



City Council

Redevelopment Agency

AGENDA

Wednesday

Regular Session 6:30 PM

August 19, 2009

**City Hall
100 West California Avenue
Ridgecrest CA 93555**

(760) 499-5000

**Steven P. Morgan, Mayor
Ronald H. Carter, Mayor Pro Tempore
Thomas R. Wiknich, Vice Mayor
Marshall G. Holloway, Council Member
Jerry D. Taylor, Council Member**



CITY OF RIDGECREST

**CITY COUNCIL
RIDGECREST REDEVELOPMENT AGENCY**

AGENDA

Regular Council/Agency Meeting

Wednesday, August 19, 2009

CITY COUNCIL CHAMBERS CITY HALL
100 West California Avenue
Ridgecrest, CA 93555

Regular Session – 6:30 p.m.

This meeting room is wheelchair accessible. Accommodations and access to City meetings for people with other handicaps may be requested of the City Clerk (499-5002) five working days in advance of the meeting.

In compliance with SB 343. City Council/Ridgecrest Redevelopment Agency Agenda and corresponding writings of open session items are available for public inspection at the following locations:

1. City of Ridgecrest City Hall, 100 W. California Ave., Ridgecrest, CA 93555
2. Kern County Library – Ridgecrest Branch, 131 E. Las Flores Ave., Ridgecrest, CA 93555
3. City of Ridgecrest official website at <http://ci.ridgecrest.ca.us>

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

REGULAR SESSION – 6:30 p.m.

PLEDGE OF ALLEGIANCE

INVOCATION

CITY ATTORNEY REPORTS

❖ Other

COMMITTEES, BOARDS AND COMMISSIONS

Second Council Meeting (3rd Wednesday of the month)

Public Works Department Director's Report – Copy Attached

Infrastructure Committee

Members: Tom Wiknich, Jerry Taylor, Lois Beres, Craig Porter
Meetings: 2nd Wednesday of the month at 5:00 p.m., Council Conference Room
Next meeting to be announced

City Organization and Services Committee

Members: Jerry Taylor, Tom Wiknich, Nellavan Jeglum, Lois Beres
Meetings: 2nd Thursday of the month at 5:00 p.m.; Council Conference Room
Next meeting to be announced

Activate Community Talents and Interventions For Optimal Neighborhoods Task Force (ACTION)

Members: Co-Chairs Ron Carter, Chip Holloway, Ron Strand
Meetings: 2nd Monday of odd numbered months at 6:00 p.m., Kerr-McGee Center
Next meeting to be announced

OTHER COMMITTEES, BOARDS, OR COMMISSIONS

CITY MANAGER/EXECUTIVE DIRECTOR REPORTS

RECESS (if necessary)

PUBLIC HEARINGS

1. **A Public Hearing And Consideration Of Planning Commission Recommendation Of General Plan Amendment, Zoning Reclassification And Pre Zoning For 179.2 Acres Of Property Located At The Northwest Corner Of Ridgecrest Boulevard And Mahan Stree, (Wild Pointe Ranch)**

Mcrea

The recommendations for a General Plan Amendment, Zone Change and Pre-Zoning of unincorporated territory was made by the Planning Commission on June 23, 2009. At that time, the Planning Commission also approved a Tentative Tract Map for this site which does not have to be reaffirmed by the City Council.

Applicant: PAM Ridgecrest Venture LLC

Resolution No. 09- , A Resolution Of The Ridgecrest City Council Approving Pre Zone Change PZC 09-02 Located On 23.92 Acres To Include W. Ridgecrest Boulevard, N. Brady Street, W. Las Flores Avenue, And

Garth Street. From Kern County E 5.6 (2.5 AC.Min.) Zoning To City Of Ridgecrest E-1 (Estate 40,000 S.F. Min. Lot Size) Zoning. APN 455-100-07 Applicant: PAM Ridgecrest Venture LLC

Introduction And First Reading Of An Ordinance Of The City Council Of The City Of Ridgecrest Adopting Zone Change No. 08-04 (Wild Pointe Ranch)

Recommended Motions - 2 motions

Motion To Waive Reading In Full And To Introduce For First Reading, By Title Only, An Ordinance Of The City Council Of The City Of Ridgecrest Adopting Zone Change No. 08-04 (Wild Pointe Ranch)

Requires a second

Motion To Introduce For First Reading, By Title Only, An Ordinance Of The City Council Of The City Of Ridgecrest Adopting Zone Change No. 08-04 (Wild Pointe Ranch)

Requires a second

ORDINANCES AND RESOLUTIONS

2. **Ordinance No. 09-03, An Ordinance Of The City Council Of The City Of Ridgecrest Creating Chapter IV, Article 25 Of The Ridgecrest Municipal Code Relating To Residential Eviction Control For Properties In Foreclosure** Avery

This ordinance was introduced for first reading, by title only, at the regular Council meeting of July 15, 2009. The ordinance was taken to the August 5 Council meeting for second reading and adoption. After much public comment and concerns voiced by Council Members were heard, revisions to the ordinance were suggested. Revisions were to be made by the City attorney. The revisions requested do not affect the intent of the ordinance. The ordinance is brought to the Council at this time for second reading and adoption.

Recommended motions - 2 motions

Motion To Waive Reading In Full Ordinance No. 09-03, And Ordinance Of The City Council Of The City Of Ridgecrest Creating Chapter IV, Article 25 Of The Ridgecrest Municipal Code Relating To Residential Eviction Control For Properties In Foreclosure

Requires a second

Motion To Adopt, By Title Only, Ordinance No. 09-03, An Ordinance Of The City Council Of The City Of Ridgecrest Creating Chapter IV, Article 25 Of The Ridgecrest Municipal Code Relating To Residential Eviction Control For Properties In Foreclosure

Requires a second

DISCUSSION AND OTHER ACTION ITEMS

3. **Status Report On The Compliance Order IWMA BR07-07 And The Local Assistance Plan (LAP) Required By The California Integrated Waste Management Board (CIWMB)** **McRea**

This is a summary status report on activities required by the California Integrated Waste Management Board (CIWMB). The City is on schedule with all reports and projects required by the CIWMB and the LAP.

STUDY SESSION

4. **Review And Update Of Draft Ordinance Of The City Council Of The City Of Ridgecrest Adding And Amending Section 12- Of The City Of Ridgecrest Municipal Code To Modify Water Efficient Landscape Requirements And Add Definitions** **Avery**

The City of Ridgecrest and the Indian Wells Valley Water District (IWWVD) began a review of Sustainable Water Conservation Management Strategies and implementation of AB-1881 in January 2008. The State of California Department of Water Resources, Office of Water Use Efficiency and Transfers had developed a Draft Model Water Efficient Landscape Ordinance for discussion purposes. Cities are required to adopt a Water Conservation Ordinance or the Model Ordinance will become effective within the jurisdiction of the local agency in January 2010.

5. **TAFT Development Impact Fee In-Lieu Review. Tentative Tract Map No. 6731** **McRea**

In response to the opportunity to jump start and encourage both residential and commercial development a discussion and review of the development impact fees is recommended. A copy of three documents is provided:

- Development impact fee handbook as updated January 2009
- Resolution no. 06-32 adopted may 17, 2006
- Draft agreement contract for deferred or in-lieu utilization development impact fees

AGENDA - CITY COUNCIL / REDEVELOPMENT AGENCY - REGULAR

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6. RDA Bond Project List

Avery

In July of 2008 staff brought to the Agency a proposed Redevelopment Agency (RDA) bond for refinancing of certain RDA debt as well as securing new money of approximately \$20 million for various redevelopment projects throughout the City. Due to the economic downturn at that time, the item was pulled from discussion and referred back to Committees for further review. Over the course of the year, while watching the economy, the Parks, Recreation, and Quality of Life, Infrastructure, and Community Development Committees reviewed the project list and prepared a recommended bonding list to be presented to the Agency. Infrastructure improvements were recommended by the Infrastructure Committee, recreation amenities by the Parks, Recreation, and Quality of Life Committee and community development programs were recommended by the Community Development Committee with that Committee recommending the final list to the Agency.

With the state of California proposing to take \$2.5 million in RDA funds as an ERAF shift; it would not be appropriate at this time for the RDA to incur new debt. However, it is recommended by our bond consultants to have a recommended project list adopted so that when the appropriate time presents itself we can move forward and issue the bonds. Of course that action would be presented to the agency at the appropriate time.

CONSENT CALENDAR

All items on the Consent Calendar are considered to be routine by City staff and will be approved in one motion if no member of the Council or the public wishes to comment or ask questions. If comment or discussion is desired by anyone, that item may be removed from the Consent Calendar and be considered separately, with public comment, before action is taken.

7. Resolution No. 09- , A Resolution Of The Ridgecrest City Council Requesting Authorization To Enter Into Program Supplement Agreement NO. 023-N. To The Administering Agency State (State Of California Department Of Transportation) Agreement No 09-5385R And Authorizing The City Manager To Sign Said Agreement For The Road Rehabilitation Project On College Heights Boulevard From Franklin Avenue To Dolphin Avenue

Speer

The Program Supplement Agreement is for the construction of the road rehabilitation project on College Heights Blvd. between Franklin Avenue and Dolphin Avenue. This project is the first round of stimulus money that has been earmarked for our community for shovel ready projects. The total estimated cost of this construction work is \$513,579.00 with a local match of \$259.00. The funding source is the American Recovery and Reinvestment Act of 2009

8. Minutes Of The Special City Council/Redevelopment Agency Meeting Of August 5, 2009

Gable

AGENDA - CITY COUNCIL / REDEVELOPMENT AGENCY - REGULAR

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9. Council Expenditure Approval List (DWR) Dated August 14, 2009 In The Amount Of \$594,250.05 Staheli
10. Agency Expenditure Approval List (DWR) Dated August 14, 2009 In The Amount Of \$20,052.49 Staheli

PUBLIC COMMENT

Persons wishing to address the Council on matters that are within the Council's jurisdiction and do not already appear on the agenda, may do so at this time. Pursuant to the Brown Act, the City Council may not take action on an item that does not appear on this Agenda. Speakers are limited to five (5) minutes. The PUBLIC COMMENT section of the Agenda is limited to a total of sixty (60) minutes. Speakers are asked to provide their name and address for the record.

MAYOR AND COUNCIL COMMENTS

The Mayor and Council Members may make a brief statement. In addition, Council Members may ask questions of staff or the public for clarification on any matter; make a request of staff for factual information, or request staff to report back to the Council at a later meeting concerning any matter. In addition the Mayor or any Council Member may direct the City Manager to place an item of business on a future agenda.

ADJOURNMENT

DEPARTMENT

DIRECTOR

REPORT

Public Works Department

Monthly Report

Public Works Department Divisions

- Engineering
- Streets
- Fleet
- Wastewater
- Transit



Engineering Update

- Norma (W. R/C Blvd. to Church)(CDGB)- Construction completed?
- Norma (W. R/C Blvd. to Las Flores)(1B)- NTP
- College Hts. I (ARRA) – PS&E IP
- College Hts. II (ARRA)- Received Construction Authorization
- Bowman (Downs to Mahan)(1B) – Listed
- RSTP Project –Submitted to KCOG

Micropaving

Overview

- **Outline**
- **Pavement Preservation**
Concepts, Whole Of Life Costing, What It saves. Methods. Comparison of Methods on cost.
- **Slurry Surfacing**
Definitions, overview, equipment.
- **Slurry Seal**
Definitions, Materials(Emulsions, Polymers Aggregates, Additives), Design, Types and Uses, Performance, Preparation, Application, Cost Drivers.
- **Microsurfacing**
Definitions, applications, differences to Slurry Seal, Types and Uses, Performance.
- **Quality Control/Quality Assurance**
Basics, job requirements.

Background

- **Why do we have roads?**
- To move people and goods safely quickly and efficiently
- To be an economic engine
- Roads must be passable
- Smooth
- All weather

If you build it you must maintain it!

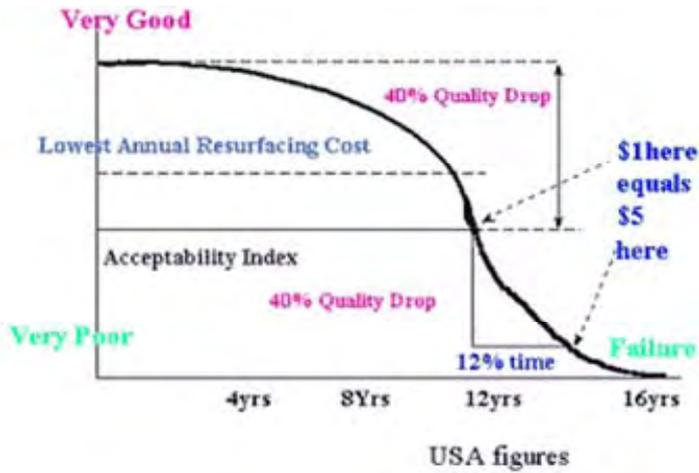
Roads fall apart and you do not achieve design life if they are not maintained

Background

- **Lack of Maintenance costs MONEY**
- Lost time
- Extra fuel
- Traffic jams
- Pollution
- Rebuilding costs
- Lost accessibility
- Social costs

Pavement Maintenance Costs

HOW MUCH?



Preservation

- **Preservation: Maintenance**
- Stopping problems before they grow
- Maximizing the life of the pavement structure by PROTECTING it.
- Regular applications of preservation methods
- Quality Assurance systems
- PMS systems
- NOT WORST FIRST!!!!

Main Mechanisms

- Aging
- Water Damage
- Traffic
- Climate

Main results

- Cracks
- Ruts
- Potholes
- Skid resistance loss
- Profile loss
- Water ponding
- *Accidents
- *Hold ups

Methods

- **Types of Preservation Methods**
- Crack Sealing – waterproofing pavement
- Patching - water proofing improving ride
- Seal Coating - cosmetic surfacing
- Slurry Seal - sealing
- Microsurfacing - sealing
- Chip Seal - sealing
- Cape Seal - sealing surface profile
- HMA overlays - sealing surface profile

Slurry Surfacing

Slurry Surfacing



History

Slurry Introduced late 40's
Polymer Modified Slurries 70's
Microsurfacing 80's



Slurry Surfacing

- **Definition:** A mixture of graded aggregate and bituminous binder with fillers and additives to make a cold mixed material that cures quickly to a hard wearing surface.

Slurry Surfacing

- Cold Mix
- Placed in Situ
- Quick set/quick Traffic
- High Skid
- Low noise
- Durable



Reasons For Slurry Surfacing

- A running surface for traffic
- A water resistant seal
- Minor shape correction
- Rut filling
- Improve skid
- Reduce noise
- Protect the base
- Where weight limits and curb height are important

Slurry Seal



Slurry Surfacing

- **What is it?**
- Slurry is a mixture of graded aggregates, asphalt emulsion, additives and preferably polymers
- It is applied using a special paver mounted on a truck or self propelled
- Components are metered into a pugmill, mixed and spread on the surface at 1-1.5 top size stone thick
- Slurry is a hard wearing road surfacing

- **What Does it do?**
- Seals minor cracks
- Seals sound but oxidized pavements
- Restores surface texture and skid resistance
- Corrects raveling
- Reduces noise
- Allows overlays where weight restrictions apply
- Improves ride and profile

Slurry Surfacing



Slurry Surfacing



Slurry Surfacing



Slurry Surfacing



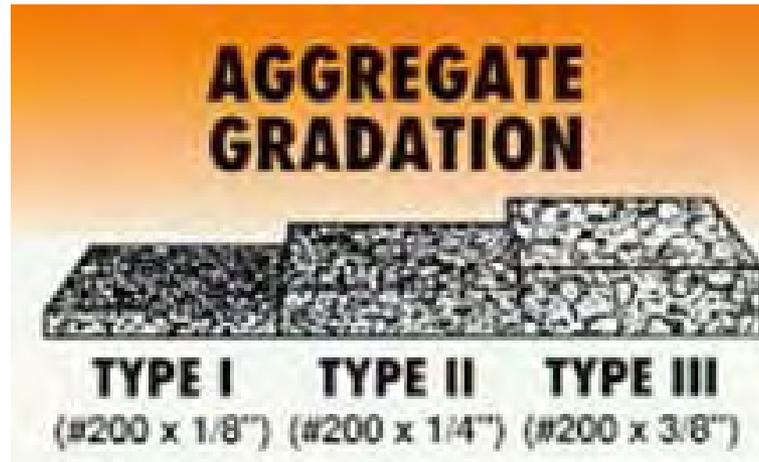
Slurry Surfacing

When Not to Use Slurry Surfacing by Itself



Slurry Surfacing

Aggregate Gradings



Slurry Surfacing

- **Additives**
- Improve strength
- Affect break and curing
- Alter grading
- Improve wetting and adhesion
- E.g.s cement, lime, surfactants

Slurry Surfacing

- **Application Specifications**
- Surface temperature and weather
- Application rate
- Rut filling requires tonnage application
- Surface Preparation
- Crack filling
- Traffic control
- Notification
- Clean Up

Slurry Surfacing

- **Application**
- Repair cracks and potholes
- Sweep
- Mask Services
- Apply Slurry
- Handwork
- Traffic Control
- Post Work if required

Slurry Surfacing

- **Where are they used?**
- Residential streets; type II
- Arterial Roads: type II
- Freeways: type III
- Driveways; type II
- Parking lots: type I
- Airports: runways type I, taxiways type II
- Shoulders type II
- Low temperature Areas and high temperature areas type II or III
- Concrete Ramps and bridges, type II or type III

Slurry Surfacing

- **Performance:How Long Does It last?**
- USA figures indicate 5-8 years for slurry. Internationally figures of 5-10 years are quoted.
- Jobs on highly trafficked roads are documented up to 15 years on sound pavements.
- Must be used on sound pavements or else another treatment is required like an asphalt rubber seal before the slurry is applied.

Microsurfacing

Microsurfacing



Microsurfacing

- **What is it?**
- Microsurfacing is a mixture of graded aggregates, a polymer modified emulsion and additives
- It is applied using a special paver mounted on a truck or self propelled Components are metered into a pugmill, mixed and spread on the surface at 2-3 top size stone thick
- It is high stability so may be spread in multilayers and provides a hard wearing surface or rut filler
- Microsurfacing break and cure to traffic ability in 30 min – 90 min minutes

Microsurfacing

- **What Polymers Do to Asphalt**
- Elastomers are rubbery: they give high flexibility, good low temperature properties
- Plastomers are stiff: they give superior high temperature properties
- ALL polymers generally used will improve both high temperature and low temperature properties in compatible mixes with asphalt.

Microsurfacing

- **Polymers Will Therefore:**
- Increase softening point
- Increase binder viscosity
- Decrease Thermal susceptibility
- Increase elasticity
- Increase cohesion
- Increase low temperature tensile strength and flexibility

Microsurfacing

- **What Does it do?**
- Restores surface profile
- Fills ruts
- Can be applied at night
- Suitable for low or very high traffic
- Suitable for all temperature ranges
- With Asphalt rubber and Carbon black will make blacker pavements

Microsurfacing

- **When is it used?**
- All slurry applications - higher durability
- Freeways type III
- Major arterials type II
- Rut filling type III
- Airports type II
- Night work type II, III
- Extreme conditions type III

Microsurfacing

- **What Does it Cost: How Long Does it Last?**
- Microsurfacing is laid thicker and has polymer.
- It is less expensive than standard rut-filling as milling is not required.
- As it is laid thinner than hot mix and on site it is less expensive.

Microsurfacing lasts longer than slurry according to Californian and Texas figures. Ruts must be stable to get these results.

Micropaving

- **Keys To Slurry and Micro Surfacing**
- Right materials
- Right Design
- Right Equipment
- Right Application and Quality Control
- **Conclusions**
- Slurry and Microsurfacing are powerful pavement preservation tools
- Quality systems must fit the situation

Micropaving at Appalosa St.



Micropaving at Appalosa St.



Micropaving at Appalosa St.



Micropaving at Appalosa St.



Things could be worse!

Frank and Ernest



Thank You!



CITY COUNCIL/REDEVELOPMENT AGENCY AGENDA ITEM

SUBJECT:

A Public Hearing and consideration of Planning Commission recommendation of General Plan Amendment, Zoning Reclassification and Pre Zoning for 179.2 acres of property located at the Northwest corner of Ridgecrest Blvd. & Mahan Street, (Wild Pointe Ranch).

The recommendations for a General Plan Amendment, Zone Change and Pre Zoning of unincorporated territory was made by the Planning Commission on June 23, 2009. At that time, the Planning Commission also approved a Tentative Tract Map for this site which does not have to be reaffirmed by the City Council.

Applicant: PAM Ridgecrest Venture LLC.

PRESENTED BY:

James McRea

SUMMARY:

The Planning Commission is recommending that the City Council make these amendments based upon the information documented within the 6-23-09 Planning Commission Staff Report, (attached), and testimony or discussion contained within the 6-23-09 Planning Commission Minutes, (attached). The Commission also approved a Negative Declaration for this project to be in compliance with CEQA.

PAM Ridgecrest Venture LLC, the property owner, requests an amendment to the General Plan and Zoning Ordinance to develop 87-10,000 sq. ft. or larger residential lots, 64-20,000 sq. ft. or larger residential lots, 72-40,000 sq. ft. or larger residential lots, 8 acres of Village Commercial, 1-park lot, 1-park/sump lot and approximately 5,700 linear feet of pedestrian and/or bicycle pathways or parkways. Also, PAM Company is requesting to annex 23.92 acres of private property and public rights-of way into the City requiring a Resolution by the City Council to approve Pre Zoning for this property.

FISCAL IMPACT:

None

Reviewed by Finance Director

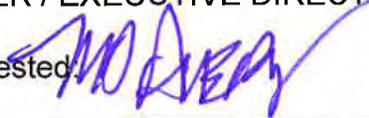
ACTION REQUESTED:

The City Council is requested to:

- Adopt Resolution 09-__ for the General Plan Amendment,
- Introduction for First Reading by Title Only of Ordinance 09-__ for the Zone Change,
- Adopt Resolution 09-__ for the Pre Zone Change.

CITY MANAGER / EXECUTIVE DIRECTOR RECOMMENDATION:

Action as requested



Submitted by:

James McRea

Action Date: 08-19-09

RESOLUTION 09-

A RESOLUTION OF THE RIDGECREST CITY COUNCIL APPROVING PRE ZONE CHANGE PZC 09-02 LOCATED ON 23.92 ACRES TO INCLUDE W. RIDGECREST BOULEVARD, N. BRADY STREET, W. LAS FLORES AVENUE, AND GARTH STREET. FROM KERN COUNTY E 5.6 (2.5 AC.MIN.) ZONING TO CITY OF RIDGECREST E-1 (ESTATE 40,000 S.F. MIN. LOT SIZE) ZONING. APN 455-100-07 APPLICANT: PAM RIDGECREST VENTURE LLC

THE CITY COUNCIL OF THE CITY OF RIDGECREST RESOLVES as follows:

SECTION 1. FINDINGS

On June 23, 2009 the Planning Commission held a public hearing and duly and regularly considered the application of PZC-09-02, a request to Pre-Zone APN 455-100-07 from Kern County E 5.6 (2.5 ac min.) to City of Ridgecrest E-1 (Estate 40,000 sq. ft. min. lot sizes) to facilitate a request for Annexation #17-2 to annex the property into the City of Ridgecrest located in the West ½ of the Section 32 and west 55' of N. Brady St in the Southeast 1/4 Section 31, Township 26 South, Range 40 East M.D.B.& M. County of Kern.

The Planning Commission considered the evidence and approved this application as set forth herein:

- (a) The pre-zone change is consistent with the applicable plan in that the General Plan designates the area to be used for Estate Single Family use and the Pre-Zone Change is compatible with the objectives, policies, uses and programs of the plan, subject to the annexation of these parcels by the City of Ridgecrest.
- (b) The area is physically suited for the Pre-Zone classification proposed in that the request is compatible with surrounding land uses.
- (c) The proposed Pre-Zone change is:
 1. Not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitats; therefore a mitigated negative declaration has been approved for the project per Resolution PC-09-09.
 2. Not likely to cause serious public health problems.
- (d) The proposal conforms to the requirements of Chapter 20 of the Ridgecrest Municipal Code.

On August 19, 2009 the City Council held a public hearing and duly and regularly considered the application of PZC-09-02, a request to Pre-Zone APN 455-100-07 from Kern County E 5.6 (2.5 ac min.) to City of Ridgecrest E-1 (Estate 40,000 sq. ft. min. lot sizes) to facilitate a request for Annexation #17-2 to annex the property into the City of Ridgecrest located in the West ½ of the Section 32 and west 55' of N. Brady St in the Southeast 1/4 Section 31, Township 26 South, Range 40 East M.D.B.& M. County of Kern.

**Resolution No. 09-
Page 2**

The City Council considered the evidence and approves this request as set forth herein:

- (a) The pre-zone change is consistent with the applicable plan in that the General Plan designates the area to be used for Estate Single Family use and the Pre-Zone Change is compatible with the objectives, policies, uses and programs of the plan, subject to the annexation of these parcels by the City of Ridgecrest.
- (b) The area is physically suited for the Pre-Zone classification proposed in that the request is compatible with surrounding land uses.
- (c) The proposed Pre-Zone change is:
 - 1. Not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitats; therefore a mitigated negative declaration has been approved for the project by the Planning Commission per Resolution PC-09-09.
 - 2. Not likely to cause serious public health problems.
- (d) The proposal conforms to the requirements of Chapter 20 of the Ridgecrest Municipal Code.

SECTION 2. DESCRIPTION

The application for the proposed Pre Zone change is hereby recommended for approval as shown in attached Exhibit A .

SECTION 3. APPROVAL

Pre-Zone Change PZC-09-02 is hereby approved having found that it is the best interest of the public and is compatible with surrounding land uses.

