

**California City
Planning Commission
Staff Report
Planning**

Status: X Routine Closed Session

Meeting Date: 6/13/06

Item: Public Hearing to review an Initial Study, Negative Declaration, Zone Change 174, General Plan Amendment 06-02 and Tentative Tract Map 6632. Item: Drainage Plan.

UPDATE:

At the Regular Planning Commission Meeting on Tuesday, June 13, 2006 the Commission voted as follows:

**On Motion action of Dennis, second by Greer to approve Initial Study, Negative Declaration, Zone Change 174, General Plan Amendment 06-02 and Tentative Tract Map 6632 for a include the park/basin area must be maintained through a Home Owners Association. VOTE 4-1.
MOTION CARRIED.**

All other conditions established in the DRC meeting remains with the change from commercial project to a complete residential project.

Background: This item was continued pending the Commission reviewing a drainage plan. See email comments and approval of the plan from Contract City Engineer and Map. No other issues remain.

Fees Paid: YES

Hazardous Waste Site Notice: N/A

Title Report: YES

Property Owner Notification: YES within 300 feet

Posting Completed: YES

Critical Time lines: N/A

Recommendation: Staff recommends approval and forward to Council for approval.

Council adopt: Council to hear on Tuesday, June 20, 2006.

Fiscal Impact: N/A

Environmental Action: Staff will file a Notice of Determination with the County Clerk following Council review.

10.
C.P.H. 1.

NOTICE OF PUBLIC HEARING TO REVIEW AN INITIAL STUDY, NEGATIVE DECLARATION, ZONE CHANGE 174, GENERAL PLAN AMENDMENT 06-02 AND TENTATIVE TRACT MAP 6632

BY PLANNING COMMISSION AND CITY COUNCIL

NOTICE IS HEREBY GIVEN that a public hearing will be held in the Council Chambers at City Hall, 21000 Hacienda Boulevard, California City, California, 93505, to reconsider a Negative Declaration for Zone Change 174, General Plan Amendment 06-02 and Tentative Tract Map 6632. Located in

the City of California City, County of Kern, being a portion of Section 19, Township 32 South, Range 38 East, M.D.B.&M., APN 212-010-28 (34.59 acres), located on Randsburg-Mojave Road. The project originally was for 97 commercial lots. The application was denied and the owner/applicant was encouraged to reconsider residential lots only for the subdivision since the property surrounds single family residential lots. The owner/applicant has reconsidered and is requesting approval for 97 Single Family Residential Lots (R1) as was suggested and encouraged by the Planning Commission and City Council. Will Serve letters from all major utilities have been received for this project. Zone Change 174 would re-zone the property from OPA Open Space/Residential Agricultural to R1 Single Family Residential and General Plan Amendment 06-02 will amend the City's General Plan to incorporate this project.

PUBLIC HEARING DATES ARE:

Tuesday, May 23, 2006, at 6:00 p.m. - Planning Commission

Tuesday, June 6, 2006, at 6:00 p.m. - City Council

NOTICE IS FURTHER GIVEN staff will file a Notice of Determination with the County Clerk.

PERSONS WISHING TO BE HEARD on this matter are encouraged to attend or submit their comments in writing to the undersigned on or before the public hearing date specified herein. This project initially was reviewed by the State Clearing House with a 45-day review period as mandated by State law; the minimum public review period expired on Monday, January 23, 2006 at 5:00 p.m., COB.

William W. Way, Jr.

