

**MINUTES**  
**REGULAR MEETING**  
**CALIFORNIA CITY PLANNING COMMISSION**  
**TUESDAY, SEPTEMBER 22, 2009, 6:00 P.M.**  
**COUNCIL CHAMBERS, 21000 HACIENDA BOULEVARD**

**A. OPENING**

The meeting was called to order at 6:00 p.m. by the Chairman followed with the Pledge of Allegiance. Prior to the Invocation there was a moment of silence for Marv Sass, a long time resident of the City, a servant of the Community and previous member of the Planning Commission.

**Roll Call:**

**PRESENT:** Diana Ballestero, Buford Land, Drew Piuma, Vice Chairman Bill Dennis, Chairman Al Greer.

**B. CONSENT ITEMS**

1. **ADOPT AGENDA:** Motion action of Dennis, second by Land to adopt the agenda as presented.

**Roll Call:**

Commissioner Ballestero	YES
Commissioner Land	YES
Commissioner Piuma	YES
Vice Chairman Dennis	YES
Chairman Greer	YES

**MOTION CARRIED.** Vote 5-0.

2. **MINUTES 9/8/09.**

The Chairman called for a motion to adopt the minutes.

Motion action of Ballestero, second by Land to adopt the minutes from September 8, 2009, as presented.

**Roll Call:**

Commissioner Ballestero	YES
Commissioner Land	YES
Commissioner Piuma	YES
Vice Chairman Dennis	YES
Chairman Greer	YES

**MOTION CARRIED.** Vote 5-0.

C. **ANNOUNCEMENTS/PRESENTATIONS**

3. Staff: None.

4. Civic: None.

5. Public:

Wally Melendez, California City. Mr. Melendez asked what the Planning Commission's budget is, just for the Commission itself? The Director of Public Works replied the budget is \$8,550.00.

D. **CONTINUED BUSINESS:**

6. Public Hearing on Initial Study, Negative Declaration, and Draft General Plan Update 2009-2028.

Prior to opening the Public Hearing, the Director of Public Works said there are two procedures he would like everyone to be aware of: 1) There is a comment sheet at the podium, please fill it out and if you could reference a specific page that would be helpful. 2) He did not expect a lot of comments, this has been reviewed and re-reviewed in workshops and public hearings since 2000.

The Chairman declared the public hearing open at 6:07 p.m.

The Director of Public Works read the staff report and commented on two pieces of correspondence.

The first correspondence was received from the Native American Heritage Commission (NAHC). The important component of the letter stated, "The NAHC did perform a Sacred Lands File (SLF) search in the NAHC SLF Inventory, established by the Legislature pursuant to Public Resources Code Sec. 5097.94(a) and Native American Cultural resources were not identified within one-half mile of the area of potential effect (APEs)." This means that at the City's jurisdictional boundaries and coterminous sphere of influence, there are no Native American Cultural sites within one half mile. Staff did follow their recommendation and mailed the Initial Study, Negative Declaration and Draft General Plan Update 2009-2028 to additional Native American tribes in the area that were not on the original mailing list and located and mailed these documents to the nearest Office of Historic Preservation (OHP) Information Center. The Director of Public Works reported no further action is required.

The second correspondence was from the Early Childhood Council of Kern and staff agrees with their recommendations and will include in the final General Plan Update 2009-2028 the specific language requested on three separate pages of the text. The Chairman concurred that it would be appropriate to include their recommendations.

He noted a written request was received to send a copy of the documents discussed tonight to the Kern County Planning Department and that has been mailed as of today.

The Chairman called for public testimony.

Tom Ross, 9629 Mendiburu Road. Mr. Ross was expecting to see a reduction level in Greenhouse Gas Emissions from OHV's. He would like to see a plan to reduce or prohibit airborne dust generated from vehicles to include OHV's.

The Director of Public Works explained that Greenhouse Gas Emissions and the Effects of Global Warming are being addressed in the General Plan Update 2009-2028. However, this plan is long range and the City works with County and State Agencies towards accomplishing goals to reduce the Greenhouse Gas Emissions and the Effects of Global Warming. He suggested the appropriate avenue that would result in a more immediate response, is through working with the Council to introduce ordinances that specifically address his concern and amends the City's Municipal Code.

Mr. Ross said he better understood the purpose of the General Plan and would pursue working with the Council to introduce a plan and passage of an ordinance that would reduce or prohibit airborne dust generated from vehicles to include OHV's.