APPROVED AND ADOPTED this 19th day of August 2009, by the following vote:

AYES:

NOES:

ABSENT:

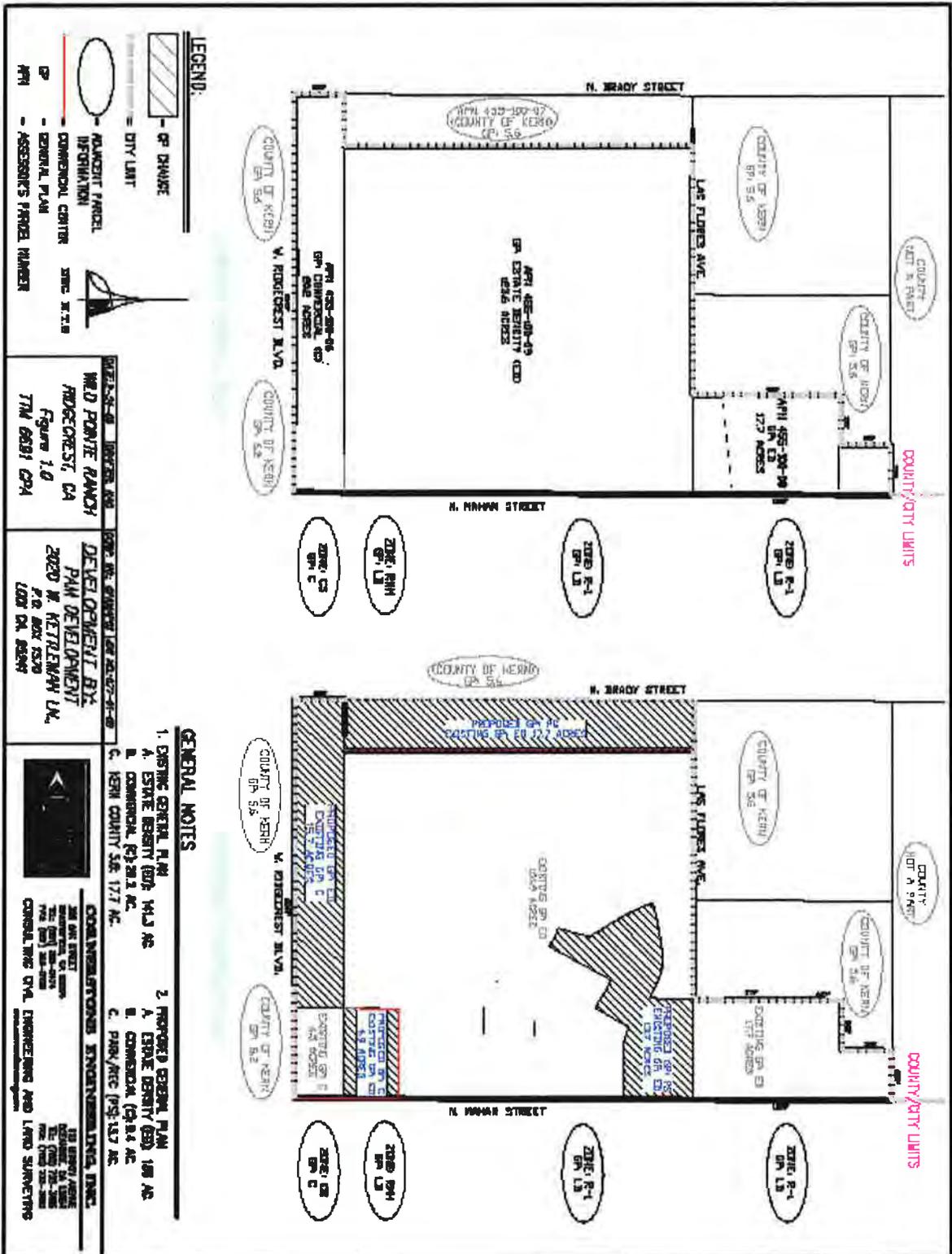
ABSTAIN:

Steven Morgan, Mayor

ATTEST:

Rita Gable
City Clerk

EXHIBIT A GPA 08-04



LEGEND:

- GP DWAVE
- DRY UNIT
- PLACEMENT PARCEL INFORMATION
- GENERAL PLAN
- ASSESSOR'S PARCEL NUMBER
- COMMERCIAL CENTER
- SMC 8.1.18

W.D. PONIE RANCHO
RIDGECREST, CA
Figure 1.0
T.M. 6031 CPA

DEVELOPMENT BY:
PAN DEVELOPMENT
2020 W. KETTERMAN LN.
P.O. BOX 8570
LOS CA, 90844



CONSULTANTS:
1. PAN DEVELOPMENT
2. PAN DEVELOPMENT
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100. PAN DEVELOPMENT

- GENERAL NOTES**
- EXISTING GENERAL PLAN
 - ESTATE RESIDENT (ER) 10.0 AC
 - COMMERCIAL (C) 2.1 AC
 - HEAVY COMMERCIAL (HC) 1.77 AC
 - PROPOSED GENERAL PLAN
 - ESTATE RESIDENT (ER) 10.0 AC
 - COMMERCIAL (C) 2.1 AC
 - PARK/RECREATION (P/R) 1.77 AC

ORDINANCE NO. 09-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIDGECREST ADOPTING ZONE CHANGE NO. 08-04 (Wild Pointe Ranch)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIDGECREST as follows:

SECTION 1. PURPOSE

1. **Purpose.**
This Ordinance adopts Zone Change No. 08-04

SECTION 2. FINDINGS

2. **Findings.**
The Council finds, determines and declares:
 - (a) This zone change will not be accompanied by any significant environmental impacts.
 - (b) This zone change is consistent with the General Plan as adopted.
 - (c) This zone change will not have a significant impact on the environment and is not likely to cause environmental damage or serious public health problems,
 - (d) The area is physically suited for the zone classification.
 - (e) This zone change will promote the health, welfare and safety of the community.
 - (f) A Negative Declaration, (CEQA), was approved by the Planning Commission for this project on June 23, 2009,
 - (g) The proposal conforms to Chapter 20 of the Ridgecrest Municipal Code.

The Planning Commission considered the evidence and recommended approval of this application on June 23, 2009

SECTION 3. DESCRIPTION

The application for the proposed Zone Change is hereby recommended for approval as shown in Exhibit A, attached hereto. The application for the proposed Wild Pointe Ranch Planned Unit Development is hereby recommended for approval as shown in Exhibit B, attached hereto.

SECTION 4. APPROVAL

Zone Change ZC-08-04 hereby approved having found that it is the best interest of the public and is compatible with surrounding land uses by amending the Ridgecrest Zoning Map in accordance with Exhibit A attached hereto.

3. Amendment.

A request for a Zone Change 08-04 to change the zoning from E-1 (Estate 40,000 sq. ft.) to E-1/PUD (40,000 sq.ft./ Planned Unit Development Overlay) on 92 acres, from E-2 (10,000 sq. ft.) to E-1/PUD on 15.7 acres, from E-1 to RSP (Rec.School,Parks) on 13.7 acres, from E-1 to CS (Service Commercial) on 1.8 acres and from E-2 to CS on 7.6 acres. Applicant: PAM Ridgecrest Venture LLC.

4. Effective Date.

This ordinance shall take effect 30 days from the date of adoption.

5. Other.

The amendment as shown shall be appropriately designated on the Precise Zoning Plan Maps of the City of Ridgecrest as a change in the District Boundary on the Zone Plan Map with Ordinance notation. Except as provided herein, the zoning ordinance of the City is hereby affirmed.

6. City Clerk.

The City Clerk shall certify to the passage and adoption of the ordinance and shall cause this ordinance to be published in the manner required by law.

APPROVED AND ADOPTED this ____ day _____ 2009, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

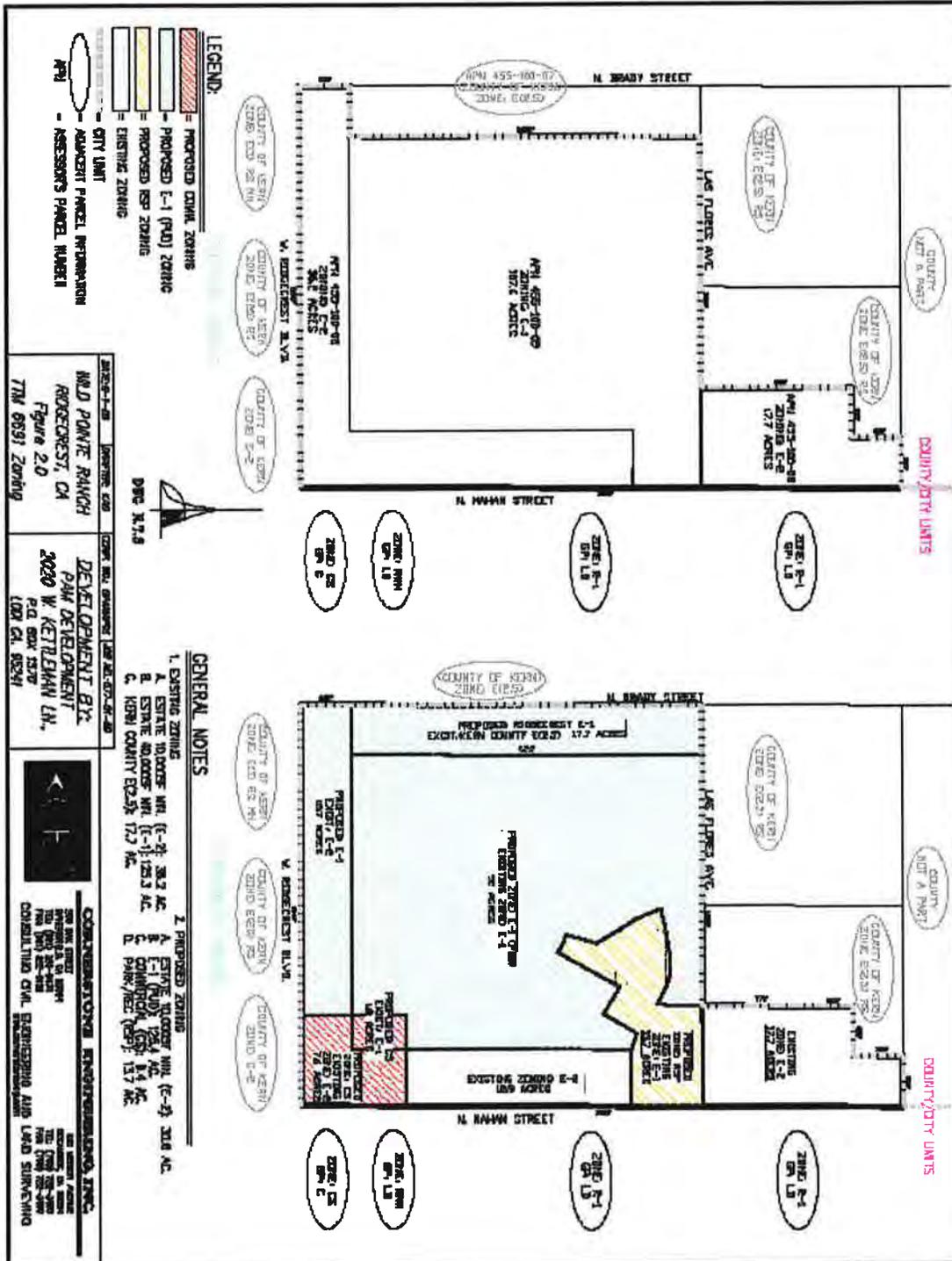
Steven P. Morgan, Mayor

ATTEST:

Rita Gable
City Clerk

EXHIBIT "A"

Zone Change 08-04



LEGEND:

- PROPOSED CIVIL ZONING
- PROPOSED E-1 (PAU) ZONING
- PROPOSED RSP ZONING
- EXISTING ZONING
- CITY LIMIT
- ADJACENT PARCEL INFORMATION
- ASSESSOR'S PARCEL NUMBER

APN 452-100-00
APN 452-100-01
APN 452-100-02
APN 452-100-03
APN 452-100-04
APN 452-100-05
APN 452-100-06
APN 452-100-07
APN 452-100-08
APN 452-100-09
APN 452-100-10
APN 452-100-11
APN 452-100-12
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APN 452-100-97
APN 452-100-98
APN 452-100-99
APN 452-100-100

GENERAL NOTES:

1. EXISTING ZONING
- A. ESTAB. 10/20/00 NPL (E-2) 36.2 AC.
- B. ESTAB. 10/20/00 NPL (E-1) 125.3 AC.
- C. NON-COUNTY (E-2) 17.2 AC.

PROPOSED ZONING:

- A. ESTAB. 10/20/00 NPL (E-2) 36.2 AC.
- B. E-1 (PAU) 125.3 AC.
- C. CONVERSION (E-1) 17.2 AC.
- D. PARK/RES (E-1) 17.2 AC.

COMMENTS:

FOR THE CITY ENGINEER'S REVIEW, THE CITY ENGINEER SHALL REVIEW THE PROPOSED ZONING MAP AND THE CITY ENGINEER SHALL SIGN AND DATE THE CITY ENGINEER'S REVIEW.

FOR THE COUNTY ENGINEER'S REVIEW, THE COUNTY ENGINEER SHALL REVIEW THE PROPOSED ZONING MAP AND THE COUNTY ENGINEER SHALL SIGN AND DATE THE COUNTY ENGINEER'S REVIEW.

FOR THE ADJACENT PARCEL INFORMATION, THE ADJACENT PARCEL INFORMATION SHALL BE REVIEWED AND THE ADJACENT PARCEL INFORMATION SHALL BE SIGNATURED AND DATED BY THE ADJACENT PARCEL INFORMATION.

FOR THE ASSESSOR'S PARCEL NUMBER, THE ASSESSOR'S PARCEL NUMBER SHALL BE REVIEWED AND THE ASSESSOR'S PARCEL NUMBER SHALL BE SIGNATURED AND DATED BY THE ASSESSOR'S PARCEL NUMBER.

APPROVED BY:

DATE:

FOR THE CITY ENGINEER:

FOR THE COUNTY ENGINEER:

FOR THE ADJACENT PARCEL INFORMATION:

FOR THE ASSESSOR'S PARCEL NUMBER:



CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555
MINUTES

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, June 23, 2009 at 6:00 p.m.

Commissioners: Chairman Nellavan Jeglum, Vice Chairman Lois Beres, Commissioners Eric Kauffman, Jason Patin, and Craig Porter

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chairman Jeglum, Vice-Chairman Beres, Commissioners Kauffman, Patin and Porter

Staff Present: Public Services Director Jim McRea, City Planner Matthew Alexander, Administrative Secretary Danielle Valentine

4. APPROVAL OF AGENDA

A motion was moved by Commissioner Patin and seconded by Commissioner Kauffman to approve the Agenda as written. The Agenda was approved as written.

5. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

None.

6. PUBLIC HEARINGS

6.a General Plan Amendment and Zone Change GPA/ZC-08-04 with PUD Overlay, Pre-zone 17.7 Acres on the East Site of Brady St. from County 5.6 (2.5 Acre minimum) to City E-1 (40,000 sq. minimum), and Tentative Tract Map TTM 6691 Wild Pointe Ranch Project - 179.2 Ac at the NW corner of Mahan St and W. Ridgecrest Blvd (PAM RC Venture) APN 455-100-06,08,09

Planner Alexander briefed the Commission saying the project had been considered the previous Fall and noted that the site had been enlarged since it was last before the Commission. He provided graphics showing the site of the location and said that currently portions of the site were zoned E2 and the majority of the site was E1 with a strip zoned E2 with a General Plan designation of commercial, as well as pre-zoning request to re-zone an area to E1. Mr. Alexander said a portion of the commercial site was requested to be zoned to neighborhood commercial. He then covered a project history specifying key dates including that the first Planning Commission Public Hearing was November 18th of 2008 and an appeal to the City Council on March 18th of 2009, at which time the City Council upheld the planning commission denial. Mr. Alexander said that on 2nd June the project was revised and outlined the process up to the Public Hearing of this evening.

Mr. Alexander then summarized some of the previous objections of the Commission and how they had been addressed in the new proposal. He also included data on the acreage and lots comparative to the previous project application and said the number of residential

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lots had been reduced by 5 with an additional 17 acres added to the project area – thereby adding land and reducing lots. He went on to say that the number of 20,000 sq ft lots had been decreased and the 40,000 square foot lots had been increased. He spoke about a Planned Unit Development Overlay (P.U.D.) being included in the revised proposal. He also spoke about the increase in acreage to park and park sump lots as well as a Brady Street Parkway of 2,600 linear feet and 700 linear feet of pedestrian parkways. All this data was presented in a comparison chart as part of the staff report.

Mr. Alexander summarized the project saying that the average density in the P.U.D. was 40,000 square feet. He went on to say that all streets in the P.U.D. would be private – with parkways on one side and parkway sidewalk on the opposite side. Mr. Alexander pointed out that Garth Street was stated to be a half street in the conditions of approval – per the County standards – but in reality this street would be 40 feet of width from the right of way – which he said would avoid the problem of uncompleted literal half streets. He went on to say that none of the homes would be facing the pavement on Garth Street. Planner Alexander summarized the issues saying that a major parkway would be created along Brady Street. He said an amended revised Draft Resolution had been distributed to include additional conditions from Engineering and further advised a further condition that a homeowners association be formed – which he said would be necessary to handle the private streets. Mr. Alexander said with regard to the MIA and Residential Density an email had been distributed to Commissioners received by staff from John O’Gara of Naval Air Weapons Station. Mr. Alexander read from that email. Mr. Alexander then addressed biological resources saying that a condition of approval had been included in regards to Mojave Ground Squirrel and the Borrowing Owl. He then spoke to sewer treatment capacity and said that previously issues had been cited – he said a condition had been included to mitigate these concerns. Mr. Alexander addressed neighborhood compatibility saying that staff believed that the redesign was compatible with neighboring communities. He said staff was requesting that parks be public parks. He then advised that the Public Works Department had indicated they had no objection to the street design – given they were private.

Vice-Chairman Beres asked if in lieu of a lighting and landscape district the homeowners association would take care of maintenance. Mr. Alexander said that the homeowners association would be applicable to the one area – but not others and perhaps this question should be asked of the developers. Further, he said that a case might be made that the homeowners association would take care of the private streets and the lighting and landscape district the remainder.

Commissioner Porter asked for clarification of the sewer capacity. Mr. Alexander referred to condition 36 requiring all impacts of the project to be studied and reported and said that he wasn’t sure if a definitive answer had been reached in regards the trunk line. It was confirmed that this could be determined prior to the final tract map approval. Mr. Alexander said Public Works was satisfied that the study to be conducted between now and then would be sufficient. Commissioner Porter asked who would approve the sewer plan and Public Services Director, Jim McRea indicated this would be done by the City Engineer and Public Works Director. Mr. Alexander said his understanding was that the trunk line was deemed to be up to capacity now via a previous study – but that this was not confirmed by the Sewer Plant Chief Operator and that as planners the Commission was seen as needing to be looking forward and accounting for the possibility that these extra lots might be “the straw that breaks the back” – hence the request for a more detailed study.

There was further questioning from the Commissioners regarding the process for approval of tentative tract and final tract maps and the appropriate time to conduct the sewer study including comments from Commissioner Patin indicating he did not think it appropriate that the City be left financially accountable for any sewer facilities that may have to be expanded.

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Commissioner Porter then addressed the landscape and lighting district and asked if that was applicable to the perimeter versus the entire area. Mr. Alexander said that everything in the P.U.D. would be the responsibility of the Homeowners Association but if the Association chose to pay for the maintenance through the Lighting and Landscaping District that would be acceptable. Commissioner Porter then asked other process related questions.

Chairman Jeglum opened the Public Hearing opened at 6:30 p.m.

Derrill Whitten of Cornerstone Engineering addressed the Commission saying that he would like a Lighting and Landscaping District to cover the entire area including perimeter trails and parks and the sump, with the interior streets and the private portion being maintained by a Homeowners Association who would most likely use the same contractor for maintenance on the Lighting and Landscaping District. Mr. Whitten said those two entities would be set up by the developer in accordance with the wishes of the City.

Mr. Whitten then spoke to the sewer saying that an evaluation of the sewer system relied heavily on a study conducted by Wildan in the 90's – which indicated that many of the lines were already over capacity. Therefore he had initially indicated that upgrades were necessary – but not just because of this project. He said he had since addressed this with the City's Sewer Plant Supervisor who had advised this study was incorrect. He said further the number of lots had been reduced and therefore his hope was that if there were any off-site requirements they would be minimal.

Mr. Whitten then thanked Planner Alexander and Planning Technician Hill as well as City Engineer Helt for their efforts today. He said he was really happy that he had reached this point and also happy with the conditions as listed and asked the Commission to approve the project as recommended by the City staff.

Chairman Jeglum closed the Public hearing at 6:36 after receiving no further comment.

Chairman Jeglum asked for clarification on the area covered by the P.U.D. and this was provided. She also asked for clarifying information in regards to the requested zone changes and this was provided by Planner Alexander who said that the zoning for most of the property fronting Ridgecrest Boulevard would be for 40,000 square foot lots and that the commercial 8 acres ran a little further on Mahan and would increase the commercial area. Mr. Whitten said the zone change was requested to take the strip of commercial at the bottom of the project and turn it into E1 and for the 9 acre area on the SE corner to change from residential to commercial. Chairman Jeglum asked if the zone change resolution included the property on Kendall. It was clarified that "Kendall" should not have been included in the Draft Resolution and the error would be amended. Mr. Whitten also said that there needed to be a condition stipulating that the P.U.D. approval would run concurrently with the map approval so that if the map expired the P.U.D. would expire with the map. Chairman Jeglum and Planner Alexander responded that P.U.D.s had a different regulation than maps. Mr. McRea said that P.U.D.s were limited by Ordinance to two years. Mr. Whitten asked if the Planning Commission could set aside a City Ordinance and Mr. McRea said they could not. Mr. Whitten then said the situation could occur where the map was approved with an expired P.U.D. and therefore inappropriate zoning and said it would be the developers responsibility to request re-approval if needed after two years. Planner Alexander recommended that wording on bottom of page 17 be amended as follows:

*"These conditions must be met within 36 months (June 23, 2012) be replaced with
"These conditions must be met within 24 months (June 23, 2011)*

Commissioner Porter asked if the ingress and egress would be addressed later in the process – Chairman Jeglum confirmed it would be addressed when the Site Plan was received.

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Vice-Chairman Beres moved approval and Commissioner Porter seconded approval of Resolution 09-09 approving the negative declaration of TTM 6691.

AYES: Jeglum, Beres, Kauffman, Porter, Patin
NAYES: None
Absent: None

Commissioner Kauffman moved approval and Vice-Chairman Beres seconded approval of Resolution 09-10 for pre-zoning with the following corrections:

Wording referring to Kendall Ave. should be removed.

AYES: Jeglum, Beres, Kauffman, Porter, Patin
NAYES: None
Absent: None

Commissioner Porter moved approval and Vice-Chairman Beres seconded approval of Resolution 09-11 for General Plan Amendment and Zone Change with P.U.D. Overlay for the subject property.

AYES: Jeglum, Beres, Kauffman, Porter, Patin
NAYES: None
Absent: None

Commissioner Patin moved approval and Commissioner Kauffman seconded approval of Resolution 09-12 for approval of Tentative Tract Map 6691 with clarification that the Resolution being approved was the Revised Draft Resolution distributed to the Commission that evening and should also include an additional condition that a Homeowners Association be formed and as noted by Planner Alexander wording at the bottom of page 17 should be amended as follows:

*“These conditions must be met within 36 months (June 23, 2012) be replaced with
“These conditions must be met within 24 months (June 23, 2011)*

AYES: Jeglum, Beres, Kauffman, Porter, Patin
NAYES: None
Absent: None

Derrill Whitten advised for disclosure sake that the developer was considering asking the City Council to extend the life of the P.U.D.

Chairman Jeglum said she felt that the City potentially had the right project and Commissioner Patin asked the developer to “hurry up and build it”. Chairman Jeglum thanked John O’Gara for the wording of his email where he acknowledged the efforts of the staff and the Commission to promote a project design that addresses Navy concerns and supports the mutual long term sustainability of both the City and the NAWS Installation.

7. DISCUSSION ITEMS

7.a Continued Discussion of New Ridgcrest General Plan Draft EIR and New General Plan Review and Adoption Process (initiated at June 9, 2009 Planning Commission meeting)

Planner Alexander requested this item be continued given that staff had been busy with the Wilde Pointe project prior to this meeting.

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8. COMMISSIONER ITEMS

8.a Commissioner update from City Council Committees

Chairman Jeglum then asked Commissioners for Committee updates and indicated that this update would typically occur on the second meeting of each month – after the Committees had met.

Commissioner Patin – Parks Recreation and Quality of Life Outreach – said he had nothing to report other than a couple of bond issues being worked on as the Committee had not met in a couple of months

Commissioner Porter – Infrastructure – said the Committee had been busy for the last few months working on the Ridgecrest Boulevard project with 16 proposals and 10 offers interviewed. He said the engineering for the project would begin soon if the State still had money. He said there was continued discussion on Universal Trash Collection – particularly in regards to how the fee might be collected. He said a lot line adjustment on California and Church Streets had also been discussed. Next meeting 8th July @ 5:00 p.m. in the City Council Conference Room.

Vice Chairman Beres – City Organization and Services Committee - said the last meeting was abbreviated for a re-scheduled meeting. Review of the Code Enforcement report – very busy working with PACT a lot more closely. An update on the Trane Project and have been told it would be broken into phases with each phase to become before the Committee. Committee had received copy of the California Eviction and Committee had asked it be moed quickly on to Council for efficiency sake.

Commission Kauffman – Community Development – said that this Committee had been working on a new Sign Ordinance and working with the Water District on a Water Ordinance. He said the last meeting was the Committee working as a clearing house for the bond list. Next meeting 2nd July 5:00 p.m. Council Conference Room.

8.b Commissioner Porter inquiry re: double wide trailer near Fowler

Commissioner Porter wished to inquire of the Abatement Office regarding the previously considered abatements saying he had driven by and both properties had been cleared and looked pretty good. He offered kudos to the Abatement Office and City Manager.

8.c Commissioner Contacts

None to report.

8.d Additional Commissioner Items

Commissioner Patin wanted to clarify his comments earlier in regards to the sewer situation with the Wild Pointe application. He said when it came to money issues right now with the sacrifices that were being asked he would be speaking up

Commissioner Kauffman advised that the City was done with its part of the negotiations regarding Wal Mart right now and that the Draft EIR was available. He said that Wal Mart was renovating because they could. He thanked Chairman Jeglum for making the P.U.D. happen and John O’Gara for attending the meeting and noted that there was a Wine Walk coming up as well as fund raising for the 4th July fireworks.

Chairman Jeglum spoke about Town Hall Meetings saying the next meeting was the following evening and following that the schedule going forward was for the fourth Thursday of the month.

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Chairman Jeglum then said she was misquoted in the Daily Independent that morning as having said that “zone changes are a right not a privilege” – she clarified that her statement was that **“zone changes are a privilege not a right”**.

Commissioner Patin congratulated the graduating seniors and thanked organizers for a safe celebration.

9. ADJOURN

The meeting was adjourned at 7:03 p.m.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Department of the City of Ridgecrest at 100 W. California Ave, Ridgecrest, during normal business hours.

City Of Ridgecrest - Planning Commission
STAFF REPORT
Public Hearing – June 23, 1009

Application:

GPA/ZC-08-04 w/PUD Overlay: The applicant proposes to change the existing GP designation of C (Commercial) to ED (Estate Density) on 15.7 acres, from ED to C on 4.9 acres and from ED to PS (Parks and Schools) on 13.7 acres. The applicant also proposes to change the zoning from E-1 (Estate 40,000 sf) to E-1 (40,000 sf) PUD (Planned Unit Development Overlay) on 92 acres, from E-2 (10,000 sf) to E-1 PUD on 15.7 acres, from E-1 to RSP (Rec.School,Parks) on 13.7 acres, from E-1 to CS (Service Commercial) on 1.8 acres and from E-2 to CS on 7.6 acres.

PZC-09-02: The applicant seeks approval to Pre-zone 17.7 gross acres on the East side of Brady St. from County designation of 5.6 (min. 2.5 ac) to E-1, (Estate 40,000 sf) to prepare for annexation into the City Limits and be a part of TTM 6691.

TTM 6691: The applicant seeks approval to create a 223 lot residential subdivision with two parks and a commercial parcel on 179.2 gross acres in the west ½ of Section 32, Township 26 South, Range 40 East M.D.B.& M in the City of Ridgecrest, County of Kern. The subject project proposes 136 lots on 125.4 gross acres of E-1 (40,000 sf) PUD, 87 lots on 30.6 gross areas of E-2 (10,000 sf), a 9.4 acre (CS) Commercial Service Site and 13 acres of Park with a sump site. The parks are expected to include walking paths, playgrounds and landscaping. APN 455-100-06,07,08,09.

