

## Ridgecrest General Plan Update

### Meeting Minutes

May 22, 2007

5:30 PM – 7:00 PM

Ridgecrest City Council Chambers

#### 1. Call to Order

The meeting was called to order at 5:35 pm

Present: Vice-Chair Jim Smith, Mike Biddlingmeier, Howard Laire, Nellavan Jeglum, Joanna Rummer, Andy Kilikauskas, Craig Porter, Jim Fallgatter, John O’Gara, Sharon Paxton, Chuck Roulund.

Absent: Chair Jerry Taylor, Lois Beres, Eric Kauffman, Ruth Cooper.

#### 2. Minutes

- Howard Laire moved and Mike Biddlingmeier seconded a motion to approve minutes of GPAC #2. The GPAC voted to approve the minutes of GPAC #2, held on April 24, 2007, as submitted.

#### 3. Map Atlas – Ridgecrest Today (5:40 – 6:25)

- Planner Matthew Alexander briefed members stating the document provided was a draft version and indicated he would welcome any editorial comments. He also noted the intent of the Atlas was to graphically depict the city.
- Planner Alexander clarified that the term “Sphere of Influence” as the area inside and outside the city which is presumed will eventually become part of the city. “Planning Area” was explained as the area having impact on the city – an area that may never be annexed.
- Member Andy Kilikauskas asked for clarification of heavy versus light industrial. Planner Alexander explained heavy industrial refers to smoke, glare, and the sorts of by-products usually considered undesirable. Light industrial he noted was usually considered less offensive to the general population.
- Vice-Chair Jim Smith noted the only growth indicated on the map was to the south. This generated some discussion on the impact the flight path from the naval base had on development both on the eastern and western side of Jacks Ranch Road.
- Member Jim Fallgatter inquired as to the likelihood of a briefing being given to the committee on the flight path as he felt this was a hot topic and would have an impact on any plans for the city.
- Member John O’Gara responded by indicating that the AICUZ document had been presented to the CNO in February and that there had been an emphasis placed on the importance of this document to the Ridgecrest community.

- Member Mike Biddlingmeier stated he didn't see the possibility for any drastic changes – that would affect the city's planning. He stipulated also that the AICUZ is a tool for the committee to consider and not a mandate.
- Discussion back and forth between members John O'Gara, Jim Fallgatter and Mike Biddlingmeier resulted in the general understanding that until the new AICUZ was released, the Committee – in this initial phase of planning – should continue to work with the document released in 1977 as it is and will remain in effect until such time as the AICUZ presented to the CNO in February is released to the public.
- Member Chuck Roulund stated he felt infill should be a primary goal of the committee. In his opinion the city had many half streets, other streets with curb and guttering on only one side etc. He said he thought the committee needed to contemplate this alongside the idea of annexing more land.
- Member Jim Fallgatter stated he thought the committee could work more efficiently if another map could be overlaid over the existing one indicating factors such as noise contours etc.
- Member Nellavan Jeglum suggested that bullet point definitions of the proposed land uses would also be beneficial to members.
- Planner Alexander acknowledged both suggestions and also noted it was generally agreed between staff and consultants that it would also be beneficial if zoning districts were consistent with general plan land use categories.

#### **Editorial Comments:**

- Vice-Chair Jim Smith noted the Atlas listed the Navy Federal Credit Union as being located in Oakland Street – in fact Navy Federal Credit Union has no presence in Ridgecrest at this time.
- Member Nellavan Jeglum noted the map was not correct in terms of color coding for industrial areas. Planner Alexander responded stating that unless there was a perceived need for heavy industrial this type of industry would not be promoted.
- Member Andy Kilikauskas noted the map had incorrect positioning of Murray and Monroe Middle Schools.
- Member Joanne Rummer noted the map did not include the Charter School.
- Public Services Director Jim McRea noted that some other schools were also not shown on the map.
- Chuck Roulund requested the next version of the map graphically represent developed versus non-developed areas. Member Jim Fallgatter supported this idea.
- After being asked for input specifically on schooling by Planner Alexander, member Joanna Rummer indicated she felt the wording in regards to teacher:pupil ratio was harsh and suggested the word "worse" be replaced with the phrase "slightly greater than".
- When asked if there were any plans to build schools on land currently owned by Sierra Sands Unified School District member Rummer responded stating that there were none however there were plans to expand some facilities.
- Member Andy Kilikauskas queried the accuracy of Fire Station 77's response area being cited as 54m<sup>2</sup>.
- Member Chuck Roulund stated he felt it would be helpful to identify developed versus non-developed areas in some sort of graphical representation. His reasoning included that it would be a much