Wally Melendez, California City. Mr. Melendez had three concerns with regards to the General Plan Update: 1) There are not enough small parks in the City for people to go to and have shade. 2) Lack of bus service and people are waiting for as long as three hours in the hot sun. 3) Uncovered military ordnance.

The Director of Public Works responded to each item individually.

Item #1 is an accurate statement. However, all the lots that exist in the City are privately owned. The older tracts do not have land set aside for a neighborhood park and the homeowners would have to pay a park maintenance fee, established by a homeowners association. There are no homeowners associations in the older tracts. Newer subdivisions are being required to set aside park land that serves a dual purpose as a catch basin to help reduce or eliminate storm water runoff.

Item #2 Lack of bus service. There is not a substantial ridership to attract a private company. He encourages and invites any private bus company that is willing to do business in the City that would offer more frequent bus service to Mojave, Rosamond and Lancaster. However, the ridership is not there to make it feasible for a private bus service. He reviewed Figure 1-12, Transit Focal Zones in the General Plan Update. Some of these Transit Focal Zones exist right now and some are future sites, totaling six in the Central Core along California City Boulevard and one at California City Boulevard and Highway 14.

Item #3 Uncovered military ordnance. The land that California City sits on has the unique distinction of having been a practice bombing range during World War II, long

before California City was even developed. This is not the only City with this problem and over time with the blowing sand, these hazards are not easily detected until someone starts digging. Page 5-23, under **Military Installations**, of the General Plan Update states, "According to the California City Police Chief, the Army Corp of Engineers are currently scanning, identifying and recovering these hazards."

Mr. Melendez commented it is not just the blowing sand covering them up, the wind can also uncover them.

Vice Chairman Dennis responded to Mr. Melendez with respect to the bus service and how the City has tried, in the 39 years that he has lived here, to attract bus service. He cited two bus lines, Greyhound and Orange Belt, would come into town and pickup people at the Chamber of Commerce building and both discontinued service due to low ridership. There have been at least four taxi services over the years, all of which could not sustain ridership and discontinued service. So we have tried before and there is not enough business. Secondly, he commented on the bombs. He did not want people to get the impression that these bombs are laying on the surface, typically they are not laying on the top of the ground but buried under several feet of dirt which is as hard as cement. These bombs are located more towards the south of town in the desert, there are no homes, it is desert vacant land. If one is found and he cited two instances, the Army at Fort Irwin dispatches an ordnance disposal unit to remove it. There are military bases all around California City and the closest one is Edwards Air Force Base.

Commissioner Land commented with regards to the bus service that he has ridden on the Regional Transit bus several times. He has found that if you plan your schedule very carefully, when you get back into town or if you need to be dropped off, just call the City's Dial-A-Ride service. The City service will pick you up or drop you off at your home or elsewhere in town. This will help to eliminate the wait time for the Regional Transit bus.

There being no further public comments the Chairman closed the public testimony portion of the hearing.

The Chairman called for comments from the Commission.

Vice Chairman Dennis said he felt this General Plan Update reflected a long range plan that was more within the City's economic capabilities and not exaggerated. He asked staff if the City Attorney had agreed with the General Plan Update 2009-2028? The Director of Public Works replied yes. It had been the City Attorney's idea to reduce the content to within the City's existing jurisdictional and coterminous sphere of influence, not adding any new elements as had been previously suggested, and basically keeping the document the same (no substantive changes) and using the Tiering Process to "incorporate by reference" pertinent environmental documents.

Commissioner Piuma being the newest member of the Commission, said he was a bit overwhelmed with the volume and depth of the General Plan Update 2009-2028. He

said he was not totally comfortable with it since there is so much to absorb. He asked if it were approved tonight and later down the road, if something came up, could it be amended? The Director of Public Works said yes. The City is allowed four amendments per year. If approved by the Commission tonight, it goes to the City Council for their consideration and it is up to the City Council to adopt it.

There being no further comment the Chairman called for a motion.

Motion action of Dennis, second by Ballestero to approve the Initial Study, Negative Declaration, Draft General Plan Update 2009-2028 by Resolution No. 09-22-2009PC and forward it to the City Council.

Roll Call:

Commissioner Ballestero	YES
Commissioner Land	YES
Commissioner Piuma	YES
Vice Chairman Dennis	YES
Chairman Greer	YES

MOTION CARRIED. Vote 5-0.

E. **NEW BUSINESS:** None

F. **COMMISSION REPORTS/REQUESTS:** None.

G. **ADJOURNMENT**

The Chairman called for a motion to adjourn.

Motion action of Dennis, second by Land to adjourn at 7:15 p.m. MOTION CARRIED. Vote 5-0.