Please See

1. *November 18, 2008 Staff Report for GPA/ZC-08-04 / TTM 6691 (by reference)*
2. *January 13, 2009 Staff Report for GPA/ZC-08-04 / TTM 6691 (by reference)*
3. *January 27, 2009 PC Minutes for GPA/ZC-08-04 / TTM 6691 (enclosed Item A)*
4. *March 18, 2009 City Council Staff Report and Minutes for appeal (enclosed Item B)*

Applicant: PAM Ridgecrest Venture LLC
P.O. Box 1570
Lodi, CA 95241

Engineer: Cornerstone Engineering
208 Oak Street
Bakersfield, CA 93304
(661) 325-9474

Recommended Planning Actions:

1. RESOLUTION PC-09-_____ TO **APPROVE** MITIGATED NEGATIVE DECLARATION FOR PZC-09-02 , GPA/ZC-08-04 w/PUD OVERLAY AND TENTATIVE TRACT MAP 6691,
2. RESOLUTION PD-09-_____ TO **APPROVE** THE PCZ-09-02 PRE-ZONING OF 17.7 ACRES
3. RESOLUTION PC-09-_____ TO **APPROVE** GPA/ZC-08-04 w/PUD OVERLAY
4. RESOLUTION PC-09-_____ TO **APPROVE** TENTATIVE TRACT MAP 6691

PROJECT INFORMATION

	Existing Land Use	Existing Zoning	
Onsite	Vacant	E-1 and E-2, County E RS	Estate Residential 1 acre and 10,000 sf. min 2.5 Ac Residential
North	Residence	County E RS	2.5 Ac Residential
South	Vacant	County E-RS	20 ac Residential & 1 ac,
East	Vacant and scattered residence	R-1 & RMH	Single Family Residential. & Mobile Home Residential 6,000 sf. min
West	Vacant and scattered residence	E-2	Single Family Residential 10,000 sf min*
General Plan Designation		Estate Density and Rural Density Residential and Commercial	
Access		Ridgecrest Blvd, Mahan St., Las Flores Ave, Brady St	
Site Area		161.5 Acres and 17.7 ac. to be Annexed	
Environmental		Mitigated Negative Declaration proposed	



Wildepoinite Ranch site east of Brady St.



Wildepoinite Ranch site from NW cor of Ridgecrest Blvd. & Brady St.



Wildepoinite Ranch site north of Ridgecrest Blvd.



Wildepoinite Ranch site from NW cor of Ridgecrest Blvd. & Mahan St.

BACKGROUND

After multiple reviews, redesigns, Planning Commission Public Hearings, a Planning Commission action to deny the application, and a City Council action to uphold the Planning Commission decision, a revised Wild Pointe Ranch project application was submitted by PAM Companies on June 2, 2009.

The project history includes the following:

- **November 18, 2008:** the Planning Commission opened the Public Hearing and received testimony from the public and the applicant's engineer. At the request of the applicant, the Planning Commission continued this item until January 13, 2009.
- **January 13, 2009:** the Planning Commission opened the Continued Public Hearing and received testimony from the applicant's engineer and attorney. At this time, the Planning Commission considered a tract map from the developer which was modified from the one considered on November 18, 2008. The revised map continues to propose 228 single family home lots, (the same number proposed on November 18, 2008). However, the applicant has modified the current Tentative Tract map by redrawing the lots to reflect some larger and some smaller sizes. This has been accomplished by requesting more 10,000 sq. ft. (quarter acre) lots on the eastern side of the site, (in recognition that the zoning here is E-2 permitting 10,000 sq. ft. lots). The revised map proposes 38 lots approximately at 40,000 sq. ft. or greater as the project moves westerly. The Planning Commission continued this item from January 13, 2009 to January 27 to permit staff time to prepare Public Works Conditions of Approval.
- **January 27, 2009 – Continued PC Public Hearing:** the Planning Commission denied the request for a Zone Change, General Plan Amendment and TTM 6691. (*See attached minutes, Item A*)
- The applicant appealed the Planning Commission decision to the City Council.
- **March 18, 2009 – City Council Public Hearing to consider the Appeal:** the applicant revised the project that was presented to the City Council. The City Council suggested the applicant resubmit the revised map back to the Planning Commission since the City Council could not take action on a revised map that the Planning Commission had not reviewed. The City Council upheld the Planning Commission action to deny the project. (*See attached minutes of March 18, 2009 CC meeting Item B.*)
- **June 2, 2009 – revised Wild Pointe Ranch Project submitted:** after further discussions by staff with the applicant's engineer, a revised map along with an annexation request for an additional 17.7 acres along Brady Street and a request for a PUD overlay was submitted. Public Hearing Notices sent and the project for the **June 23, 2009 Planning Commission meeting** as presented herein.

In response to the revised project application:

- A revised comprehensive Mitigated Negative Declaration has been prepared. (*see attached Initial Study dated 6/18/09 Item C*),
- On June 12, 2009, 300' radius letters were mailed advising of the June 23rd Planning Commission Public Hearing,
- On June 13, 2009, the June 23rd Planning Commission Public Hearing was published in the newspaper,
- The Kern County Planning Department was solicited for revised comments,

- The NAWS China Lake was solicited for revised comments, and
- The Contract City Engineer was solicited for any modifications to the draft conditions of approval.

NAWS staff has indicated that they shall provide written comments to the Planning Commission by June 23, 2009. While these comments are not part of this staff report, this information shall be presented as an addendum as soon as it becomes available.

DISCUSSION

Over 179 acres in size, the Wild Pointe Ranch represents the largest development proposal within the City of Ridgecrest in many years. This project offers an opportunity to create a viable planned community offering parks, a trail system, a variety of housing lot sizes and village commercial amenities.

The revised Wild Pointe Ranch project application may be differentiated from the proposal considered by the Planning Commission last January based upon the modifications outlined within the table below.

Wild Pointe Ranch Project Comparison Table		
Project Feature	Original Proposal (considered 1/27/09)	Revised Proposal (considered 6/23/09)
Project Size	161.5 acres	179.2 acres
Planned Unit Development Overlay	No	Yes
Total Residential Lots	228	223
10,000 sq. ft. Lots	87	87
20,000 sq. ft. Lots	103	64
40,000 sq. ft. Lots	38	72
Village Commercial	8 acres	8 acres
Park and Park/Sump Lots (2)	9.5 acres	10.9 acres
Brady Street Parkway	No	2,600 linear feet
Ridgecrest Blvd. Parkway	2,400 linear feet	2,400 linear feet
Pedestrian Pathways	No	700 linear feet

The Planning Commissioners have indicated support for the amenities proposed as part of this rural subdivision. Project advantages include:

- mounding / fencing in lieu of block perimeter walls, (offering a more open, country environment),
- larger lot sizes than typically found in the City of Ridgecrest,
- offering residents the advantages of living within the Corporate Limits,
- a neighborhood park and a park/sump,

- village commercial planned within walking distance, and
- a comprehensive trail system.

This residential density within this project has been adequately reduced to ensure the integrity of an average of 40,000 sq. density overall within the E-1 area.

The proposed Planned Unit Development zoning overlay should ensure that the amenities identified at this time be implemented. This project cannot be built unless the PUD features incorporated on the map are developed.

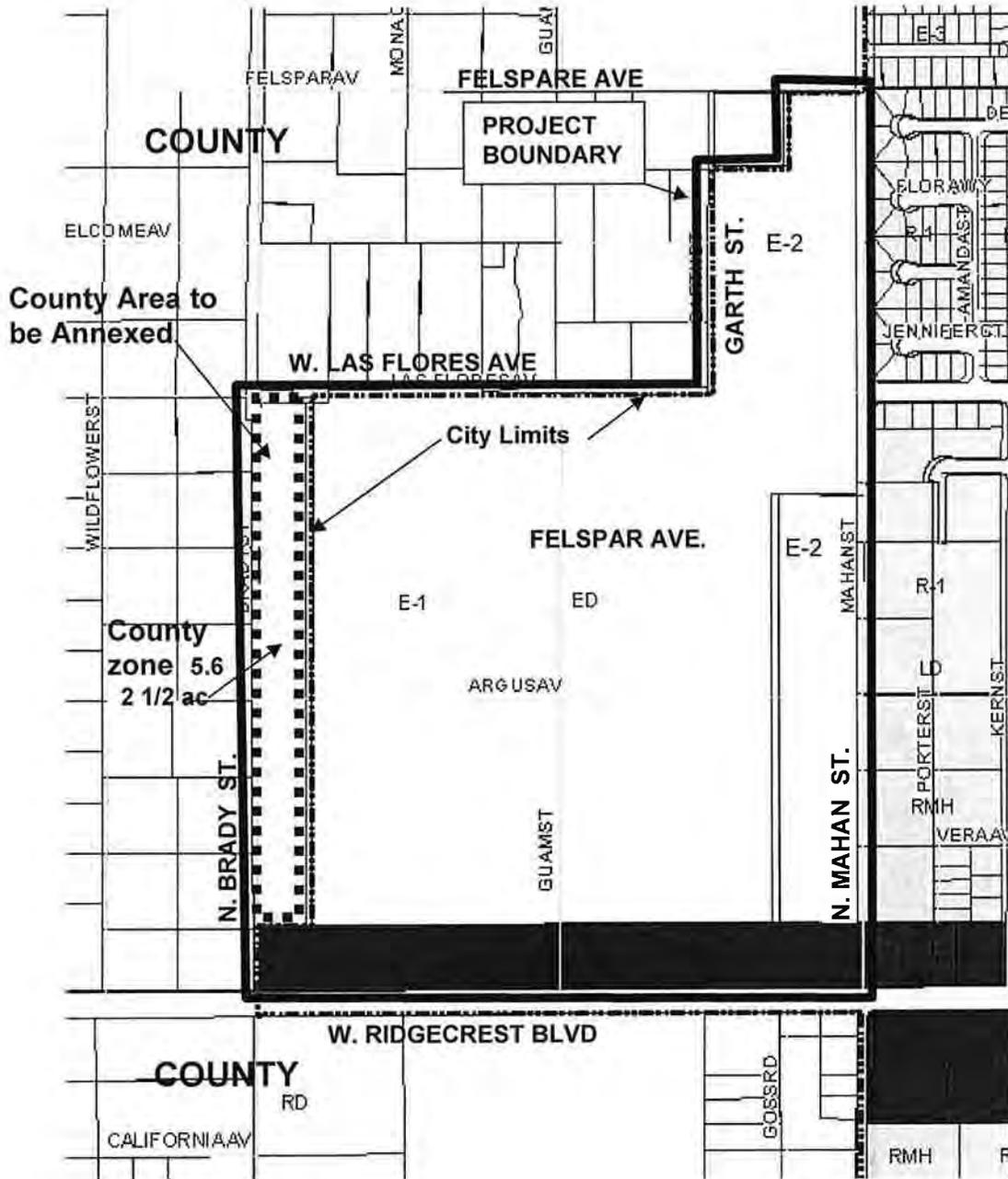
RECOMMENDATION:

Staff recommends the Planning Commission approve the project by approving the attached resolutions:

- PC-09-_____ Resolution to Approve the Mitigated Negative Declaration,**
- PC-09-_____ Resolution to Approve the General Plan Amendment and Zone Change with a PUD Overlay,**
- PC-09-_____ Resolution to Approve the Pre-Zoning for 17.7 acres, and**
- PC-09-_____ Resolution to Approve the Tentative Tract Map.**

Other attachments:

- Item A** 1-27-09 Planning Commission Minutes
- Item B** 3-18-09 City Council Appeal Minutes
- Item C** 6-18-09 Revised Environmental Documents – Initial Study
- Item D** 6-18-09 Revised PUD Map and Tentative Tract Map 6691



Project Area as currently zoned

Zoning:

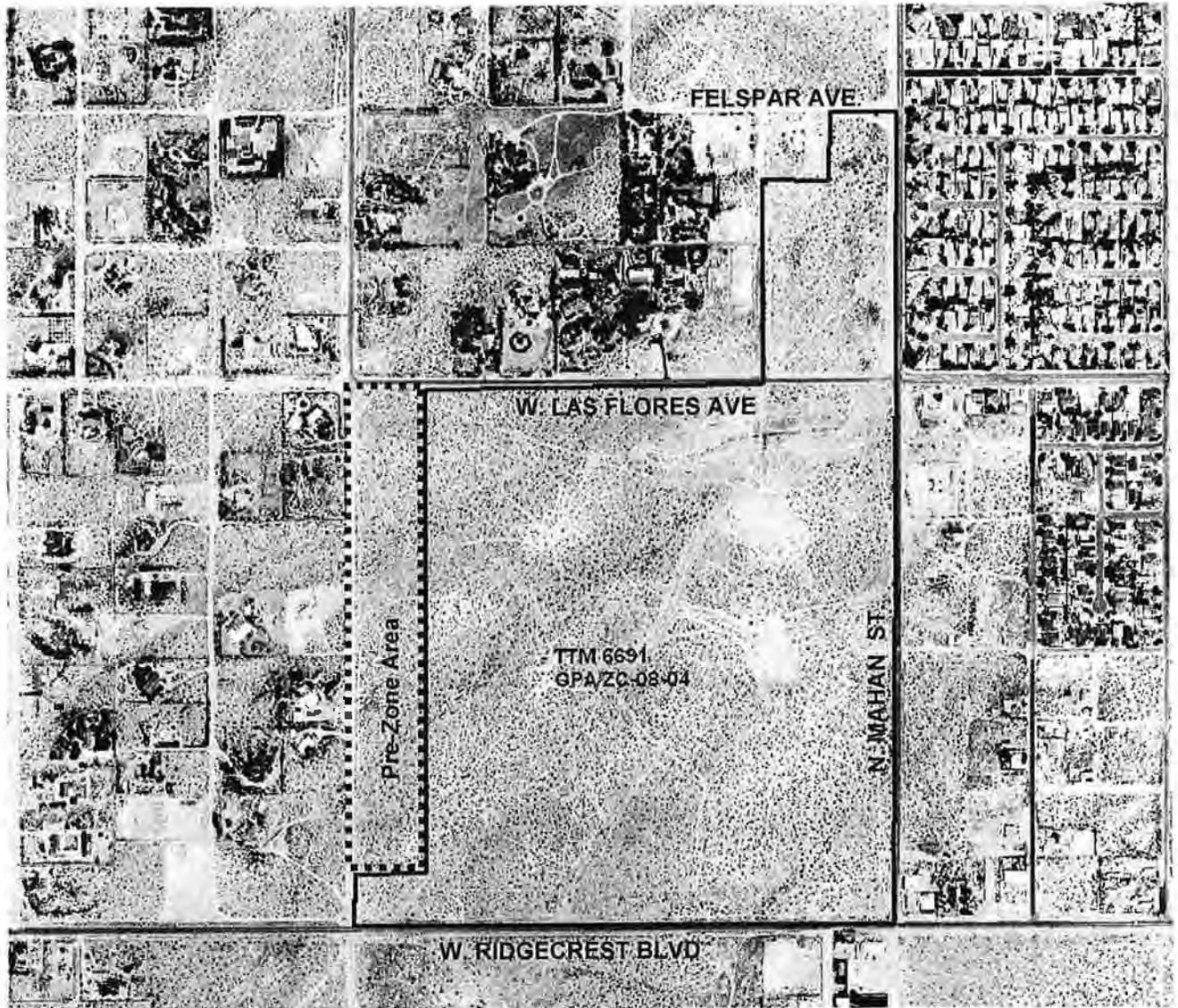
E-1 = 40,000 sf min Estate Residential

E-2 = 10,000 sf min Estate Residential

General Plan:

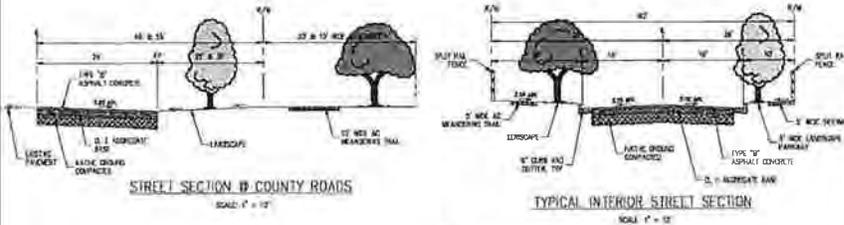
ED = Estate Density

C = Commercial (current zoning does not match existing General Plan)

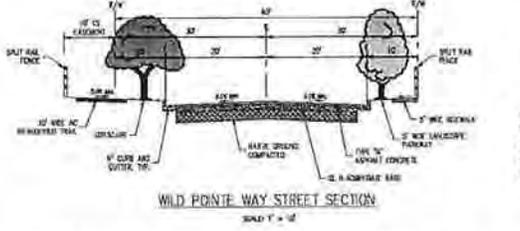


Project Aerial View

WILD POINTE RANCH PUD PLAN



- GENERAL NOTES**
- THIS DEVELOPMENT WILL CONFORM TO THE CITY OF REDWOOD AND COUNTY OF SONOMA REGULATORY STANDARDS
 - ASSUMED PARCEL NUMBERS: 493-140-01, 493-140-02, 493-140-03
 - WATER: SOUTHERN WILGA VALLEY WATER DISTRICT
 - SEWER: CITY OF REDWOOD
 - GRADING: BY COORDINATION WITH CITY OF REDWOOD & SONOMA COUNTY ENGINEERS
 - GAS: PACIFIC GAS AND ELECTRIC
 - SELECTED NEIGHBORHOODS WITHIN REDWOOD RESIDENT COUNCIL
 - ADJACENT LAND USE: VACANT
 - PROPOSED LAND USE: RESIDENTIAL AND PARK
 - TRAIL PROTECTION: CITY OF REDWOOD'S TRAIL DEPARTMENT
 - EXISTING ROADWAY: 84' (DRAINAGE 1.81 OF 100 YRS)
 - PROPOSED ROADWAY: 76' (DRAINAGE 1.81 OF 100 YRS)
 - APPROXIMATE LOCATION OF SEWERAGE STRUCTURES ON PROPERTY ARE SHOWN
 - ROADWAY GRADE: 0-3% MAXIMUM GRADE: 4% FOR ALL LOCAL STREETS
 - APPROXIMATE ELEVATION PROFILES OF EXISTING ROADWAY
 - CONFORMING TO REDWOOD PLANNING, ZONING AND
 - LOCAL ORDINANCES: 12.3 AC

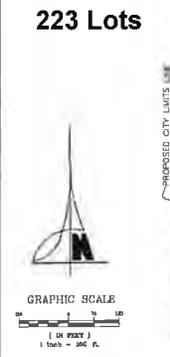


BENCHMARK:
ROUND CORNER AND SIDE OF CURB AT INTERSECTION CORNER OF DOWNS AND CAR PLAZA MOST NEARLY PORTION OF CURB VERTICAL CITY OF REDWOOD'S RECORD NAVIGATION = 224.854

BASIS OF BEARING:
LEFT SIDE OF THIS DEVELOPMENT SECTION OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 10 EAST, MERIDIAN 122 WEST. PARCEL MAP HAS SOME POINTS IN REDWOOD CITY OF REDWOOD'S OFFICIAL TRIANGULATION OF SAN JUAN BAY NORTH 80°14'48" WEST.

RECORD OWNER/SUBDIVIDER:
PAM BUDGETHOLD VENTURES, LLC
300 WEST KOTTLEMAN LANE
TULARE, CA 95324
LOCA, CALIFORNIA 95041
(805) 344-4060

- LEGEND:**
- PROPOSED LANDSCAPE AREA
 - PROPOSED PAVEMENT
 - PROPOSED TRAIL
 - PROPOSED SIDEWALKS
 - NOT INCLUDED IN PUD



<p>P.U.D PLAN TRACT 6691 WILD POINTE RANCH</p>	<p>DEVELOPER BY: THE PAM COMPANIES 300 WEST KOTTLEMAN LANE LOCA, CALIFORNIA 95041 CRA-04-04-02</p>	<p>CE CORNERSTONE ENGINEERING, INC. 200 W. 1ST ST SUITE 100 TULARE, CA 95324 TEL: (805) 344-4060 FAX: (805) 344-4061 WWW.CORNERSTONE-ENG.COM</p>	<p>NO. DATE REVISION BY</p>
			<p>CONSULTING CIVIL ENGINEERING AND LAND SURVEYING</p>

DRAFT P.C. RESOLUTION 09-____
APPROVING
MITIGATED NEGATIVE DECLARATION
GPA/ZC-08-04 w/PUD OVERLAY, PZC-09-02 and TTM 6691

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST APPROVING A MITIGATED NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT GPA-08-04, ZONE CHANGE ZC-08-04 w/PUD OVERLAY, PRE-ZONING PZC-09-02 AND TENTATIVE TRACT MAP TTM 6691, LOCATED ON 179.2 ACRES AT THE NW CORNER OF N. MAHAN ST. AND W. RIDGECREST BLVD. IN THE WEST ½ OF SEC. 32, T26S, R40E. APN: 455-100-06,07,08,09 (PAM RIDGECREST VENTURE, LLC)

THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RESOLVES as follows:

SECTION 1. FINDINGS

On June 23, 2009, the Planning Commission duly and regularly reviewed the potential for environmental impact of 179.2 acres located at the northwest corner of N. Mahan St and W. Ridgecrest Blvd., APN: 455-101-06,07,08,09:

GPA-08-04: A request for a **GPA-08-04** to change the existing GP designation of C (Commercial) to ED (Estate Density) on 15.7 acres, from ED to C on 4.9 acres and from ED to PS (Parks and Schools) on 13.7 acres.

ZC-08-04: A request for a **ZC-08-04** to change the zoning from E-1 (Estate 40,000 sf) to E-1 (40,000 sf) PUD (Planned Unit Development Overlay) on 92 acres, from E-2 (10,000 sf) to E-1 PUD on 15.7 acres, from E-1 to RSP (Rec.School,Parks) on 13.7 acres, from E-1 to CS (Service Commercial) on 1.8 acres and from E-2 to CS on 7.6 acres.

PZC-09-02: A request to **Pre-zone** 17.7 gross acres on the East side of Brady St. from County designation of 5.6 (min. 2.5 ac) to E-1, (Estate 40,000 sf) to prepare for annexation into the City Limits and be a part of TTM 6691.

TTM 6691: A request to create **TTM 6691** a 223-lot residential subdivision with two parks and a commercial parcel on 179.2 gross acres in the west ½ of Section 32, Township 26 South, Range 40 East M.D.B.& M in the City of Ridgecrest, County of Kern. The subject project proposes 136 lots on 139.1 gross acres of E-1 (40,000 sf) PUD, 87 lots on 30.6 gross areas of E-2 (10,000 sf), a 9.4 acre (CS) Commercial Service Site and 13 acres of Park with a sump site. The parks are expected to include walking paths, playgrounds and landscaping. APN 455-100-06,07,08,09.

The Commission considered the initial study and evaluation and approved the certification and filing of a Mitigated Negative Declaration based upon the findings that:

(a) Subject to the proposed general plan amendment the project is in conformity with the applicable elements of the General Plan

(b) Subject to the proposed rezoning and pre-zoning for annexation, the project is in compliance with zoning regulations and procedures.

(c) The general plan amendment, zone change, pre-zoning and tentative tract map will not cause substantial environmental damage or substantially injure fish or wildlife or their habitats.

SECTION 2. ENVIRONMENTAL CERTIFICATION

The Commission hereby adopts and certifies a Mitigated Negative Declaration for the project with the following mitigation measures

1. All conditions of approval of Resolution 09-____ for TTM 6691 and Resolution 09-____ for General Plan Amendment GPA-08-04 and Zone Change ZC-08-04 w/PUD Overlay.
2. All mitigation measures identified in the initial study and Mitigated Negative Declaration for GPA-08-04, ZC-08-04, PZC-09-02 and TTM 6691.
3. Mitigation measures required by the California Department of Fish and Game and the U.S. Department of Fish and Wildlife.

The Commission authorizes and instructs the Secretary of the Planning Commission to file a Notice of Determination as required by law.

APPROVED AND ADOPTED this 23rd day of June, 2009, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Nellavan Jeglum, Chairman

ATTEST: _____
James McRea, Secretary

DRAFT P.C. RESOLUTION 09-____
APPROVING
GPA-08-04 and ZC-08-04 w/PUD OVERLAY

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST APPROVING A GENERAL PLAN AMENDMENT AND ZONE CHANGE: GPA-08-04 AND ZC-08-04 W/PUD OVERLAY TO CHANGE THE EXISTING GENERAL PLAN DESIGNATION OF C (COMMERCIAL) TO ED (ESTATE DENSITY) ON 15.7 ACRES, FROM ED TO C ON 4.9 ACRES AND FROM ED TO PS (PARKS AND SCHOOLS) ON 13.7 ACRES AND CHANGE THE ZONING FROM E-1 (ESTATE 40,000 SF) TO E-1 (40,000 SF) PUD (PLANNED UNIT DEVELOPMENT OVERLAY) ON 92 ACRES, FROM E-2 (10,000 SF) TO E-1 PUD ON 15.7 ACRES, FROM E-1 TO RSP (REC.SCHOOL,PARKS) ON 13.7 ACRES, FROM E-1 TO CS (SERVICE COMMERCIAL) ON 1.8 ACRES AND FROM E-2 TO CS ON 7.6 ACRES. LOCATED ON VACANT LAND AT THE NW CORNER OF W. RIDGECREST BLVD AND N. MAHAN ST. APN: 455-100-06,07,08,09 (PAM RIDGECREST VENTURE, LLC)

THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RESOLVES as follows:

SECTION 1. FINDINGS

On June 23, 2009, the Planning Commission held a public hearing and duly and regularly considered the application of:

GPA-08-04: to change the existing General Plan designation of C (Commercial) to ED (Estate Density) on 15.7 acres, from ED to C on 4.9 acres and from ED to PS (Parks and Schools) on 13.7 acres. The applicant also proposes to change the zoning from E-1 (Estate 40,000 sf) to E-1 (40,000 sf) PUD (Planned Unit Development Overlay) on 92 acres, from E-2 (10,000 sf) to E-1 PUD on 15.7 acres, from E-1 to RSP (Rec.School,Parks) on 13.7 acres, from E-1 to CS (Service Commercial) on 1.8 acres and from E-2 to CS on 7.6 acres and

ZC-08-04 w/PUD OVERLAY: to change the zoning from E-1 (Estate 40,000 sf) to E-1 (40,000 sf) PUD (Planned Unit Development Overlay) on 92 acres, from E-2 (10,000 sf) to E-1 PUD on 15.7 acres, from E-1 to RSP (Rec.School,Parks) on 13.7 acres, from E-1 to CS (Service Commercial) on 1.8 acres and from E-2 to CS on 7.6 acres. Located at the northwest corner of W. Ridgecrest Blvd and N. Mahan St.

The Planning Commission considered the evidence and approved this application as set forth herein:

- (a) The General Plan Amendment is consistent with the applicable plan in that its designates the area to be used for Estate Density Residential (ED), Commercial (C) and (PS) Park,Schools and
- (b) The Zone Change is consistent with the applicable plan in that the zone change designates the area to be used for a (E-1 PUD) Estate Density 40,000 sf Single Family Residential with a PUD Overlay and (RSP) Rec.Park and Schools and (CS) Service Commercial. The zone change is compatible with the objectives, policies, uses and programs of the plan.
- (c) The area is physically suited for the zone classification proposed in that the request is compatible with surrounding land uses.
- (d) The proposed zone change is:
 1. Not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitats; therefore a mitigated negative declaration has been approved for this project per Resolution PC-09-____.
 2. Not likely to cause serious public health problems.