DATE: May 4, 2006

City Manager/Planning Director

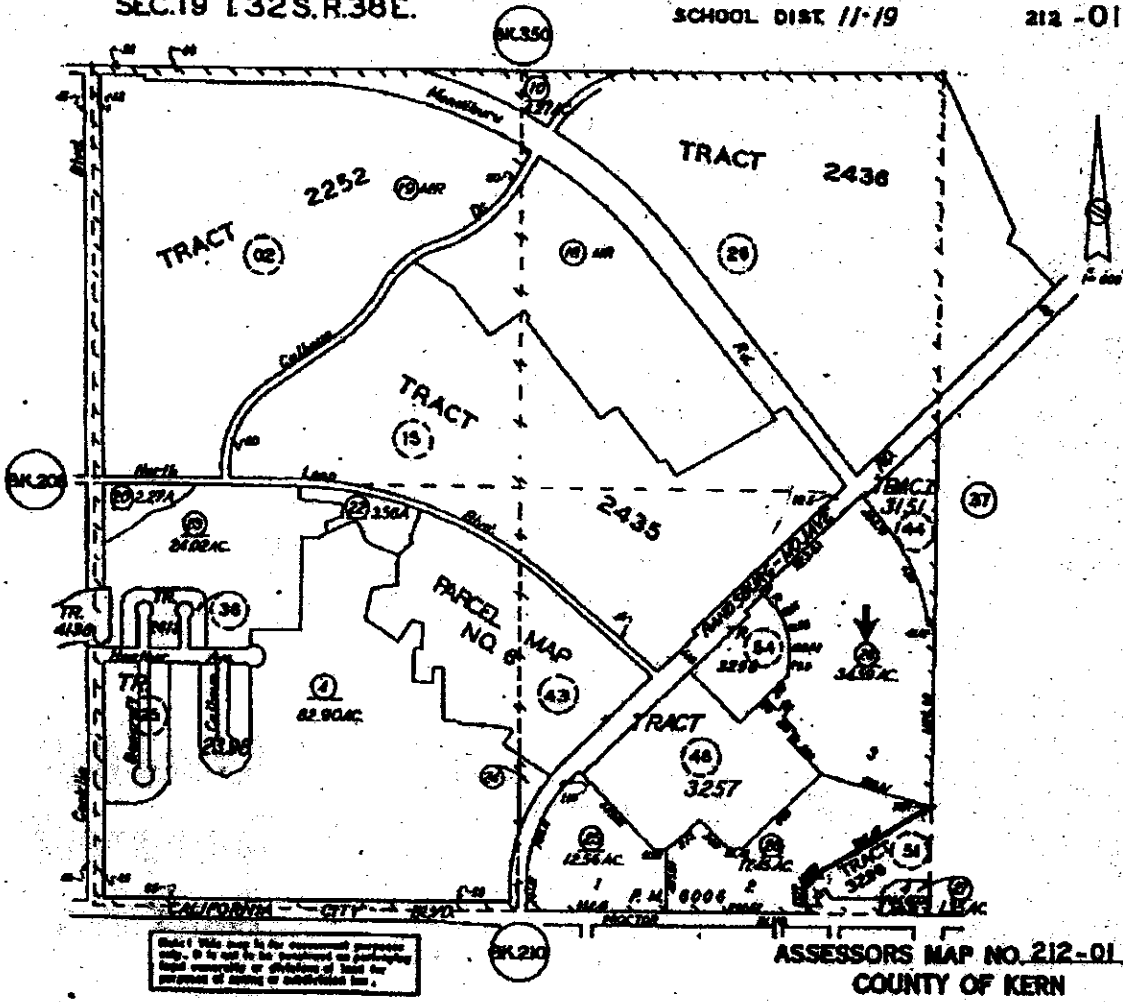
Published in the Mojave Desert News

May 11, 2006

SEC. 19 T. 32 S. R. 38 E.

SCHOOL DIST. 11-19

212 - 01



CPH I.

RESOLUTION NO. 01-06-1963PC
A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CALIFORNIA CITY AN
INITIAL STUDY, NEGATIVE DECLARATION, ZONE CHANGE 174,
GENERAL PLAN AMENDMENT 06-02 AND TENTATIVE TRACT MAP 6632

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF CALIFORNIA CITY as follows:

1. Purpose.

The Commission considered and made recommendation for approval to the City Council for the Initial Study, Negative Declaration and Tentative Tract Map 6632 for the purpose of subdividing and rezoning 34.59 acres into 97 Residential Single Family (R1) lots with a park and drainage basin. Basin and common areas to be maintained by Home Owners Association. The project is located in the City of California City, County of Kern, being a portion of the SE one quarter of Section 19, T32S, R38E, MDB&M, APN 212-010-28, located on Randsburg-Mojave Road. Major utilities have provided will serve letters. Zone Change 174 re-zones the property form O/RA Open Space/Residential Agricultural to Single Family Residential and General Plan Amendment 06-02 will amend the City's General Plan to incorporate this project.

2. Findings.

The Commission finds, determines and declares as follows:

1) This project has been reviewed by the Development Review Committee (DRC) as project DRC 05-17 on August 23, 2005 and a re-review on October 11, 2005 incorporated as Exhibit A in Resolution 01-06-1963PC; there was no evidence of tortoise found, will serve letters from all major utilities have been received.

(2) All improvements will be in accordance with City and County Standards;

(3) Applicants will continue to work with Edwards Air Force Base Flight Test Center and comply with any aviation requirements;

(4) A duly-noticed public hearing has been conducted to consider the initial study, negative declaration and Resolution 01-06-1963PC;

(5) Tentative Tract Map 6632 is consistent with the General Plan;

(6) Tentative Tract Map 6632 will not result in any significant adverse environmental impacts;

(7) Tentative Tract Map 6632 will promote the welfare of the community and a negative declaration is appropriate for this project.

