



## **Economic Development**

**The City of Ridgecrest has been working with NAWS to accomplish a compatible land use plan to compliment the Base's future goals and mission.**

**Searles Valley Credit Union located at the Ridgecrest Business Park is planning a Grand Opening for July 18<sup>th</sup>.**

**Ground breaking for the new Marriott hotel and office complex is scheduled soon as well as a new Taco Bell.**

**The Planning Department is working on new design standards and landscape requirements. The Planning and Zoning "Ad Hoc" Committee has been resurrected to address current issues and make recommendations to staff and the Planning Commission on these issues.**

**The site plan for the new Rite Aid at the corner of China Lake Blvd and Ridgecrest Blvd was approved by the Planning Commission and is scheduled to close escrow this month.**

**The City Council recently approved a resolution to adopt the "Olde Towne Ridgecrest" theme around the Balsam Street and Ridgecrest Blvd area.**

**Last year, Integrated Waste Management Recycle Grant provided funds for new recycling containers. The grant is expected to provide even more containers this year.**

## Planning

Below are the Planning projects that are now going through the Planning Commission process and were heard at the last two Planning Commission meetings. Major concerns currently being considered are impacts to the environment by the California Fish and Game Department and NAWS China Lake Base encroachment to ensure the sustainability of the Navy's mission

### Current Planning Department Activities – July 14, 2006

**Applicant: Carole Vaughn: (CONTINUED, no date set)**

Project is located on 79.6 ac at the NW corner of Mahan St. and Springer Ave. APN: 508-010-04 thru 08.

**ZC-06-02 and GPA-06-02:** Zone Change from Urban Reserve (UR) to Single Family Residential (R-1 6,000 sf), Estate Density Residential (E-3 7,500 sf) and (E-2 10,000 sf) and a General Plan Amendment from Rural Residential (RD) to Low Density Residential (LDR) and Estate Density Residential (ED).

**TTM 6798:** A request to create Tentative Tract Map 6798, a 242 lot subdivision (Mountains' Edge) with 46 (E-2 10,000 sf min.) lots, 87 (E-3 7,500 sf min.) lots and 74 (R-1 6,000 sf min.) lots and one 2.9 ac sump/park lot.

**Applicant: Benchmark Opinions: APPROVED**

Project is located on 50.45 acres at the N.E. corner of Springer Ave. and Norma St. APN 510-020-14,15,16 and 19

**ZC-06-03:** Zone Change from Urban Reserve (UR) to Estate Density Residential (E-3 7,500 sf) on 50.45 acres

**TPM 11525:** a Tentative Parcel Map 11525 to create four parcels ranging from 8.20 ac to 11.75 ac on 40.37 ac;

**TTM 6814:** A request to create Tentative Tract Map 6814 a 147 lot subdivision with Estate Density (E-3 7,500 sf lots) ranging from 7500 sf to 16,000 sf with a 2 acre sump/park lot on 50.45 ac.

**Applicant: WD Partners for Rite Aid: APPROVED**

**SPR-06-04** a request to build a 17,272 sf Rite Aid Drug Store with a drive thru pharmacy at a location where existing building will be demolished at the NW corner of China Lake Blvd and Ridgecrest Blvd on 1.46 acres. APN 067-192-10,17,19,24,26, 28-31



**Applicant: AMG & Associates CONTINUED TO AUGUST 8<sup>th</sup>**

The applicant has redesigned the original submittal application from all R-1 to a combination of R-1 and Commercial. Project is located on 7.8 acres located at the NE corner of Richmond St. and E. Upjohn Ave., APN 343-370-03 and 04

**Zone Change ZC-06-07 and GPA-06-06** ZC from General Commercial (CG) to Single Family Residential (R-1) and GPA from Commercial /Professional Office (C) to Low Density Residential (LD) on the Easterly 300'±

Future purpose of project is to submit an R-1 Tract consisting of a 34 lot subdivision on the easterly portion and a 10 lot CG subdivision averaging ½ acre lots on the westerly 190' ±.