SECTION 2. DESCRIPTION

The application for the proposed general plan amendment and zone change is hereby recommended for approval as shown in attached **Exhibits (A) General Plan and (B) Zoning** .

SECTION 3. APPROVAL

General Plan Amendment GPA-08-04 and Zone Change ZC-08-04 is hereby approved having found that it is the best interest of the public and is compatible with surrounding land uses.

APPROVED AND ADOPTED this 23rd day of June, 2009, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Nellavan Jeglum, Chairman

ATTEST: _____
James McRea, Secretary

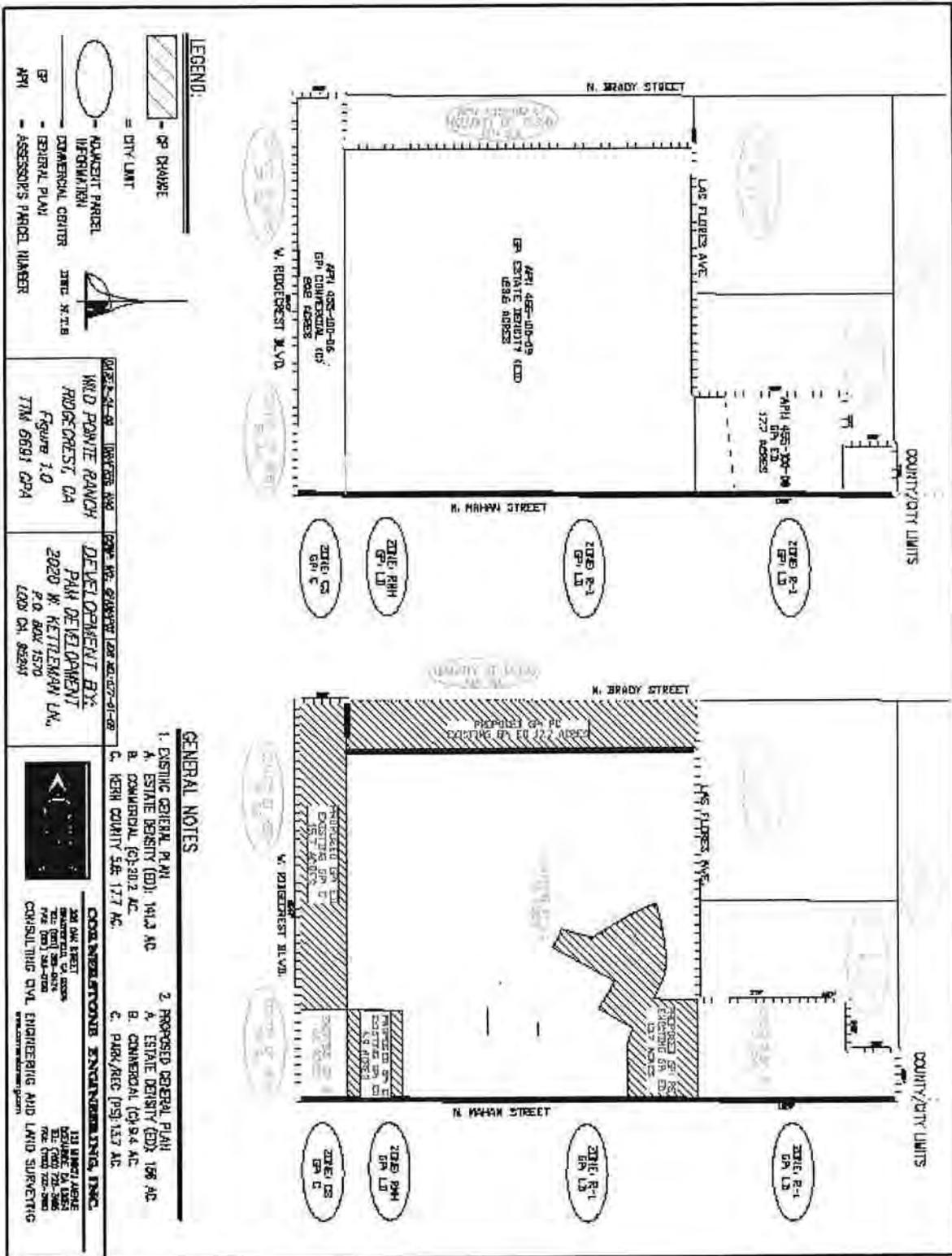


EXHIBIT A – General Plan

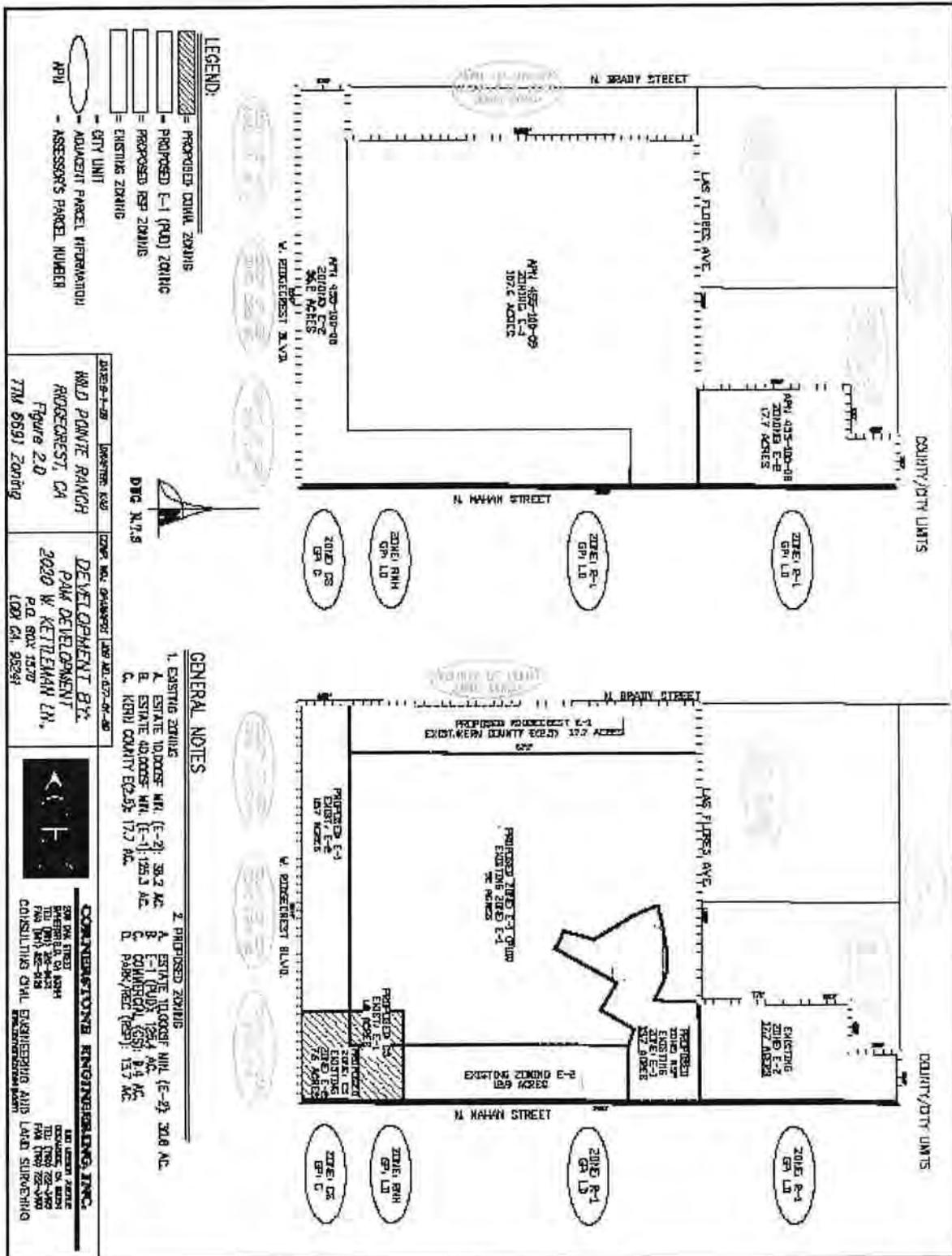


Exhibit B - Zoning

RESOLUTION PC-09-__
PZC-09-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST APPROVING PRE-ZONE CHANGE PZC-09-02 LOCATED ON 17.7 GROSS ACRES TO INCLUDE N. BRADY ST NORTH OF THE NE CORNER OF N. BRADY ST. AND W. RIDGECREST BLVD, FROM KERN COUNTY E 5.6 (2.5 AC.MIN.) ZONING TO CITY OF RIDGECREST E-1 (ESTATE 40,000 S.F. MIN. LOT SIZE) ZONING. APN 455-100-07 APPLICANT: PAM RIDGECREST VENTURE LLC)

THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RESOLVES as follows:

SECTION 1. FINDINGS

On June 23, 2009 the Planning Commission held a public hearing and duly and regularly considered the application of PZC-09-02, a request to Pre-Zone APN 455-100-07 from Kern County E 5.6 (2.5 ac min.) to City of Ridgecrest E-1 (Estate 40,000 sq. ft. min. lot sizes) to facilitate a request for Annexation #17-2 to annex the property into the City of Ridgecrest located in the West ½ of the Section 32 and west 55' of N. Brady St in the Southeast 1/4 Section 31, Township 26 South, Range 40 East M.D.B.& M. County of Kern.

The Planning Commission considered the evidence and approved this application as set forth herein:

- (a) The pre-zone change is consistent with the applicable plan in that the General Plan designates the area to be used for Estate Single Family use and the Pre-Zone Change is compatible with the objectives, policies, uses and programs of the plan, subject to the annexation of these parcels by the City of Ridgecrest.
- (b) The area is physically suited for the Pre-Zone classification proposed in that the request is compatible with surrounding land uses.
- (c) The proposed Pre-Zone change is:
 - 1. Not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitats; therefore a mitigated negative declaration has been approved for the project PC-09-__.
 - 2. Not likely to cause serious public health problems.
- (d) The proposal conforms to the requirements of Chapter 20 of the Ridgecrest Municipal Code.

SECTION 2. DESCRIPTION

The application for the proposed Pre-Zone change is hereby recommended for approval as shown in attached Exhibit A .

SECTION 3. APPROVAL

Pre-Zone Change PZC-09-02 is hereby approved having found that it is the best interest of the public and is compatible with surrounding land uses.

APPROVED AND ADOPTED this 23rd day of June, 2009, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Nellavan Jeglum, Chairman

ATTEST:

Jim McRea, Secretary

REVISED DRAFT P.C. RESOLUTION 09-____
APPROVING
TTM 6691

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST APPROVING TTM 6691 , A REQUEST TO CREATE A 223 LOT RESIDENTIAL SUBDIVISION KNOW AS WILD POINTE RANCH WITH ONE PARK, ONE PARK/SUMP AND A COMMERCIAL SITE ON 179.2 ACRES ZONED E-1, E-1.5, E-2 AND CG ON VACANT LAND LOCATED AT THE NW CORNER OF W. RIDGECREST BLVD AND N. MAHAN ST. APN 455-100-06,07,08 AND 09 APPLICANT: PAM RIDGECREST VENTURE

THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RESOLVES as follows:

SECTION 1. FINDINGS

On June 23, 2009 the Planning Commission duly and regularly reviewed Tentative Tract Map 6691 and associated zone changes, general plan amendments and pre-zoning to facilitate a request to create a 223-lot residential subdivision with two parks and a commercial parcel on 179.2 gross acres in the west ½ of Section 32, Township 26 South, Range 40 East M.D.B. & M in the City of Ridgecrest, County of Kern. The subject project proposes 136 lots on 125.4 gross acres of E-1 (40,000 sf) PUD, 87 lots on 30.6 gross areas of E-2 (10,000 sf), a 8 acre (CS) Commercial Service Site and 10.9 acres of Park with a sump site. The parks are expected to include walking paths, playgrounds and landscaping. APN 455-100-06,07,08,09. Applicant: (PAM Ridgecrest Ventures).

The Planning Commission considered the evidence and approved this application as set forth herein:

- (a) Per GPA/ZC-08-04 and PZC-09-02, Tentative Tract Map 6691 is consistent with the applicable general plan in that the general plan and designates the area to be used for Estate Density single family residential land use and the map is compatible with the objectives, policies, uses and programs of the plan.
- (b) The design and dedication of the map are consistent with the applicable general plan.
- (c) The site is physically suited for the type and density of land division proposed in that the proposed map is compatible with surrounding land uses, will not adversely affect surrounding properties, has full urban services available to the site, and per ZC-08-04 conforms with site density requirements of the zoning ordinance.
- (d) The design of the proposed subdivision and the proposed improvements are:
 - (1) Not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
 - (2) Not likely to cause serious public health problem;
 - (3) Not in conflict with easements acquired by the public at large, for access through, or use of, property within or adjacent to proposed subdivision.
- (e) The proposal conforms to the requirements of Chapters 19 and 20 of the Ridgecrest Municipal Code.

SECTION 2. CONDITIONAL APPROVAL

The proposed Tentative Tract Map 6691 is hereby approved subject to the following sixty-one three (63) ~~(64)~~ conditions:

NOTE: These conditions must be met within 36 months (June 23, 2012), or as stipulated in the conditions, unless a written request for an extension of time is received and approved before the expiration date.

COMMUNITY DEVELOPMENT

- 1. The applicant shall comply with all applicable federal, state, county, and local regulations.

2. All work, materials and improvements called for on the approved tentative map, and these conditions of approval, shall be complied with prior to the recording of the final map.
3. Positive trash and dust control measures during construction shall be made to the satisfaction of the Public Works Director.
4. If subsurface cultural resources or other such resources are discovered during the construction of future development projects, construction in the area of discovery will be terminated until a professional archeologist examines the resources and determines the appropriate strategy for managing such a find.
5. Prior to recordation of the Final Map, the Public Services Director shall receive a landscape plan and review and approve all perimeter walls, berms, landscaping and other associated project landscaping.
6. The approval of Tentative Tract Map 6691 is subject to the approval of General Plan Amendment GPA-08-04, Zone Change ZC-08-04 and associated PUD and PZC-09-02.

PUBLIC WORKS – ENGINEERING

7. Prior to recordation of the Final Map, the applicant shall make application to the City to Annex the ~~9.77 acre~~ (17.7 gross acres) parcel abutting the western boundary of this tract and the easterly boundary of Brady St, known as APN 455-100-07. ~~The zoning shall be E-1, 40,000 s.f. minimum lot size. A Tentative Tract Map shall also be submitted and will be therefore extend Street "R" to Brady St.~~ This map shall include a 50' (foot) parkway along Brady to be dedicated to the City of Ridgecrest for a multi-use trail and landscaping.
8. Onsite/offsite drainage and utility easements shall be made prior and or concurrent with the recording of the final map.
9. A 6' (foot) masonry wall with a minimum of 10' (foot) parkway strip and/or approved landscaped berm shall be constructed along the projects boundaries as approved on the Tentative Tract Map and a 7' (foot) masonry wall between the residential area and the commercial area. There shall be an opening for pedestrian access to the commercial site at the easterly end of streets K and L (cul-de-sacs).
10. If the subdivision is to developed in phases, the Tentative Tract Map shall indicate the approximate sequence of development by units and be submitted to Planning for approval within 30 days of Tentative Tract Map approval.
11. A copy of a current Preliminary Title Report shall be submitted to the Planning Department by the Developer prior to submittal of any improvement plans or final map.
12. Lot 224 shall be developed as a community park and Lot 225 shall be developed as a park/sump. Plans for the landscaping and facilities shall be submitted to the Park and Recreation Director for approval and offered to the City of dedication prior to recordation of final map.
13. An Engineer's Estimate of the cost of improvements shall be submitted to and approved by the City prior to final map approval.
14. All onsite/offsite improvements are to be designed and constructed in accordance with the Subdivision Map Act, the City Subdivision Standards, as applicable and per the Planned Unit Development. ~~all other applicable ordinances, codes, standards, and regulations of the City County and State.~~ Improvement plans shall be prepared and certified by a registered civil engineer and shall be submitted to the City for ~~Plans are subject to the approval of the City.~~

15. All lots on the Final Map shall be of length and width and area as approved by Planning as prescribed by the Planned Unit Development ~~zone classification per Chapter 20 of the Municipal Code.~~
16. All improvements must comply with the Americans with Disabilities Act standards and regulations.
17. The Developer shall obtain all necessary permits and/or approvals from all agencies having jurisdiction over the property being developed.
18. Payment of all required City fees and assessments shall be paid at the time services are rendered and prior to commencing construction. Developer to pay all costs incurred by the City for plan checking and inspection of improvements. Developer shall pay recording fees.
19. In the appropriate phase all utilities including cable services shall be installed in accordance with City standards and each of the appropriate utility company standards. All utilities shall be installed underground in accordance with each of the utility company requirements and with the City requirements.
20. Preliminary soils report required to address any developments and shall be submitted with improvement plans.
21. If applicable, prior to recordation of the final map, the Developer shall request annexation into an existing Lighting and Landscape Maintenance District or cause formation of a new district, whichever is feasible under current laws. Developer shall be required to maintain all landscaping, including the replacement of any trees or shrubs that do not survive within public right-of-way and landscape easements for a period of six months after final inspection of the landscape improvements. Developer shall be fully responsible for paying all costs for the improvements until said improvements are accepted by the City.
22. The safety and security of the project must satisfy local, County, State and Federal ordinances, California Building Code, and California Occupational Safety and Health Association (CAL/OSHA).
23. The Developer shall provide for all facilities required by fire and law enforcement continuous service of the tract phases which shall include, but are not limited to, right-of-way dedication for vehicle turnaround areas, turnaround area full design section paving, manholes, cleanouts, blow offs, fire hydrants, valves, drainage structures, street lighting and any other improvements needed to provide such services. Required facilities shall be approved by the City Engineer and shown on the approved improvement plans.
24. All improvements shall be installed prior to recordation of the Subdivision Map, or securities as deemed sufficient by the City, shall be provided in accordance with the Subdivision Map Act.
25. With the development of each new phase all improvement plans shall be re-reviewed and changed accordingly to reflect ~~the current State/Federal mandates improvement and development standards which will~~ may be in effect.
26. Developer to submit proposed street names to City for approval by City and Kern County Sheriff's 9-1-1 Coordinator.
27. Developer's engineer to provide to the City Planning Department three electronic copies of the final map in AutoCAD format.

DRAINAGE

28. Developer shall provide an onsite drainage study per Kern County Standards for the 10 year, 5 day storm event to be retained onsite. Drainage study to address the sump overflow condition.

29. All development shall comply with all applicable City of Ridgecrest floodplain management ordinances.
30. Portions of the project are located within Zone A floodplain. The project Flood Study needs to be completed to address the 100 year flood, including determination of the base flood elevation in Zone A and any improvements required to accommodate the 100 year flood.
31. If the project disturbs more than 1 acre of land, the Developer shall submit the Designer Grading Certification and Applicability of NPDES Storm Water Program Form prior to approval of the grading plan. Engineered Rough Grading Inspection Form required prior to Foundation Inspection by City.
32. The Developer shall construct grading, curbs, gutters and drainage structures necessary to the proper use and drainage of streets, highways, alleys and ways and for the public safety. Drainage retention structures to be shown on the grading plan.
33. All storm drainage facility plans and pertinent calculations shall be reviewed and approved by the City Engineer.
34. A drainage study and flood routing study shall be required with submittal of a grading plan. All project storm water shall be retained onsite in the project storm drainage facilities. Offsite storm water shall be received, conveyed through the project, and discharged in a manner that does not adversely impact adjacent or downstream properties. All improvements, storm drain, and flood routing facilities shall be designed in conformance with the City Master Drainage Plan

SEWER

35. Developer to construct sanitary sewers and connections for each dwelling unit, parcel or lot created, per City standards. Developer shall comply with the standards, conditions and policies of the City and shall have sewer improvement plans and specifications reviewed by the City Wastewater Treatment Plant and Public Works, and approved by the City Engineer. All on-site sewer to be privately maintained.
36. Prior to any improvement plan approval (i.e. Grading, Street, Sewer, Water), offsite sewer collection system shall be evaluated to identify all impacts of Tentative Tract 6691. Offsite sewer improvement plans and funding to construct offsite sewer improvements to be provided by Developer.

WATER

37. Developer to construct water systems with mains of sufficient number of outlet to furnish adequate domestic water supply for each dwelling unit, parcel of lot created and to provide adequate domestic fire protection per Kern County Fire Department and Indian Wells Valley requirements and standards.
38. The Developer shall comply with the standards, conditions and policies of the Kern County Fire Department and the City, and shall have water improvement plans and specifications approved by the Kern County Fire Department and Indian Wells Valley.

STREETS

39. Developer shall update the Traffic Study dated July 2008 to address the comments submitted by the Kern County Roads Department in their letter dated November 18, 2008. Upon review of the updated Traffic Study, the City Engineer may require additional conditions as necessary.
40. All roads located along the tract boundary, including West Ridgecrest Boulevard, West Las Flores Avenue, West Felspar Avenue, North Brady Street, North Garth Street and North Mahan Street, are to be dedicated and constructed with full half-width improvements to ultimate right-of-way per

~~City standards and requirements. North Brady Street to be improved from West Ridgecrest Boulevard to West Las Flores Avenue. All half-width streets will be required to include an additional 12' of paving beyond centerline. Interior roads shall be dedicated and constructed with full improvements to ultimate right-of-way. Interior Street "R" shall be extended to North Brady Avenue. Full improvements shall include but not be limited to roadway construction, striping, curb, gutter, sidewalk, drive approaches, wheelchair ramps, street lighting and signage County roads, Ridgecrest Blvd. and Brady St., to be improved per Kern County Development Standard for Half Width Type "A" Major Highway, Plate No. R-4.~~

County road Las Flores from Brady St. to Garth St. to be improved per Kern County Development Standard for Half Width Type "A" Secondary Highway, Plate No. R-8.

Garth St. and Felspar to be improved per Kern County Development Standard for Half Width Type "A" Local Street, Plate No. R-11.

Mahan St. to be improved per Kern County Development Standard for Half Width Type "A" Secondary Highway, Plate No. R-7.

Las Flores from Garth St. to Mahan St. to be improved per Kern County Development Standard for Full Width Type "A" Secondary Highway, Plate No. R-5.

All interior roads to be private and developed per Planned Unit Development and privately Maintained.

41. Streets to be designed per the requirements of the preliminary soils report.
42. All dedications of street rights-of-way and/or easements shall be made prior to or concurrent with the recording of the final map.
43. Any deviation from the City Public Works Street Standard shall be approved by the Planning Commission, City Engineer and adopted by the City Council prior to improvement plan approval

KERN COUNTY AIR POLLUTION CONTROL DISTRICT (KCAPCD)

44. The residential development phase is subject to Rule 416.1 (Installation of wood burning heaters and fireplaces) and Rule 424 (Residential Water heaters). Only U.S. EPA Phase II Certified wood burning devices, pellet-fueled heaters or gas-only fireplaces shall be installed. Residential water heaters shall be equipped with high efficient low oxides of nitrogen (low-Nox) natural gas burners. Solar water heaters are also permissible.
45. During construction, the applicant will comply with all dust control measures required by KCAPCD Rule 402 (Fugitive Dust). All construction equipment will be equipped with EPA/ARB certified engines.

KERN COUNTY FIRE DEPARTMENT

46. Hydrant spacing within residential tracts shall be a maximum of 660 feet and provide a minimum flow of 500 gpm at 20 psi residual for 1 hour.
47. Fire hydrants shall be AWWA approved.
48. The water system shall be looped.
49. The Kern County Fire Department must review and approve all water improvement plans prior to installation.
50. Should the tract be constructed in phases, each phase shall be provided with the required fire protection and access.

51. Hydrants are to be maintained by an approved entity.

NAVAL AIR WEAPONS STATION (NAWS)

52. The proposed project area is located below and adjacent to the Naval Air Weapons Station's departure flight tracks from Armitage Airfield. Increasing residential densities under departure flight tracks would increase the number of families potentially exposed to over-flight noise and inherent flight safety concerns.

53. The developer shall record a Noise and Safety Disclosure to the deed of each home lot so that the projects future home buyers of the developments location within the Military Influence Area (MIA) for the potential of aircraft noise in excess of 65db and potential safety risks. The disclosure will also release the Navy from effects of future operations that may increase noise and safety concerns. The Director of Public Services shall approve the content of this Disclosure prior to recording.

54. The developer shall incorporate noise attenuation engineering controls into construction requirements to mitigate noise impacts.

55. Each lot shall contain one dwelling unit. The final map will state that second dwelling units will not be allowed.

CALIFORNIA DEPARTMENT OF FISH AND GAME (CDFG)

56. Prior to the issuance of grading permits, applicant shall secure written authorization and/or permitting from the California Department of Fish and Game.

57. Mohave Ground Squirrel (MGS): Since a MGS was observed during a Biological Survey, the applicant shall negotiate with CDFG to obtain a 2081 Take Permit to mitigate the potential for significant impact on the MGS.

58. Borrowing Owl (BO): Evidence was found during a Biological Survey that BO's had been present on the site. The applicant will be required to conduct a pre-construction survey 30 days by a qualified Biologist before ground disturbance. If a BO is found during the pre-construction survey, the applicant will follow applicable CDFG guidelines for relocating the BO before construction activities continue.

59. All street lighting shall be equipped with glare shields to direct light downward. All commercial lighting will be directed away from adjacent roads and properties.

U. S. FISH AND WILDLIFE SERVICE

60. The project is within the range of the desert tortoise. In the event that the applicant or subsequent property owners encounter a desert tortoise during development, the project proponents should suspend all ground-disturbing activities and contact the Service immediately. This condition does not constitute authorization to take a desert tortoise in any manner.

PLANNED UNIT DEVELOPMENT

61. Prior to the recordation of the final map, the developer shall establish a Homeowners Association to provide funding for all the maintenance of the interior improvements within the designated Planned Unit Development area.

OTHER MITIGATED MEASURES

62. CULTURAL RESOURCES: Should the developer encounter cultural or archaeological resources or human remains during ground disturbance, the San Joaquin Valley Archaeological Information Center shall be contacted before construction activities resume.

