

ORDINANCE NO. 10-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIDGECREST ADDING SECTION 20-40 TO CHAPTER 20 OF THE RIDGECREST MUNICIPAL CODE CONCERNING A RIDGECREST COMMERCIAL SPECIFIC PLAN

WHEREAS a petition for the adoption of a specific plan and development agreement concerning a proposed commercial development has been submitted to the City Council; and

WHEREAS the petition has been submitted with sufficient signatures to cause proposed amendments to the Municipal Code be submitted to the electorate; and

WHEREAS in lieu of election, the measure may be adopted by the City Council without alteration, as provided for in the California Elections Code; and

WHEREAS the City Council agrees that it would be in the best interest of the people of Ridgecrest that this measure be adopted.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Ridgecrest as follows:

SECTION 20-40.1 INTRODUCTION

A. SPECIFIC PLAN AREA

The Ridgecrest Commercial Specific Plan site is located in the City of Ridgecrest in northeast Kern County on the southeast corner of Bowman Road and South China Lake Boulevard (Figure 1). Regional access to the Specific Plan site is provided from State Routes (SR) 14 and 178 and U.S. 395. The Ridgecrest Commercial Specific Plan site is approximately 28 acres and is configured in an approximate rectangular shape. The site is bounded by East Bowman Road and vacant and residential land uses to the north, the Desert Christian Center and vacant land to the south, vacant land to the east, and an existing commercial center to the west. The vacant land to the south of the Project Site is zoned Single-Family Residential (E-2) and General Commercial (CG), and the vacant land to the east of the Project Site is zoned General Commercial (CG).

B. PURPOSE OF THE SPECIFIC PLAN

A specific plan is a combination policy statement and implementation tool that can be used to address the unique needs of a particular area of a city or county. As a result, emphasis is on concrete standards and development criteria for use in the submission and review of subsequent development, plans and permits. The California *Government Code* permits the use of specific plans to regulate site development, including permitted uses such as density, building size, and placement. Specific plans also govern the landscaping and roadways, as well as the provision of infrastructure and utilities. Since the development guidelines established in a Specific Plan focus on the unique needs of a specific area, specific plans allow for greater flexibility than is possible with conventional zoning.

The purpose of the Ridgecrest Commercial Specific Plan is intended to assist in the development of the site in a manner that will benefit local shoppers, the general public, and the City of Ridgecrest. The Specific Plan accomplishes these purposes by providing for the efficient use of land, ensuring compatibility between existing and proposed land uses, and establishing environmental and development standards and procedures to be met in development of the Specific Plan area. The customized development regulations contained in the Specific Plan address the unique characteristics of the site and surrounding properties, as well as the needs of the commercial land uses proposed for the site. These efforts are intended to foster greater economic development and design opportunities than could be achieved through the use of conventional zoning and development standards.

C. PROJECT OBJECTIVES

The objectives of the Ridgecrest Commercial Specific Plan are as follows:

- Implement the Ridgecrest General Plan providing development consistent with the City's planned land uses;
- Provide development that maximizes the property's use potential in a manner consistent with the City's General Plan;
- Maximize and broaden the City's sales tax base by providing local and regional tax-generating uses;
- Improve and maximize economic viability of the currently vacant and underutilized project site and area through the establishment of a new commercial center;

- Create additional employment-generating opportunities for the citizens of Ridgecrest and surrounding communities;
- Expand and provide new retail options with updated, modern, and energy efficient buildings in close proximity to local consumers by providing daytime and nighttime shopping opportunities in a safe and secure environment;
- Provide where necessary adequate infrastructure and public amenities;
- Complement the existing retail base in the City of Ridgecrest located in the southern part of the City;
- Locate a commercial project at the intersection of two major streets, maximizing access opportunities for the convenience of patrons; and
- Ensure the consistent and rational development of the site in accordance with established functional, environmental, and aesthetic standards.

D. AUTHORITY

The Ridgecrest Commercial Specific Plan has been prepared in accordance with *Government Code* Sections 65450 *et seq.* and 66450 *et seq.* and will constitute the zoning for the Specific Plan area. Land use standards and regulations contained within this document shall govern future development within the boundaries of this Specific Plan.

The Ridgecrest Commercial Specific Plan provides a framework for development of the Specific Plan area. The Specific Plan provides guidance for the review of specific development proposals at the parcel map and site plan review stages, and is the City's reference document for determining permitted uses, intensity of use, and development standards and requirements. The Specific Plan defines project objectives, as well as regulations and requirements for development of the Ridgecrest Commercial Specific Plan area.

E. GENERAL REQUIREMENTS

1. General Plan Consistency

Implementation of the Ridgecrest Commercial Specific Plan is intended to carry out the goals and policies contained in the City of Ridgecrest General Plan, as amended, in an orderly and attractive fashion. Development within the Ridgecrest Commercial Specific Plan area shall, therefore, be consistent with the provisions of the City of Ridgecrest General Plan.

The Ridgecrest Commercial Specific Plan implements the General Plan by:

- Achieving urban growth in an orderly manner responsive to the economic, environmental, and social needs of the community and providing additional retail sales opportunities;
- Achieving land use compatibility through the management of land use resources by a Specific Plan;
- Attracting new businesses to Ridgecrest and providing for a growing work force;
- Providing for planned development of a large parcel located at a key entry into the City through a comprehensive Specific Plan;
- Providing for easily accessible retail commercial services and encouraging pedestrian shopping and energy conservation from the range and variety of retail goods and services provided;
- Expanding shopping opportunities in the Ridgecrest area;
- Providing new development consistent with planned land uses at the junction of major roadways (South China Lake Boulevard and West Bowman Road) that is adequately served by existing public services and facilities;
- Enhancing South China Lake Boulevard and West Bowman Road as scenic corridors through building design and treatment, building setbacks and location, landscaping and visual screening, prohibition of off-site signage, and the undergrounding of on-site utilities;
- Promoting architectural unity and an upgraded image along South China Lake Boulevard with attractive commercial development;
- Coordinating circulation access and land use through the provision of coordinated access along South China Lake Boulevard and West Bowman Road, and the design of delivery access and loading areas;
- Maintaining a high level of environmental quality through the establishment of environmental standards;
- Enhancing Ridgecrest as a regional center for shopping;
- Retaining and expanding existing business; and

- Avoiding hazard risks through the accommodation of citywide flood control facilities on-site.

2. Relationship Between Specific Plan Development Standards/Criteria and the City of Ridgecrest Municipal Code

Development regulations and requirements contained in this document will supplement or replace those of the City of Ridgecrest Municipal Code as they might otherwise apply to lands within the Ridgecrest Commercial Specific Plan area. Any regulations or requirements not specifically covered herein shall be subject to the regulations and requirements of the City of Ridgecrest Municipal Code, design and engineering standards and other applicable regulations, in addition to all applicable local, state and federal ordinances, laws or regulations.

If any provision of this document conflicts with the regulations or requirements of the City of Ridgecrest Municipal Code, the provisions of this document shall take precedence.

3. Conformance with Uniform Building and Fire Codes

All construction within the Ridgecrest Commercial Specific Plan shall be in compliance with Chapter IX "Building and Housing" of the Ridgecrest Municipal Code.

4. Provision of Infrastructure

Unless otherwise specifically approved as part of this Specific Plan, all off-site improvements under the control of the City shall be subject to the City of Ridgecrest regulations and requirements in effect at the time improvement plans are submitted. Other improvements not under the control of the City (e.g., electricity, natural gas, telephone) shall be subject to the regulations and requirements of the responsible agency.

Specific requirements for infrastructure improvements are determined by the following technical studies:

- Drainage Report; Thomas Graham Civil Design Group, June 2007
- Traffic Impact Analysis; Austin-Foust Associates, Inc., February 25, 2009

These studies provide data for the development of environmental standards included in Section 20-40.6 of this Specific Plan. To ensure the cost-effective availability of current and adequate infrastructure and services during the development of the Specific Plan area, the technical studies and infrastructure plans may be modified upon approval of the City of Ridgecrest Public Works Director, without the need to amend this Specific Plan.

5. Severability

If any term, provision, condition, requirement, or portion thereof of this Specific Plan is for any reason held invalid, unenforceable, or unconstitutional, the remainder of this Specific Plan or the application of such term, provision, condition, requirement, or portion thereof to circumstances other than those in which it is held to be invalid, unenforceable, or unconstitutional, shall not be affected thereby; and each other term, provision, condition, requirement, or portion thereof shall be held valid and enforceable to the fullest extent permitted by law.

6. Costs

The property owner shall pay the costs of any code enforcement activities, including attorney's fees, resulting in the violation of any provisions of the Ridgecrest Municipal Code, including the Ridgecrest Commercial Specific Plan. The Developer shall be responsible for the entire cost to implement the environmental standards in accordance with Section 20-40.6 of this Specific Plan.

7. Consent to Hold Harmless

The Developer shall agree to indemnify, protect, defend, and hold harmless the City and its elected and appointed officials, officers, employees, and agents from and against all liabilities, claims, actions, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including attorney's fees and disbursements (collectively "Claims") arising out of or in any way relating to the issuance of this entitlement, actions taken by the City relating to this entitlement, including any future actions taken by the City in furtherance of the Specific Plan.

8. Repair of Damages to Public Facilities

For each increment of building construction, the Developer shall be responsible for the repair of all damages to public improvements in the public right-of-way resulting from construction-related activities including, but not limited to, the movement and/or delivery of equipment, materials, and soils to and/or from the Specific Plan area.

9. Recycling Plan

The Public Services Director shall review and approve all recycling plans. A construction recycling plan shall be submitted and approved prior to the issuance of grading permits. An operations recycling plan shall be submitted and approved prior to the issuance of a certificate of occupancy.

10. Right of Entry to Inspection Verification

The City shall have the right of entry to inspect the Ridgecrest Commercial Specific Plan area to verify compliance with the Ridgecrest Municipal Code, including implementation of the provisions of the Ridgecrest Commercial Specific Plan.

SECTION 20-40.2 EXISTING SETTING

The information provided in this section was obtained from the City of Ridgecrest General Plan 1991-2010 and General Plan Final EIR, the Ridgecrest Wal-Mart and Retail Center Project Revised Draft EIR, as well as the following technical reports for the Ridgecrest Commercial Specific Plan:

- Biological Resource Assessment; Beaman Biological Consulting, May 24, 2004
- Updated Biological Resource Assessment; Jeff W. Kidd Biological Consulting, July 28, 2005
- Desert Tortoise Survey Report; Gilbert Goodlett, EnviroPlus Consulting, April 1, 2007
- Burrowing Owl Survey Report June 2007; Christopher A. Joseph & Associates, June 4, 2007
- Jurisdictional Waters and Wetlands Delineation Report; Christopher A. Joseph & Associates, June 2007
- Burrowing Owl Report August 2008; Christopher A. Joseph & Associates, August 18, 2008
- Geotechnical Engineering Investigation, Geotechnical Professional, Inc., December 10, 2004
- Phase I Environmental Site Assessment; Alaska Petroleum Environmental Engineering, Inc., August 2003
- Updated Phase I Environmental Site Assessment; Alaska Petroleum Environmental Engineering, Inc., May 2005
- Drainage Study; Thomas Graham Civil Design Group, June 2007
- Cultural Resources Records Search, California Historical Resources Information System, January 26, 2006
- Paleontological Resources, Natural History Museum of Los Angeles County, December 20, 2005
- Noise Data, Ridgecrest Wal-Mart and Retail Center Project Revised Draft EIR, Appendix K-1
- Air Quality Data, Ridgecrest Wal-Mart and Retail Center Project Revised Draft EIR, Appendix D
- Traffic Impact Analysis; Austin-Foust Associates, Inc., February 25, 2009

The technical studies are public records and are available at the City of Ridgecrest Community Development Department.

A. SITE CONDITIONS AND EXISTING LAND USES

1. Historical and Existing Land Uses

Previous Land Use

Historically, the project site was used for agricultural purposes, predominately for alfalfa and row crops. It is not currently farmed. The site is currently vacant. No structures or development exist on the site.

Existing On-Site General Plan Land Use and Zoning

The Specific Plan area is currently designated Commercial and Office in the City of Ridgecrest General Plan 1991-2010. Uses allowed under the Commercial and Office land use designation include all types of retail stores, and personal and professional service shops. An implementation measure of the Land Use Element of the General Plan is the preparation of specific plans in appropriate areas of Ridgecrest.

The City of Ridgecrest is currently updating the General Plan. The Draft General Plan 2010 designates the Specific Plan area as Commercial. Uses typically allowed include supermarkets, drug stores, and other residential serving uses that are convenient to vehicular access and highly accessible for pedestrians and bicyclists. Larger centers may include community commercial 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. These centers typically contain 30,000 to 300,000 square feet of floor area on approximately 2 to 20 acres, which is consistent with the Ridgecrest Commercial Specific Plan. The Draft General Plan includes new Policies and provisions toward the development of commercial development. In particular, the City

intends to continue to promote the development of regional commercial opportunities and has identified locations along China Lake Boulevard and Bowman Road near U.S. 395 as being appropriate locations to facilitate the provision of the necessary municipal services to accommodate these opportunities.

