

ORDINANCE 91-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY  
OF RIDGECREST, APPROVING ZONE CHANGE 91-02.

THE CITY COUNCIL OF THE CITY OF RIDGECREST DOES ORDAIN AS  
FOLLOWS:

Section 1. Purpose

This ordinance amends the zoning map for the City as set forth  
below.

Section 2. Findings

The Council finds, determines and declares as follows:

(a) The Planning Commission conducted a duly-noticed  
public hearing on August 27, 1991 to consider Zone Change 91-02.

(b) The Council conducted a duly-noticed public hearing  
on October 23, 1991 to consider Zone Change 91-02.

(c) The proposed zone change is consistent with the  
general plan and will benefit the development of the city.

(d) The zone change will not result in significant  
adverse environmental impacts.

Section 3. Zone Change

The zoning for the property known as Parcel 4 of Parcel Map 9226 is  
hereby designated as CG (General Commercial).

Section 4. Environmental Documents

A Negative Declaration is approved for the above zone change  
subject to the following conditions:

1. Site Plan, Tract Map, Conditional Use Permit or other  
development review process will be required prior to the  
development of this parcel.
2. A 60' wide noise barrier shall be constructed on the  
western perimeter of this parcel that is adjacent to  
Tract Map 4937 Phase "A" and Parcel Map 7891. This noise  
barrier's design shall include landscaped hillocks,  
meandering sidewalk, and pedestrian entrances through any  
masonry wall that may be constructed. Final design  
approval of this noise barrier must be received from the  
Planning Commission prior to any construction on Parcel  
4 of PM 9226 or its subdivision.

3. An on-site walk through by a qualified biologist shall be done prior to grading and construction to detect any changes in the status of the area in regards to endangered species.
4. The applicants shall provide a Mojave Ground Squirrel biota survey or enter into the City's 2081 permit to mitigate for the existence of Mohave Ground Squirrel and/or their habitat. Compliance is required at the Tentative/Final Parcel Map, Tentative/Final Tract Map or Site Plan Review stage.
5. A joint access agreement between the property to the east (Parcels 1 & 3 of Parcel Map 9226) shall be acquired and recorded and a copy of this document must be on received by the Community Development Department prior to any construction approval on this site.

The Planning Secretary shall file the Negative Declaration and Notice of Determination with the County Clerk.

**Section 5. Notices**

The Secretary of the Planning Commission shall cause notice of the above zone change to be provided to the Kern County Assessor.

APPROVED AND ADOPTED this 6th day of November 1991 by the following vote:

AYES: Mayor Condos, Council Members Auld, Corlett, and Lilly.  
NOES: None.  
ABSTAIN: Council Member Mower.  
ABSENT: None.

  
Florence S. Condos

ATTEST:

  
Joyce M. Taft, City Clerk