

**Table B.3.10-1. City of Ridgecrest Regulations, Plans, and Standards**

Document	Regulation	Consistency Analysis
<p>General Plan 1991-2010</p> <p>Land Use Element</p>	<p><b>Public Services and Facilities</b>  <i>Goal 1.4</i> - Provide necessary public facilities and services that are convenient, economical and reinforce city and community identity.  <i>Objectives:</i> Coordinate long-range planning for all public utilities, services and facilities in order to achieve more efficient and cost-effective service.  <i>Policy 1.4.3</i> - Coordinate with appropriate agencies the expansion of all public services and facilities (sewer, polices, fire, water, schools, solid waste) with a desired population level for the Ridgecrest area and the City's capital improvement budgets.</p>	<p>The Proposed Project has been stated by SCE to be necessary to serve increased electrical demand in the Electrical Needs Area (portions of the city of Ridgecrest and surrounding areas of unincorporated Kern County and San Bernardino County), as well as to improve system reliability and enhance operational flexibility. Therefore, the proposed expansion and upgrades contribute to long-range planning for future electrical needs. As such, the Proposed Project would be in compliance with the applicable objective and policy to aid in fulfilling Goal 1.4.</p>
<p>Zoning Ordinance</p>	<p><b>20-16.3 Conditional Uses.</b> The following uses may be permitted subject to the application for a conditional use permit per Section 20-21 of this code:  b. Electrical transmission or distribution substations, gas regulator stations, communication equipments buildings, public service pumping stations.</p> <p><b>20-21 Conditional Use Permits</b>  <i>20-21.7 Action by the Planning Commission.</i> The Planning Commission may approve an application for a conditional use permit as applied for or in modified form if, on the basis of the application and the evidence submitted the Commission makes all of the following findings:  a. That the proposed location of the use and the conditions under which it would be operated or</p>	<p>As stated in the consistency analysis for Section 20-21, below, the Proposed Project would comply with the necessary finding for a conditional use permit.</p> <p>a. The Proposed Project would expand the existing land use; and the surrounding land uses are a park, commercial development, and vacant land. Therefore, the Proposed Project would not pose a public health risk or conflict with surrounding land uses.  b. As the landowner of the proposed expansion site, approval of the project would allow SCE to expand their existing land use, and in doing so, would preserve their property right. In addition, the</p>

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	<p>maintained will not be detrimental to the public health, safety or welfare, or materially injurious to or inharmonious with properties or improvements in the vicinity.</p> <p>b. That there are circumstances or conditions applicable to the land, structure or use which makes the granting or a use permit necessary for the preservation and enjoyment of a substantial property right.</p> <p>c. That the proposed location of the conditional use is in accordance with the objectives of the zoning chapter and the purposes of the district in which the site is located. (Ord. 84-08, A 21, § 2107)</p>	<p>continued use would not impact other surrounding land uses or impose on the preservation and enjoyment of their property right.</p> <p>c. The purpose of the General Commercial (CG) 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 proposed expansion and modifications would be adjacent to an existing substation in a commercial corridor, and the project would allow for greater electrical reliability for potential increases in commerce in this area. Therefore, the project would not conflict with the purposes of this district.</p>