63. WASTE MANAGEMENT: Recycle Program for construction debris required.

APPROVED AND ADOPTED this 23rd day of June 2009 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

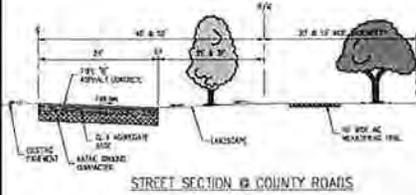
Nellavan Jeglum Chairman

ATTEST:

James McRea, Secretary

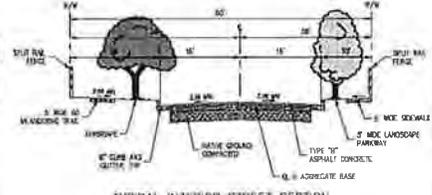
See approved PUD Plan and TTM 6691 dated 6-18-09

WILD POINTE RANCH PUD PLAN



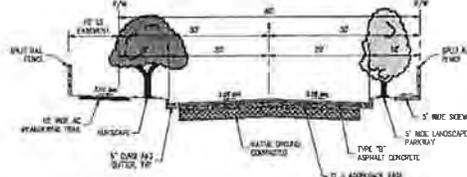
STREET SECTION @ COUNTY ROADS

SCALE: 1" = 10'



TYPICAL INTERIOR STREET SECTION

SCALE: 1" = 10'



WILD POINTE WAY STREET SECTION

SCALE: 1" = 10'



VICINITY MAP
CITY OF ROCKPORT, GA. 30153 TO 30156



GENERAL NOTES

1. THIS DEVELOPMENT WILL CONFORM TO THE CITY OF ROCKPORT AND COUNTY OF DEKALB SUBDIVISION REGULATIONS.
2. ASSUMED PARCEL NUMBERS: 465-146-09, 465-146-04, 465-146-08.
3. WATER SUPPLY FROM THE WALKER WATER SYSTEM.
4. NEIGHBOR: CITY OF ROCKPORT.
5. DEDICATION: IN CONFORMANCE WITH CITY OF ROCKPORT & DEKALB COUNTY REGULATIONS.
6. OWNER: PACIFIC OAK AND SOUTHWEST.
7. EXISTING: BOUNDARY FROM DEKALB COUNTY RECORDS.
8. EXISTING LAND USE: VACANT.
9. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL AND PARK.
10. EROSION PROTECTION: CITY OF ROCKPORT'S EROSION CONTROL PLAN.
11. EXISTING ZONING: R-1 (ZONING 3.1.4 OF PAM PLAN).
12. PROPOSED ZONING: R-1 PUD & MAP.
13. APPROPRIATE LOCATIONS OF EXISTING STRUCTURES ON PROPERTY ARE SHOWN.
14. NORMAL GRADE = 120.0'. MAXIMUM GRADE = 5% FOR ALL LOCAL STREETS.
15. APPROXIMATE LINDAL FOOTING OF STRUCTURE: 14.00' FT.
16. EXISTING CURB IS 18" HIGH AT 11.75' FROM EDGE.
17. 12" SIDE WALK - 5.00' WIDE.
18. COMPAKE AREA = 12.1 AC.

BENCHMARK:

PERMANENTLY MARKED POINT OF CORNER AT INTERSECTION CORNER OF DEKALB AND LAS FLORES AVENUES. ELEVATION: 121.84'.

BASIS OF BEARING:

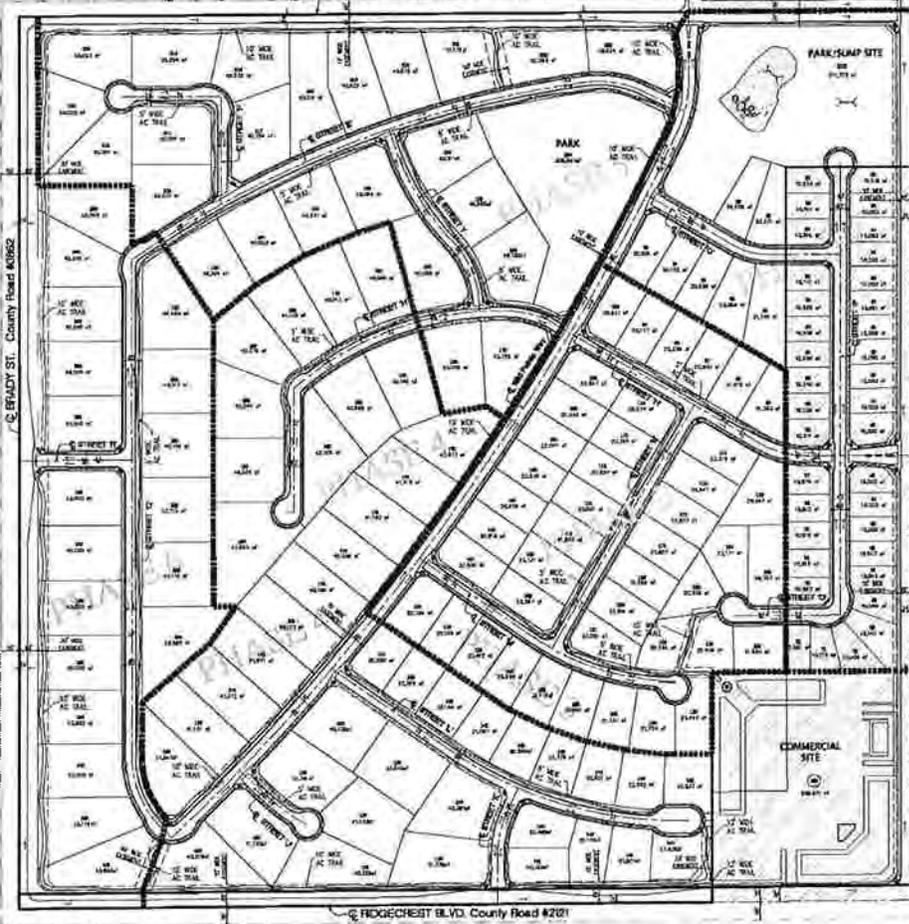
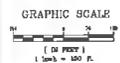
SOUTH LINE OF THE BOUNDARY BETWEEN PARCELS 465-146-09, 465-146-04, AND 465-146-08. AS SHOWN ON PLAT MAP NO. 1244 FILED IN BOOK 31 OF PUBLIC RECORDS AT 11:15 AM ON 05/11/2009. THE CORNER POINT IS THE INTERSECTION OF SAID LINE WITH THE BOUNDARY BETWEEN PARCELS 465-146-09, 465-146-04, AND 465-146-08.

RECORD OWNER/ SUBDIVIDER:

PACIFIC OAK AND SOUTHWEST
1400 WEST KETTLEMAN LANE
FOLSOM, CA 95630
LOUIS CALABREZZA, PRESIDENT
(916) 334-8367

LEGEND:

- PROPOSED LANDSCAPE AREA
- PROPOSED PAVEMENT
- PROPOSED TRAIL
- PROPOSED DRIVEWAYS
- NOT INCLUDED IN PUD



<p>P.U.D. PLAN TRACT 6691 WILD POINTE RANCH</p>	<p>THE PAM COMPANIES 3030 WEST KETTLEMAN LANE FOLSOM, CALIFORNIA 95631 (916) 334-8367</p>	<p>CORNERSTONE ENGINEERING, INC. 2000 W. 8000 SUITE 100 FOLSOM, CA 95630 (916) 334-8367</p>	<p>CONSULTING CIVIL ENGINEERING AND LAND SURVEYING www.cornerstoneeng.com</p>
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CITY COUNCIL/REDEVELOPMENT AGENCY AGENDA ITEM

SUBJECT: Ordinance No. 09-03, An Ordinance Of The City Council Of The City Of Ridgecrest Creating Chapter IV Article 25 Of The Ridgecrest Municipal Code Relating To Residential Eviction Control For Properties In Foreclosure

PRESENTED BY:

Michael D. Avery, City Manager

SUMMARY:

California law permits owners of property acquired through foreclosure to evict tenants on 60 days notice, even though the tenants have performed as required under the lease. The rising number of foreclosures on residential buildings has led to an increased number of proposed tenant evictions. A local eviction control ordinance can protect tenants from these evictions.

The proposed ordinance was reviewed by the City Attorney, Wayne Lemieux before it was presented to the Council. The City Organization and Services Committee discussed this ordinance at their meetings on June 18, 2009 and July 9, 2009. They reviewed the ordinance and forwarded it to Council without recommendation.

This ordinance was introduced for first reading, by title only, at the regular Council meeting of July 15, 2009. It was brought back to Council for second reading and adoption on August 5, 2009 at which time revisions were required to be made by the City Attorney that do not impact the intent of the Ordinance.

The ordinance is brought to the Council at this time for second reading and adoption as revised.

FISCAL IMPACT: Unclear at this time

Reviewed by Finance Director

ACTION REQUESTED:

Discussion and appropriate action

CITY MANAGER / EXECUTIVE DIRECTOR RECOMMENDATION:

Action as requested:

Submitted by: Michael D. Avery

Action Date: August 19, 2009

(Rev. 6/12/09)

ORDINANCE NO. 09-03

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF RIDGECREST
CREATING CHAPTER 4 ARTICLE 25 OF THE RIDGECREST
MUNICIPAL CODE RELATING TO RESIDENTIAL EVICTION CONTROL
FOR PROPERTIES IN FORECLOSURE**

**THE CITY COUNCIL OF THE CITY OF RIDGECREST, CALIFORNIA, DOES
HEREBY ORDAIN AS FOLLOWS:**

1. PURPOSE:

This ordinance amends the Ridgecrest Municipal Code by adding a provision for Eviction Control on Residential Property in Foreclosure.

2. FINDINGS:

The rising number of foreclosures on residential buildings has led to an increased number of tenant evictions. Such evictions have created abandoned buildings that are not adequately maintained by lenders and owners who often are not located in Ridgecrest, and impose a burden on many tenants, particularly the elderly, the disabled and low-income households, who cannot afford to move or who cannot find adequate replacement rental property. This circumstance is detrimental to the health and welfare of city residents, and is counterproductive to the maintenance of a stable housing market.

State and federal law do not currently provide adequate protection to residential tenants in good standing from being evicted in the event of transfer of title to their dwelling unit due to a sale under the power of sale of a deed of trust, or foreclosure.

3. AMENDMENT:

Chapter 4 Article 25 is added to the Ridgecrest Municipal Code to read:

CHAPTER 4 Article 25 Eviction Control on Residential Property in Foreclosure

Section 4-25.101 Definitions

Section 4-25.103 Evictions

Section 4-25.105 Required payment of relocation fee

Section 4-25.107 Required information on notice to quit or other written notice of termination

Section 4-25.109 Retaliation prohibited

Section 4-25.111 Affirmative defense

Section 4-25.113 Constructive eviction

Section 4-25.115 Applicability

Section 4-25.117 Severability

Section 4-25.101 Definitions

A. Landlord. An owner, lessor, or sublessor who obtains title to a rental unit through a sale under the power of sale of a deed of trust or foreclosure and who receives or is entitled to receive rent for the use and occupancy of any residential rental unit or portion thereof in the City of Ridgecrest, and the agent, representative or successor of any of the foregoing. An owner shall own at least 25% of the residential unit.

B. Purchaser for value. A person who is not employed by, affiliated with, or acting on behalf of an entity that acquires title to a rental unit following sale of the rental unit under the power of sale in a deed of trust or foreclosure, and who is not purchasing the property for the purpose of evading the protections of this ordinance.

C. Tenant. A person entitled by written or oral agreement, sub-tenancy approved by the landlord, or by sufferance, to occupy a residential dwelling unit to the exclusion of others, or who was entitled to occupy the unit as of the date of transfer of title to the unit due to a sale under the power of sale of a deed of trust or foreclosure .

D. Rental unit. A dwelling unit occupied for rent in the City of Ridgecrest together with the land and appurtenant buildings thereto and all housing services, privileges and facilities provided in connection with the use or occupancy thereof.

The term "rental unit" shall not include rental units owned or operated by any government agency or whose rent is subsidized by any government agency, including but not limited to Section 8 housing subsidies.

E. Foreclosure: A legal proceeding to terminate a mortgagor's interest in property, instituted by the lender (the mortgagee) either to gain title or to force a sale in order to satisfy the unpaid debt secured by the property. For purposes of this Chapter, "foreclosure" does not include those instances where the mortgagee does not intend to resell the property.

Section 4-25.103: Evictions

During the period that a rental unit is owned after transfer of title to the unit due to ~~a sale under the power of sale of a deed of trust or foreclosure~~, and until such time as the rental unit is sold to a purchaser for value, a landlord may bring an action to recover possession of the rental unit only upon one of the following grounds:

A. The tenant, after being provided with written notice of the identity and mailing address of the person to whom rent is due, and the amount of rent due, has failed to pay the rent to which the landlord is entitled.

B. The tenant has violated a lawful obligation or covenant of the tenancy and has failed to cure such violation after having received written notice thereof from the landlord, other than a violation based on:

1. The obligation to surrender possession upon proper notice; or
 2. The obligation to limit occupancy when the additional tenant who joins the occupants is a dependent child who joins the existing tenancy of a tenant of record or the sole adult tenant. The landlord has the right to approve or disapprove a prospective additional tenant who is not a minor dependent child, provided that the approval is not unreasonably withheld.
- C. The tenant is committing or permitting to exist a nuisance in, or is causing substantial damage to, the rental unit, or the appurtenances thereof, or to the common areas of the rental complex, or is creating a substantial interference with the comfort, safety or enjoyment of the landlord or tenants in the building.
- D. The tenant is using, or permitting a rental unit, the common areas of the rental unit or rental complex containing the rental unit, to be used for any illegal purpose.
- E. The tenant, who had an oral or written agreement with the landlord which has terminated, has refused after written request or demand by the landlord to execute a written extension or renewal thereof for a further term and under such terms which are materially the same as in the previous agreement, provided that any such agreement that is executed by the tenant shall terminate 30 days after the date the rental unit is transferred to a purchaser for value.
- F. The tenant has, after written notice to cease, refused the landlord access to the rental unit as required by State or local law.
- G. A person in possession of the rental unit at the end of a lease term, or upon the sale under the power of sale contained in a deed of trust, or foreclosure of a rental unit or the building in which the rental unit is located, is a subtenant not approved by the landlord.
- H. The landlord seeks in good faith to recover possession of the rental unit for use and occupancy by:
1. A resident manager, provided that no alternative vacant unit is available for occupancy by a resident manager; except that where a building has an existing resident manager, the owner may only evict the existing resident manager in order to replace him or her with a new manager.
 2. The landlord or the landlord's spouse, domestic partner, grandparents, brother, sister, father-in-law, mother-in-law, son-in-law, daughter-in-law, children, or parents provided the landlord is a natural person. However, a landlord may use this ground to recover possession for use and occupancy by the landlord, landlord's spouse, domestic partner, child, parent, in laws or grandparents only once for that person in each rental complex of the landlord.

I. The landlord seeks in good faith to recover possession to remove the rental unit permanently from rental housing use pursuant to state law.

J. The landlord seeks in good faith to recover possession so as to:

1. Demolish the rental unit; or

2. Perform work on the building or buildings housing the rental unit or units;

and:

(a) Such work costs not less than the product of eight (8) times the amount of the monthly rent times the number of rental units upon which such work is performed. For purposes of this section, the monthly rent shall be the average of the preceding twelve (12) month period; and

(b) The work necessitates the eviction of the tenant because such work will render the rentable unit uninhabitable for a period of not less than thirty (30) calendar days.

K. The landlord seeks in good faith to recover possession of the rental unit to comply with a government agency's order to vacate, or any other order that necessitates the vacating of the building, housing or rental unit as a result of a violation of the City of Ridgecrest's Municipal Code or any other provision of law.

L. The landlord seeks in good faith to recover possession of the rental unit to comply with a contractual agreement or government regulation relating to the qualifications of tenancy with a governmental entity, where the tenant is no longer qualified.

Section 4-25.105: Required payment of relocation fee.

A. If the termination of tenancy is based on the grounds set forth in subsections H, I, J or K of Section 4-25.103, then the landlord shall pay a relocation fee in the amount of the product of two (2) times the amount of the contract monthly rent at the time title to the unit transferred to Landlord, plus one thousand dollars (\$1,000.00).

B. The fee shall be paid as follows:

1. The entire fee shall be paid to a tenant who is the only tenant in a rental unit; or

2. If a rental unit is occupied by two (2) or more tenants, then each tenant of the unit shall be paid a pro-rata share of the relocation fee.

C. This section shall not apply in any of the following circumstances:

1. The landlord seeks in good faith to recover possession of the rental unit for use and occupancy by a resident manager, provided that the resident manager is replacing the existing resident manager in the same unit. For the purposes of this exception, a resident manager shall not include the landlord, or the landlord's spouse, domestic partner, children or parents.

2. The landlord seeks in good faith to recover possession of the rental unit in order to comply with a governmental agency's order to vacate the building housing the rental unit due to hazardous conditions caused by a natural disaster or act of God.

3. The landlord seeks in good faith to recover possession of the rental unit in order to comply with a governmental agency's order to vacate the building housing the rental unit due to a violation of the City of Ridgecrest's Municipal Code or any other provision of law where the violation resulted from the tenant's conduct and through no fault of the landlord.

4. To the extent that the tenant receives, as part of the eviction, relocation assistance from another government agency.

D. The landlord shall perform the acts described in this subsection within fifteen (15) days after service of a written notice of termination; provided, however, the landlord may in its sole discretion, elect to pay the monetary relocation benefits to be paid to a tenant pursuant to this subsection to the landlord's attorney or to an escrow account to be disbursed to the tenant upon certification of vacation of the rental unit. The escrow account shall provide for the payment prior to vacation of all or a portion of the monetary relocation benefits for actual relocation expenses incurred or to be incurred by the tenant prior to vacation, including but not limited to security deposits, moving expense deposits and utility connection charges.

E. The requirement to pay relocation assistance is applicable to all rental units, regardless of whether the rental unit was created or established in violation of any provision of law.

F. Nothing in this subsection relieves the landlord from the obligation to provide relocation assistance pursuant to any other provision of local, state or federal law. If a tenant is entitled to monetary relocation benefits pursuant to any other provision, of local, state or federal law, then such monetary benefits shall operate as a credit against monetary benefits required to be paid to the tenant under this subsection.

Section 4-25.107: Required information on notice to quit or other written notice of termination.

Prior to or at the same time a written notice of termination set forth in Civil Code Section 1946, or a notice described in Code of Civil Procedure Sections 1161 and 1161(a), is served on the tenant of the rental unit:

A. The landlord shall serve on the tenant a written notice setting forth the reasons for the termination with specific facts to permit a determination of the date, place and circumstances concerning the reason. This notice shall be given in the manner prescribed by California Code of Civil Procedure Section 1162 and may be combined with a written notice of termination of tenancy or as a separate written notice.

B. The landlord shall serve on the tenant a written notice setting forth tenant's right to relocation assistance as described in Section 4-25.105, where the termination of tenancy is based on the grounds set forth in subsections H, I, J or K of Section 4-25.103.

Section 4-25.109: Retaliation prohibited.

A. No landlord may threaten to bring, or bring, an action to recover possession, cause the tenant to quit a rental unit involuntarily, serve any notice to quit or notice of termination of tenancy, decrease any services or increase the rent where the landlord's intent is to retaliate against the tenant for the tenant's assertion or exercise of rights under this chapter or under state or federal law. Such retaliation shall be a defense to an action to recover possession of the rental unit.

B. In an action against the tenant, evidence of the assertion or exercise by the tenant of rights under this chapter or under state or federal law within one hundred eighty (180) days prior to the alleged act of retaliation shall create a rebuttable presumption that the landlord's act was retaliatory. "Presumption" means that the court must find the existence of the facts presumed unless and until its nonexistence is proven by a preponderance of the evidence. A tenant may assert retaliation as a defense to the landlord's action without the presumption regardless of the period of time which has elapsed between the tenant's assertion or exercise of rights under this chapter and the alleged act of retaliation.

Section 4-25.111: Affirmative defense.

In any action by a landlord to recover possession of a rental unit, the tenant may raise as an affirmative defense with any violation or noncompliance with the provisions of this chapter.

Section 4-25.113: Constructive eviction.

A landlord may not engage in any activity that is intended to constructively evict a tenant not otherwise subject to eviction under Section 4-25.103. For purposes of this Chapter, "constructive eviction" means causing a tenant to vacate the property through acts taken by the landlord – or the landlord's failure to act – that would compel a reasonable tenant to vacate the property.

Section 4-25.115: Applicability.

The requirements of this article and the availability of the remedies hereunder shall be applicable to notices to quit or terminate tenancy, which notice(s) were served on or after September 1, 2009.

This article will remain operative until September 1, 2010, unless reaffirmed by the City Council by ordinance.

Section 4-25.117: Severability.

If any provision of this chapter is held by a court of competent jurisdiction to be invalid, this invalidity shall not affect other provisions of this chapter which can be given effect without the invalid provisions and therefore the provisions of this chapter are severable.

The council declares that it would have enacted each section, paragraph and sentence notwithstanding the invalidity of any other section, paragraph or sentence.

4. EFFECTIVE DATE:

This ordinance shall take effect 30 days from the date of adoption and remain in effect until September 1, 2010, unless reaffirmed by the City Council by ordinance.

5. OTHER:

The City Clerk shall certify to the passage and adoption of this ordinance and shall cause this ordinance to be published in the manner required by law.

I, Rita Gable, City Clerk of the City of Ridgecrest, do hereby certify that the foregoing ordinance was regularly introduced and placed upon its first reading on the 15h day of July 2009, and placed upon its second reading and adoption at a regular meeting of the City Council on the 5th day of August 2009, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Steven P. Morgan, Mayor

ATTEST:

Rita Gable
City Clerk

CITY COUNCIL/REDEVELOPMENT AGENCY AGENDA ITEM

SUBJECT: Status Report on the Compliance Order IWMA BR07-07 and the Local Assistance Plan (LAP) required by the California Integrated Waste Management Board (CIWMB)

PRESENTED BY:

James McRea

SUMMARY:

This is a summary status report on activities required by the California Integrated Waste Management Board (CIWMB). The City is on schedule with all reports and projects required by the CIWMB and the LAP.

The Mini-Recycling Center & Drop Off Facility located at 565 W. Ridgecrest Blvd., the double driveways just west of the City Yards main gate, opened the week of August 01. Residents may drop off recyclable materials during day light hours within designated containers. Several improvements will be added as usage of the facility increases. A scoping meeting is scheduled for the commencement of a MRF Feasibility Study, a number of successful Neighborhood Clean-Ups have been conducted. There is a need for formalization of green procurement policies and education for businesses and residents via the planning process as well as a continuation of the Public Awareness Program via outreach and education.

A copy of a letter from the CIWMB is attached relating to SB 63. The California Integrated Waste Management Board will be abolished effective January 2010 and its duties transferred to a newly created Department of Resources Recycling and Recovery. The letter indicated that the Compliance Order and LAP remain in full effect. The community awareness program and conversion to increased solid waste collection services, curbside residential collection, and recycling efforts, as mandated by the State, is still required. *As a Reminder to Ridgecrest Citizens we are now in a Universal/Mandatory Trash Collection environment. Pursuant to Ordinance 09-01 "Every owner of residential or commercial premises occupied by any person shall subscribe for and pay the franchisee for solid waste, yard waste collection, and recycling". To subscribe for service please contact Benz Sanitation on 375-8495 and they will be contact you as well.*

FISCAL IMPACT:

none

Reviewed by Finance Director

ACTION REQUESTED:

Summary status requires no action.

CITY MANAGER / EXECUTIVE DIRECTOR RECOMMENDATION:

Action as requested:



Submitted by: James McRea

Action Date: 08-19-09

(Rev. 6/12/09)



LINDA S. ADAMS
SECRETARY FOR ENVIRONMENTAL
PROTECTION



ARNDTSON, HANSEN & ASSOCIATES
ATTORNEYS AT LAW

CALIFORNIA INTEGRATED WASTE MANAGEMENT BOARD

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RMULE@CIWMB.CA.GOV
(916) 341-6016



July 31, 2009

Certified Mail
7008 1140 0002 3860 9834

The Honorable Steven Morgan
Mayor of Ridgecrest
City of Ridgecrest
100 West California Avenue
Ridgecrest, CA 93555

Dear Mayor Morgan,

Senate Bill 63 (Strickland) was signed by the Governor on July 28, 2009. This bill abolishes the California Integrated Waste Management Board effective January 1, 2010 and transfers its duties and responsibilities to a newly-created Department of Resources Recycling and Recovery.

This letter is to inform you that as of January 1, 2010, except as otherwise specified by statute, the Department of Resources Recycling and Recovery succeeds to and is vested with all of the authority, duties, powers, purposes, responsibilities, and jurisdiction of the former California Integrated Waste Management Board.

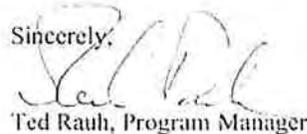
In the future, the Director of the Department of Resources Recycling and Recovery, rather than the California Integrated Waste Management Board, shall hear and decide appeals of decisions of the Department of Resources Recycling and Recovery made pursuant to this division.

There has been some speculation that with the abolishment of the Board, Compliance Orders will no longer be enforceable and that jurisdictions must no longer implement their Local Assistance Plans (LAP).

Please be advised that all Compliance Orders remain in full effect and must be fully implemented according to the specified timelines in the Local Assistance Plan. Under no circumstances are jurisdictions on Compliance relieved of their responsibilities, and failure to comply could result in a fine of up to \$10,000 per day.

If you have further questions, please feel free to contact your Jurisdiction Compliance and Audit Section representative, Raffy Kouyoumdjian, for clarification. You can contact Mr. Kouyoumdjian at (916) 341-6505 or via e-mail at RKouyoumdjian@ciwmb.ca.gov.

Sincerely,



Ted Rauh, Program Manager
Waste Compliance and Mitigation Program

Cc: Mark Leary, Executive Director
Elliot Block, Chief Counsel



CITY COUNCIL/REDEVELOPMENT AGENCY AGENDA ITEM

SUBJECT:
Draft Water Conservation Ordinance

PRESENTED BY:
James McRea

SUMMARY:
The City of Ridgecrest and the Indian Wells Valley Water District (IWWVD) began a review of Sustainable Water Conservation Management Strategies and implementation of AB-1881 in January 2008. The State of California Department of Water Resources, Office of Water Use Efficiency and Transfers had developed a Draft Model Water Efficient Landscape Ordinance for discussion purposes. Cities are required to adopt a Water Conservation Ordinance or the Model Ordinance will become effective within the jurisdiction of the local agency in January 2010.

The IWWVD with the assistance of a grant engaged a consultant, The Water Management Group, created a Committee of the Board of Directors, formed a Citizens Advisory Task Force, and participated with City Staff in the review and formulation of a proposed Water Conservation Ordinance and Sustainable Water Conservation Management Strategy. The Draft Ordinance was forwarded to the Community Development Committee, which created a Sub-Committee, lead by Mayor Pro-tem Ron Carter and Planning Commissioner Jason Patin, and staff, who reviewed, revised, and drafted the proposed final draft. The Committees met independently and together and are recommending the proposed Draft Ordinance with concurrence of the IWWVD Board of Directors. The Draft Ordinance is presented for review and discussion as recommended by the Community Development Committee.