PASSED, APPROVED AND ADOPTED on 13 June 2006, by the

following votes:

gsk AYES: 4
gsk NOES: 1
gsk ABSTAIN: 0
gsk ABSENT: 0



Planning Commission Chairman

Attest:



Planning Technician

**CITY OF CALIFORNIA CITY
DEVELOPMENT REVIEW COMMITTEE/CONDITIONS OF APPROVAL
CASE NO. 05-17**

PLANNING/ENVIRONMENTAL: Attach additional sheets as required.

Preliminary title report/annexation.

Dust control during construction with respect to the PM-10 plan.

Applicant will contact Cal Trans and Edwards Air Force Base prior to grubbing or grading and provide a copy of written acknowledgment/approval to the Planning Department. See agency list for contact numbers.

This area is sensitive to tortoise, environmental documents may include a negative declaration, mitigated negative declaration or environmental impact report. Applicant should prepare a Biota Study and submit it to the Planning Department with an application for a subdivision, General Plan Amendment and Zone Change. If evidence of a tortoise is found, contact State Fish and Game and US Fish and Wildlife Service, provide written documentation to the Planning Department that all state and federal permits have been acquired from these agencies prior to grubbing or grading of the land. See agency list for contact numbers.

If during construction, artifacts or evidence of prehistoric or historic occupation are discovered, construction activities which might disturb or destroy such artifacts shall be ceased until the construction site can be evaluated by a qualified archaeologist and a recommendation made as to their preservation and or recordation.

Application shall include name and address of the applicant, name and address of the property owners within 300 feet and the assessor parcel number of the property.

The site plan drawing shall be drawn to scale specified by the Planning Director and shall contain the following items:

Type Tract Map or Parcel Map Grading and Drainage Plan.

Topography and proposed grading.

Location of existing building and structures with required setbacks.

Location of all existing and proposed utilities and drainage facilities.

Exterior elevations showing the height of the building, location of doors, windows, chimneys, mechanical equipment and the types and colors of materials proposed.

Dimensions of the existing and proposed building or structures or other information

**DRC/CONDITIONS OF APPROVAL
CASE NO. 05-17**

required for the Planning Director to determine the parking needs in accordance with the requirements set out in the City Zoning Ordinance.

Layout of the proposed parking lot, including the location of parking spaces, internal circulation pattern, ingress and egress points.

Dimensions of parking stalls and aisles.

Location of landscaping and irrigation system, including identification of plant materials to be used.

Special requirements unique to this project:

SEE ATTACHED

CIVIL ENGINEERING & LAND SURVEYING: Attach additional sheets as required.

Location of onsite and offsite lighting.

Special requirements unique to this project:

ENGINEERING: Attach additional sheets as required.

Preliminary soils report.

Grading shall conform to Kern County Standards. Grading plans to be submitted for approval by City Engineer.

Grading, curbs and gutters, drainage and drainage structures shall be provided as necessary to the proper drainage and use of streets and to public safety. Onsite storm water retention required per Kern County Standards.

Shall construct sidewalks, drive approaches and curb ramps compliant with Americans with Disabilities Act requirements. Cal Trans A88A Standards.

Street improvements and right-of-way. Street plans shall be approved by City Engineer/Public Works Director.

Shall provide street lighting and street signage per City Standards.

All improvements shall comply with the Americans with Disabilities Act requirements for accessibility.

Traffic study requirements.

**DRC/CONDITIONS OF APPROVAL
CASE NO. 05-17**

All utility companies shall be notified of the project and "will serve" letters shall be obtained and a copy on file with the Planning Department.

Special requirements unique to this project:

PUBLIC WORKS: Attach additional sheets as required.

The applicant shall comply with standards, conditions and policies of the California City Sewer Department, and have improvement plans approved by the Public Works Director.

Water distribution system capable of serving the site and providing required fire protection shall be installed, in accordance to the standards, conditions and policies of the California City Fire Department. Water improvement plans shall be approved by the California City Fire Department and Public Works Director/City Engineer.

Applicant to contact Benz Sanitation to obtain requirements for trash bin.

Special requirements unique to this project:

APPROPRIATE WATER MAIN SIZE DEPENDING ON COMMERCIAL ESTABLISHMENTS.

BUILDING: Attach additional sheets as required.

Noise during construction shall be mitigated to the fullest reasonable extent. If complaints are received, the City may impose restrictions such as limitation of hours of construction or other reasonable measures.

Special requirements unique to this project:

FIRE: Attach additional sheets as required.

Knox locks shall be provided per California City Fire Department.

**DRC/CONDITIONS OF APPROVAL
CASE NO. 05-17**

Fire hydrants shall be installed per California City Fire Department.
All fire lanes shall have signage and be painted red according to requirements of California City Fire Department.
Sprinkler system requirements for building(s) per plans submitted.