The Specific Plan area is currently zoned General Commercial (CG). According to the City's Zoning Ordinance, the General Commercial District is intended primarily to serve as the central trading district of the City along major arterials. This zone provides the accommodations for the sales of commodities, performance of services, repair facilities, wholesale and retail distribution of goods and services that are conducted entirely indoors. The General Plan and Zoning designations are illustrated in Figure 2. The Specific Plan area currently consists of vacant land. There are no structures on the site.

Surrounding Land Use

Land uses surrounding the Ridgecrest Commercial Specific Plan site are characterized by commercial uses located immediately west of the site across South China Lake Boulevard. The surrounding commercial uses include an existing smaller Wal-Mart, Staples, Albertsons, Albertsons gas station, and Jack in the Box. Once construction is complete on the Major Tenant within the proposed Ridgecrest Commercial Specific Plan, the existing Wal-Mart store will close. The existing Wal-Mart building will be demolished or sold, refurbished, and retenant. Vacant land and single-family residential uses are across West Bowman Road immediately to the north. Vacant land is located immediately east. Manufactured and mobile residential uses are located further east and beyond Silver Ridge Street. Vacant land and institutional uses (Desert Christian Center and associated surface parking lot) are located immediately south of the Specific Plan area. Commercial and office uses are generally located north of the project site along South China Lake Boulevard, and single-family and multi-family residential uses are located generally south of the project site beyond the adjacent Desert Christian Center and vacant land. The surrounding land uses are illustrated in Figure 3.

B. EXISTING CIRCULATION

1. Regional Circulation

The project site has excellent regional access. Regional access is provided by three highway facilities: State Routes (SR) 14 and 178 and U.S. 395. U.S. 395 generally runs north/south; access to U.S. 395 is provided via a connection with SR 178 at South China Lake Boulevard approximately 5 miles southwest of the project site. SR 14 splits off from Interstate 5 in Los Angeles County and connects with U.S. 395 just north of SR 178, where the two highways merge to become U.S. 395.

2. Local Circulation

Major roadways in and around the project site are West Bowman Road, South China Lake Boulevard, West Upjohn Avenue, and College Heights Road. West Bowman Road and West Upjohn Avenue are two-lane highways that run east-west. South China Lake Boulevard is a four-lane highway that runs north-south and College Heights Road is a two-lane highway that runs generally north-south. College Heights Road joins South China Lake Boulevard at a three-way junction south of the intersection of South China Lake and West Bowman.

Minor streets include Rader Avenue, South Norma Street, East Dolphin Avenue, South Downs Street and South Sunland Avenue. Some of these streets, East Dolphin Avenue east of South China Lake Boulevard and South Sunland Avenue south of West Upjohn Avenue are unpaved with no clearly defined routes or limits. On these smaller streets, road width is generally two lanes with no median and a posted speed limit of 35 mph.

3. Public Transit

The City of Ridgecrest operates a dial-a-ride system in the Greater Ridgecrest Area, as well as a contract for dial-a-ride on a reservation basis only to Randsburg and the Inyokern area. The City of Ridgecrest, together with Kern Regional Transit, is operating an intercity public transit service between Ridgecrest through California City to Mojave. The Inyo-Mono County bus service connects with the Kern Regional Transit system in Ridgecrest.

C. EXISTING PHYSICAL CONDITIONS

1. Topography

The Ridgecrest Commercial Specific Plan site is characterized by relatively flat topography with an average elevation of approximately 2,300 feet above mean sea level (msl); generally sloping from southeast to northwest at a 0.5 to 0.8 percent slope. The existing conditions of the site are illustrated in Figure 4.

2. Hydrology

The project site is located within the Bowman Wash and the College Heights Wash drainage areas. These areas contain several sub-areas. Two channels, named by the City of Ridgecrest CHW-12 and CHW-14, converge at the

southwest corner of the Specific Plan area and flow as CHW-16 along the western boundary of the Specific Plan area along South China Lake Boulevard, then flow under West Bowman Road into BW-11. The channel that collects the Bowman Wash drainage, BW-9, flows towards the north of the Specific Plan area from west to east, crosses under South China Lake Boulevard and flows into BW-11. BW-9 shows substantial erosion. Originally, BW-9 contained a series of detention ponds with two outlet culverts for water to exit each pond. The runoff that flows through this channel has eroded away the areas surrounding these culverts, thus leaving the ponds nonfunctional. Portions of the City of Ridgecrest are subject to periodic inundation (i.e., flash floods). As a result, the City of Ridgecrest designed and is in the process of implementing a Storm Drain Master Plan that is designed to accommodate a storm recurrence interval of 100 years.

3. Soils

The majority of the natural soils in the Specific Plan area consist predominantly of dry silty sand and sands. Occasional layers of clayey sand and sandy clay also exist in the Specific Plan area, generally below depths of 5 feet. The majority of the natural soils exhibit low compressibility and moderate to high strength characteristics.

4. Seismicity

The Specific Plan area is located in a seismic region of California. The closest fault to the project site is the Little Lake Fault, which is located approximately one kilometer east of the project site. The Little Lake Fault is identified as active or potentially active fault that could subject the project site to peak ground acceleration on the order of 0.38g. According to the General Plan, the Riffe Range and Lone Camp Earthquakes along the previously mentioned faults would potentially result in strong ground shaking. Groundshaking effects are mitigated through enforcement of structural and nonstructural seismic design provisions defined in the Uniform Building Code/California Building Code (UBC/CBC), as well as City requirements pursuant to Chapter IX "Building and Houses" of the Ridgecrest Municipal Code. According to the latest edition of the UBC/CBC, the project site is located in Seismic Zone 4. The codes are updated every 3 years and incorporate new design provisions as needed. The proposed project would be designed to resist seismic lateral loads, and to comply with all applicable City codes and regulations.

5. Biological Resources

The Specific Plan area was formerly used for agricultural purposes and has been heavily impacted by human activities. Biological technical studies indicated several dirt roads with off highway vehicle tracks, as well as pedestrian trails, traverse the Specific Plan area. The dominant plant community found in the Specific Plan area is salt bush, which is a common plant species.

The BW-9 drainage channel supports creosote bush scrub, which is very common throughout the Mojave Desert, as well as supports several riparian trees consisting of desert willow, occupying approximately 850 square feet (0.019 acre). Riparian habitat is considered to be a sensitive habitat and is regulated by California Department of Fish & Game (CDFG) under Section 1600 of the *Fish & Game Code* (Streambed and Lake Alteration Program). There were no sensitive or special status plant species identified or expected to occur in the Specific Plan area.

Common wildlife species such as rabbits, reptiles, and bird species currently occupy the site and would be displaced by development planned for the area according to the General Plan. In addition to the common wildlife species, the 2007 protocol-level surveys indicated that a pair of burrowing owls (a CDFG species of concern) was observed within the BW-9 drainage channel. Although the owls were not observed during the follow-up surveys in 2008, the Burrowing Owl Survey Protocol and Mitigation Guidelines requires that an assumption be made that the owls are still present. In addition, evidence of an old desert tortoise (a federal and state threatened species) carcass was observed in the Specific Plan area. Mohave ground squirrel (a state threatened species) has the potential to occur in the Specific Plan area as well.

As previously mentioned, the Specific Plan area is traversed by three drainage channels which are potentially jurisdictional streambeds by CDFG under Section 1600 of the *Fish & Game Code* (including 0.003 acre of riparian habitat), two of which are considered potentially jurisdictional "waters of the state" by the Lahontan Regional Water Quality Control Board under the Porter-Cologne Act. Implementation of proposed off-site drainage improvements will result in the reconfiguration and alteration of these drainages.

6. Climate

The climate in the Ridgecrest area is predominantly influenced by its high desert location. It is characterized by hot days and cool nights, with extreme arid conditions prevailing throughout the summer months. The mean annual temperature for the Ridgecrest area is 65 degrees Fahrenheit. However, there are wide annual temperature fluctuations that occur from a maximum of 117 degrees Fahrenheit to a minimum of 6 to 8 degrees Fahrenheit.

Average annual rainfall in the Ridgecrest area is reported at less than 3 inches, while the relative humidity throughout the year averages 35 percent. Temperatures rarely fall below freezing. Strong surface winds occur in late winter and spring as cold fronts move rapidly through the area. These fronts occasionally cause severe dust and sand storms.

Strong surface winds with a prevailing speed of 15 knots or greater can be expected 15 days a year and strong gusts of 40 knots or greater can be expected 10 days a year.

D. EXISTING UTILITIES

1. Water

The Specific Plan area will receive water service from the Indian Wells Valley Water District (IWWVD). The water mains in the Specific Plan area are supplied by a network throughout the "A" pressure zone; the largest of the five pressure zones in the IWWVD. The A-Zone is supplied by nine wells and three storage tanks totaling 9 million gallons. A 12-inch water main is located 34 feet north of the centerline of Bowman Road, and a 16-inch water main is located 20 feet east of the north-south extension of College Heights Boulevard. The design working capacity of the 16-inch and 12-inch pipes are 3,000 and 1,700 gpm, respectively. Maximum capacities for short durations for the 16-inch and 12-inch pipes are 4,500 and 2,550 gpm, respectively. The sole source of potable water supply in the Indian Wells Valley is groundwater, with a current annual groundwater extraction of about 34,000 acre feet. These extractions are offset by an estimated annual recharge of between 6,000 and 11,000 acre feet according to the IWWVD. Water demands consistent with General Plan land use designations have already been accounted for in the IWWVD's Urban Water Management Plan (UWMP), which sets forth water requirements for anticipated growth for the next 25 years. Therefore, IWWVD has sufficient domestic water supply to supply the development of the Specific Plan area.

2. Wastewater

The City of Ridgecrest will provide sewer service to the Specific Plan area. The City's treatment plant has a capacity of approximately 3.7 million gallons per day (mgd), and the average daily flow is approximately 2.5 mgd. The City of Ridgecrest Sewer Department has indicated that there are no known collection problems or deficiencies in the area. There is an existing sewer line along China Lake Boulevard and Bowman Road adjacent to the site. A 60-foot sewer easement runs north-south through parcels two, three and four of the plan area (just east of South China Lake Boulevard). The proposed sewer system includes gravity sewer improvements and an extension to the east along Bowman Road and then north along Forest Knoll Street to connect to the existing 21-inch ACP sewer main in Upjohn Avenue. In the alternative, the proposed sewer system would include the construction of a lift station and tying into the existing sewer line in China Lake Boulevard. All improvements will be constructed within existing public right of way or easements. Proposed improvements are discussed in Section 20-40.4, Infrastructure and Grading. The proposed development is anticipated to generate approximately 21,400 gallons (0.0214 mgd) of wastewater daily. The proposed development is not expected to measurably reduce the treatment plant's capacity, which is currently operating at 68 percent.

3. Water Quality

The existing drainage within the Specific Plan area is discussed above in Section C.2., Hydrology. During construction, all work would be required to meet the National Pollution Discharge Elimination System (NPDES) requirements for storm water quality. The contractor would also be required to implement Best Management Practices (BMPs) for erosion control. These requirements will be implemented through the preparation and approval of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP and compliance with the City's discharge requirements would ensure that project construction would not violate any water quality standards.

During operations, all activities must comply with the Standard Urban Storm Water Mitigation Plan (SUSMP). This will include both operational BMPs, including waste management and materials pollution control, source control and treatment controls, all of which would minimize the off-site conveyance of pollutants. Compliance with the SUSMP would ensure that project operations would not violate any water quality standards.

4. Solid Waste Disposal

Solid waste collection service is provided by Ridgecrest Sanitation and delivered to the Ridgecrest-Inyokern Sanitary Landfill at 3301 Bowman Road in Ridgecrest. The Kern County Waste Management Department operates the landfill. The total estimated permitted capacity of the landfill is approximately 5,992,700 cubic yards (cy) with approximately 5,992,700 cy or 16.6 percent of total capacity used and approximately 5,000,898 cy or 83.4 percent of the remaining capacity. According to the California Integrated Waste Management Board the permitted maximum daily disposal is 701 tons per day.

5. Natural Gas

Natural gas service to the Ridgecrest Commercial Specific Plan area will be provided by Pacific Gas and Electric (PG&E).

6. Electricity

The Specific Plan area is located within the Southern California Edison Company (SCE) service territory, and SCE would provide electrical services.

7. Telephone

Telephone service to the Specific Plan area will be provided by Verizon.

SECTION 20-40.3 LAND USE PLAN

A. LAND USE CONCEPT

The overall land use concept for the Ridgcrest Commercial Specific Plan is to create an integrated retail shopping complex that can take advantage of the site's excellent access and potential visibility. The project will dramatically improve the aesthetic and commercial landscape of the surrounding area by allowing for the transformation of vacant acreage into an attractive and productive blend of retail and service establishments. The development concept for the project site consists of the construction of a Major Tenant, a gas station, and additional commercial and retail uses on approximately 28 acres. The Specific Plan area is conceptually divided into four lots, with the majority of the site (20.18 acres) intended for the development of the Major Tenant and parking, as described in Table 20-40.3-1.

