Environmental Quality Act (CEQA) and Guidelines; and

WHEREAS, staff has performed the necessary investigations, prepared a written report, and recommended that the Planning Commission review and recommend approval of reports to the City Council; and

WHEREAS, on February 24, 2026, the Planning Commission reviewed all reports and concluded the said review on that day and recommend approval of the prepared report to the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGECREST DOES HEREBY RESOLVE, DETERMINE AND ORDER, AS FOLLOWS:

- SECTION 1. That the foregoing Recitals are true, correct and considered a substantive part of this Resolution.
- SECTION 2. That the City Council reviewed and approved the report and hereby adopts this Resolution authorizing staff to file the report with appropriate agencies on or before April 1, 2026.

APPROVED AND ADOPTED this 18<sup>th</sup> of March 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Travis Endicott, Mayor

ATTEST:

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Ricca Charlon, City Clerk