**Applicant: Benchmark Opinions: CONTINUED (no date set)**

Project is located on 60.3 ac at the SE corner of Bataan Ave. and Sunland St. APN: 343-351-01, 05, 09 and 13.

**ZC-06-04 and GPA-06-03:** Zone Change from Low-Density Multi-Family Residential (R-2) to Single Family Residential (R-1) for a portion of TTM 6869 and from Professional Office (PO) to Medium-Density Multi-Family Residential (R-3) for TTM 6870 and a General Plan Amendment GPA-06-03 from Medium Density (MD) to Low Density (LD) for TTM 6869;

**TPM 11524:** A request to create four R-1 parcels ranging from 12.15 ac to 14.65 ac for Tentative Parcel Map 11524 on 60.3 ac;

**TTM 6869:** A request to create a 169 lot Single Family Residential (R-1) subdivision with lots ranging from 6,000 sf to 13,000 sf for Tentative Tract Map 6869 on 42.17 ac;

**TTM 6870:** Create a three story 150 unit Condominium Complex with units ranging from 1,125 sf to 1,375 sf for Tentative Tract Map 6870 on 17.59 ac;

**Applicant: AMG & Associates: CONTINUED TO AUGUST 22**

**SPR-05-11** Larkspur Family Apartments Please note the only item being considered will be the Site Plan. A Mitigated Negative Declaration was approved January 18, 2006 by the City Council. The request is for: 81 Unit Family Housing Complex with a Community Center. The project is located on 6.09 acres, 150 feet south of the S.E. corner of W. Church Ave. and S. Downs Street at 340 S. Downs St. APN 477-030-24

**NEW PROJECTS:** Besides the above projects, Planning Staff has recently accepted applications for 6 Lot Mergers, 7 Home Occupation Permits, 2 Tentative Parcel Maps, 2 Tract Maps, 2 sign permits, 2 site plan reviews and is preparing staff reports for 6 projects to be heard in up-coming City Council Meetings. Counter Calls and Phone inquires remain busy.

**PLAN CHECKING:** Staff continues to plan check and field check previously approved projects as they approach building and occupancy stage.



## Code Enforcement

### Code Enforcement Office Monthly Status Report

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Date: July 13, 2006  
To: Gary Parsons  
From: Bob Smith  
Re: Month of June 2006 Statistics

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<b><u>Complaints:</u></b> 32	YTD 155
<b><u>Initiated:</u></b> 0	YTD 40
<b><u>Site Inspection Days:</u></b> 12	YTD 81
<b><u>Site Inspections:</u></b> 103	YTD 392
<b><u>Correspondence:</u></b> 21	YTD 188

<b><u>RV/Oversized Warnings:</u></b> 3	YTD 72
<b><u>Contacts:</u></b> 203	YTD 776
Telephone Received: 104	YTD: 451
Citizen Phone Contacts Made: 68	YTD: 322
Citizen Walk-in: 2	YTD: 5
E-Mails: 0	YTD: 4
U.S. Mail: 0	YTD: 0
Field Contacts: 27	YTD: 160
<b><u>Pre-Abatement/Public Hearing Scheduled:</u></b> 0	YTD 0
<b><u>Abatements:</u></b> 0	YTD 0
<b><u>Demolitions/Voluntary Compliance:</u></b> 0	YTD 0
<b><u>Training:</u></b> 0	YTD 0
<b><u>Clean Up Projects:</u></b> 1	YTD 1
<b><u>Clean up pounds/tons:</u></b> 1 tons	YTD 1
Total Cost: \$269.80	YTD: \$269.80
<b><u>Miscellaneous Service Reports Opened:</u></b> 32	YTD 134
<b><u>Miscellaneous Service Reports Closed:</u></b> 12	YTD 67
<b><u>MSRs Percentage Closed</u></b> 369 of 458	80.5%
<b><u>CEO Cases Open:</u></b> 0	YTD 0
Cases Still Open: 0	
<b><u>Cases/Reports Closed</u></b> 1	YTD 1
Percentage Closed: 100%	
<b><u>Percentage of Compliance with no Citations:</u></b>	100%
<b><u>Citations Issued:</u></b> 0	YTD 0