Table 20-40.3-1. Parcels and Intended Uses

Parcel	Intended Use	Acreage (Gross)	Maximum Building Square Footage
Parcel 1	Major Tenant and Parking	20.17	205,000
Outlot 1	Gas Station	1.75	500
Outlot 2	Commercial	1.52	5,000
Outlot 3	Commercial	4.30	25,000
Total		27.74	235,500

The development of the Ridgcrest Commercial Specific Plan is intended to function as a single, integrated retail center providing for community oriented uses with a community-wide market base. Development of the Major Tenant, gas station, and freestanding commercial uses are to be designed to function cohesively with each other as a single center. To establish a high quality of integrated development throughout the entire Specific Plan area, the uses permitted in this specific plan are intended to be designed with convenient interconnecting vehicular and pedestrian access while sharing similar urban design and architectural features throughout the Specific Plan area.

Parcel 1. The Major Tenant, with all appurtenant structures and facilities, is proposed for the first phase of development. The Major Tenant would offer groceries and general retail merchandise including, without limitation, alcohol for off-site consumption, pool chemicals, petroleum products, pesticides, paint products, and ammunition. The Major Tenant would include a garden center, a pharmacy with two drive-through lanes, a vision and hearing care center, food service, a photo studio and photo finishing center, a banking center, and an arcade. The garden center would have an exterior customer pick up facility for pre-paid bagged garden supplies, such as potting soil, mulch, and manure. The Major Tenant would also include a tire and lube facility, which would engage in routine servicing and preventive maintenance of vehicles. Further, the Major Tenant would have outdoor seasonal sales and storage, and the building would include, without limitation, truck doors and loading facilities.

Outlot 1. A gasoline station is proposed for Outlot 1. The gasoline station would include up to 16 fueling pumps and would include a small attendant building, with no sales of merchandise other than fuel at the station.

Outlot 2 and Outlot 3. Outlots 2 and 3 are intended to be developed with freestanding commercial and retail uses. The anticipated uses for these outlots is a 5,000 square-foot fast food restaurant with drive-through on Outlot 2 and a 20,000 square foot shopping center and 5,000 square-foot fast food restaurant with drive-through on Outlot 3.

Figure 5 illustrates the Conceptual Site Plan for the Ridgcrest Commercial Specific Plan.

1. Permitted Uses

Table 20-40.3-2 establishes permitted uses for the Ridgcrest Commercial Specific Plan. Ancillary and accessory uses will be reviewed concurrently with each land use proposal. Ancillary and accessory uses that are not specifically listed as permitted may be approved subject to a determination of Substantial Conformance.

Table 20-40.3-2. Permitted Uses

Permitted Uses	
	Addressograph services
	Alcohol Sales for offsite consumption (type 21 license)
	Ammunition sales (not including firearms)

Any local retail business or service establishment such as grocery, fruit and vegetable stores, bakery, drugstore, barber and beauty shops, florists, laundromats, drive-thru dairies, clothes cleaning and dyeing, variety store, hardware stores, which supply services and commodities for residents of a neighborhood.
Apparel stores
Appliance stores
Art and antique stores
Art and craft schools and colleges
Art galleries
Art supply stores
Auction rooms
New and used automobile, motorcycle and boat sales rooms and service incidental thereto
Automobile parts supply stores
Automobile service stations and gas stations
Bakeries
Banks
Bars, cocktail lounges and night clubs
Bicycle shops
Blueprint and photocopy shops
Book stores and rental libraries
Bowling alleys
Bus depots and transit stations
Business, professional and trade schools and colleges
Camera shops, photographic supplies and photography studios
Card rooms
Car washes
Catering shops
Clothing and costume rental establishments
Communications equipment buildings
Confectionery and ice cream stores
Department stores*
Dry goods stores*
Minor electrical and electronic equipment sales and service
Escrow offices
Farm equipment sales and services
Financial institutions
Florists
Frozen food lockers
Furniture stores
Gardening supply sales
Garden shops and nurseries
Gift, novelty or souvenir shops
Glass shops
Grocery stores*
Gunsmith shops
Gymnasiums and health clubs
Hardware stores
Health food stores*
Hobby stores
Home furnishings
Home improvement centers
Hotels, motels and apartment hotels
Ice cream and confectionery stores
Interior decorating shops
Jewelry stores
Leather goods and luggage stores
Lending agencies
Linen supply services
Live/work use
Locksmith
Manager/caretaker use
Medical, dental and orthopedic clinics or laboratories
Millinery shops
Mobile home sales

Mortuaries
Music and dance studios
Office and business machine sales and services
Offices which deal primarily in professional services in which goods, wares, merchandise are not commercially created, sold or exchanged for the private market, including medical offices, hospitals, engineering, architectural planning and landscape consulting, law, accounting, bookkeeping, banking and brokerage offices, travel agencies, medical and dental laboratories and clinics, not including hospitals, sanitariums, rest homes or nursing homes for mental patients or drug or liquor addiction cases
Paint and wallpaper stores
Paint product sales
Parcel delivery services
Pawn shops
Pet and bird stores
Petroleum product sales; Pesticide sales
Pharmacies, stand-alone or as part of a larger retail use*
Pool chemical sales
Prescription pharmacies in connection with medical office buildings, clinics or hospitals
Printing shops
Public and private charitable institutions
Radio and television broadcasting studios
Restaurants, including drive-in restaurants, cafes, and outdoor cafes*
Scientific instrument stores
Secretarial services
Shoe stores — sales and repair
Sign shops
Small animal hospitals and veterinary offices with no outside animal runs
Sporting good stores, including incidental boat sales
Sports arenas within buildings
Stamp and coin stores
Stationery stores
Storage garages
Superstore-type Stores including General Merchandise, Grocery, Pharmacy and other uses permitted independently in the CG zone*
Tailor and dressmaking shops
Telegraph offices
Theaters and auditoriums
Tire, battery and alignment services (not including large trucks)
Tobacco shops
Travel bureaus
Upholstery shops
Variety stores
Video Arcades
Vision and/or hearing services

Note: * 24-hour operations permitted

B. SITE DEVELOPMENT STANDARDS

1. General Standards

Table 20-40.3-3 presents the general development standards for the Ridgcrest Commercial Specific Plan:

Table 20-40.3-3. General Development Standards

Minimum Parcel Size	10,000 square feet
Maximum Building Height	60 feet
Minimum Building Setbacks	<p>Front Yard: 5 feet, unless</p> <ul style="list-style-type: none"> - Abuts Residential: 10 feet - Abuts southern boundary of the Specific Plan area: 20 feet <p>Side Yard: 0 feet, unless</p> <ul style="list-style-type: none"> - Abuts Street: 20 feet - Abuts Residential: 10 feet - Abuts southern boundary of the Specific Plan area: 20 feet <p>Rear Yard: 0 feet, unless</p>

	<ul style="list-style-type: none"> - Abuts Residential: 10 feet - Abuts southern boundary of the Specific Plan area: 20 feet
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Notes: Building height shall be measured from the finished pad elevation to top of parapet, excluding architectural features.

Setbacks shall be measured from the edge of rights-of-way or property line as applicable.

Depressed ramps and stairways may project into required setbacks, yards or space between buildings more than 4 feet as approved by the Public Services Director.

Each approved increment of development shall contain the required amount of landscaping and number of parking and loading spaces, as set forth in this Specific Plan. Where common parking and/or landscape areas are proposed, appropriate easements and covenants, conditions, and restrictions (CC&Rs) shall be established to ensure adequate access throughout the Specific Plan area, and to ensure ongoing maintenance of common facilities.

2. Specific Use Development Standards

Automobile Service Stations

"Automobile Service Station" shall mean an establishment providing gasoline, oil, and other additives, and performing minor repairs and other customary repairs for automobile and light vehicles, but excluding painting, body work, steam cleaning, and major repairs. Automobile service stations shall adhere to the following standards:

- 1) Public restrooms shall be provided at full-service stations and at self-service stations when a building is provided exclusive of canopies.
- 2) Air and water facilities shall be made available for public use.
- 3) Each pump island may include computerized payment stations. Such stations shall be situated in a manner that will not cause interference with circulation or the sale of motor fuels.
- 4) Merchandise, wares, and crates, in the form of storage or displays, shall be permitted inside and outside of the building.
- 5) Hours of operation for the sale of motor fuels, lubricating oils, brake and cooling fluids, and such services and replacements as are permitted within the confines of a building are unlimited. Automobile repair operations hours shall be unlimited. Hours for delivery of products, including automobile fuels, are subject to Environmental Standard H-2.

General Maintenance. The premises shall be kept in a neat and orderly condition at all times, and all improvements shall be maintained in a condition of good repair and appearance.

No used or discarded automotive or truck parts or equipment or permanently disabled, junked, or wrecked vehicles may be stored outside of an enclosed building or stored within an enclosed building so as to be visible from public view. Vehicles retained on-site for service and/or repair shall be parked in an enclosed structure or within a clearly marked staging area. Outside staging areas shall be sufficiently screened from public view and located in a manner which does not interfere with normal flow of on-site traffic. Staging area(s) shall be maintained in a neat and orderly manner.

Location of Activities. All repair and service activities shall be conducted entirely within an enclosed service building, except as follows:

- The dispensing of petroleum products, water, oil, and air from pump islands.
- The dispensing of waste to outdoor trash areas.
- The provision of public telephones provided that they are well lighted, and in a location that is visible from a public street, and accessible on a 24-hour basis.

Rest Rooms. Service stations shall provide a men's and a women's public rest room which are accessible to the general public (including physically disabled persons), during all hours which the station is open to the public.

Air Pump and Water Supply. At least one air pump and water supply area shall be provided at each automotive service station, and shall be located such that its use will not conflict with on-site vehicular movement.

Noise. Outdoor public address systems are not permitted.

Signs. In addition to the signs otherwise permitted pursuant to this Specific Plan, one sign with a maximum of 10 square feet shall be permitted on each canopy over gasoline islands facing each street frontage.

In addition to canopy signs and the signs otherwise permitted pursuant to this Specific Plan, each service station shall meet the minimum requirements of the State of California regarding signage display of gasoline prices.

Operating Standards. Adult magazines shall be kept in racks providing for the shielding of cover pages and be individually wrapped in plastic shrink-wrap or bags. Adult magazines shall only be accessible to store employees. The sale of alcoholic beverages at automobile service stations shall conform to provisions of this Specific Plan and the Ridgecrest Municipal Code.

Drive-Through Facilities and Drive-Up Windows

"Drive-Through Facility" shall mean an establishment which provides service directly to the motorist either for consumption upon the site or elsewhere including establishments whose customers may serve themselves. Drive-through facilities shall adhere to the following standards:

- 1) Drive-through facilities and drive-up windows shall be permitted for all uses in the Specific Plan area.
- 2) Drive-up windows and remote tellers shall provide adequate space for the stacking of vehicles as measured from the service window or unit to the entry point into the drive-up lane.
- 3) Drive-up windows and remote tellers shall not be considered as justification for reducing the number of parking spaces that are otherwise required.
- 4) Pedestrian pathways shall be maintained in such a manner to allow the safe and convenient passage of persons across drive aisles.
- 5) Pedestrian pathways shall be clearly marked with paint and/or enhanced paving materials and designated with adequate and appropriate signage. Pedestrian pathways adjacent to drive aisles shall be separated by a raised curb, planter, berm, or other device to ensure a safe and adequate separation between pedestrians and motor vehicles.
- 6) Order board speakers shall be installed and maintained in a manner that diminishes and/or directs noise away from adjacent uses and public rights-of-way.

Operating Standards. Drive aisles, landscaped areas, and parking facilities associated with drive-through facilities shall be maintained in a neat and orderly manner. Drive-through facilities shall not constitute a nuisance to the Specific Plan area and/or adjacent uses due to noise, litter, loitering, smoke, or odor.

3. General Design Concepts

Within the Ridgecrest Commercial Specific Plan, site design addresses the nature and function of the use, building, or feature being considered. Architectural design and details are to be integrated throughout the Specific Plan area and oriented to areas within public view. Design within the Ridgecrest Commercial Specific Plan shall meld function and form, not one to the exclusion of the other.