Special requirements unique to this project:

WATER MASTER PLAN - SEE ATTACHED

POLICE: Attach additional sheets as required.
Security/Access.

Special requirements unique to this project:

FINANCE: Attach additional sheets as required.
Funding

NONE AT THIS TIME

Special requirements unique to this project.

CITY OF CALIFORNIA CITY
DEVELOPMENT REVIEW COMMITTEE/CONDITIONS OF APPROVAL
LIST OF AGENCIES
TEAM APPROACH - EARLY CONSULTATION AND "WILL SERVE"

BENZ SANITATION

Benz Sanitation
19201 Neuralia Road
California City, CA 93505
(760) 373-8777

CALIFORNIA DEPARTMENT OF FISH AND GAME

California Department of Fish and Game
San Joaquin Valley and Southern Sierra Region
Attn: Annette Tenneboe
Environmental Scientist
1234 East Shaw Avenue
Fresno, CA 93710
Voice: (559) 243-4014 ext. 220
Fax: (559) 243-4020
email: atenneboe@dfg.ca.gov <<mailto:clausea@sce.com>>

DEPARTMENT OF TRANSPORTATION (CAL TRANS)

Department of Transportation
District 9
Attn: Gayle Rosander LDR/CEQA Coordinator
500 So. Main Street
Bishop, CA 93514
Voice (760) 872-0798
Fax (760) 872-0754
email: gayle_rosander@dot.ca.gov <mailto:gayle_rosander@dot.ca.gov>

EDWARDS AIR FORCE BASE:

Mr. Dwight Deakin
Logistics Management Specialist
Plans and Policies Division
AFFTC/XPX
1 South Rosamond Boulevard
Edwards, CA 93524-1036
Voice: (661) 277-2412
Fax: (661)277-8469
email: dwight.deakin@edwards.af.mil <<mailto:dwight.deakin@edwards.af.mil>>

CITY OF CALIFORNIA CITY
DEVELOPMENT REVIEW COMMITTEE/CONDITIONS OF APPROVAL
LIST OF AGENCIES (CONTINUED)
TEAM APPROACH - EARLY CONSULTATION AND "WILL SERVE"

SOUTHERN CALIFORNIA EDISON

Southern California Edison
Attn: Alis Clausen
Regional Manager Public Affairs
42060 10th Street West
Lancaster, CA 93534
Voice: (661) 726-5608
Fax: (661) 726-5615
email: clausea@sce.com <<mailto:clausea@sce.com>>

SOUTHERN CALIFORNIA GAS COMPANY

Southern California Gas Compnay
Attn: Russ Pope
New Business Project Manager
44416 North Division Street
Lancaster, CA 93535-2552
Voice: (661) 945-7391
Fax: (818) 700-3631
email: rpope@semprautilities.com <<mailto:clausea@sce.com>>

U.S. FISH AND WILDLIFE SERVICE

U.S. Fish and Wildlife Service
Attn: Judy Hohman
Acting Assistant Field Supervisor
2493 Portola Road, Suite B
Ventura, CA 93003
Voice: (805) 644-1766 ext. 304
Fax: (805) 644-3958
email: Judy_Hohman@rl.fws.gov <<mailto:clausea@sce.com>>

VERIZON

Verizon
Attn: Alan Bailey, Outside Plant Engineer
520 South China Lake Boulevard
Ridgecrest, CA 93555
Voice: (760) 375-6616
Fax: (760) 375-6619
email: alan.bailey@verizon.com <<mailto:clausea@sce.com>>

DRC# 05-17
Applicant: Dong
Hoa Ta
Project: CA
Randsberg
Plaza

California City Fire Department Site Plan Review Checklist

The following items need to be addressed and/or submitted prior to approval by the Fire Marshal's Office.

~~Every~~ EVERY 500' Number of fire hydrants (on street) ~~For Commercial~~ *6-14-06*

Fire Hydrants to provide adequate fire protection

Fire Hydrants must be within 150 foot radius of structure

_____ Fire Hydrants - placement per FD specs ~~For Commercial~~ *6-14-06*

Brand: Jones (Commercial)

Minimum 6 inch mains (Check Fire Flow Requirements).

Pipe to be approved - AWA - (thrust blocks)

Water mains tested @ 200# pressure for one hour for acceptance.

Fire Lanes needed (Stripped No Parking)

All-weather driving surface of not less than 20ft. of unobstructed width

Adequate roadway turning radius capable of supporting the imposed loads of fire apparatus

A minimum vertical clearance of 13 feet

Clearance around fire hydrant minimum 3 feet

No Parking in front of hydrants 15 feet

Fire lane marked by A "No Parking Fire Lane", maintained by the owner

Fire sprinkler system required (NFPA 13) : _____

Fire Alarm System required Monitored Non-monitored