

California City
City Council
Staff Report
Planning
10/11/06

Status: X Routine Closed Session

Meeting Date: 10/17/06

Item: **PUBLIC HEARING** to Review Initial Study, Negative Declaration, Vesting Tentative Tract Map 6864 (VTTM 6864), Conditions of Approval and Resolution 10-06-1977PC.

Background: The Planning Commission on October 10, 2006, approved the above referenced project by Resolution 10-06-1977PC by a vote of 3-0, 2 Absent.

The project proponent is Ed Collins, P.O. Box 2486, California City, California. The project is located in a portion of the West one half of the Southwest one quarter of Section 16, T32S, R38E, MDB&M, APN 350-140-01 and located on the North and South sides of Twenty Mule Team Parkway in California City. The project involves subdividing 60 acres into 30 lots. Twenty-eight R1 single family residential lots, one commercial lot and one park/basin lot. The utilities are near the site and will serve letters are included. The property is zoned R1 (Single Family Residential) and C2 (Community Commercial), approved by the City Council through Zone Change 115 on February 6, 1990. The General Plan Designations are Medium Density Residential and Community Commercial and this project is consistent with the City's General Plan.

Fees Paid: YES

Hazardous Waste Site Notice: YES

Title Report: YES

Property Owner Notification: YES within 300 feet on September 8, and September 29, 2006

Posting Completed: YES on September 14, and September and October 5, 2006

Critical Time lines: N/A

Recommendation: To conduct the public hearing, take public testimony, approve the Initial Study, Negative Declaration, VTTM 6864, Conditions of Approval and Resolution 10-06-1977PC..

Council adopt: N/A

Fiscal Impact: N/A

Environmental Action: Staff will file a Notice of Determination for this project with the County Clerk.

PH 3.

RESOLUTION NO. 10-06-1977PC

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF CALIFORNIA CITY
TO APPROVE INITIAL STUDY, NEGATIVE DECLARATION, TENTATIVE TRACT
MAP 6864 (VTTM 6864) WITH CONDITIONS OF APPROVAL**

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

SECTION 1. PURPOSE.

The Commission considered and made recommendation for approval of VTTM 6864 for the purpose of subdividing 60 acres into 30 lots. Twenty-eight (28) R1 single family residential lots, one commercial lot C2 community commercial and one park/basin.

WHERE AS; the property is located in a portion of the West one half of the Southwest one quarter of Section 16, T32S, R38E, MDB&M, APN 350-140-01 and located on the North and South sides of Twenty Mule Team Parkway in California City, California.

WHERE AS; conditions of approval for VTTM 6864 as per Exhibit A (3-pages), hereinafter referred to as "VTTM 6864 conditions," were prepared.

SECTION 2. FINDINGS.

The Planning Commission finds, determines and declares:

(1) This project has been reviewed by the Development Review Committee (DRC) as project DRC 06-13 on August 8, 2006, applicable to VTTM 6864.

(2) All improvements will be in accordance with City and County Standards; including provisions set forth in the Uniform Building Code, State and Federal Fire Codes.

(3) All provisions of the California City Municipal Code currently in effect must be compiled with,

(4) A duly-noticed public hearing has been conducted to consider the Initial Study, Negative Declaration, VTTM 6864 and this Resolution 10-06-1977PC;

(6) VTTM 6864 will not result in any significant adverse environmental impacts;

(7) VTTM 6864 will promote the welfare of the community;

(8) VTTM 6864 is consistent with the general plan and the City's zoning ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of California City does hereby approve the Initial Study, Negative Declaration, VTTM 6864, with all conditions of approval as stipulated in Exhibit A and forwards to City Council.

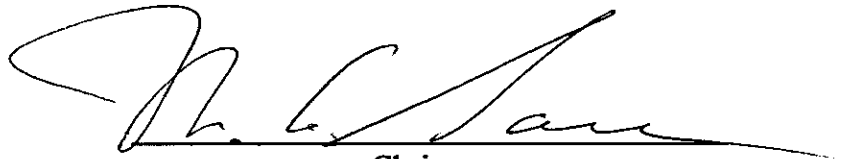
I HEREBY CERTIFY that the foregoing resolution was duly passed and adopted by the Planning Commission on the 10th day of October 2006.