To facilitate design integrity between the variety of uses within the Ridgecrest Commercial Specific Plan, the following standards shall be adhered to:

- 1) Placement of buildings shall consider the existing context of the commercial area, the location of adjacent land uses, and the location of major traffic generators.
- 2) The architecture (height, scale, style) of each building within the Specific Plan area shall be compatible with other structures within the Specific Plan. Building sites shall be developed in a coordinated manner to provide order and diversity and avoid disorderly development.
- 3) Buildings within the Specific Plan site shall be typical of other large-scale retail operations. Developers may incorporate "prototype" architectural standards in the design and development of structures within the Specific Plan area. Buildings shall maintain simple rectangular forms which may be broken up by creating horizontal emphasis through the use of reveals, trellises, landscaping, trim, windows, eaves, cornices, complimentary colors or other architectural and design devices.
- 4) Large smooth, unarticulated surfaces shall be avoided. A mixture of smooth and textured blocks for concrete walls is encouraged. Exterior materials requiring high maintenance responsibilities such as stained wood, clapboard, or shingles shall be avoided. Large areas of intense white or dark colors shall be avoided. Subdued colors should be used as dominant overall colors. Bright colors shall only be used for trim and/or specialized uses (store identification, etc.).
- 5) Enhancements that achieve a sense of scale and rhythm, including horizontal and vertical linear elements, score lines, and offsets, shall be installed and maintained on the South China Lake Boulevard and Bowman Road facades.
- 6) Prior to submittal for Building Plan Check and the issuance of building permits, full color rendering and color

boards representing the exterior colors and materials to be used shall be submitted to the Planning Services Department.

- 7) Exterior mechanical equipment shall be screened from public view.
 - Backflow devices shall be screened by landscaping and walls.
 - All roof mounted heating and cooling equipment shall be screened from view by a parapet or other structural feature and designed to match the total structure.
 - All ground-mounted utility appurtenances shall be located away from public view or adequately screened. Screening should be of a material complimentary to the structure and/or heavy landscaping and berming.
- 8) Wall mounted items such as roof ladders and electrical panels shall not be located adjacent to public rights-of-way, unless secured to prevent public access. Service areas (areas for loading/unloading, unpacking of goods, auto service, tire centers, etc.) shall be simple and efficient, and shall not interfere visually or physically with other building operations. No utility appurtenances shall be permitted directly within a pedestrian area.
- 9) All new gas, telephone lines, and electrical lines of 12 kV or less within the Specific Plan area shall be placed underground.
- 10) All development within the Specific Plan area shall comply with all applicable building codes and the requirements of the City, County, State and other responsible agencies.

Figure 6 illustrates the conceptual exterior elevations for the Major Tenant within the Specific Plan area. Any buildings proposed on Outlots 1, 2, or 3 of this Specific Plan shall have a compatible architectural design.

4. Landscaping

The quality environment envisioned for Ridgecrest Commercial Specific Plan site will be established, in large part, by its landscape treatment. Landscaping is to be designed to highlight positive visual features, to screen negative ones, and to provide a cool, pleasant outdoor environment. Landscaping is also intended to give structure and identity to the overall project. The following landscaping standards shall be adhered to:

- 1) Prior to issuance of construction permits, the landscape and irrigation construction drawings shall conform substantially to the Conceptual Landscape Plan and Plant Palette of the Ridgecrest Commercial Specific Plan identified in Figures 7 and 8. Final Landscaping Plans shall be submitted for the approval by the Planning Services Director.
- 2) Permanent automatic irrigation systems (including drip systems) shall be provided in all landscaped areas.
- 3) Within individual landscaped areas, a variety of drought-tolerant and other plant materials shall be utilized that require only the amount of water necessary to keep plants healthy and thriving.
- 4) Drip irrigation systems are highly recommended within the Specific Plan area. If traditional irrigation systems are utilized, sprinkler heads located immediately adjacent to parking areas should be of the "pop-up" variety instead of risers.
- 5) The irrigation system shall be designed so that overspray onto structures, streets, sidewalks, windows, walls and fences is avoided.
- 6) Landscaping shall be completed and signed off by the Public Services Department prior to occupancy.
- 7) Landscaping shall be maintained in an acceptable manner with dead and destroyed landscape items replaced as soon as practical.
- 8) Planters shall not drain into parking areas so as to accumulate mud or other unsightly residue.
- 9) Building setbacks that are not used for drive entries, parking, loading, or approved outdoor uses shall be fully landscaped. All unpaved areas within developed portions of the site shall be landscaped.
- 10) No landscaping shall be required adjacent to the portions of buildings where loading doors and customer pick-up areas are located.
- 11) The parking lot landscaping shall include an adequate amount of trees, shrubs and appropriate ground cover to minimize urban heat island and provide for a pleasant and appealing pedestrian experience throughout the parking areas. A shaded walk way shall be installed in two locations along the interior islands as shown on Figure 7.
- 12) Planters shall be located around the perimeter of the Specific Plan area and within parking areas. All shrub areas shall be under planted with groundcover.
- 13) All trees used within required landscaped areas, including parking areas, shall have a minimum size of 15 gallons.
- 14) All shrubs used within required landscaped areas, including parking areas, shall utilize a mixture of sizes (1-5 gallons) and shall be dispersed evenly throughout the landscaped areas.

- 15) Tree plantings along the street frontages of South Lake China Boulevard, Bowman Road, and Silver Ridge Road shall be designed to break up long building facades along the street frontage. This shall be achieved by clustering trees into informal drifts, leaving no more than 100 feet between such clusters. The area between such clusters shall be planted with a combination of trees, shrubs, turf, and groundcover planted in a clearly perceptible pattern that creates a sense of scale or rhythm along these roadways.
- 16) In addition to turf and trees, flowering shrubs and ground cover shall be planted along the length of the South Lake China Boulevard and Bowman Road perimeter. Such landscaping shall be designed to complement the pattern established by the tree planting.
- 17) Enhanced landscape features shall be installed along the southern perimeter of the project site to enhance the view from the existing uses to the south.
- 18) Landscaping along public rights of way shall be designed to aesthetically screen and soften blank walls, parking areas, storage areas, utility boxes, and other non-aesthetic items.
- 19) The planting of hedge shrubs along exterior structures and screen walls is encouraged to deter potential graffiti.
- 20) All landscaped areas shall be delineated with a minimum 6-inch high and 6-inch wide concrete curb or equivalent.
- 21) Mulch shall be applied in a 2-inch layer in all shrub and groundcover areas.
- 22) Prior to occupancy of any business within the Specific Plan area, all perimeter landscaping shall be planted along South Lake China Boulevard and Bowman Avenue.
- 23) Landscaping shall be planted concurrent with the development of individual lots within the Specific Plan area.
- 24) All trees within the Specific Plan area shall be staked or provided with guy wires.
- 25) Along the Specific Plan area frontage, Silver Ridge will have a meandering parkway sidewalk with varying landscaping to enhance the rear of Major Tenant.
- 26) The landscape plans shall include a landscape treatment and maintenance plan for the graded portion of the three outlots post-grading and pre-construction.

Figures 7 and 8 illustrate the Conceptual Landscape Plan and Plant Palette for the Ridgecrest Commercial Specific Plan.

5. On-Site Circulation, Parking, and Loading

On-Site Circulation

The on-site circulation standards within the Ridgecrest Commercial Specific Plan will ensure the efficient and safe passage of vehicles and pedestrians to and from the various commercial uses within the Specific Plan area. On-site circulation within the Specific Plan area shall adhere to the following requirements:

- 1) On-site circulation shall be designed for efficient vehicular and pedestrian movement, and is to be logical and easily understood by visitors. For example, where one-way movement is necessary, the design of the circulation system shall discourage individuals from entering an exit. In addition, service access routes shall not conflict with other on-site circulation routes.
- 2) The circulation system shall include adequate directional signs for entrances, exits, parking areas, loading areas, and other uses.
- 3) On-site driveways shall be permitted to provide common access between the Specific Plan area and adjacent properties.
- 4) Site lines required for safe automobile movement shall be kept clear. Screens and structures shall not be located where they would block such site lines, both entering and leaving the individual developments, and the project site.
- 5) The design and location of vehicular entries (curb cuts) for individual development sites shall be such that the driver has ample time to perceive them when approaching the site. Intersections and driveway approaches should be kept clear of obstructions such as traffic signal standards and landscaping.
- 6) Individual buildings and parcels need not have direct access to a public street; however, sufficient easements and/or reciprocal access agreements shall be recorded to ensure that adequate ingress and egress is available to each lot and building within the Specific Plan area.
- 7) Adequate pedestrian amenities such as benches and shade structures (or shade trees) shall be installed at or near building entrance(s) or at the curbside/sidewalk adjacent to buildings within the Ridgecrest Commercial Specific Plan area.
- 8) Pedestrian walkways shall be constructed of enhanced paving materials or otherwise distinguished from the surrounding paved areas.

- 9) On-site pedestrian walkways should provide direct, safe, and adequate movement paths between parking areas and building entrances.
- 10) Truck access to and from the Major Tenant shall follow the routes as illustrated in Figure 9.
- 11) Bus shelters will be installed at the site to accommodate existing City Dial-A-Ride transportation services.
- 12) Construction routes shall be identified prior to the construction stages and the Developer shall submit a map detailing the route to be followed by vehicles making deliveries of equipment, materials, and soils to and from the site to the Public Services Director for review and approval prior to the issuance of grading permits.

Parking

Off-street parking configurations within the Specific Plan area shall adhere to the following requirements:

- 1) One parking stall per 300 square feet of net floor area shall be required for retail uses in the Specific Plan area, except for building area dedicated for nursery or garden-center sales for which one parking stall per 1,000 feet of net floor area shall be required. (Coffee rooms, restrooms, hallways and mechanical rooms for heating and cooling shall not be used in calculating the required parking spaces unless otherwise stated as gross area. Where these areas are not known as in the case of a shell building, 15 percent of the gross square footage shall be deducted for the non-productive use, the remainder of which shall be used to calculate the required parking. Additionally, outdoor display areas, seasonal or permanent, shall not be used in calculating the required parking spaces.)
- 2) Parking spaces shall have the minimum dimensions of 10' x 20', with a 1-foot double stripe between spaces where required by adopted City standards. A recreation vehicle parking space shall have a minimum of 10' x 24'.
- 3) Not more than 20 percent of the required parking spaces may be designed for compact automobiles. Every space used shall be clearly marked as a "compact" space. The minimum dimensions for compact spaces shall be 7.5' x 15', with a 1-foot double stripe between spaces where required by adopted City standards. The net aisle width shall not be reduced.
- 4) Tandem parking spaces may be permitted the Public Services Director, but shall be limited to use by employees of the facility and shall be so assigned.
- 5) When, after computing the number of parking spaces required, there appears a fractional requirement of one-half space or more, one additional parking space shall be required. If less than one-half, no additional space is required.
- 6) All parking areas shall be paved with Portland cement, concrete, asphalt or other appropriate approved material as established by the Public Works Director. Four inch curbing or wheel stops shall be provided around parking lots. Planters shall not drain into parking lots so as to accumulate mud or other unsightly residue.
- 7) The off-street parking provisions of this section shall not be required for unattended public utility facilities.
- 8) Handicapped parking spaces shall be provided in all parking lots in accordance with applicable state regulations.
- 9) On the same premises with every building, structure or part thereof erected or occupied for manufacturing, storage, warehouse, goods display, department store, wholesale or retail market, hotel, restaurant, hospital, laundry, dry cleaning plant, bus terminal, or other uses similarly involving the receipt or distribution of vehicles carrying materials, merchandise or passengers, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interference with the public use of the streets or alleys. Required loading spaces may be included within the required parking space adjacent to a building.
- 10) Employee parking is deemed to be included in the general requirement of one parking stall per 300 square feet of gross floor area.
- 11) Drive aisles for parking areas shall be designed to the dimensions as shown on the Conceptual Site Plan (Figure 5).
- 12) Parking spaces shall be oriented to ensure visibility of pedestrians, bicyclists and other motorists while entering, leaving or circulating within a parking area.
- 13) Parking areas shall be provided with curbs, bollards, or similar permanent devices where necessary to prevent parked vehicles from bumping buildings, landscaping, or perimeter walls.
- 14) Parking areas shall have lighting capable of providing adequate illumination for safety and security. Such lighting shall be indirect, hooded, and arranged to reflect light away from adjoining properties and streets; and shall comply with the lighting standards included in this Specific Plan.
- 15) The installation of parking facilities shall occur concurrently with the development of individual parcels and shall be designed for interconnecting access to future subsequent development.

- 16) Parking lot design shall be integrated throughout the Specific Plan area and shall not be constructed as independent "stand-alone" lots that serve only one particular use.
- 17) Commercial grade bicycle racks shall be conveniently located close to the building.

Loading

- 1) Loading spaces shall have the minimum dimensions of 10' x 20', with a 1-foot double stripe between spaces where required by adopted City standards, unless a greater size is approved by the Public Services Director.
- 2) Loading areas shall be designed to provide for backing and maneuvering on site and not from or within a public street. Direct loading from a public street shall not be permitted.
- 3) Loading areas may be permitted adjacent to a public street provided they are screened by a combination of screen walls, ornamental landscaping, and/or portions of on-site buildings.
- 4) Loading areas visible from a public street or parking area shall be screened by solid wing walls (constructed of materials such as concrete, concrete block, masonry, and brick) and/or appropriate landscaping so that said loading area is adequately shielded from public view. All such loading areas shall be maintained in a clean and orderly condition.
- 5) Screen walls and wing walls shall be provided adjacent to loading doors and loading areas and shall be of a compatible material with adjacent buildings, and shall be of sufficient height to provide adequate visual screening.
- 6) On-site truck maneuvering to and from the loading areas shall be provided to accommodate the turning radius of a 66-foot extra-large semi-trailer as shown in the Conceptual Truck Route Plan (Figure 9).