FISCAL IMPACT:
Reviewed by Finance Director

ACTION REQUESTED:

CITY MANAGER / EXECUTIVE DIRECTOR RECOMMENDATION:

Action as requested:



Submitted by: James McRea

Action Date: 08-19-09

City of Ridgecrest
Recommended Draft Water Conservation Ordinance
Prepared by the Ridgecrest Community Development Committee
Water Conservation Ordinance Subcommittee
Responding to the IWVWD Draft Ordinance

Ordinance No. 09-

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIDGECREST
ADDING AND AMENDING SECTION 12- __ OF THE CITY OF RIDGECREST
MUNICIPAL CODE TO MODIFY WATER EFFICIENT LANDSCAPE
REQUIREMENTS AND ADD DEFINITIONS.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIDGECREST as follows:

WHEREAS, water is an increasingly limited and costly resource which is subject to ever increasing demands; and

WHEREAS, the City's economic prosperity depends on adequate supplies of water; and

WHEREAS, the City's policy promotes conservation and efficient use of water; and

WHEREAS, landscapes provide recreation areas, clean the air and water, prevent erosion, and offer fire protection; and

WHEREAS, landscape design, installation, and maintenance can and should be water efficient.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIDGECREST as follows:

Section 12-9

WATER EFFICIENT LANDSCAPE ORDINANCE

Sections:

Title	12-9.1
Purpose and Intent	12-9.3
Definitions	12-9.5
Applicability	12-9.7
Single Family Residential Landscape Procedure	12-9.9
Multi-Family Residential Landscape Procedure	12-9.11
Commercial Landscape Procedure	12-9.13
Swimming Pools and Water Bodies	12-9.15
Recommended Plant List	12-9.17
Mandatory Measures	12-9.19
Penalties	12-9.21
Administrative Exceptions	12-9.23

Section 12-9 of the Ridgecrest Municipal Code is hereby added to read as follows:

Section 12-9. 1 Title

This section shall be known and may be cited as the ~~City of Ridgecrest WW~~Water Efficient Landscape Ordinance.

Section 12-9. 3 Purpose and Intent

1. promote the values and benefits of landscaping while recognizing the need to utilize water and other resources as efficiently as possible;
2. establish a water conservation plan to reduce water consumption in the residential and commercial landscape environment by encouraging single family residential water conservation, and, in multi-family, commercial and manufacturing zone districts, limiting the use of turf and requiring the utilization of low water use plant materials in new projects;
3. establish provisions for water management practices and water waste prevention for new development;
4. establish a plan for designing, installing, and maintaining water efficient landscapes in new projects;
5. implement a more efficient use of water through swimming pool and water body design by the use of efficient water body management and proper recirculation of water; and
6. implement water conservation policies contained in the ~~City's~~ General Plan.
7. Section 12-9. 5 Definitions

For the purpose of carrying out the intent of this ~~Ordinance~~ article, the words, phrases and terms included herein have the meaning ascribed to them in this article.

Drainage system shall mean a landscape or irrigation system design to drain the water to be reused on the property or to channel the water off the property.

Landscape area shall mean all ~~non-impermeable~~ area located on the property. ~~Further defined in Section 20-1.2 as and~~ land set aside exclusively for shrubs, flowers, trees, water features and/or other landscape material ~~so as to enhance the natural beauty of any given an area where landscaping is required.~~

Low volume irrigation systems shall mean appropriately designed irrigation systems that utilize low volume sprinklers appropriate to the climatic and site factors. Such heads include low volume sprinkler heads, drip emitters, and bubbler emitters.

Low water use plant material shall mean trees, shrubs, and ground covers that survive with a limited amount of supplemental water as recommended by the City ~~of Ridgecrest~~ approved plant list or as identified in the "Landscape Plants for the California High Desert" published by the Indian Wells Valley Water District, Rosamond Community Services District, Palmdale Water District, City of Palmdale, Kern County Water Agency, and Naval Air Weapons Station China Lake. A copy of this list and booklet shall be on file and available for inspection in the ~~City's~~ Planning Office. Other plant material that is believed to be low water use may be added to the City ~~of Ridgecrest~~ Approved Plant List by special application to the ~~City~~ Planning Commission.

Recirculation shall mean the reuse of water in a pond in such a way that the water would enter from one point and be reused in another portion in such a way that the water is not wasted or lost but reused in the pond.

Recycling shall mean the reuse of water in a pool or pond through a series of pumps and filters.

Runoff shall mean water that leaves the property, as it relates to landscaping and/or irrigation.

Swimming pool cover shall mean any coverage that covers the swimming pool from receiving direct sunlight into the swimming pool. The pool cover purpose is to reduce the heating and evaporation of the water from the swimming pool.

Turf shall mean a surface layer of earth containing mowed or unmowed grass with its roots.

Section 12-9. 7 Applicability

All new developer, homeowner, and commercial installed landscape projects shall be subject to ~~the provisions of Section 12, Article 9~~this article including new landscaping projects installed on areas owned by the homeowner ~~homeowner~~ multi-family residential project owner or commercial owner. This Section shall become operative on January 1, 2010 and remain in effect until January 1, 2020, at which time the following shall become operative.

All developer, homeowner, and commercial installed landscape projects shall be subject to ~~the provisions of Section 12, Article 9~~this article including ~~all~~ landscaping projects installed on areas owned by the homeowner, multi-family residential project owner or commercial owner. This Section shall become operative on January 1, 2020.

This ~~ordinance article~~ shall apply to ~~all~~-new construction, ~~either via~~through voluntary procedures for single-family residential sites or ~~via~~-mandatory procedures for multi-family residential and commercial projects requiring a building permit.

Section 12-9. 9 Single-Family Residential Landscape Procedure

1. Single-Family Residential Landscape projects are encouraged to abide by the provisions of this section.
2. Notwithstanding other provisions of this code, the following is recommended for all single-family residential projects subject to the following limitations:
 - a. Turf landscaping may not exceed 2,000 square feet of single-family residential lots 10,000 square feet or smaller.
 - b. Turf landscaping may not exceed 3,000 square feet of single-family residential lots 10,001 square feet or larger.
 - c. Irrigation and Landscape Design. Homebuilders, developers, and/or landscape contractors should provide the residential customer an irrigation design and landscape design that would, if installed, demonstrate compliance with the City ordinance. Low volume irrigation systems will be demonstrated along with low water use plant material.
 - d. It shall be unlawful for any person to use water supplied by a public water purveyor for landscape irrigation in such a way as to result in runoff to a City street or alley for more than five (5) minutes per twenty-four hour period.

- e. The irrigation design needs to show proper drainage to eliminate water waste.
- f. Irrigation Drainage. All irrigation water is to retain on property during normal water run cycle, such that there is no runoff from the property. Each irrigation cycle will be tested utilizing a 5 minute rule. The station will be run for 5 minutes and at the end of the 5 minutes there should be zero runoff coming from the landscape to the street.
- g. All storm water is to drain toward the street.
- h. All new landscapes and irrigation designs must provide adequate water supply such that all of the water needed can be delivered within the water window of 10:00 p.m. to 6:00 a.m. during the months of June, July, August, and September.
- i. All residential landscapes must be designed such that the landscape could be watered every other day during the months of June, July, August and September.

Section 12-9.11 Multi-Family Residential Landscape Procedure

- 1. Multi-Family Residential Landscape projects are subject to the provisions of this section and shall be required to submit to the City Planning Division any or all aspects of this provision.
- 2. All multi-family residential projects are required to submit landscape and irrigation designs that must fully address water conservation according to ~~the this article~~ City of Ridgecrest Water Conservation Ordinance prior to the issuance of a building permit.
- 3. Notwithstanding other provisions of this code, the following limitations are required for all multi-family residential projects approved after July 1, 2009:
 - a. Turf landscape is limited up to 50% of the landscape area.
 - b. Irrigation and Landscape Design. Homebuilders, developers, and/or landscape contractors are required to provide the multi-family residential customer an irrigation design and landscape design that would, if installed, demonstrate compliance with the City ordinance. Low volume irrigation systems will be demonstrated along with low water use plant material.
 - c. It shall be unlawful for any person to use water supplied by a public water purveyor for landscape irrigation in such a way as to result in runoff to a City street or alley for more than five (5) minutes per twenty-four hour period.
 - d. The irrigation design needs to show proper drainage to eliminate water waste.

- e. Irrigation Drainage. All irrigation water is to retain on property during normal water run cycle, such that there is no runoff from the property. Each irrigation cycle will be tested utilizing a 5 minute rule. The station will be run for 5 minutes and at the end of the 5 minutes there should be zero runoff coming from the landscape to the street.
- f. All storm water is to drain toward the street.
- g. All new landscapes and irrigation designs must provide adequate water supply such that all of the water needed can be delivered within the water window of 10:00 p.m. to 6:00 a.m. during the months of June, July, August, and September.
- h. All residential landscapes must be designed such that the landscape could be watered every other day during the months of June, July, August, and September.

Section 12-9.13 Commercial Landscape Procedure

- 1. Landscaping for new commercial, office, institutional and industrial projects are subject to the provisions of this section and are required to submit to the ~~City~~ Planning Division all aspects of this provision.
- 2. All commercial, office, institutional and industrial projects are required to submit landscape and irrigation designs that must fully address water conservation according to ~~the City of Ridgecrest water conservation ordinance~~this article prior to the issuance of a building permit.
- 3. Notwithstanding other provisions of this code, all commercial, office, institutional and industrial landscaping projects are subject to the following limitations:
 - a. Turf landscaping is limited up to 50% of the landscape area.
 - b. Irrigation and Landscape Design. General contractors, developers, and/or landscape contractors are required to provide the customer an irrigation design and landscape design that would, if installed, demonstrate compliance with the City ordinance. Low volume irrigation systems will be demonstrated along with low water use plant material.
 - c. It shall be unlawful for any person to use water supplied by a public water purveyor for landscape irrigation in such a way as to result in runoff to a ~~City~~ street or alley for more than five (5) minutes per twenty-four hour period.
 - d. The irrigation design needs to show proper drainage to eliminate water waste.
 - e. Irrigation Drainage. All irrigation water is to retain on property during a normal water run cycle, such that there is no runoff from the property. Each irrigation cycle will be tested utilizing a 5

minute rule. The station will be run for 5 minutes and at the end of the 5 minutes there should be zero runoff coming from the landscape to the street.

- f. All storm water is to drain toward the street.
- g. All new landscapes and irrigation designs must provide adequate water supply such that all of the water needed can be delivered within the water window of 8:00 p.m. to 8:00 a.m. during the months of June, July, August, and September.
- h. All landscapes must be designed to such that the landscape could be watered every other day between May 1st through October 31st.

Section 12-9.15 Swimming Pools and Water Bodies

- 1. Public and private swimming pools and water body projects shall adhere to the goal of water efficiency with limited exception.
- 2. Applicability. All developer, contractor and homeowner installed water bodies and swimming pools shall be subject to the provisions of this section.
- 3. Exceptions. There are no exceptions unless a variance is given by the City.
- 4. Procedure.
 - a. Water bodies or swimming pools that are over 300 square feet and are going to be in-ground are subject to the provisions of this section and can be required to submit to the City Planning Division any or all aspects of this provision if it is warranted by the City.
 - b. All in-ground swimming pools and water bodies must fully address water conservation according to the City of ~~Ridgecrest~~ guidelines and be provided to the property owner.
- 5. Notwithstanding other provisions of this code, for purposes of the approval of swimming pools and water bodies projects submitted pursuant to this section, the following limitations shall apply:
 - a. Swimming pool covers. All new swimming pools are required to have a swimming pool cover at time of purchase and/or installation.
 - b. All new swimming pools are required to have a drainage plan provided by the contractor, so that the homeowner knows he is in compliance.
 - c. All water features including in-ground swimming pools must have recycling and/or recirculation features built into them.

Section 12-9.17 Recommended Plant List

The ~~City or Ridgecrest~~ Recommended Plant List is on file, available, and maintained by the Planning Division. The Recommended Plant List ~~S~~shall be

formulated by City staff with input from the Indian Wells Valley Water District staff, approved by Planning Commission resolution and amended from time to time as the need arises or an individual wishes to request that the Planning Commission consider amending the Plant List. The provisions of the Recommended Plant List as determined by the Planning Commission may be appealed to the City Council.

12-9. 19 Mandatory Measures.

1. No water user shall waste water. For the purposes of this section, "waste" means using water for no beneficial purpose including, but not limited to:
 - a. Landscape irrigation in a manner or to an extent which allows water to runoff the area being irrigated;
 - b. Using water to wash or rinse sidewalks, driveways, parking areas, tennis courts or other exterior paved areas except to dispose of flammable or dangerous liquids.
 - c. Allowing water to leak through water connections, hoses, faucets, pipes, outlets or plumbing fixtures.
2. Landscape shall not be irrigated from May 1 through September 30 except between the hours of 8:00 o'clock p.m. and 8:00 o'clock a.m. unless a special permit is issued for an appropriate period of time to accommodate newly planted material.
3. No water shall be provided to any structure which is hereafter constructed or remodeled in which the plumbing fixtures are to be installed unless the plumbing fixtures conform with all requirements of law as to flow capacity.

12-9. 21 Penalties.

~~Non-Compliance with this Article may be enforced by the Water District by imposing higher water delivery charges based upon established district rates.~~

A Violation of Section 12-9.19 is an infraction punishable by a civil fine of not more than one hundred (\$100.00) dollars for the first violation, two hundred fifty (\$250.00) dollars for the second violation within one year and five hundred (\$500.00) dollars for each subsequent violation within the same year. Each day's violation of Section 12-9.19 is a separate offense.

Section 12-9. 23 Administrative Exceptions

At such time that ~~anyone-a water user~~ believes ~~that the provisions of this Ordinance article~~ places an unreasonable hardship on them, they may appeal the requirements ~~of this Ordinance~~ to the ~~Ridgecrest~~ City Manager. A written statement describing the nature of the hardship must be submitted to the Planning Division with a requested remedy to the strict interpretation of this Ordinance. Within 60 days from receipt of the written statement requesting relief from ~~any section of this Ordinance~~this article, the City Manager shall consult with the water purveyor and respond in writing by 1) denying the request, 2) modifying the request, or approving the request. The decision of the city Manager may be appealed to the City Council by submitting an appeal in writing to the City Clerk within 30 days from receipt of the City Managers decision.

The City Clerk shall certify to the passage and adoption of this ordinance and shall cause this ordinance to be published in the manner required by law.

I, Rita Gable, City Clerk of the City of Ridgecrest, do hereby certify the foregoing ordinance was regularly introduced and placed upon its first reading on _____, 2009, and placed upon its second reading and adoption at a regular meeting of the City Council on _____, 2009, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor of the City of Ridgecrest, California

ATTEST:

City Clerk of the City of Ridgecrest, California

5

CITY COUNCIL/REDEVELOPMENT AGENCY AGENDA ITEM

SUBJECT: Taft Development Impact Fee In-lieu review. Tentative Tract map No 6731

PRESENTED BY: James McRea

SUMMARY:

In response to the opportunity to jump start and encourage both residential and commercial development a discussion and review of the Development Impact Fees is recommended. A copy of three documents is provided:

- Development Impact Fee Handbook as updated January 2009
- Resolution No 06-32 adopted May 17, 2006
- Draft agreement contract for deferred or in-lieu utilization Development Impact Fees

The Taft Corporation in the development of Tentative Tract Map No 6731 and associated annexation into the City, has discussed the in-lieu consideration of three Development Impact Fees. Traffic, Parks, and potentially Drainage are being discussed. The second access requirement, the linear park corridor, and recreation aspects and park sump could be viewed as off-site improvements and worth of in-lieu fee use. The City has utilized deferred and in-lieu fees for several projects in process. It has been indicated to these developers that confirmation may be required by the City Council. Resolution 06-32 created five Development Impact Fees, Fire Facilities Improvement Fees, Traffic Impact Fees, Park Development Fees, Law Enforcement Improvement Fees, and Storm Drainage Fees. In addition the City has Sewer Capacity and Connection Fees, a Sub-Standard Street Fee for specific areas, Light Maintenance District and Landscaping and Maintenance District assessment fees. The Indian Wells Valley Water District and the Sierra Sands Unified School District also have development, facilities and connection fees. These are outlined within the handbook as provided. Section 4 of Resolution 06-32 provides limited exemptions and Section 6 permits the deferral until issuance of a final inspection or a Certificate of Occupancy, whichever occurs first. It additionally provides that a contract may be required to be recorded and the the City Council may waive or modify the impact fees on a case by case basis.

Tentative Tract Map No. 6731 is a 40 acre project of approximately 120 single family dwelling units.

The Traffic Impact Fee is	\$ 1,905/IDU or \$ 228,600
The Park Impact Fee is	\$ 823/IDU or \$ 98,760
The Drainage Impact Fee is	\$ 2,584/IDU or \$ 310,080

Tentative Tract Map No. 6731 conditions of approval require:

Onsite/Offsite Road Improvements:

1. Second Access Route and:

- a. Kendall Avenue to be improved with 24' wide paved section to allow for two 12' travel lanes centered at centerline from existing improved Kendall Avenue pavement to the east at the west boundary of Tract 4934, westerly to south Norma Street.
- b. Norma Street to be improved with 24' wide paved section to allow for two 12' travel lanes west side of South Norma centerline, from Kendall Avenue northerly to Street 'H' of Tentative Tract 6731.
- c. Norma Street at Tentative Tract 6731 boundary to be improved to half width Type 'A' Secondary Highway Kern County Development Standards.
- d. Street Part-Width Kern County Development Standards.
- e. Interior roads Streets 'B', 'C', 'D', 'E', 'F' and 'G' to be improved per Type 'A' Local Street Kern County Development Standards.
- f. Streets to be designed per the requirements of the preliminary soils report.
- g. South Sierra View Street from Tentative Tract 6731 to Springer Ave. then Springer Ave. west to Downs St. South Sierra View Street to be improved per Type 'A' local street part-width Kern County Development Standards. Springer Ave. to be improved with (2) 12-foot asphalt concrete lanes, 8-foot graded shoulder, and the necessary transition in accordance with Type 'A' Kern County Subdivision Standards.

2. Parks and Access Linear landscaped Corridor

3. Developer shall improve an additional 30' west of South Norma Street at the Tract boundary for public park/trail. Park/trail plans to be approved by the Planning Department prior to issuance of any permits. Park/trail to be Offer of Dedication to the City and to be included in a Lighting/Landscape Maintenance District (LLMD).

4. Onsite drainage retention facility to be dual recreational use.

FISCAL IMPACT: Reviewed by Finance Director

ACTION REQUESTED: Discussion and direction is requested.

CITY MANAGER / EXECUTIVE DIRECTOR RECOMMENDATION: Action as requested: 

Submitted by: James McRea

Action Date: 09-18-09



Development Impact Fee Handbook

City of Ridgecrest

Updated for January 2009

Development Impact Fee Handbook

City of Ridgecrest CA

January 2009

Development Impact Fees

This summary is a collection of general descriptions of special mitigation development impact fees which are currently imposed on all new construction in the City of Ridgecrest. It is intended to serve as a general guideline describing when a fee applies, how it is calculated, and when it would be collected.

New Development Impact Fees (Fire, Traffic, Park, Law Enforcement, & Drainage), were adopted, as established, by Tables 1 to 5 respectively of Resolution 06-32. The reference documents for the new Impact Fees are the Development Cost and Fee Study prepared by WZI Inc., dated May 2, 2006 and Ordinance No 06-01, effective May 19, 2006. Each description of existing fees includes a reference to applicable ordinances, resolutions, and the Ridgecrest Municipal Code sections. Also references where more detailed information may be obtained are provided.

This handbook does not include the many general development fees collected as part of the building and planning permit process (i.e., subdivision application, plan check, building permits, etc.).

Included are descriptions of the following existing Impact Fees:

- | | | |
|-----|--|--------|
| 1. | Sewer Capacity | Pg. 3 |
| 2. | Sewer Connection | Pg. 3 |
| 3. | School Facilities (SSUSD) | Pg. 4 |
| 4. | Water Connection (IWW Water District) | Pg. 4 |
| 5. | Park Impact Fee (New – Table 1) | Pg. 5 |
| 6. | Traffic Impact Fee (New – Table 2) | Pg. 6 |
| 7. | Sub-standard Street (Certain areas throughout the city) | Pg. 8 |
| 8. | Fire Impact Fee (New – Table 3) | Pg. 9 |
| 9. | Law Enforcement Impact Fee (New – Table 4) | Pg. 10 |
| 10. | Drainage Impact Fee (New – Table 5) | Pg. 11 |
| 11. | Lighting Maintenance District (Existing & New) | Pg. 13 |

Note: Fees shown above in **Bold** were previously assessed by the City of Ridgecrest.

In addition, this report contains the following sections:

- | | | |
|-----|---|--------|
| 12. | General Provisions – Resolution 06-32 | Pg. 14 |
| 13. | Examples of New Developer Impact Fees on Projects | Pg. 15 |

1. SEWER CAPACITY CONNECTION FEES

APPLICABILITY

Any connection to the public sewer is required to pay a sewer capacity fee.

CALCULATION OF FEE

Sewer connection fees are established by ordinance of the City Council. Fees are based upon the classification of user: residential; commercial; and industrial. Residential users pay \$1,500 per unit, and Multi-family is \$1,200 per unit. Commercial and Industrial users fee is determined by individual application and fixture units at \$175.00 per fixture unit.

TIME OF PAYMENT

Sewer capacity fees are calculated at building permit application and issuance. Fees for building permits **are paid at building permit issuance or deferred by an executed agreement.**

**Ridgecrest Municipal Code 12-6.13
Ordinance 02-03, & 02-06**

2. SEWER CONNECTION FEES

APPLICABILITY

Any connection to the public sewer is required to pay a sewer connection fee.

CALCULATION OF FEE

Sewer connection fees are established by ordinance of the City Council. Fees are based upon the classification of user: residential; non-residential, commercial, and industrial. Residential users pay \$ 540.00 per unit, and Multi-family is \$432 per unit. Non-residential users pay a fee determined by individual application and fixture units at \$ 27.00 per fixture unit according to and based on the Uniform Plumbing Code.

TIME OF PAYMENT

Sewer connection fees are calculated at building permit application and issuance. Fees for building permits **are paid at building permit issuance.**

**Ridgecrest Municipal Code 12-6.9
Ordinance # 93-11**

A secondary Offsite Facilities Charge may also be applied for connections to the public sewer system in areas outside the Ridgecrest Sanitation District boundaries on October 3, 1997.

3. SCHOOL FACILITIES FEES

PURPOSE

The purpose of the "School Facilities Impact Fee" is to provide a method for providing sites and/or financing interim school facilities necessitated by new residential developments causing conditions of overcrowding.

APPLICABILITY

A school facilities fee must be paid for every residential dwelling unit or addition or non-residential development built within the District.

CALCULATION OF FEE

Established schedule by SSUSD and available at the School District Office.

TIME OF PAYMENT

School facilities fee is paid prior to issuance of a building permit to the City and the funds are forwarded to the District with a 3% city collection fee added and retained by the city.

A signed Certificate of Compliance is required from each applicable district. . For further information contact The SSUSD office at (760)375-4340, 113 W. Felspar Ave.

4. WATER CONNECTION FEES

APPLICABILITY

Any new connection into the IWW Water District system must pay a connection fee. Service charges are applied when the developer taps the main for the connection and installs the service and the meter box. An addition charge is levied for the water meter along with a potential facilities fee.

CALCULATION OF FEE

Water connection fees are established by resolution of the IWW Water District. Charges are based upon the size of meter and the pressure zone from which service originates. An average single-family home in a subdivision which installs water mains and services will pay approximately \$3,500. For further information contact The IWW Water District at (760)375-5087, 500 W. Ridgecrest Blvd.

TIME OF PAYMENT

Water connection fees are calculated at time of service request.

5. PARK IMPACT FEE (New)

PURPOSE. The purpose of the Park Impact Fee is to provide funds for the acquisition, development, and improvement of neighborhood and community park and recreation facilities.

APPLICABILITY

Any residential project which involves the subdivision of land and any project which is a single parcel of land, on which a building permit is to be issued, for a single or multi-family dwelling or residential use (house, condominium, apartment, or mobile home).

CALCULATION OF FEE

The amount of fee is based upon each dwelling unit as listed in *Table 1* below.

CATEGORY	UNITS	FEE
RESIDENTIAL		
Single Family	Each Dwelling Unit	\$ 823/DU
Multi-Family	Each Dwelling Unit	\$ 823/DU
Non-Residential	NA	No fee charged

OPTIONS FOR COMPLIANCE

This Park Impact Fee may be credited as in-lieu payment for projects that dedicate and improve designated public park sites or open space.

TIME OF PAYMENT

Park Impact Fees are computed for the total project at the time final or parcel map is approved. **Fees are paid before a final inspection is scheduled, normally at building permit issuance, unless a specific agreement is executed.**

Ordinance # 06-01

Resolution # 06-32

6. TRAFFIC IMPACT FEE (New)

PURPOSE

The purpose of the Traffic Impact Fee is to collect money for the construction of major public infrastructure improvements by causing the cost of construction to be off-set by those developments generating the need for the improvements.

APPLICABILITY

Construction of a new structure or addition to a non-residential structure, addition of one or more residential dwelling units on a developed parcel, except an accessory dwelling as defined by the Zoning Ordinance, or division of land.

CALCULATION OF FEE

The amount of fee is based upon each dwelling unit or structure as listed in *Table 2*.

Table 2			
Cost Allocation for Traffic Impact Fees			
CATEGORY	UNITS	TRIP ENDS	FEE
RESIDENTIAL			
Single Family	Dwelling Unit	9.6	\$1,905/DU
Multi-Family	Dwelling Unit	6.7	\$1,303/DU
COMMERCIAL			
Retail Commercial	1000 SF / building	46.6 (reduce to 23.3) ¹	\$4,623/1000 SF build.
Service Stations	Fueling Position (gas pump)	166.0 (reduce to 16.6) ²	\$2,957/F. Position
Movie Theater	1000 SF / building	27.8 (reduce to 13.9) ²	\$2,759/1000 SF build.
Automobile Sales	1000 SF / lot area	1.2	\$238/1000 SF lot
Hotels / Motels	Room	0.7	\$139/Room
RESTAURANTS			
Restaurant	1000 SF / building	36.6 (reduce to 18.3) ¹	\$3,631/1000 SF build.
OFFICE BUILDINGS			
Medical-Dental	1000 SF / building	18.0 (reduce to 9.0) ¹	\$1,786/1000 SF build.
General Office	1000 SF / building	6.1	\$1,210/1000 SF build.
INDUSTRIAL			
Manufacturing	1000 SF / building	3.8 (reduce to 1.9) ¹	\$377/1000 SF build.
Mini Warehousing	1000 SF / building	2.4 (reduce to 1.2) ¹	\$238/1000 SF build.

Warehousing	1000 SF / building	2.2 (reduce to 1.1) ¹	\$218/1000 SF build.
Table 2 (continued)			
Cost Allocation for Traffic Impact Fees			
INSTITUTIONAL			
Schools / Churches	--	--	\$00
Nursing Homes	Bed	0.2	\$40/Bed
NOTES:			
Rates - \$198 per trip end			
Trip end rates for other than those listed above shall be determined using trip generation statistics in the Institute Transportation Engineers Trip Generation Manual, latest edition.			
¹ Trip ends for Commercial, Office, Restaurants, Theaters and Industrial shall be reduced by 50%, and,			
² Trip ends for Gas Stations shall be reduced by 90% to reflect by-pass and captured trips.			

TIME OF PAYMENT

Fees are calculated at time of building permit issuance. **Fees are paid before a final inspection is scheduled, normally at building permit issuance, unless a specific agreement is executed.**

Ordinance # 06-01
Resolution # 06-32

7. SUB-STANDARD STREET (Certain areas)

PURPOSE

The purpose of the Sub-standard Street Fee is to collect money for the construction of major public improvements and streets in the immediate area, and causing the cost of construction to be borne by those property owners.

APPLICABILITY

Construction of a new primary or a lot on a street designated by the City Council to be sub-standard. A Map is available in the Engineering Dept. of such designation.

CALCULATION OF FEE

Developments are charged \$ 1,800 per lot.

