ORDINANCE 91-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIDGECREST, APPROVING ZONE CHANGE 91-03.

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 October 22, 1991 to consider Zone Change 91-03.

(b) The Council conducted a duly-noticed public hearing on November 20, 1991 to consider Zone Change 91-03.

(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 Assessor's Parcel Number 343-351-15 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. The applicants shall enter into a development agreement with the City of Ridgecrest that specifies precise mitigation measures adapted from the Focussed Environmental Impact Report for Bowman/College Heights Properties, March 8, 1991, outlines a monitoring program, delegates mitigation responsibilities and identifies financing arrangements for the mitigation measures. The development agreement shall require the review and approval of the Planning Commission prior to submittal to City Council. The circulation plan shall specifically

address and consider regional as well as internal traffic problems.

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 Mojave Ground Squirrel and/or their habitat. Compliance is required at the Tentative/Final Parcel Map, Tentative/Final Tract Map or Site Plan Review stage.

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 11th day of December 1991, by the following vote:

AYES: Mayor Condos, Council Members Auld, Corlett, and Lilly.

NOES: None.

ABSTAIN: None.

ABSENT: Council Member Mower.

Florence S. Condos
Florence S. Condos

ATTEST:

Joyce M. Taft
Joyce M. Taft, City Clerk