6. Outdoor Storage

The following standards shall be applicable within the Ridgcrest Commercial Specific Plan area:

- 1) Outdoor storage, including receptacles designed for the above-ground storage of hazardous materials, shall be adequately screened from public view.
- 2) Refuse storage and disposal areas, other than trash compactors, shall be provided within trash enclosures which are screened on at least three sides from public view by a solid wall which is not less than 6 feet in height. The fourth side shall consist of a solid metal gate painted to match or coordinate with the adjacent building (slatted chain link is not acceptable). This includes the cardboard bale and pallet area, as shown on Figure 5 behind the Major Tenant. Cardboard bales shall be removed as soon as possible.
- 3) Refuse bins shall be provided in sufficient number, and shall be placed in convenient location(s).
- 4) Trash enclosures shall also accommodate recycling bins.
- 5) All trash shall be deposited in the trash enclosure, and the gate leading thereto shall remain closed except when in use, and shall remain in good working order.
- 6) Trash areas shall not be used for storage. The premises shall be kept in a neat and orderly condition at all times, and all improvement shall be maintained in a condition of good repair and appearance.
- 7) Adequate shopping cart storage shall be provided for the Major Tenant as shown in the Conceptual Site Plan (Figure 5).
- 8) Temporary outdoor storage is prohibited.
- 9) No storage of material shall be on the outside of the building.
- 10) Outdoor storage provisions do not apply to outdoor sales areas, sidewalk sales, and "garden centers." Sidewalk sales on patios immediately adjacent to commercial buildings ("on-curb") are permitted. Sales within parking areas ("off-curb") are permitted.

7. Walls and Fencing

Walls and fences shall not be used, unless needed or required for screening, security, or buffering land uses. Within the Ridgcrest Commercial Specific Plan, walls and fences may be used to screen parking areas, loading and storage areas, refuse receptacles, and utility structures. The intent is to keep the walls as low as possible while still performing their screening function. Walls and fences shall be designed to complement the architectural design, color and materials of adjacent buildings. Landscaping shall be used in combination with walls when possible. The southern boundary of the adjacent Desert Christian Church shall either have a six foot block wall, a wrought iron fence, or some combination, subject to the agreement of the Desert Christian Church.

8. Signage

Signage and graphics will be an important element within the Ridgecrest Commercial Specific Plan. The intent of the sign program is to provide individual tenants maximum sign exposure in a manner that will complement the overall image of the project. Compatibility of sign size and quality is desired, along with a varied palette of style and character. This combination will enhance the individuality and personality of each individual development within the project area. The definitions stated in Ridgecrest Municipal Code Section 20-26.2 are incorporated herein. The following requirements pertaining to signs include:

- 1) Directional signs, ground signs, roof signs, wall signs, monument signs, pole signs, marquee signs, nameplates, portable signs, projecting signs, statuary signs, temporary signs, and window signs shall be permitted in the Specific Plan area without further approval.
- 2) Maximum height for monument signs: 8 feet
- 3) Maximum height for pole signs: 20 feet
- 4) Maximum height for wall, roof and window signs: 60 feet
- 5) Minimum setback for all signs excepting wall, projecting and monument signs: 5 feet
- 6) Aggregate sign area total for all permanent signs: (2.0 square feet)*(length of building frontage).
- 7) Each tenant will be responsible for providing one's own building signs. All tenant identification signs shall be constructed and installed at the tenant's expense. Each tenant is responsible for obtaining all required sign and building permits from the City. Each tenant shall be responsible for all fees required.
- 8) Tenant wall signs shall be limited to internally illuminated signs with individual channel letters, a plexiglass face, and sheet metal returns and trim caps. Logos and corporate slogans need not consist of individual letters.
- 9) Any requested deviation from the approved sign program shall require the approval of the Public Services Director. Tenants shall be responsible for compliance with this program and all City codes and requirements.
- 10) All ground-mounted signs must be set back from the ultimate curb face and positioned so as not to create a hazard for either pedestrian or vehicular traffic. Permanent ground signs shall be fabricated of sturdy, quality materials.
- 11) Monument signs should be incorporated into landscaped areas to minimize visual mass.
- 12) All signs and their supporting structures shall be constructed of metal, wood or comparable weatherproof material and shall be enclosed as to provide against their infestation by birds and vermin.
- 13) No sign shall be installed which will impede minimum safe sight stopping distance as per Caltrans Highway Design Manual.
- 14) Billboards are prohibited

Unless otherwise stated herein, all signage provisions and regulations of the Ridgecrest Municipal Code shall apply to the Ridgecrest Commercial Specific Plan area.

9. Noise

The operation of any facility within the Specific Plan area shall comply with Environmental Standards H-1 to H-3, along with the noise standards contained in the Noise Element of the Ridgecrest General Plan. Outdoor public address systems, where permitted, shall be on low volume during the hours of 10:00 p.m. and 7:00 a.m.

10. Lighting

Public Area Lighting

Public area lighting refers primarily to street lights along public streets. Street lights shall be approved by the City, both in type and location.

Site Lighting

The following section addresses illumination of on-site areas for purposes of safety, security, and nighttime ambience, including lighting for parking areas, pedestrian walkways, graphics and signage, architectural and landscape features, shipping and loading areas, and any additional exterior areas. Lighting of the Major Tenant site will be provided as shown in the Conceptual Photometric Plan (Figure 10). All other lighting proposed throughout the Specific Plan area shall comply with the Ridgecrest Municipal Code and the following lighting standards:

- 1) Light poles may be up to 25 feet in height.
- 2) Lighting sources shall be shielded, diffused, or indirect in order to avoid glare to pedestrians and motorists.

- 3) Lighting fixtures should be selected and located to confine the area of illumination to within the site boundaries.
- 4) To minimize the total number of freestanding light standards, wall-mounted lights should be utilized where feasible and consistent with building architecture.
- 5) The Developer shall provide a security plan for review and approval by the Public Services Director in consultation with the City of Ridgecrest Police Department prior to the issuance of the Certificate of Occupancy for the Major Tenant. The plan shall include, at minimum, adequate parking lot lighting for safety and security, along with an alternative to full lighting during low store use times between 10:00 p.m. and daybreak.

SECTION 20-40.4 INFRASTRUCTURE AND GRADING

The following section describes the backbone infrastructure systems required to serve the development of the Ridgecrest Commercial Specific Plan. Development of the Specific Plan area may occur in phases. The initial intended phase, as depicted in Figure 5, includes a Major Tenant. Figures provided in this Specific Plan depict the first intended phase of development, and includes more detail than the remaining portions of the Specific Plan area. Details on the subsequent intended development phases of the Specific Plan area, including infrastructure details, will be determined as development moves forward. The conceptual utility plan for the intended initial development phase of the Ridgecrest Commercial Specific Plan is illustrated in Figure 11. The off-site improvements that will be completed to serve the project area are illustrated in Figure 12.

A. UTILITIES

1. Water Facilities

The Specific Plan area water supply system will consist of installation of local extensions off of the existing water mains either along West Bowman Road or the old College Heights Boulevard easement and would include water main and infrastructure upgrades. The Specific Plan area's water demands have been accounted for in the Indian Wells Valley Water District (IWWVD) Urban Water Management Plan (UWMP), which sets forth water requirements for anticipated growth for the next 25 years.

The Specific Plan area's anticipated water demands are estimated to be 25,680 gallons per day (gpd) or 0.02568 million gallons per day (mgd) (Table 20-40.4-1).

Table 20-40.4-1. Estimated Average Daily Water Use

Land Use	Size (sf)	Generation Rate ^a	Total Daily Water Demand (gpd)
Major Tenant	205,000	96 gallons/1,000 sf/day	19,680
Gas Station	4 toilets ^b	120 gallons/toilet/day	480
Shopping Center	20,000	96 gallons/1,000 sf/day	1,920
Fast Food Restaurant	10,000	360 gallons/1,000 sf/day	3,600
Total			25,680

Notes: sf = square feet; gpd = gallons per day

^a Source: City of Los Angeles, Draft L.A.CEQA Thresholds Guide Exhibit K.2-11, May 14, 1998. Water consumption assumed to be 120% of wastewater generated for a given land use.

^b Gas station uses assumed four toilets.

2. Wastewater Facilities

The Lahontan Regional Water Quality Control Board (LRWQCB) enforces wastewater treatment and discharge requirements for the project area. The project would convey wastewater via municipal sewage infrastructure maintained by the City of Ridgecrest Sewer Department to the local wastewater treatment plant. The project developer will pay for the cost and installation of all sewer lines needed to serve the Specific Plan area.

The Specific Plan's conceptual sewer system plan includes the construction of gravity sewer improvements with an extension to the east along Bowman Road, then north along Forest Knoll Street to connect to the existing 21-inch ACP sewer main in Upjohn Avenue. In the alternative, the proposed sewer system would include the construction of a lift station tying into the existing sewer line in China Lake Boulevard. All sewer extensions will be constructed within existing public rights-of-way once they leave the Specific Plan area. There is a sewer main approximately 3 miles south of the plan area. Sewage from the area would be conveyed via sewer infrastructure to the local treatment plant. The conceptual off-site sewer plan is illustrated in Figure 13.

Currently the plant treats an average daily flow of 2.5 mgd and has capacity to treat an average daily flow of 3.7 mgd. It is estimated that the Specific Plan area would generate 21,400 gallons (0.0214 mgd) of wastewater daily as shown in Table 20-40.4-2.

Table 20-40.4-2. Estimated Wastewater Generation

Land Use	Size (sf)	Generation Rate ^a	Total Daily Water Demand (gpd)
Major Tenant	205,000	80 gallons/1,000 sf/day	16,400
Shopping Center	20,000	80 gallons/1,000 sf/day	1,600
Gas Station	4 toilets ^b	100 gallons/toilet/day	400
Fast Food Restaurant	10,000	300 gallons/1,000 sf/day	3,000
Total			21,400

Notes: sf = square feet; gpd = gallons per day
^a Source: City of Los Angeles, Draft L.A. CEQA Thresholds Guide Exhibit K.2-11, May 14, 1998. City of Los Angeles wastewater generation rates are considered acceptable to utilize per written communication from Joe Pollock, Assistant Director, City of Ridgecrest Public Works Department, January 19, 2006.
^b Gas station uses assumed four toilets.

3. Storm Drains

The Specific Plan area is located within Bowman Wash and the College Heights Wash. These drainage areas contain several subareas that contribute to two channels that converge at the southwest corner of the Specific Plan area. The City has designed and is in the process of implementing a Storm Drain Master Plan designed to accommodate a storm recurrence interval of 100 years.

The following drainage improvements that implement the City's Storm Drain Master Plan will be constructed as part of the Specific Plan:

- Channel BW-9: existing channel will be completely regarded and improved along Bowman Road from Norma Street to China Lake Boulevard with native sides and floor
- Culvert BW-10: reinforced concrete culverts and/or pipes will be installed under China Lake Boulevard, connecting BW-9 to BW-11
- Culvert CHW-17: a concrete arched span culvert will be installed under East Bowman Road to connect CHW-16 to BW-11
- Channel BW-11: proposed storm drain channel improvements along the north side of Bowman Road will be graded and improved from South China Lake Boulevard and will extend east to Sunland Drive to convey the flows currently on Bowman Road
- A culvert will be installed to route onsite drainage to BW-11
- Culvert BW-12: a box culvert or pipe crossing will be installed under Sunland Road to connect BW-11 to BW-13 along Bowman Road
- Channel CHW-12: channel improvements from Bataan Avenue to southern site boundary with native sides and floor
- Channel CHW-16: channel improvements from CHW-12 to East Bowman Road with native sides and floor
- Culvert CHW -16 crossing: a proposed concrete arched span culvert will be installed where CHW-16 crosses under West Entrance Driveway
- Channel BW-13: channel retention basin improvements (existing flow path) along the north side of Bowman Road from Sunland Drive to Forest Knoll Street with native sides and floor

Runoff from the project site, as well as off-site flows, will be directed and collected in detention and retention ponds. All contaminants gathered during such routine cleaning would be disposed of in compliance with the Standard Urban Storm Water Mitigation Plan (SUSMP). The channel improvements proposed as part of the project are illustrated in Figures 14a through 14g. A final drainage plan shall be submitted for approval by the Public Services Department prior to commencing any construction.