TIME OF PAYMENT

Fees are calculated at time of building permit application and issuance. **Fees are paid before a final inspection is scheduled, normally at building permit issuance, unless a specific agreement is executed.**

Municipal Code 9-1.11

Resolution # 90-70, & 90-96

8. FIRE IMPACT FEE (New)

PURPOSE

The purpose of the Fire Impact Fee is to collect money for the construction of fire service capital improvements by causing the cost of construction to be off-set by new developments generating the need for the increased service.

APPLICABILITY

Construction of a new structure or major addition to a non-residential structure, except an accessory dwelling as defined by the Zoning Ordinance, or division of land.

CALCULATION OF FEE

The amount of fee is based upon each dwelling unit or various structures as listed in *Table 3*.

CATEGORY	ACRES	UNITS / ACRE	FEE
Estate & Rural Residential	818	2.5	\$643 per dwelling unit
Low Density Residential	527	4.0	\$402 per dwelling unit
Medium Density Residential	226	12.0	\$134 per dwelling unit
Commercial	275	--	\$1,608 per acre
Civic	10	--	\$1,608 per acre
Industrial	166	--	\$1,608 per acre
TOTAL	2022		

TIME OF PAYMENT

Fees are calculated at time of building permit application and issuance and include developed portions of Commercial or Industrial sites. . **Fees are paid before a final inspection is scheduled, normally at building permit issuance, unless a specific agreement is executed.**

Ordinance # 06-01

Resolution # 06-32

9. LAW ENFORCEMENT IMPACT FEE (New)

PURPOSE

The purpose of the Law Enforcement Fee is to collect money for increased Public Safety and related police capital improvements in the immediate and general area of new developments and expanding urban areas and causing the cost of services to be off-set by those property owners as a result of new development and land division.

APPLICABILITY

Construction of a new structure or major addition to a non-residential structure.

CALCULATION OF FEE

The amount of fee is based upon each dwelling unit or various structures as listed in *Table 4*.

CATEGORY	ACRES	UNITS / ACRE	FEE
Estate & Rural Residential	818	2.5	\$1,072 per dwelling unit
Low Density Residential	527	4.0	\$670 per dwelling unit
Medium Density Residential	226	12.0	\$223 per dwelling unit
Commercial	275	--	\$2,681 per acre
Civic	10	--	\$2,681 per acre
Industrial	166	--	\$2,681 per acre
TOTAL	2022		

TIME OF PAYMENT

Fees are calculated at time of building permit issuance. **Fees are paid before a final inspection is scheduled, normally at building permit issuance, unless a specific agreement is executed.**

Ordinance # 06-01

Resolution # 06-32

10. DRAINAGE IMPACT FEES (New)

PURPOSE

The purpose of the Drainage Impact Fee is to collect money for increased storm drainage protection and related drainage capital improvements in the immediate and general area of new developments and expanding urban areas and implementation of the Master Plan of Drainage to be off-set by those property owners as a result of new development and land division as a means of mitigating storm drainage impacts occurring as a result of development

APPLICABILITY

This ordinance applies to all residential, commercial, and industrial projects.

OPTIONS FOR COMPLIANCE

The criteria established provide for either the payment of fees or the construction of off-site retention areas, based upon the type of project. Water generated on-site must be contained within the project as well as payment of the Drainage Impact Fee. Fees collected are used by the City for the acquisition, expansion, and development and maintenance of storm drainage improvements. This Drainage Impact Fee may be credited as in-lieu payment for projects that dedicate and improve designated drainage facilities off-site.

CALCULATION OF THE FEE

The amount of fee is based upon each dwelling unit or various structures as listed in *Table 5* below.

Table 5 Cost Allocation for Drainage Impact Fees						
CATEGORY	Undeveloped Acres	Units/Acre	Percent Impervious	Fair Share Cost	FEE per Acre	Fee per Dwelling/Unit
Estate & Rural Residential	818	2.5	10%	\$3,676,876	\$4,495	\$1,798
Low Density Residential	527	4	23%	\$5,448,339	\$10,336	\$2,584
Medium Density Residential	226	12	40%	\$4,063,443	\$17,976	\$1,498
Commercial	275	1	85%	\$2,860,320	\$10,401	\$10,401
Industrial	166	1	85%	\$1,726,575	\$10,401	\$10,401
Civic	10	1	75%	\$91,770	\$9,177	\$9,177
Total	2022					

TIME OF PAYMENT

Fees are calculated at time of grading permit issuance. Drainage Impact Fees shall be collected prior to issuance of a Grading Permit. If a Grading Permit is not required for new construction then the Drainage Impact Fee shall be due and payable prior to the issuance of the final inspection, or the date the certificate of occupancy is issued, whichever occurs first.

Ordinance # 06-01
Resolution # 06-32

11. Lighting Maintenance District (Existing & Modified)

PURPOSE

The purpose of the Lighting Maintenance District Fee is to collect money to off-set, not completely cover, the cost of street lights within a new development. The Municipal Code currently provides for such districts within new subdivision applications. Subdivision of land and other major improvements may additionally be required to form a 1972 Landscaping and Light Maintenance District for the installation and maintenance of capital projects, open space, and drainage retention basins as conditioned.

APPLICABILITY

Construction of a new structure or addition to a non-residential structure, addition of one or more residential dwelling units on a developed parcel.

CALCULATION OF FEE

Developments are charged an annual assessment that is established by an Engineer's report and public hearing thereon.

TIME OF PAYMENT

Assessments are collected on the last equalized assessor's tax roll and resulting property tax bill issued by the County of Kern.

Ridgecrest Municipal Code 19-2.3(h)

Resolutions as may be conditioned or project approvals.

12. General Provisions Resolution 06-32 INCLUDING EXEMPTIONS

Section 2: That the fee schedules shown in *Section 1* are those fees authorized to be set by resolution in accordance with Ridgecrest Municipal Code *Section III. 11*, and that the document establishing these fees is the *City of Ridgecrest Cost and Fee Study for Fire Facilities, Traffic Impacts, Park Development Law Enforcement and Storm Drainage Facilities: May 2, 2006*.

Section 3: That these fees shall be adjusted in accordance with the CPI on an annual basis commencing on July 1, 2007.

Section 4: That the installation of swimming pools, spas and all refurbishment and remodel construction shall be exempt from these impact fees.

Section 5: That all new construction less than 1000 square feet of floor area shall be exempt from these impact fees.

Section 7: That the Development Impact Fee Phasing Schedule as of the date of this Resolution shall be according to Table 6 (*no longer applicable*).

Table A provides an example of Developer Impact Fees for a Single Family dwelling within the City of Ridgecrest.

Jurisdiction	Fire	Traffic	Park	Police	Storm Drainage	Schools ¹	Other Fees ²	Total
City of Ridgecrest 2008-09	\$402	\$1,905	\$823	\$670	\$2,584	5,346	\$4,040	\$15,770

¹ square footage costs are calculated, based upon the fee paid for an 1800 sq. ft. home. \$2.97/s.f.

² Other Fees include: Animal Control, General Government, Habitat Conservation, Public Service & Sewer Connection Fees.

13. Examples of Developer Impact Fees on Projects

New developer impact fees for various development projects have been provided on behalf of the following examples:

1. Estate / Rural Residential lots,
2. Low Density Residential lots,
3. Medium Density Residential Apartments,
4. Retail Commercial Center,
5. Light Industrial Facility,
6. Hotel, and,
7. Office Building.

Only the fees adopted in 2006 are included. Sewer Connection, Sewer Capacity, School Facilities, Water Connection, Sub-standard Street and Light Maintenance District fees have been excluded from these tables.

Example 1 : New Developer Impact Fee Payment – Rural / Estate Residential	
Project : TTM 6740	Developer : Tom Martin
Date Approved : February 28, 2006	Entitlement : 67 single family home lots
Zoning : E-2 (Estate / Rural Residential)	Impact Fee Unit Cost : per lot
Fire Facilities Impact Fee	\$ 643
Traffic Facilities Impact Fee	1,905
Park & Recreation Facilities Impact Fee	823
Law Enforcement Facilities Impact Fee	1,072
Drainage Facilities Impact Fee	1,798
Total New Impact Fees	\$ 6,241

Example 2 : New Developer Impact Fee Payment – Low Density Residential	
Project : TTM 6679	Developer : PAM Company
Date Approved : February 14, 2006	Entitlement : 87 single family home lots
Zoning : R-1 (Low Density Residential)	Impact Fee Unit Cost : per lot
Fire Facilities Impact Fee	\$ 402
Traffic Facilities Impact Fee	1,905
Park & Recreation Facilities Impact Fee	823
Law Enforcement Facilities Impact Fee	670
Drainage Facilities Impact Fee	2,584
Total New Impact Fees	\$ 6,384

Example 3 : New Developer Impact Fee Payment – Medium Density Residential	
Project : SPR 06-01	Developer : Phoenix Management
Date Approved : March 28, 2006	Entitlement : 20 apartment units
Zoning : R-3 (Medium Density Residential)	Impact Fee Unit Cost : all 20 dwelling units
Fire Facilities Impact Fee	\$134 / unit = \$ 2,680
Traffic Facilities Impact Fee	\$1,330 / unit = 26,600
Park & Recreation Facilities Impact Fee	\$823 / unit = 16,460
Law Enforcement Facilities Impact Fee	\$223 / unit = 4,460
Drainage Facilities Impact Fee	\$1,498/ unit = 29,960
Total New Impact Fees	\$ 80,160

Example 4 : New Developer Impact Fee Payment – Retail Commercial Center	
Project : SPR 06-05	Developer : DePiero Realty Advisors
Date Approved : February 28, 2006	Entitlement : 6,500 sq. ft. – 5 tenant retail center Located on .91 acre site
Zoning : CG (Commercial General)	Impact Fee Unit Cost : entire 6,500 sq. ft. facility
Fire Facilities Impact Fee	\$1,608 / acre = \$ 1,463
Traffic Facilities Impact Fee	\$4,623 / 1000 sq. ft. = 30,050
Park & Recreation Facilities Impact Fee	00
Law Enforcement Facilities Impact Fee	\$2,681 / acre = 2,440
Drainage Facilities Impact Fee	\$10,401 / acre = 9,465
Total New Impact Fees	\$ 43,418

Example 5 : New Developer Impact Fee Payment – Light Industrial Facility	
Project : SPR 06-10	Developer : George Bertrand for David Tharp
Date Approved : April 25, 2006	Entitlement : two 4,800 sq. ft. industrial buildings Developed Area each site – 11,400 s.f. (0.26 acres)
Zoning : M-1 (Light Manufacturing)	Impact Fee Unit Cost : each building site
Fire Facilities Impact Fee	\$1,608 / acre = \$ 418
Traffic Facilities Impact Fee	\$377 / 1000 sq. ft. = 1,810
Park & Recreation Facilities Impact Fee	00
Law Enforcement Facilities Impact Fee	\$2,681 / acre = 697
Drainage Facilities Impact Fee	\$10,401 / acre = 2,704
Total New Impact Fees	\$ 5,629

Example 6 : New Developer Impact Fee Payment – Hotel	
Project : SPR 06-08, Marriott Hotel	Developer : K-Partners, San Antonio, TX
Date Approved : February 28, 2006	Entitlement : 93 room hotel Located on 2.52 acre site
Zoning : CS (Commercial Service)	Impact Fee Unit Cost : entire hotel facility
Fire Facilities Impact Fee	\$1608 / acre = \$ 4,052
Traffic Facilities Impact Fee	\$139 / room = 12,927
Park & Recreation Facilities Impact Fee	00
Law Enforcement Facilities Impact Fee	\$2,681 / acre = 6,756
Drainage Facilities Impact Fee	\$10,401 / acre = 26,210
Total New Impact Fees	\$ 49,945

Example 7 : New Developer Impact Fee Payment – Office Building	
Project : SPR 06-08, DTM Project B	Developer : K-Partners, San Antonio, TX
Date Approved : April 25, 2006	Entitlement : 22,000 sq. ft. office building Located on 1.3 acre site
Zoning : CS (Commercial Service)	Impact Fee Unit Cost : office building
Fire Facilities Impact Fee	\$1,608 / acre = \$ 2,090
Traffic Facilities Impact Fee	\$1,210 / 1000 sq. ft. = 26,620
Park & Recreation Facilities Impact Fee	00
Law Enforcement Facilities Impact Fee	\$2,681/ acre = 3,485
Drainage Facilities Impact Fee	\$10,401 / acre = 13,521
Total New Impact Fees	\$ 45,716

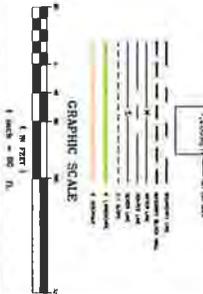


NOTE
 THIS PROJECT IS NOT SUBJECT TO ANY ADJACENT-AREA GEOTECH ZONES. NO RECORD TAIL TINGS ARE SHOWN ON COUNTY OR STATE MAPS.

SOUTH SIERRA VIEW ST

STREET 'A', 'D', 'E', 'F', & 'G'

STREET 'B', 'C', 'D', 'E', 'F', & 'G'



GENERAL NOTES

- DOMESTIC WATER
- ELECTRICITY
- NATURAL GAS

APN: 310-010-02

LEGEND

- 1" = 80'
- 1" = 160'
- 1" = 320'
- 1" = 640'
- 1" = 1280'

GENERAL NOTES

1. DOMESTIC WATER
2. ELECTRICITY
3. NATURAL GAS

APN: 310-010-02

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GENERAL NOTES

1. DOMESTIC WATER
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3. NATURAL GAS

APN: 310-010-02

LEGEND

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SHEET G-01	Project No. 048-01	Title: GRADING & SITE PLAN
	Project Mgr. T.M.	Project: T.M. 6731
	Designed by: K.S.	In The: RIDGECREST, CALIFORNIA
	Drawn by: A.P.	
Date: 09-14-08		

ZOKA Enterprises, Inc.
 Planning

27827 Pac Coast Highway
 MALIBU, CA 90265
 TEL (310) 437-9190

REV	DATE	BY	REVISION	APPROVED
1	2.12.07	48P	REVISED PER CITY COMMENTS	
2	7.09.08	ABP	REVISED PER CITY COMMENTS	

RESOLUTION NO. 06-32

A RESOLUTION OF THE RIDGECREST CITY COUNCIL ADOPTING THE SCHEDULE OF DEVELOPMENT IMPACT FEES

WHEREAS, the City Council adopted Ordinance No. 06-01 establishing the authority for imposing and charging Development Impact Fees, including the establishment of Fire Facilities Improvements Fees, Traffic Impacts Fees, Park Development Fees, Law Enforcement Improvements Fees, and Storm Drainage Facilities Fees; and

WHEREAS, the City Council has considered the information provided in the Development Cost and Fee Study as presented by staff, which analyzes the need for new public facilities and improvements required by future developments through the year 2016; and

WHEREAS, the study as modified sets forth the relationship between contemplated future development, needed facilities, and the estimated cost of those improvements; and

WHEREAS, the study has been made available for public inspection, and public hearing notice was provided as required by law; and

WHEREAS, the City Council has determined that:

- A. The purpose of these fees is to finance public facilities and improvements and/or compensation measures to reduce the impacts caused by future developments as shown in the Development Cost and Fee Study. Such improvements or compensation measures include but are not limited to Fire Facilities Improvements Fees, Traffic Impacts Fees, Park Development Fees, Law Enforcement Improvements Fees, Storm Drainage Facilities Fees, and Development Impact Fee Internal Service Allocation Fund.
- B. The fees collected pursuant to this resolution shall be used to finance the municipal public facilities identified in the Development Impact Fee Study attached hereto and incorporated by reference and the City Capital Improvement Program as budgeted by the City Council from time-to-time to serve proposed development.
- C. After considering the studies and testimony received at this public hearing, the Council approves and adopts the studies as modified, and incorporates such herein, and further finds that the future development in the City of Ridgecrest will generate the need for such additional public facilities and/or compensation measures and these facilities and/or measures are consistent with the General Plan.
- D. The fees are statutorily exempt from CEQA under Section 15273 (a) (4) of the State CEQA Guidelines, and/or categorically exempt from CEQA under Sections 15301 (h), 15301 (i), 15304, 15307, 15308, 15313, and/or 15317 of the State CEQA Guidelines.
- E. The studies and the testimony establish:
 1. That there is a reasonable relationship between the need for the public facilities and/or compensation measures and the impacts of the types of development for which the corresponding fees are charged; and
 2. That there is a reasonable relationship between the fees' use and the type of development for which the fees are charged; and

3. That there is a reasonable relationship between the amount of the fees and the cost of the public facilities and/or compensation measures, or portion thereof, of the public facilities attributable to the development on which the fees are imposed; and
4. That the cost estimates set forth in the modified Development Impact Fee Study are reasonable cost estimates for construction of these facilities, and the fees expected to be generated by future developments will not exceed the total costs of construction of the public facilities.

F. The method of allocation of the Development Impact Fees to a particular development bears a fair and reasonable relationship to each development's burden on, and benefit from, the facilities and/or compensation measures to be funded by the fee.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rdgecrest as follows:

Section 1: That the Development Impact Fee Schedule as of the date of this Resolution shall be according to Tables 1, 2, 3, 4, and 5 as follows:

Table 1 Cost Allocation for Fire Impact Fees			
CATEGORY	ACRES	UNITS / ACRE	FEE
Estate & Rural Residential	818	2.5	\$596 per dwelling unit
Low Density Residential	527	4.0	\$373 per dwelling unit
Medium Density Residential	226	12.0	\$124 per dwelling unit
Commercial	275	—	\$1,491 per acre
Civic	10	—	\$1,491 per acre
Industrial	166	—	\$1,491 per acre
TOTAL	2022		

Table 2 Cost Allocation for Traffic Impact Fees			
CATEGORY	UNITS	TRIP ENDS	FEE
RESIDENTIAL			
Single Family	Dwelling Unit	9.6	\$1766/DU
Multi-Family	Dwelling Unit	6.7	\$1233/DU
COMMERCIAL			
Retail Commercial	1000 SF / building	46.6 (reduce to 23.3) ¹	\$4,287/1000 SF build.
Service Stations	Fueling Position (gas pump)	166.0 (reduce to 14.1) ²	\$2,742/F. Position
Movie Theater	1000 SF / building	27.8 (reduce to 13.9) ²	\$2558/1000 SF build.

Automobile Sales	1000 SF / lot area	1.2	\$221/1000 SF lot
Hotels / Motels	Room	0.7	\$129/Room
RESTAURANTS			
Restaurant	1000 SF / building	36.6 (reduce to 18.3) ¹	\$3,367/1000 SF build.
OFFICE BUILDINGS			
Medical-Dental	1000 SF / building	18.0 (reduce to 9.0) ¹	\$1,656/1000 SF build.
General Office	1000 SF / building	6.1	\$1,122/1000 SF build.
INDUSTRIAL			
Manufacturing	1000 SF / building	3.8 (reduce to 1.9) ¹	\$350/1000 SF build.
Mini Warehousing	1000 SF / building	2.4 (reduce to 1.2) ¹	\$221/1000 SF build.
Warehousing	1000 SF / building	2.2 (reduce to 1.1) ¹	\$202/1000 SF build.
INSTITUTIONAL			
Schools / Churches	--	--	\$00
Nursing Homes	Bed	0.2	\$37/Bed
<p>NOTES: Rates - \$184 per trip end Trip end rates for other than those listed above shall be determined using trip generation statistics in the Institute Transportation Engineers Trip Generation Manual, latest edition. ¹Trip ends for Commercial, Office, Restaurants, Theaters and Industrial shall be reduced by 50%, and, ² Trip ends for Gas Stations shall be reduced by 90% to reflect by-pass and captured trips.</p>			

Table 3 Cost Allocation for Park Impact Fees		
CATEGORY	UNITS	FEE
RESIDENTIAL		
Single Family	Each Dwelling Unit	\$ 763/DU
Multi-Family	Each Dwelling Unit	\$ 763/DU

Table 4 Cost Allocation for Law Enforcement Impact Fees			
CATEGORY	ACRES	UNITS / ACRE	FEE

Estate & Rural Residential	818	2.5	\$994 per dwelling unit
Low Density Residential	527	4.0	\$621 per dwelling unit
Medium Density Residential	226	12.0	\$207 per dwelling unit
Commercial	275	--	\$2,486 per acre
Civic	10	--	\$2,486 per acre
Industrial	166	--	\$2,486 per acre
TOTAL	2022		

Table 5 Cost Allocation for Drainage Impact Fees					
CATEGORY	Undeveloped Acres	Percent Impervious	Fair Share Cost	FEE	Fee per Dwelling
Estate & Rural Residential	818	10%	\$3,409,250	\$4,168	\$1,667
Low Density Residential	527	23%	\$5,051,775	\$9,586	\$2,396
Medium Density Residential	226	40%	\$3,767,680	\$16,671	\$1,389
Commercial	275	85%	\$2,652,128	\$9,644	
Industrial	166	85%	\$1,600,904	\$9,644	
Civic	10	75%	\$85,090	\$8,509	
Total	2022				

Section 2: That the fee schedule shown in Section 1 are those fees authorized to be set by resolution in accordance with Ridgcrest Municipal Code Section III. 11, and that the document establishing these fees is the *City of Ridgcrest Cost and Fee Study for Fire Facilities, Traffic Impacts, Park Development Law Enforcement and Storm Drainage Facilities* : May 2, 2006.

Section 3: That these fees shall be adjusted in accordance with the CPI on an annual basis commencing on July 1, 2007.

Section 4: That the installation of swimming pools, spas and all refurbishment and remodel construction shall be exempt from these impact fees.

Section 5: That all new construction less than 1000 square feet of floor area shall be exempt from these impact fees.

Section 6: All developer impact fees shall be due and payable prior to the issuance of the final inspection, or the date the certificate of occupancy is issued, whichever occurs first, except for Storm Drainage Impact Fees which shall be collected prior to issuance of a Grading Permit. If a Grading Permit is not required for new construction then the Storm Drainage Impact Fee shall be due and payable prior to the issuance of the final inspection, or the date the certificate of occupancy is issued, whichever occurs first. If any fee or charge required by the City of Ridgcrest is not fully paid prior to issuance of a building permit for construction of any portion of the residential development encumbered thereby, the City of Ridgcrest issuing the building permit may require the property owner, or lessee if the lessee's interest appears of record, as a condition of issuance of the building permit, to execute a

contract to pay the fee or charge, or applicable portion thereof. The obligation to pay the fee shall inure to the benefit of, and be enforceable by, the City of Ridgecrest that imposed the fee, regardless of whether it is a party to the contract. The contract shall contain a legal description of the property affected, shall be recorded in the office of the Kern County recorder and, from the date of recordation, shall constitute a lie for the payment of the fee or charge, which shall be enforceable against successors in interest to the property owner or lessee at the time of issuance of the building permit. The contract shall be recorded in the grantor-grantee index in the name of the City of Ridgecrest issuing the building permit as grantee and in the name of the property owner or lessee as grantor. The City of Ridgecrest shall record a release of the obligation, containing a legal description of the property, in the event the obligation is paid in full, or a partial release in the event the fee or charge is prorated. The City of Ridgecrest City Council may waive or modify the impact fees on a case by case basis.

Section 7: That the Development Impact Fee Phasing Schedule as of the date of this Resolution shall be according to Table 6 as follows:

Table 6 Developer Impact Fee Phasing Schedule	
Percentage of Amount of Developer Fee Payment Due for Fire Facilities, Traffic Impacts, Park Development, Law Enforcement, and Storm Drainage Facilities	If paid :
60%	Prior to October 1, 2006
80%	After October 1, 2006 but Prior to January 1, 2007
100%	After January 1, 2007

APPROVED AND ADOPTED this 17th day of May 2006, by the following vote:

AYES: Vice Mayor Clark, Council Members Morgan and Carter

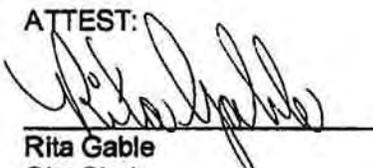
NOES: None

ABSENT: Mayor Holloway and Mayor Pro Tem Martin

ABSTAIN: None


Daniel O. Clark, Vice Mayor

ATTEST:


Rita Gable
City Clerk

RECORDING REQUESTED BY:

City Clerk
City of Ridgecrest

WHEN RECORDED MAIL TO:

City of Ridgecrest
100 West California Avenue
Ridgecrest, CA 93555
Attention: City Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE
EXEMPT FROM RECORDING FEES PURSUANT TO GOV. CODE § 27383

DEVELOPMENT IMPACT FEE DEFERRAL CONTRACT

Section I. The Development Impact Fee shall be due and payable prior to the issuance of the final inspection or the date the certificate of occupancy is issued, whichever occurs first. Pursuant to Resolution No. 06-32, the City of Ridgecrest may require the property owner to execute this contract to pay the fee, or applicable portion thereof. The obligation to pay the fee shall insure to the benefit of, and be enforceable by the City of Ridgecrest. The contract contains the legal description of the property and the specific amounts of the Development Impact Fees deferred, and shall be recorded in the Office of the County of Kern Recorder and shall constitute a lien for the payment, which shall be enforceable against successors of interest to the property owner at the time of the issuance of building permit.

Section II. The legal description of the property is as follows:

Section III. The Development Impact Fees deferred are as follows and total an amount of \$ _____, which shall be due in payable in full, or the applicable portion thereof, for each unit or square footage as listed within the Development Impact Fee schedule at the time this contract is executed.

Section IV. The City of Ridgecrest shall record a release of the obligation, containing a legal description of the property upon payment in full or partial release for the fees as prorated. The City of Ridgecrest, a municipal corporation, acting by and through its Building and Safety Division, hereby is authorized to execute this agreement and its release and discharge of the obligations referred to therein.

Dated and Issued this ____ day of ____, ____.

Owner/Lessee of Interest

City of Ridgecrest

Signature:

Signature:

Company or Individual:

Title:

CITY COUNCIL/REDEVELOPMENT AGENCY AGENDA ITEM

SUBJECT:
Proposed Redevelopment Agency Bond Project List

PRESENTED BY:
Michael Avery, Executive Director

SUMMARY:
In July of 2008 staff brought to the Agency a proposed Redevelopment Agency (RDA) bond for refinancing of certain RDA debt as well as securing new money of approximately \$20 million for various redevelopment projects throughout the City. Due to the economic downturn at that time, the item was pulled from discussion and referred back to Committees for further review. Over the course of the year, while watching the economy, the Parks, Recreation, and Quality of Life, Infrastructure, and Community Development Committees reviewed the project list and prepared a recommended bonding list to be presented to the Agency. Infrastructure Improvements were recommended by the Infrastructure Committee, recreation amenities by the Parks, Recreation, and Quality of Life Committee and Community Development programs were recommended by the Community Development Committee with that Committee recommending the final list to the Agency.

With the state of California proposing to take \$2.5 million in RDA funds as an ERAF shift; it would not be appropriate at this time for the RDA to incur new debt. However, it is recommended by our bond consultants to have a recommended project list adopted so that when the appropriate time presents itself we can move forward and issue the bonds. Of course that action would be presented to the agency at the appropriate time.