different proposal if the city was “closing” 100 homes versus 50 homes per year.

- Member Jim Fallgatter seconded the idea and thought it would assist in rationalizing the information provided in the atlas.
- Member Nellavan Jeglum said she felt the concept of the map atlas was a good one and member Mike Biddlingmeier agreed this was a good starting point.

Planner Alexander finalized this portion of the meeting indicating that next month’s draft would include a review of this piece of the atlas as well as new draft pieces.

#### **4. General Plan GPAC Subcommittees (6:25 – 6:45)**

Planner Alexander provided a listing of members of each subcommittee and suggested each group break off and spend 20 minutes together in which time they would select a chairman, nominate a meeting day and time and come up with a list for staff as to what information was required from the consultants.

#### **5. GPAC Subcommittee Reports (6:45 – 6:50)**

##### **Land Use and Circulation Subcommittee**

Members: Lois Beres  
Chuck Roulund  
Joanna Rummer  
Ruth Cooper  
Jim Fallgatter

Due to this subcommittee having only 3 members present they elected to nominate a chairman and meeting day and time at a later point. They did however ask for a brief definition on the title of their subcommittee.

##### **Conservation, Open Space, Parks and Recreation Subcommittee**

Chairman: Andy Kilikauskas  
Members: Jerry Taylor  
Eric Kauffman  
Sharon Paxton  
Craig Porter

Chairman Kilikauskas advised this subcommittee had decided to circulate ideas via email rather than meeting on a specific day and time. He went on to say the subcommittee had identified issues within the group and that they intended to email this list to Planner Alexander to forward to the Matrix Consulting Group.

## **Military Sustainability, Noise and Safety Subcommittee**

Chairman: Nellavan Jeglum  
Members: Mike Biddlingmeier  
Howard Laire  
Jim Smith  
John O'Gara

Subcommittee Chair Jeglum advised this subcommittee would meet on the second Tuesday of the month at 4:30 pm. Subcommittee Chair Jeglum stated the group would like to receive documentation on the influence of the military on planning and indicated an email outlining requirements would be sent to Planner Alexander via email for submission to the Matrix Group.

### **6. Public Comments (6:50 – 6:50)**

None.

### **7. GPAC Member Comments (6:50 – 6:58)**

Member Roulund said he felt the sub-committees would help bring about meaningful contribution.

Member Porter agreed as she felt that members had elected to be part of subcommittees representing their specific area of interest.

Member O'Gara gave kudos to staff and consultants for the Atlas Map.

Member Fallgatter also gave kudos and said he looked forward to further information and discussion.

Member Porter had no comment.

Member Kilikauskas said he looked forward to more detail and obtaining clarification on some points.

Member Rummer said she appreciated the opportunity provided by being part of the group.

Member Laire said he felt the subcommittees would be beneficial and he looked forward to the outcome.

Member Jeglum asked for clarification as to the date of the next meeting. Planner Alexander indicated this would take place on 26<sup>th</sup> June. Member Jeglum also thanked the staff and consultants.

Member Biddlingmeier thanked all for their time and efforts.

Vice-Chair Smith thanked all for a good meeting stating he felt the group had accomplished a lot.

### **8. Adjourn**

The meeting was adjourned at 6.58 pm.