4. Solid Waste Disposal

Ridgecrest Sanitation is the only authorized franchise waste hauler for the Ridgecrest area. Wastes are delivered to the Ridgecrest Sanitary Landfill, which is located at 3301 Bowman Road, west of Jack's Ranch Road. The Ridgecrest Sanitary Landfill has a peak permitted tonnage of 701 tons per day, and the current remaining daily flow capacity is 554 tons. The landfill's expected closure date is February 2014, but the facility is proposing a vertical and horizontal expansion that would allow the facility to operate through 2036. It is estimated that the Specific Plan area would generate approximately 2,205,000 pounds of solid waste per year (or 3.02 tons per day), as shown in Table 20-40.4-3.

Table 20-40.4-3. Estimated Solid Waste Generation

Land Use	Size	Generation Rate ^a	Total Solid Waste Generation
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	(sf)		(lbs/year)
Major Tenant	205,000	9 lbs/sf/year	1,845,000
Shopping Center	20,000	7 lbs/sf/year	140,000
Gas Station	^b	^b	0
Fast Food Restaurant	10,000	22 lbs/sf/year	220,000
Total			2,205,000

Notes: sf = square feet; lbs = pounds

^a Source: Kern County Waste Management Department Solid Waste Work Sheet, October 2004.

^b The amount of solid waste generated by a gas station is minimal, as individuals only use the site for a short amount of time while fueling up their vehicles.

5. Natural Gas

Natural gas service to the Specific Plan area will be provided by Pacific Gas and Electric (PG&E). Figure 11 identifies the locations of the proposed natural gas lines to serve the first phase of development in the Specific Plan area.

6. Fire

All fire hydrants shall be American Waterworks Association approved. The Kern County Fire Department must review and approve all water improvement plans prior to installation. All structures shall include a sprinkler system built to Kern County Fire Department standards.

7. U.S. Mail

The United States Postal Service will be consulted as to the location of a Mail Depository which will be installed per USPS recommendations.

8. Electricity and Telephone

The Specific Plan area is located within the Southern California Edison Company (SCE) service territory. SCE would provide electrical services to the proposed project. Telephone service to the Ridgcrest Commercial Specific Plan Site will be provided by Verizon. Figure 11 identifies the locations of the proposed electrical and telephone service lines to serve the first phase of development within the Specific Plan area. The installation of a raceway at a future location for electric car charging stations will be considered.

All wires, conductors, cables, raceways, and conduits for electrical, telephone and similar services that provide direct service to any property shall, within the boundary lines of such property, be installed underground. Associated equipment and appurtenances such as surface mounted transformers, pedestal mounted terminal boxes, meters, and service cabinets may be placed aboveground and shall be screened and located behind the front setback line of said property.

B. PROJECT ACCESS

Access to the Specific Plan area will be provided by one driveway from South China Lake Boulevard, two driveways along West Bowman Road, and a truck service entrance from Silver Ridge Street at the east end of the Specific Plan area. The driveway access on South China Boulevard will be a right-in/right-out only driveway. The first driveway east of South China Lake Boulevard on West Bowman Road will also be a right-in/right-out only driveway. The easterly West Bowman Road driveway will be a signalized full access driveway. The truck entrance from Silver Ridge Street at the east end of the Specific Plan area will be used primarily by service vehicles to gain access to the loading areas at the rear of the proposed Major Tenant. Although Silver Ridge Street is the primary truck entrance, it will be shared by delivery trucks and customers and appropriate signage should be used. Signage identifying weight limits for delivery trucks shall be placed along Silver Ridge Street at Specific Plan Area southern boundary to discourage truck traffic from using Bataan Avenue and College Heights Boulevard. As shown on Figure 12, the following off-site circulation improvements will be constructed as part of the Specific Plan:

- China Lake/Bowman Signal: traffic signal will be installed at South China Lake Boulevard and Bowman Road and associated turn lanes
- East Bowman Road: East Bowman Road will be widened to two lanes each direction with a 20 foot median along the northern boundary of the site South China Lake Boulevard to Silver Ridge Street. East of Silver Ridge Street, East Bowman Road will be widened to two lanes each direction from Silver Ridge Street to existing road conditions at Sunland Street with transition from improved road to existing conditions
- Sunland Street: Sunland Street will be paved with two 12 foot travel lanes and 8 foot compacted native shoulders from Dolphin Avenue to Upjohn Avenue

- Bataan Avenue: Construct and pave Bataan Avenue with two 12 foot travel lanes and 8 foot compacted native shoulders from existing terminus near Desert Christian Center to Silver Ridge Street.
- Silver Ridge Street: Construct and pave two 12 foot paved travel lanes curb to curb along Specific Plan frontage and construct and pave two 12 foot paved travel lanes and 8 foot compacted native shoulders from southern Specific Plan boundary to Bataan Avenue
- Bowman Entrance signal: traffic signal will be installed at the main entrance on Bowman Road
- South China Lake Boulevard: Road improvements will include the transition from improved intersection at Bowman Road to existing conditions
- West Bowman Road: road improvements will include the widening of West Bowman Road to two lanes each direction at the existing Wal-Mart frontage and transition to existing improvements west of existing Wal-Mart.

The proposed physical configurations of the right-of-ways will allow for safe and efficient travel to and from the site. Administrative provisions and signage of the Specific Plan will facilitate direction and access throughout the project site. Truck traffic shall follow the routes established in Figure 9. Public transportation will be permitted throughout the Specific Plan area.

C. GRADING

Given the relatively level topography within the Specific Plan area, development will result in modest changes to topography and ground surface features to primarily address drainage flow. The conceptual grading plan for the intended initial phase of development within the Specific Plan area is illustrated in Figure 15. The final site grading plan shall be submitted for approval by the Public Services Department prior to commencing any construction

SECTION 20-40.5 ADMINISTRATION

A. PERMIT PROCESSING

It is anticipated that the Specific Plan will be developed in phases. It is anticipated that the initial phase will be the development of Major Tenant portion of the Ridgcrest Commercial Specific Plan area is set forth in Figure 5. Development of the Major Tenant area which is consistent with the provisions of the Ridgcrest Commercial Specific Plan and Figure 5 may proceed directly to ministerial building permit and construction plan review.

Development of Outlots 1, 2 and 3, as shown on Figure 5, will be subject to Site Plan Review, as provided in the Ridgcrest Municipal Code Section 20-22.

Architectural elevations and colors shall be approved by the Planning Services Director.

B. SUBSTANTIAL CONFORMANCE

1. Purpose of Substantial Conformance

The purpose of substantial conformance is to provide a mechanism for implementing the Specific Plan. During review of construction plans and building permit applications, the Public Services Director or designee will have the limited ability to interpret the Specific Plan and determine that the proposed Major Tenant development is in substantial conformance with the Ridgcrest Commercial Specific Plan. Substantial conformance may include, but is not limited to, inclusion of land uses not listed in Chapter 3 of the Specific Plan; modifications that might be necessary to comply with applicable infrastructure, public services and facilities requirements, and landscape palette; minor adjustments to the Major Tenant and other issues except that unless specifically permitted by the provisions of this Specific Plan, substantial conformance shall not include modifications in the basic design of the project; significant changes to the height or bulk of the approved uses; or increases in the density or intensity of the approved uses.

The use of substantial conformance is intended to ensure orderly development, quality aesthetic design, and safe and harmonious placement of uses within the Specific Plan area. Determinations of substantial conformance (unless specifically noted otherwise) shall be made by the Public Services Director or designee administratively, without the need for a public hearing. In making a determination of substantial conformance, the Public Services Director or designee shall first make all of the required findings set forth in this chapter.

2. Guidelines for Determination of Substantial Conformance

The following guidelines define the provisions of the Specific Plan subject to determinations of substantial conformance, and the limits placed on the degree of variance from the provisions of the Specific Plan that can occur through the substantial conformance procedure.

Permitted Land Uses

Land uses not listed as permitted in Chapter 3 of this Specific Plan may be permitted, subject to a determination of substantial conformance, provided that:

- The proposed use is compatible with the uses permitted described in Chapter 3 of this Specific Plan; and
- The proposed use is similar to and will not cause environmental impacts substantially greater than the other permitted uses set forth within Chapter 3 of the Ridgecrest Commercial Specific Plan.

Infrastructure

Any modifications to the alignment of access roads; parking lot configurations, or adjustments to individual infrastructure facilities plans such as drainage, sewer, water, and utilities shall be subject to substantial conformance review and approval by the Public Services Director or designee. Prior to a determination of substantial conformance, the Public Services Director or designee shall make the finding that the proposed modification will not result in any environmental impacts substantially greater than those which would occur in the absence of the substantial conformance determination.

Environmental Mitigation Standards

The Public Services Director or designee may approve minor variations from the environmental standards set forth in Chapter 6 of this Specific Plan, subject to a determination of substantial conformance. In making such a determination, the Public Services Director or designee shall first find that the proposed variation provides substantially equivalent environmental protection as the originally approved standard.

Other Specific Plan Provisions

Provisions of the Specific Plan not identified above, including Figure 5; architectural details; landscape palette; building size, height, bulk, and orientation; parking lot layout; and other plan details may be modified utilizing substantial conformance provisions. In making such a determination, the Public Services Director or designee shall be required to find that the revisions requested under substantial conformance are consistent with the provisions of the Ridgecrest General Plan, and will not create impacts substantially greater than those that would have resulted from the original approval of the Specific Plan.

A maximum 10 percent modification to permitted lot coverage, setbacks, floor area (other than the maximum allowable with the project site), and fence and wall heights may be permitted subject to a determination of substantial conformance by the Public Services Director or designee. In making such a determination, the Public Services Director or designee shall be required to find that the revisions requested under substantial conformance are consistent with the provisions of the Ridgecrest General Plan, and will not create impacts substantially greater than those that would have resulted from the original approval of the Specific Plan.

The required parking spaces may be reduced by the Public Services Director or designee subject to a determination of substantial conformance following preparation of a parking study that demonstrates the proposed reduction in parking spaces is justified based on the mix of uses within the Specific Plan area and the use of shared parking between those uses.

A Sign Permit Application shall be submitted with a comprehensive sign program for approval by the Public Services Director.

C. SUBSTANTIAL CONFORMANCE PROCEDURE

1. Application

Applications for the determination of substantial conformance shall be made on forms provided by the Public Services Director or designee and shall be accompanied by a filing fee, equivalent of a Site Plan Review. Applications shall be made by the owner of the property for which the approval is sought, or an authorized agent.

2. Hearing

No public hearing shall be required for a determination of substantial conformance.

3. Action by Reviewing Authority

The reviewing authority for a determination of substantial conformance shall be the Public Services Director or designee. The reviewing authority shall take action by providing written notice to the applicant approving, conditionally approving, or denying the determination of substantial conformance. The action of the Public Services Director or designee shall be final with no appeal.

4. Findings

In making a determination of substantial conformance, the Public Services Director or designee shall first make all of the following findings in addition to those identified above:

- The physical characteristics of the site have been adequately assessed, and proposed building sites are of adequate size and shape to accommodate proposed uses and all other features of development.
- There is supporting infrastructure, existing or available, consistent with the requirements of the Ridgecrest Commercial Specific Plan, to accommodate the development without significantly lowering service levels.
- The development resulting from the determination of substantial conformance will not have a substantial adverse effect on surrounding property or the permitted use thereof, and will be compatible with the existing and planned land uses, as well as the character of the surrounding area.
- The proposed improvements related to the development resulting from the determination of substantial conformance adequately address all natural and man-made hazards associated with the proposed development and the project site.

D. SPECIFIC PLAN AMENDMENTS

1. Purpose

Amendments to the Ridgecrest Commercial Specific Plan shall be required for revisions that are beyond the scope of substantial conformance determinations. Specific Plan amendments are governed by *Government Code* Section 65453 and the Ridgecrest Municipal Code Section 20-25.

2. Required Comprehensive Review

All proposed development within the Ridgecrest Commercial Specific Plan area for which a finding of substantial conformance cannot be made shall require a comprehensive review as part of any proposed amendment to the Ridgecrest Commercial Specific Plan. Comprehensive review shall include review by all applicable City departments and external agencies as determined by the Public Services Director or designee.

SECTION 20-40.6 ENVIRONMENTAL STANDARDS

The Specific Plan includes environmental standards to ensure that development proceeds with appropriate environmental sensitivity. Environmental technical studies were conducted for the Specific Plan area and development proposal. Environmental standards were developed from these environmental technical studies along with information from the City of Ridgecrest General Plan. The following environmental technical studies were used in the creation of the Ridgecrest Commercial Specific Plan environmental standards.