AYES: 3

NOES: 0

ABSENT: 2

ABSTAIN: 0


VICE Chairman

ATTEST:


Recording Secretary

**CITY OF CALIFORNIA CITY
DEVELOPMENT REVIEW COMMITTEE (DRC)**

**CONDITIONS OF APPROVAL
CASE NO. DRC 06-13 (TTM 6864)**

1. Preliminary title report.
2. Dust control during construction with respect to the PM-10 plan.
3. 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.
4. Applicant will provide a Biota Study and submit it to the Planning Department with an application for a subdivision for a 30-day review period with the State Clearinghouse.
5. 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.
6. The site plan drawing shall be drawn to scale specified by the Planning Director and shall contain the following items:
 - a. Type Tract Map or Parcel Map Grading and Drainage Plan.
 - b. Topography and proposed grading.
 - c. Location of existing building and structures with required setbacks.
 - d. Location of all existing and proposed utilities and drainage facilities.
 - e. Exterior elevations showing the height of the building, location of doors, windows, chimneys, mechanical equipment and the types and colors of materials proposed.
 - f. Dimensions of the existing and proposed building or structures or other information required for the Planning Director to determine the parking needs in accordance with the requirements set out in the City Zoning Ordinance.
 - g. Layout of the proposed parking lot, including the location of parking spaces, internal circulation pattern, ingress and egress points.
 - h. Dimensions of parking stalls and aisles.
 - i. Location of landscaping and irrigation system, including identification of plant materials to be used.
7. Location of onsite and offsite lighting.

CONDITIONS OF APPROVAL
CASE NO. DRC 06-13 (TTM 6864)
(CONTINUED)

8. Preliminary soils report.
9. Grading shall conform to Kern County Standards. Grading plans to be submitted for approval by City Engineer.
10. 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.
11. Shall construct sidewalks, drive approaches and curb ramps compliant with Americans with Disabilities Act requirements. Cal Trans A88A Standards.
12. Street improvements and right-of-way. Street plans shall be approved by City Engineer and Public Works Director.
13. Shall provide street lighting and street signage per City Standards.
14. All improvements shall comply with the Americans with Disabilities Act requirements for accessibility.
15. Traffic study requirements.
16. 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.
17. 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.
18. 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.
19. The applicant to obtain a WDID Permit and submit a copy to the Planning Department.
20. The applicant may be required by CDFG to obtain a Streambed Alteration Permit if so, submit a copy to the Planning Department.
21. Applicant to contact Benz Sanitation to obtain requirements for trash bin.

CONDITIONS OF APPROVAL
CASE NO. DRC 06-13 (TTM 6864)
CONTINUED

22. 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.

23. A residential steamer fire hydrants shall be located in accordance with California Fire Code 2001 Edition Table A-III-B-1, Number and Distribution of Fire Hydrants.

File



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS AIR FORCE FLIGHT TEST CENTER (AFFTC)
EDWARDS AIR FORCE BASE, CALIFORNIA

OCT 11 2006

AFFTC/XPX
1 South Rosamond Boulevard
Edwards AF, CA 93524-1036

City of California City
Attn: Mr. William W. Way, Jr
21000 Hacienda Blvd
California City CA 93505

Dear Mr. Way

The Air Force Flight Test (AFFTC) at Edwards AFB has received a copy of your proposed project: Vesting Tentative Parcel Map 6864. Based on a telephone conversation that our office had with one of your planners, we understand the city will be requesting an avigation easement similar to the one that was requested for the prison. The AFFTC is in concurrence with this request and appreciates your protection of our airspace.

The AFFTC appreciates the continued efforts of your department in assuring compatible land use in the California City area. If my office can be of any assistance to you in the future, please contact Pamela Jeglum at (661) 277-5898.

Sincerely

A handwritten signature in black ink, appearing to read "D. A. Deakin", with a long horizontal flourish extending to the right.

DWIGHT A. DEAKIN
Acting Chief, Plans and Policies Division