- City of Ridgecrest Community Development Department. City of Ridgecrest General Plan and General Plan Final EIR 1991-2010, Adopted August 3, 1994
- Christopher A. Joseph & Associates, Ridgecrest Wal-Mart and Retail Center Revised Draft EIR, May 2009.
- Beaman Biological Consulting, Biological Resource Assessment. May 24, 2004.
- Jeff W. Kidd Biological Consulting, Updated Biological Resources Assessment, July 28, 2005.
- Gilbert Goodlett - EnviroPlus Consulting, Desert Tortoise Survey Report, April 1, 2007.
- Christopher A. Joseph & Associates, Burrowing Owl Survey Report, June 4 2007.
- Christopher A. Joseph & Associates, Jurisdictional Waters and Wetlands Delineation Report, June 2007.
- Christopher A. Joseph & Associates, Burrowing Owl Survey Report, August 18, 2008
- Geotechnical Professionals Inc., Geotechnical Investigation, December 10, 2004.
- Alaska Petroleum Environmental Engineering, Inc., Phase I Environmental Site Assessment, August 2003.
- Alaska Petroleum Environmental Engineering, Inc., Updated Phase I Environmental Site Assessment, May 2005.
- Thomas Graham Civil Design Group, Drainage Study, June 2007.

- California Historical Resources Information System Cultural Resources Records Search, January 26, 2006
- Natural History Museum of Los Angeles County Paleontological Resources, December 20, 2005
- Christopher A. Joseph & Associates, Ridgecrest Wal-Mart and Retail Center Project Revised Draft EIR, Appendix K-1
- Christopher A. Joseph & Associates, Air Quality Data, Ridgecrest Wal-Mart and Retail Center Project Revised Draft EIR, Appendix D
- Austin-Foust Associates, Inc., Traffic Impact Analysis, February 25, 2009.

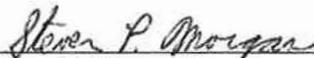
The developer of the Specific Plan area is responsible to bear the entire cost of environmental standards monitoring and compliance documentation.

The Specific Plan's environmental standards and implementation process are listed in Table 20-40.6-1.

The City Clerk shall certify to the passage and adoption of this ordinance and shall cause this ordinance to be published in the manner required by law.

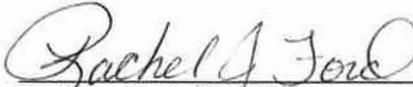
I, Rachel J. Ford, City Clerk of the City of Ridgecrest, do hereby certify the foregoing ordinance was regularly introduced and placed upon its first reading on January 13, 2010, and placed upon its second reading and adoption at a regular meeting of the City Council on February 3, 2010, by the following votes:

AYES:	Mayor Morgan, Council Members Carter, Wiknich, Holloway, and Taylor
NAYES:	None
ABSENT:	None
ABSTAIN:	None



 Steven P. Morgan, Mayor

ATTESTED:



 Rachel J. Ford, City Clerk

Table 20-40.6-1. Ridgecrest Commercial Specific Plan Environmental Standards

Environmental Standard	Implementation Entity	Responsible Review Party	Standard Timing
Aesthetics			
B-1 All exterior structure or parking lot lighting shall be directed towards the specific location intended for illumination. State-of-the-art fixtures shall be used, and all lighting shall be shielded to minimize production of light overspill.	Project Developer	General Contractor, Ridgecrest Public Services Director or designee (Director)	Construction phase
Air Quality			
C-1 During construction, the project developer shall implement comprehensive fugitive dust control measures. The project developer shall include in construction contracts the following control measures and any others required and recommended by the Kern County Air Pollution Control District (KCAPCD) at the time of development. <ul style="list-style-type: none"> • Watering shall be used to control dust generation during demolition of structures or break-up of pavement. • The area of the project site being disturbed by construction activities and ingress/egress routes shall be minimized to the smallest area possible. If necessary, areas not under development shall be fenced to prevent excessive disturbance. • Active grading/excavation sites and unpaved surfaces shall be watered at least three times daily. • All stockpiles and inactive construction areas shall be covered with tarps or applied with non-toxic chemical soil binders. • Vehicle speed on unpaved roads shall be limited to 20 miles per hour. • All paved parking areas and staging areas shall be swept daily (with water sweepers). • Daily clean-up of mud and dirt carried onto paved streets from the site shall be performed. • Wheel washers for all exiting trucks shall be installed, or the tires or tracks of all trucks and equipment shall be washed off before leaving the site. • Wind breaks shall be installed at the windward sides of construction areas. • Excavation and grading activities shall be suspended when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more. • An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaint shall be rectified within 24 hours of receipt. 	Project Developer/Contractor	KCAPCD/Director	Construction phase
C-2 Prior to the issuance of a Certificate of Occupancy, the project developer shall pave the unpaved portions of the following roadway segments: <ul style="list-style-type: none"> • Dolphin Avenue between College Heights Boulevard and Sunland Street • Sunland Street between Bowman Road and Dolphin Avenue • Sunland Street between Upjohn Avenue and Bowman Road 	Project Developer	KCAPCD/Director	Prior to certificate of occupancy

Environmental Standard	Implementation Entity	Responsible Review Party	Standard Timing
<p>C-3 No operation or activity that emits odorous gases or other odorous matter in such quantities as to be dangerous, injurious, noxious, or otherwise objectionable to a level that is detectable with or without the aid of instruments at or beyond the property within which the odor is created shall be permitted. Uses shall conform to the applicable requirements of the KCAPCD.</p>	Project Developer	KCAPCD/Director	Prior to certificate of occupancy
Biological Resources			
<p>D-1 To mitigate for the removal of the 0.019 acre of riparian habitat comprised of a several desert willow trees within Channel BW-9, the Project Developer shall replace the riparian habitat at a minimum 2:1 acreage ratio at an appropriate on or off-site location. The replacement habitat shall be planted no later than the fall or winter following project completion. The replacement habitat shall consist of riparian or desert wash tree species native to the northern Mojave desert, and shall be designed to replace the 0.019 acre of habitat removed within 5 years after installation. The riparian replacement habitat shall be maintained for a minimum of three years to ensure survival, including any necessary irrigation, protection or weeding. The riparian replacement habitat shall be monitored annually for five years; if mortality of replacement trees occurs within this period, or the 2:1 replacement acreage is not met after 5 years, then additional riparian vegetation shall be planted and maintained and monitored for an additional 3-year period. Monitoring reports shall be submitted annually to the City and CDFG. This riparian habitat replacement shall also adhere to, or may be superseded by, any conditions of a Streambed Alteration Agreement issued by CDFG, under Environmental Standard D-8.</p>	Project Developer	California Department of Fish & Game (CDFG)	Construction phase
<p>D-2 To assess if desert tortoises that were not detected in March 2007 are now present, an up-to-date survey shall be conducted prior to project construction, but no more than one year before the initiation of construction activities. Based on the current survey protocol (USFWS2009), the U.S. Fish and Wildlife Service (USFWS) consider the results of surveys to be valid for no more than one year. Surveys shall be conducted by an Authorized Biologist following the most current survey protocol issued by the USFWS. An Authorized Biologist is defined on the "Desert Tortoise – Authorized Biologist and Monitor Responsibilities and Qualification" information sheet prepared by the Service and available online at http://www.fws.gov/ventura/speciesinfo/protocols_guidelines/. In general, an Authorized Biologist is a biologist with thorough and current knowledge of desert tortoise behavior, natural history ecology, and physiology, and demonstrates substantial field experience and training to safely and successfully conduct his or her required duties. Following the completion of the survey, a survey results report shall be prepared and provided to the appropriate USFWS and CDFG field offices for review. This report shall include, but shall not be limited to, the following: (1) a description of the project; (2) maps delineating the boundaries of the action area (defined by regulation as all areas to be affected directly or indirectly and not merely the immediate area involved in the action [50 CFR §402.02]); (3) a summary of the survey methods and results, including a copy of the original datasheets; and (4) photographs of the action area.</p> <p>Regardless of the survey results, the applicant shall consult with the USFWS and CDFG to obtain concurrence with the survey results and to determine if a federal and/or state permit that allows incidental "take" of the species is necessary. Project approvals by the City shall be contingent on the applicant securing a federal and/or state permit or receiving correspondence indicating that such permits are not required. Also, any additional measures, such as pre-construction avoidance measures, required by the USFWS and/or the CDFG shall be required by the City as a condition of project approvals.</p>	Project Developer	USFWS/CDFG	Prior to construction activities

Environmental Standard	Implementation Entity	Responsible Review Party	Standard Timing
<p>D-3 The occupied burrows shall be avoided by the project as recommended by the Burrowing Owl Survey Protocol and Mitigation Guidelines (Guidelines), consisting of maintaining a 75-meter radius protective buffer around the occupied burrows during the breeding season (February 1 through August 31). Mitigation will consist of passively excluding the owls from their burrow during the non-breeding season using methods specified in the guidelines in coordination with CDFG. In addition, off-site mitigation land will be purchased (through a mitigation bank or as a conservation easement) ranging from 9.75 acres to 19.5 acres per the guidelines, depending on the habitat present on the off-site mitigation land. The replaced burrow and mitigation foraging habitat will be preserved in perpetuity through a conservation easement. A mitigation plan shall be submitted to and approved by CDFG prior to project grading, including passive relocation methods and the location and acreage of proposed off-site mitigation land. A preconstruction survey may still be required by CDFG no more than 30 days prior to commencement of grading operations to ensure that no additional owls have moved onto the site. If additional owls are found on-site during the preconstruction survey, an informal consultation with CDFG will be required and mitigation shall follow the methods outlined in the mitigation plan approved by CDFG.</p>	Project Developer	CDFG	Construction phase
<p>D-4 To avoid adverse impacts to Mohave ground squirrel, the applicant will assume that Mohave ground squirrel is present on-site and apply for an Incidental Take Permit (Section 2081) from CDFG; project construction shall not begin until an Incidental Take Permit is received from CDFG. Permit conditions generally include biological monitoring during construction, and preservation and management of suitable or occupied off-site habitat at a 1:1 or 2:1 ratio (preserved habitat to removed marginal habitat) to be determined in consultation with CDFG during the permit process.</p>	Project Developer	CDFG	Prior to construction activities
<p>D-5 Limiting project construction activities that may destroy bird nests (i.e., vegetation removal or grading) to the non-breeding season for most birds, approximately September 1 through January 31, would avoid this impact. If any construction activities are scheduled to occur during the nesting season for migratory birds (generally February 1-August 31), then no more than three days prior to the start of work, the project developer shall have a qualified biologist survey the project site for the presence of any occupied nests. If such a nest is found, it shall be protected until nesting activity has ended to ensure compliance with the Federal Migratory Bird Treaty Act (MBTA) and Section 3503 of the California <i>Fish & Game Code</i>. The qualified biologist will determine an adequate avoidance buffer, based on the species and type of construction activity scheduled for the area. The qualified biologist will flag or otherwise designate the avoidance area and will conduct periodic site visits to monitor the nesting activity. Once the nestlings have fledged the nest, no further monitoring or mitigation is required.</p>	Project Developer	CDFG	Prior to construction activities
<p>D-6 To minimize the potential of accidental impacts to adjacent offsite habitat during site preparation (excavation and grading) activities, grading and clearing limits shall be clearly staked prior to the issuance of grading permits and/or land disturbance.</p>	Project Developer	Public Services Department	Prior to issuance of grading permits
<p>D-7 Landscaping adjacent to natural areas shall use native and drought-tolerant plant species such as honey mesquite (<i>Prosopis glandulosa</i>), desert lavender (<i>Hyptis emoryi</i>), creosote bush (<i>Larrea tridentata</i>) and cactus species. The use of non-native species known to be weedy invasives including, but not limited to, cape ivy (<i>Delairea odorata</i>), periwinkle (<i>Vinca major</i>), and/or iceplant (<i>Carpobrotus</i> spp.) shall be prohibited.</p>	Project Developer	Public Services Department	Landscaping phase

Environmental Standard	Implementation Entity	Responsible Review Party	Standard Timing
<p>D-8 The following actions will occur prior to project construction activities:</p> <ol style="list-style-type: none"> 1. Submit a Notification package to the CDFG under Section 1600 of the State <i>Fish & Game Code</i>. If CDFG determines that the project will require a Streambed Alteration Agreement for impacts to the drainage channel, then the Agreement will be acquired and all conditions will be agreed to prior to project construction. This permit application will include riparian habitat replacement as required by CDFG through a Streambed Alteration Agreement. 2. Submit a Notice of Intent to the Lahontan Regional Water Quality Control Board for their General Permit R6T-2003-0004 (for minor streambed alteration projects where the U.S. Army Corps of Engineers [USACE] does not have jurisdiction). This permit will be acquired and all conditions will be agreed to prior to project construction. 	Project Developer	Lahontan Regional Water Quality Control Board/CDFG	Prior to construction activities
Cultural Resources			
<p>E-1 If an archaeological resource is encountered, construction must be diverted and a qualified archaeologist must be consulted. An archaeologist must assess significance of the exposed archaeological discovery in accordance with California Register criteria. If a significant resource is identified during construction, the State Historic Preservation Office must be consulted regarding treatment options, and will make recommendations on the future handling of the resource, if any.</p>	Project Developer	Director	Construction phase
<p>E-2 Pursuant to California Health and Safety Code Section 7050.5, in the event of the discovery of a burial, human bone, or suspected human bone, construction in the area of the find shall be temporarily halted and the Kern County Coroner shall be contacted immediately. Proper legal procedures shall be followed to determine the disposition of the remains pursuant to Public Resources Code Section 5097.98. If the remains are found to be prehistoric, the Coroner will consult and coordinate with the California Native American Heritage Commission as required by State law.</p>	Project Developer	Director	Construction phase
<p>E-3 The project applicant shall identify a qualified paleontologist prior to any excavation, grading, or construction. The project paleontologist shall attend the pre-grading meeting to discuss how to recognize paleontological resources in the soil during grading activities. The prime construction contractor and any subcontractor(s) shall be cautioned on the legal and/or regulatory implications of knowingly destroying paleontological resources or removing paleontological resources from the project site.</p>	Project Developer	Director	Prior to construction activities
<p>E-4 If paleontological resources are encountered during the course of site development activities, work in that area shall be halted and the project paleontologist shall be notified of the find. The project paleontologist shall have the authority to temporarily divert or redirect grading to allow time to evaluate any exposed fossil material. "Temporarily" shall be two working days for the evaluation process.</p>	Project Developer	Director	Construction phase
<p>E-5 If the project paleontologist determines that the resource is significant, then any scientifically-significant specimens shall be properly collected by the project paleontologist. During collection activities, contextual stratigraphic data shall also be collected. The data will include lithologic descriptions, photographs, measured stratigraphic sections, and field notes.</p>	Archeologist/Project Developer	Director	Construction phase
<p>E-6 Scientifically significant specimens shall be prepared to the point of identification (not exhibition), stabilized, identified, and offered for curation to a suitable repository that has a retrievable storage system.</p>	Archeologist/Project Developer	Director	Construction phase
<p>E-7 The project archeologist shall prepare a final report at the end of the earthmoving activities; the report shall include an itemized inventory of recovered fossils and appropriate stratigraphic and locality data.</p>	Archeologist	Director	

Environmental Standard	Implementation Entity	Responsible Review Party	Standard Timing
Geology and Soils			
F-1 The project shall be designed in accordance with the requirements of the latest edition of the Uniform Building Code/California Building Code, and applicable ordinances of the City of Ridgecrest.	Architect/Project Developer/ Project Engineer	Director	Prior to issuance of building permits
<p>F-2 The project shall comply with the following recommendations regarding earthwork:</p> <ul style="list-style-type: none"> • Prior to grading, the areas to be developed should be cleared of all debris and pavement. Buried obstructions, such as utilities and tree roots, located within the proposed building areas should be removed. Inert demolition debris, such as concrete and asphalt, may be crushed for reuse in engineered fills outside the planned building areas. • Prior to placement of fills or construction of buildings, the loose natural soils and any existing undocumented fills within the proposed building pad (including the building, canopies, loading dock retaining walls, and other foundation supported improvements associated with the proposed Major Tenant and gas station) should be removed and replaced as properly compacted fill. • For planning purposes, it is recommend that removals in the Major Tenant building area and gas station pad extend to a depth of 4 feet below existing grades. The actual depths of removals will need to be determined during grading in the field by a representative of GPI. • The base of removals should extend laterally beyond the building line or perimeter footings a minimum distance of 10 feet. • Existing utility trench backfill within building areas should be removed and replaced as properly compacted fill. Removals over the utilities should extend to within 1-foot of the top of the pipe. For utilities that are 5 feet or shallower, the removal should extend laterally 1-foot beyond both sides of the pipe. For deeper utilities, the removals should include a zone defined by a 1:1 projection upward (and away from the pipe) from each side of the pipe. The actual limits of removal will be confirmed in the field. • Excavations in compacted fill or dense natural soils may be cut up to 4 feet vertically. In undocumented fill and the upper dry granular soils, even shallow vertical excavations may cave and will need to be shored or sloped back to an inclination of 1:1 or flatter. Excavations between 4 and 12 feet deep should be shored or sloped back to 1:1 or flatter. • Surcharge loads should not be permitted within a horizontal distance equal to the height of cut from the top of the excavation or 5 feet from the top of the slopes, whichever is greater, unless the cut is properly shored. Excavations that extend below an imaginary plane, inclined at 45 degrees below the edge of an adjacent existing site facility should be properly shored to maintain support of adjacent elements. All excavations and shoring systems should meet the minimum requirements given in the most current State of California Occupational Safety and Health Standards. • After completion of the removals in the building pads and to prepare the subgrade in pavement and hardscape areas, the exposed subgrade should be scarified to a depth of at least 12 inches, moisture-conditioned (wetted), and compacted to at least 95 percent of maximum dry density. • The on-site soils are, in general, suitable for use as compacted fill and retaining wall backfill. Retaining wall backfill should consist of on-site or imported granular soils. On-site clayey soils should not be used for wall backfill. 	Project Engineer/Contractor	Director	Construction phase

Environmental Standard	Implementation Entity	Responsible Review Party	Standard Timing
<ul style="list-style-type: none"> • Soils used in compacted fills should be free of debris and should not contain material larger than 6 inches in any dimension. Soils placed within 2 feet of the finished grade in building pad areas should not contain any particles larger than 2 inches in size. • All fill soils should be placed in horizontal lifts, moisture-conditioned, and mechanically compacted to at least 95 percent (under the Major Tenant and the upper 12 inches of the pavement areas) or 90 percent (greater than 12 inches below the finished pavement subgrade) of maximum dry density in accordance with ASTM D 1557. The optimum lift thickness will depend on the compaction equipment used and can best be determined in the field. • The moisture content of the fill materials should be within two percent over optimum to readily achieve the required degree of compaction. The moisture content of the existing near-surface soils is, in general, below optimum moisture content and will require moistening prior to compaction. • During backfill of excavations, the fill should be properly benched into the construction slopes as it is placed in lifts. • For earthwork volume estimating purposes, an average shrinkage value of 10 to 15 percent and subsidence of 0.1 feet may be assumed for the surficial soils. • Utility trench backfill, consisting of the on-site sandy soils, should be mechanically compacted in lifts. Wall backfill should consist of non-expansive granular soils. • In backfill areas where mechanical compaction of soil backfill is impractical due to space constraints, sand-cement slurry may be substituted for compacted backfill. 			
<p>F-3 The project shall comply with the following recommendations with regard to foundations:</p> <ul style="list-style-type: none"> • The proposed structures may be supported on conventional isolated and/or continuous shallow spread footings. All footings should be supported by properly compacted fill. • Prior to placement of steel and concrete, the Geotechnical Engineer should observe and approve all footing excavations. 	Project Engineer/Developer	Director of Public Works	Construction phase
<p>F-4 The project shall comply with the following recommendations with regard to building floor slabs:</p> <ul style="list-style-type: none"> • Building floor slabs should be underlain by a 4-inch thick layer of coarse aggregate base and a 2-inch layer of fine aggregate base. The coarse aggregate base layer should consist of material that meets the requirements for Size No. 67 as outlined in ASTM D 448-03 (90 to 100 percent passing ¾-inch sieve, 20 to 55 percent passing 3/8-inch sieve, and 0-10 percent passing the No. 4 sieve). The fine aggregate base should meet the requirements for Size No. 10 as outlined in ASTM D 448-03 (85 to 100 percent passing the No. 4 sieve) with an additional requirement of having between 6 and 12 percent passing the No. 200 sieve. • If moisture-sensitive floor coverings are to be used, a vapor retarder/barrier should be provided. If the retarder/barrier is plastic sheeting, it should be at least 10 mils thick and be protected with at least 2 inches of clean sand (less than 5 percent passing the No. 200 sieve) above and below the sheeting. 	Project Engineer/Developer	Director of Public Works	Construction phase

Environmental Standard	Implementation Entity	Responsible Review Party	Standard Timing
<p>F-5 The project shall comply with the following recommendations with regard to lateral earth pressures:</p> <ul style="list-style-type: none"> • Active earth pressures can be used for designing walls that can yield at least 2 inched laterally in 10 feet of wall height under the imposed loads. • For level backfill comprised of properly drained, on-site or imported sandy soils, the magnitude of active pressures is equivalent to the pressures imposed by a fluid weighing 35 pounds per cubic foot (pcf). This pressure may also be used for the design of temporary excavation support. • For sloping backfill inclined at 2:1 (horizontal: vertical), an equivalent fluid pressure of 50 pcf should be used. • At-rest pressures should be used for restrained walls that remain rigid enough to be essentially non-yielding. At-rest pressures for the on-site or imported sandy soils are equivalent to the pressures imposed by a fluid weighing 50 pounds per cubic foot. <p>Walls subject to surcharge loads should be designed for an additional uniform lateral pressure equal to one-third and one-half the anticipated surcharge pressure for unrestrained and restrained walls, respectively. The wall backfill should be well-drained to relieve possible hydrostatic pressure or designed to withstand these pressures.</p>	Project Engineer/Developer/ Contractor	Director of Public Works	Construction phase
<p>F-6 The project shall comply with the following recommendations with regard to corrosivity:</p> <ul style="list-style-type: none"> • Resistivity testing of a representative sample of the on-site soils indicates that they are severely corrosive to metals. Should the use of buried metal pipe be proposed, a corrosion engineer should be consulted. 	Project Engineer/Developer	Director	Construction phase
<p>F-7 The project shall comply with the following recommendations with regard to drainage:</p> <ul style="list-style-type: none"> • Positive surface gradients should be provided adjacent to all structures so as to direct surface water run-off and roof drainage away from foundations and slabs and toward suitable discharge facilities. • Long-term ponding of surface water should not be allowed on pavements or adjacent to buildings. 	Project Engineer/Developer	Director of Public Works	Construction phase
<p>F-8 The project shall comply with the following recommendations with regard to exterior concrete and masonry flatwork:</p> <ul style="list-style-type: none"> • Exterior concrete and masonry flatwork should be supported on non-expansive, compacted fill. 	Project Engineer/Developer	Director of Public Works	Construction phase
<p>F-9 The project shall comply with the following recommendations with regard to paved areas:</p> <ul style="list-style-type: none"> • The pavement base course should be compacted to at least 95 percent of maximum dry density (ASTM D 1557). Aggregate base should conform to the requirements of Section 26 of the California Department of Transportation Standard Specifications for Class II aggregate base (three-quarter inch maximum) or Section 200-2 of the Standard Specifications for Public Works Construction (Green Book) for untreated base materials (except for processed miscellaneous base). • The design of paved areas should incorporate measures to prevent moisture build-up within the base course that can otherwise lead to premature pavement failure. 	Project Engineer/Developer	Director of Public Works	Construction phase
Water Quality			
<p>G-1 Prior to grading, a Storm Water Pollution Prevention Plan (SWPPP) will need to be prepared and filed with the State Water Resources Control Board (SWRCB) by the project applicant, and all Best Management Practices (BMPs) in the SWPPP will have to be implemented.</p>	Project Engineer/Developer	Director of Public Works	Prior to grading permit

Environmental Standard	Implementation Entity	Responsible Review Party	Standard Timing
G-2 The project is required to be designed in accordance to the Kern County Standard Urban Storm Water Mitigation Plan (SUSMP) pertaining to the detention, treatment and/or discharge of stormwater.	Project Engineer/Developer	Director of Public Works	Construction phase
Noise			
H-1 The project developer(s) implement measures to reduce the noise levels generated by construction equipment operating at the project site during project demolition, grading, and construction phases. The developer(s) shall include in construction contracts the following requirements or measures shown to be equally effective: <ul style="list-style-type: none"> • All construction equipment shall be equipped with improved noise muffling, and have the manufacturers' recommended noise abatement measures, such as mufflers, engine covers, and engine isolators in good working condition. • Stationary construction equipment that generates noise levels in excess of 65 dBA L_{eq} shall be located as far away from the Desert Christian Center Church and existing residential areas as possible. If required to minimize potential noise conflicts, the equipment shall be shielded from noise sensitive receptors by using temporary walls, sound curtains, or other similar devices. • All equipment shall be turned off if not in use for more than five minutes. • An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive noise levels. Any reasonable complaints shall be rectified within 24 hours of their receipt. 	Project Developer/Contractor	Director	Construction phase
H-2 Delivery truck operations to and from the project site shall not occur between the hours of 10:00 PM and 7:00 AM.	Project Developer/Contractor	Director	Prior to construction activities
H-3 Trash compactor operations on the project site shall not occur between the hours of 10:00 P.M. and 7:00 AM.	Project Developer/Contractor	Director	Prior to construction activities
Transportation/Traffic			
J-1 A new traffic signal shall be installed along with removal of the existing all-way stop at the intersection of South China Lake Boulevard and West Bowman Road. The intersection shall be configured to include the following: <ul style="list-style-type: none"> • Provision of a second southbound left-turn lane; • Provision of an eastbound left-turn lane and second through lane; and • Provision of two westbound left-turn lanes. 	Project Engineer/Developer	City Public Works Department	Construction phase
J-2 A new traffic signal shall be installed at the intersection of the main project entrance and West Bowman Road.	Project Engineer/Developer	City Public Works Department	Construction phase