Status of the Agency:

Several months ago, the County of Kern requested that the Agency pay them approximately \$800,000 that was owed to them based upon the agreement between the County and Agency. The agency was to pay the County for projects that were mutually beneficial to the development boundaries. During research to confirm this expenditure request we discovered that the Sierra Sands Unified School District in the early 90's borrowed \$4 million, from the Agency to build Gateway Elementary School. They agreed to allow their tax increment to be passed through to the Agency for repayment of this loan. It was discovered that in 2003 the County stopped diverting this increment to the City and returned paying it to the School District. Therefore, the School District currently owes the Agency approximately \$9 million which includes interest. Agency staff is currently working with the School District and Agency attorneys to determine the best method to recover this loan.

Meanwhile, the County of Kern is continuing to request payment as outlined in the agreement. I have mentioned that the Agency intends to issue new bonds at which time we can increase the bond to allow for payment to the County and the funding source to repay that debt would be from the School District.

Meanwhile a synopsis of the financial status of the Agency is as follows:

- Net Tax Increment Received for FY 2009 - \$7,941,697
- There is approximately \$1.8 million that needs to be paid in ongoing debt service.
- The 20% Housing Set Aside is \$2 million
- Approximately \$1.86 million for salary and benefits, jail operational costs, business loans and other operating costs.
- Leaving a balance of approximately \$2.3 million unencumbered.

If in fact we have to pay the State \$2.5 million the Agency's budget will have to be adjusted to capture an additional \$200,000.

FISCAL IMPACT: \$20 million

Reviewed by Finance Director

ACTION REQUESTED:
It is appropriate to discuss the bond list, make recommended changes and bring the item back to the Agency for adoption at their next regular meeting.

CITY MANAGER / EXECUTIVE DIRECTOR RECOMMENDATION:
Action as requested: 

Submitted by: Michael Avery
(Rev. 6/12/09)

Action Date: 08-19-08

Community Development Committee recommended RDA Bonding List
June 15, 2009

Capital Infrastructure Improvements **9,800,000**

West Ridgecrest Boulevard design	1,000,000
Norma Street Improvements (South of Bowman to China Lake)	800,000
College Heights area improvements	5,000,000
Sunland	500,000
Bataan	125,000
Bowman East of Silver Ridge	450,000
College Heights/China Lake Signal	250,000
College Heights (City Share)	3,675,000
Corporate City Hard, 636 W. Ridgecrest Boulevard	3,000,000

Community Development **4,000,000**

Agency Economic Development, Business Retention, and/or Incentive Grant Program	3,000,000
Agency Improvement, Façade, & Business Retention Olde Towne District Enhancement/Grant Program	1,000,000

Parks and Recreation **5,185,000**

Aquatics Complex -

Plans and a miniaturized model would need to be developed portraying the future Indoor Aquatics Complex. This complex is recommended to be built in either Freedom Park or Hellmer's Park. The new Aquatics Complex would include: Solar Developed indoor Competition Pool, 2nd Pool Area including Diving Area, Water Slides & Deep Water Swim Area. Concessions, Shower and Dressing Room Area. Also the entrance to the facility would include a Water Feature Fountain Park.

Phase 1 3,000,000.

Kerr McGee Sports Complex-

Acquire land	\$400,000
Concession/Restroom/Storage	\$500,000
Lighting on Football Field	\$125,000
Rehab existing fields/Fencing	\$200,000
Parking/Road Development	<u>\$400,000</u>
Estimated Total	\$1,625,000

Jackson Sports Complex-

Concession/Restroom/Storage	\$200,000
Lighting-Field Rehab & Tennis Crts	\$160,000
Expand Skatepark-Trick Bike Park	\$100,000
Rehab Walking Trail/Concrete	<u>\$100,000</u>
Estimated Total	\$560,000

Total **\$18,985,000**

CITY COUNCIL/REDEVELOPMENT AGENCY AGENDA ITEM

SUBJECT:

Request for authorization to enter into Program Supplement Agreement No. 023-N to the Administrating Agency and State (State of California Department of Transportation) Agreement No. 09-5385R and to authorize the City Manager, Michael Avery, to sign said agreement(s) for the road rehabilitation project on College Heights Blvd. between Franklin Avenue to Dolphin Avenue.

PRESENTED BY: Dennis Speer, Public Works Director

SUMMARY:

The Program Supplement Agreement is for the construction of the road rehabilitation project on College Heights Blvd. between Franklin Avenue and Dolphin Avenue. This project is the first round of stimulus money that has been earmarked for our community and shovel ready projects. The total estimated cost of this construction work is \$513,579.00 with a local match of \$259.00. The funding source is the American Recovery and Reinvestment Act of 2009.

The State requires that one person in the local agency be designated to sign the agreements with the State. The City's Master Agreement with the State stipulates the City Manager as the designated person.

FISCAL IMPACT: \$259.00

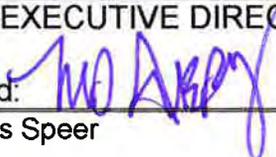
Reviewed by Finance Director

ACTION REQUESTED:

Request for authorization to enter into Program Supplement Agreement No. 023-N and to authorize the City Manager, Michael Avery, to sign said agreement(s)

CITY MANAGER / EXECUTIVE DIRECTOR RECOMMENDATION:

Action as requested:



Submitted by: Dennis Speer

Action Date:08-19-09

(Rev. 6/12/09)

RESOLUTION NO. 09-

A RESOLUTION OF THE RIDGECREST CITY COUNCIL AUTHORIZING THE CITY TO ENTER INTO PROGRAM SUPPLEMENT AGREEMENT NO. 023-N. TO THE ADMINISTERING AGENCY-STATE (STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION) AGREEMENT NO 09-5385R AND AUTHORIZING THE CITY MANAGER TO SIGN SAID AGREEMENT FOR THE ROAD REHABILITATION PROJECT ON COLLEGE HEIGHTS BOULEVARD FROM FRANKLIN AVENUE TO DOLPHIN AVENUE

WHEREAS, the City of Ridgecrest is eligible to receive Federal and/or State funding for certain transportation projects through the California Department of Transportation, and

WHEREAS, Program Supplemental Agreements need to be executed with the California Department of Transportation before such funds can be claimed, and

WHEREAS, the total estimated cost of this construction work is \$513,838.00 and the funding source being the American Recovery and Reinvestment Act of 2009, and

WHEREAS, matching funds in the amount of \$259.00 shall be made available from the general fund, and

WHEREAS, the funding for the execution of Program Supplemental Agreements NO. 023-N shall come from account 018-4760-430-4601 ST1001, and

WHEREAS, the State requires that one person in the local agency be designated to sign the agreements with the State, and

WHEREAS, The City's Master Agreement with the State stipulates the City Manager as the designated person.

NOW THEREFORE, the City Council authorizes the City Manager, Michael Avery, to execute the, Program Supplemental Agreements with the California Department of Transportation.

APPROVED AND ADOPTED this 19th day of August 2009 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven P. Morgan, Mayor

ATTEST;

Rita Gable, City Clerk

PROGRAM SUPPLEMENT NO. N023
 to
 ADMINISTERING AGENCY-STATE AGREEMENT
 FOR FEDERAL-AID PROJECTS NO. 09-5385R

Date: July 23, 2009
 Location: 09-KER-0-RGCR
 Project Number: ESPL-5385(038)
 E.A. Number: 09-955149

This Program Supplement hereby incorporates the Administering Agency-State Agreement for Federal Aid which was entered into between the Administering Agency and the State on 02/02/07 and is subject to all the terms and conditions thereof. This Program Supplement is executed in accordance with Article I of the aforementioned Master Agreement under authority of Resolution No. _____, approved by the Administering Agency on _____ (See copy attached).

The Administering Agency further stipulates that as a condition to the payment by State of any funds derived from sources noted below obligated to this project, the Administering Agency accepts and will comply with the Special covenants or Remarks set forth on the following pages.

PROJECT LOCATION:

College Heights Boulevard from Franklin Avenue to Dolphin Avenue

TYPE OF WORK: Road reconstruction

LENGTH: 0.3 (MILES)

Estimated Cost	Federal Funds		Matching Funds		
	C200		LOCAL		OTHER
\$513,838.00	\$513,579.00		\$259.00	\$0.00	\$0.00

CITY OF RIDGECREST

STATE OF CALIFORNIA
 Department of Transportation

By _____

By _____

Date _____

Chief, Office of Project Implementation
 Division of Local Assistance

Attest _____

Date _____

Title _____

I hereby certify upon my personal knowledge that budgeted funds are available for this encumbrance:

Accounting Officer *[Signature]* Date 7/23/09 \$513,579.00

Chapter	Statutes	Item	Year	Program	BC	Category	Fund Source	AMOUNT
268	2008	2660-603-890	2008-2009	20.30.010.810	F	262040	898-F	513,579.00

SPECIAL COVENANTS OR REMARKS

1. ADMINISTERING AGENCY agrees that it will only proceed with work authorized for specific phase(s) with an "Authorization to Proceed" and will not proceed with future phase(s) of this project prior to receiving an "Authorization to Proceed" from the STATE for that phase(s) unless no further State or Federal funds are needed for those future phase(s).
2. Any State and Federal funds that may have been encumbered for this project are only available for disbursement for a period of six (6) years and seven (7) years, respectively, from the start of the fiscal year(s) that those funds were appropriated within the State Budget Act. All project funds not liquidated within these periods will revert unless an executed Cooperative Work Agreement extending these dates is requested and is approved by the California Department of Finance per Government Code Section 16304. The exact date of each fund reversion will be reflected in the approved finance letter(s) issued for this project.

Notwithstanding the unliquidated sums of project specific State and Federal funding remaining and available to fund project work, any invoice for reimbursement that is not submitted to the Department on or before 60 days after that applicable fixed fund reversion date will not be paid from that fiscal year's encumbered funds because all of these unexpended funds will be irrevocably reverted by the Department's Division of Accounting on that date.

Pursuant to a directive from the State Controller's Office and the Department of Finance, the last date to submit invoices for reimbursed work in each fiscal year is May 15th in order for payment to be made out of those then current appropriations. Project work performed and invoiced after May 15th will be reimbursed only out of available funding that might be encumbered in the subsequent fiscal year, and then only when those funds are actually allocated and encumbered as authorized by the California Transportation Commission and the Department's Accounting Office.

3. The ADMINISTERING AGENCY will advertise, award and administer this project in accordance with the current published Local Assistance Procedures Manual.
4. Award information shall be submitted by the ADMINISTERING AGENCY

SPECIAL COVENANTS OR REMARKS

to the District Local Assistance Engineer within 60 days after the project contract award. A copy of the award package shall also be included with the submittal of the ADMINISTERING AGENCY's first invoice for the construction contract to:

Department of Transportation
Division of Accounting
Local Programs Accounting Branch, MS #33
P. O. Box 942874
Sacramento, CA 94274-0001.

Failure to do so will cause a delay in the State processing invoices for the construction phase. Please refer to Section 15.7 "Award Package" of the Local Assistance Procedures Manual.

5. ADMINISTERING AGENCY agrees, as a minimum, to submit invoices at least once every six months commencing after the funds are encumbered for each phase by the execution of this Project Program Supplement Agreement, or by STATE's approval of an applicable Finance Letter. STATE reserves the right to suspend future authorizations/obligations, and invoice payments for any on-going or future federal-aid project by ADMINISTERING AGENCY if PROJECT costs have not been invoiced by ADMINISTERING AGENCY for a six-month period.

If no costs have been invoiced for a six-month period, ADMINISTERING AGENCY agrees to submit for each phase a written explanation of the absence of PROJECT activity along with target billing date and target billing amount.

ADMINISTERING AGENCY agrees to submit the final report documents that collectively constitute a "Report of Expenditures" within one hundred eighty (180) days of PROJECT completion. Failure of ADMINISTERING AGENCY to submit a "Final Report of Expenditures" within 180 days of PROJECT completion will result in STATE imposing sanctions upon ADMINISTERING AGENCY in accordance with the current Local Assistance Procedures Manual.

6. The Administering Agency shall not discriminate on the basis of race, religion, age, disability, color, national origin, or sex in the award and performance of any Federal-assisted contract or in the administration of its DBE Program Implementation

SPECIAL COVENANTS OR REMARKS

Agreement. The Administering Agency shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of Federal-assisted contracts. The Administering Agency's DBE Implementation Agreement is incorporated by reference in this Agreement. Implementation of the DBE Implementation Agreement, including but not limited to timely reporting of DBE commitments and utilization, is a legal obligation and failure to carry out its terms shall be treated as a violation of this Agreement. Upon notification to the Administering Agency of its failure to carry out its DBE Implementation Agreement, the State may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).

7. As a condition for receiving federal-aid highway funds for the PROJECT, the Administering Agency certifies that NO members of the elected board, council, or other key decision makers are on the Federal Government Excluded Parties List System (EPLS).
8. This project is financed, in whole or in part, with federal funds from the American Recovery and Reinvestment Act of 2009 (Recovery Act). ADMINISTERING AGENCY agrees:
 - 1) Statutory provisions contained in Chapter 1 of Title 23 United States Code (U.S.C.) are applicable to all Recovery Act funded projects,
 - 2) Costs incurred prior to the date of authorization are NOT eligible for reimbursement with federal Recovery Act funds,
 - 3) Federal Prevailing Wage Rate requirements apply to all Recovery Act funded construction projects regardless of location (including projects on local roads and rural minor collectors, and Transportation Enhancement projects outside the highway right of way). ADMINISTERING AGENCY agrees to include the appropriate wage rate information in the contract and also include a contract provision that overrides the general applicability provisions in form FHWA-1273, Sections IV and V,
 - 4) To expend and invoice for all Recovery Act funds prior to

SPECIAL COVENANTS OR REMARKS

using other funds, and

5) To comply with the reporting requirements, terms and conditions set forth in Sections 1201 and 1512 of the Recovery Act and as designated by the STATE. Failure to comply will result in retentions from progress payments due ADMINISTERING AGENCY and/or other sanctions,

6) Recovery Act funds are available for liquidation only until September 30, 2015 when the remaining balance of Recovery Act funds will expire. ADMINISTERING AGENCY agrees to submit an invoice for the balance of project Recovery Act funds (if any) to the STATE prior to July 1, 2015.

CITY COUNCIL/REDEVELOPMENT AGENCY AGENDA ITEM

SUBJECT: Minutes of the Regular City Council/Redevelopment Agency Meeting of August 5, 2009
PRESENTED BY: Rita Gable, City Clerk
SUMMARY: Draft minutes of the Regular Council/Redevelopment Agency Meeting of August 5, 2009
FISCAL IMPACT: None Reviewed by Finance Director:
ACTION REQUESTED: Approve minutes
CITY MANAGER 'S RECOMMENDATION: Action as requested: 

Submitted by:

Rita Gable

Action Date: August 15, 2009

(Rev. 6/12/09)



**MINUTES OF THE REGULAR MEETING OF THE
RIDGECREST CITY COUNCIL AND
RIDGECREST REDEVELOPMENT AGENCY**

**City Council Chambers
100 West California Avenue
Ridgecrest, California 93555**

**August 5, 2009
6:30 p.m.**

This meeting was recorded and will be on file in the Office of the City Clerk for a certain period of time from date of approval by City Council/Redevelopment Agency. Meetings are recorded for the purpose of preparation of minutes.

CALL TO ORDER – 6:32 p.m.

ROLL CALL

PRESENT: Mayor Steven Morgan, Mayor Pro Tem Ronald Carter, Vice Mayor Thomas Wiknich, and Council Members Marshall Holloway and Jerry Taylor

STAFF: Michael Avery, City Manager; Keith Lemieux, City Attorney; Rita Gable, City Clerk; Jim McRea, Public Services Department Director, Dennis Speer, Public Works Department Director; Jim Ponek, Parks, Recreation And Cultural Affairs Department Director; Ronald Strand, Chief of Police; and other personnel

APPROVAL OF AGENDA

City Manager Avery requested addition of an item that arose subsequent to posting of the Agenda that requires Council action; Consent Calendar Item No. 15, A Resolution of the Ridgecrest City Council Supporting the Parade of 1000 Flags.

Moved by Mayor Pro Tem Carter, second Council Member Taylor TO ADD A RESOLUTION OF THE RIDGECREST CITY COUNCIL SUPPORTING THE PARADE OF 1000 FLAGS TO AGENDA AS ITEM 15. No public comment. Carried with a voice vote of 5 ayes.

Moved by Mayor Pro Tem Carter, second Vice Mayor Wiknich, TO APPROVE THE AGENDA AS AMENDED. No public comment. Carried with a voice vote of 5 ayes

REGULAR SESSION – 6:30 p.m.

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PLEDGE OF ALLEGIANCE

INVOCATION – Silent Moment

CITY ATTORNEY REPORTS

- Significant comments and input received at last meeting regarding the Universal Curbside and Recycling Program resulted in discussion and meeting with Benz Sanitation. Discussions are continuing with the intention to bring resolution to the Council in the near future.

DEPARTMENT AND COMMITTEE REPORTS

First Council Meeting (1st Wednesday of the month)

Public Services Department Director's Report - attached

Community Development Committee

Members: Steve Morgan, Ron Carter, Eric Kauffman, Jason Patin

Meetings: 1st Thursday of the month at 5:00 p.m.; Council Conference Room

Next scheduled meeting August 6

RACVB

Council Members Chip Holloway, Jerry Taylor

Met August 5 (report in Clerk's packet)

Meetings: 1st Wednesday of the month, 8:00 a.m.

Next meeting and location to be announced

Parks, Recreation and Cultural Affairs Department Director's Report - attached

Parks, Recreation and Quality of Life Committee

Members: Ron Carter, Chip Holloway, Craig Porter, Jason Patin

Meetings: 3rd Thursday of the month at 5:00 p.m.; Kerr-McGee Center

Next meeting September 17

Youth Advisory Council - none

OTHER COMMITTEES, BOARDS, OR COMMISSIONS

Council Member Holloway was at Local Government Summit July 15 – first painful meeting of group. Elected officials at meeting were angry at financial conditions in the state. Purpose was to find ways to protect local funding. Read a list of ideas to accomplish this.

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CITY MANAGER/EXECUTIVE DIRECTOR REPORTS

September 19 meeting will be canceled due lack of quorum with 4 members attending the League of California Cities Annual Convention in San Jose.

ORDINANCES AND RESOLUTIONS

1. **Ordinance No. 09-03, An Ordinance Of The City Council Of The City Of Ridgecrest Creating Chapter IV, Article 25 Of The Ridgecrest Municipal Code Relating To Residential Eviction Control For Properties In Foreclosure** Avery

California law permits owners of property acquired through foreclosure to evict tenants on 60 days notice, even though the tenants have performed as required under the lease. The rising number of foreclosures on residential buildings has led to an increased number of proposed tenant evictions. A local eviction control ordinance can protect tenants from these evictions

This ordinance was introduced for first reading, by title only, at the regular Council meeting of July 15, 2009 and lengthy public comment was heard.. It is brought to the Council at this time for second reading and adoption.

Council comment

Vice Mayor Wiknich has concerns with some of the sections contained therein. Note that this ordinance will not only apply to the situation at La Mirage but will cover all rental units in the City once it is adopted.

City Manager noted the ordinance applies only to rental units in foreclosure. City Attorney will provide a definition of "foreclosure"

Public comment

Diana Moon

- Has lived here 14 years
- Cannot believe that persons are being asked to leave their homes - it is immoral
- Stated the City is sitting on one of the largest aquifers
- You are watering dirt with some of your sprinklers
- There is lots of money here in Ridgecrest
- Why is there nothing being done to keep the city pretty again
- In favor of dropping this whole issue of tenants rights
- La Mirage was government housing to start with just leave them there
- Don't know who owns it now and what is going on over there

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Rene Whitman, realtor and property owner

- Asked if Council has taken into consideration what it will do to Ridgecrest regarding land values
- Asked if there is a department or committee who will enforce the rules of the ordinance
- If lenders want to contest this ordinance does city have the means to fight it

Bob Milstrand

- Thanked persons who helped last time Mr. Parsons, Mayor Morgan, Mayor Pro Tem Carter
- City gave us a fair shake on this
- Keep the vote yes tonight people
- Many think this involves a very few persons in La Mirage
- Thinks there are a lot more renters than there are home owners in Ridgecrest
- Thanked others who helped getting the word out on the eviction law
- Had info from Andy Blue
- Noted the things that the ordinance would do to keep the banks from evicting tenants
- There is a sunset clause and the ordinance expires on Sept 1, 2010
- This should be voted on and passed tonight

Jason Patin

Clarified the sale process between two individuals it is the same as with all property

Carole Vaughn, president of local board of realtors

- Federal law is 90 days after foreclosure or end of lease
- Some homes built in Ridgecrest Heights could not be sold and had to be rented and had to be foreclosed in order to pay the loans
- This is not just for La Mirage but will apply to all rentals
- It does not apply only to banks but to all property owners
- Before you make a law like this make sure that we totally understand what the outcome will be
- Don't do something in haste that is not fully understood
- Vacant homes are easier to sell than those still occupied
- Foreclosures are still occurring due to the floundering economy

Craig Stricklen

- In favor of this proposal
- Two ways to do foreclosure in California
- Fraud in all these issue of foreclosures
- Found no financially stable landlords in town
- Get the details right but do this as quickly as possible

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Robert Kirk

- Thanked the council members who voted for this
- Was being coerced by a realtor to move out of unit he was in
- Was informed two weeks ago by G8 Capital that the units had been sold and was asked if he wanted to continue his lease
- Then Wells Fargo told him that he was evicted and he received a summons
- After paying money for his wife and two adult daughters so they could stay
- Now G8 Capital says all is OK
- Basically his time is over in this
- Need a renters control ordinance also – landlords won't like it but we need it
- You can make too much money to rent some apartments but not enough to buy a home
- Got to get this ordinance passed

Ashley realtor

- La Mirage is gone
- Don't know who is taking the rent
- Banks are not set up to be landlords or handle rentals

Mr. Rodriguez, Red Balloon Realty

- Supports this ordinance
- Discussed the deed of trust etc.
- Either in the pre-foreclosure mode
- Over 300 in some stage of foreclosure
- Spoke of different kinds of things in real estate

Rene

- How many other cities have this law on their books
- And how is it working or not working for them

Diane Moon, Church Avenue

- Have house in Ridgecrest Heights
- And have problems with it

Carole Vaughn

- Does the ordinance say we can evict in 90 days after the foreclosure
 - Federal law put eviction off for 90 days for most any reason
 - Federal law does not pre-empt what we are trying to do (so he thinks)
- Cannot evict a tenant from property you do not own
- Can stay until end of lease after foreclosure
- Asks Council to really look at this before you finally vote on it
- Asked it be brought back with examples of how it will work

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?

- Thanked the Council Members who voted
- Has been trying to find out who owns the property that he is living in
- Has rent money put away but does not know who to pay it to
- Love Ridgecrest and La Mirage
- Has tried every way to find out who owns it as it is being foreclosed

Bill Schmitz

- Why is it not an apartment building if it does not have individual utilities
- Why is it falling under single family housing
- Thanked everyone who voted last time
- Still has
- Can you get all the info out to realtors

Council Comment

Taylor

- ❖ If it was passed tonight and then came back with modifications would it have to be another first reading
 - Would be brought back as second reading as modifications would not change the intent of the ordinance

Carter

- ❖ Prepared to vote tonight

Wiknich

- ❖ Still is against it because of property rights it will affect the whole city
- ❖ Worried about when a bank says so what Ridgecrest we're going to evict and then tenant comes to us to say you passed it now you need to help us
- ❖ If it goes forward would like to not see the relocation fees as it is not up to us to enforce that

Holloway

- ❖ Was not here for last meeting but watched it on TV
- ❖ Some stories were very sad
- ❖ To pass laws you have to take the emotion out of it
- ❖ We are trying to do the best we can
- ❖ The number one thing to address is the 1 percent vacancy rate
- ❖ Feels that Tenants Together is using this to fatten their resume by getting this ordinance passed
- ❖ The stigma attached to this will last long after the sunset clause expires
- ❖ We may be jeopardizing the future of the City
- ❖ The solution is to get more rental property in the City
- ❖ Superficial solution that emotions have driven

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Taylor

- ❖ Used word community many times
- ❖ Lot of hypothetical in this and speculation too
- ❖ There are lots of property in this town that never turned a shovel of dirt
- ❖ Passed on many plans while on the Planning Commission
- ❖ Only giving them a tool to ease legal issues

Holloway

- ❖ Hate banks and have done so for years
- ❖ If banks decide to redline this community we will be doing a disservice to the community
- ❖ It will bite us in the long run

Carter

- ❖ There is rent control in other cities and has worked well for years
- ❖ Have citizens ask for help and this ordinance is the least we can do
- ❖ This won't affect banks they will lend money to make money
- ❖ He is a landlord and has no problem with this ordinance

Morgan

- ❖ Thanked Council for their discussion this evening
- ❖ Agrees with both sides
- ❖ Has problem with this document because he is very precise being an Air Traffic Controller
- ❖ Would like to have verbage modified and brought back
- ❖ Do not feel that this will do harm in the community

Requested concurrence to table this issue at this time and bring back to next meeting

- Carter supports it
- Wiknich table for re-write with relocation fees removed
- Holloway – concurs
- Taylor would ask realtors to provide suggestions to make it better - table it

City Attorney Lemieux limiting it to foreclosures what about the relocation fees

Morgan, Carter, Holloway 500 limit,
Taylor as written

Wiknich specifically going along with relocation costs when there is a government order to vacate the property right of a property owner should not have to pay for the tenant to vacate

City Attorney Lemieux will define foreclosure

Ordinance was tabled

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May or Morgan recessed the meeting at 8:55 p.m. to reconvene at 9:00 p.m.

DISCUSSION AND OTHER ACTION ITEMS

2. **Resolution No. 09-46, A Resolution Of The Ridgecrest City Council Approving The Parcel Map No. 11869 And Authorizes The Signatures And Filing With The Clerk Of The County Of Kern** **Speer**

Final Parcel Map No, 11869 is located north of Dolphin Avenue and east of China Lake Boulevard and was approved by the Planning Commission on July 22, 2008. The Sub-divider, College Heights North, a general Partnership submitted a Final Parcel Map No. 11869 with three parcels that are in substantial compliance with the approved tentative parcel map. The tax estimate, tax certificate, parcel map guarantee and the original parcel map have been submitted for signatures.

Moved by Vice Mayor Wiknich, Second Council Member Holloway TO ADOPT RESOLUTION NO. 09-46, A RESOLUTION OF THE RIDGECREST CITY COUNCIL APPROVING THE PARCEL MAP NO. 11869 AND AUTHORIZES THE SIGNATURES AND FILING WITH THE CLERK OF THE COUNTY OF KERN. No public comment. Carried with a voice vote of 5 ayes.

3. **Reviewing Council Committee Use** **Council Member Taylor**

This subject brought up in a special meeting in January now with 4 day weeks puts strain on staff. Most meetings are on Thursdays which are now Fridays. Concerns the employees who cannot work overtime and are. Proposed suspension of committees on a temporary basis

Holloway - Agrees but thinks it shows a negative thing to the community – supports having these meetings only when there is something they need to handle.

Wiknich – Disagrees and feels we keep as is and cancel them if there is nothing to bring to it. Has put the question of committees into a recent survey he put out to the community. 165 surveys were returned and 144 thought committees should continue as now constructed. Many like the informality of the committees sitting across the table from the Council Members and discussing issues.

Carter – Part of government's problem is elected officials who do not reach out to their citizens. Washington DC and Sacramento are often not being transparent.. Wished more citizens would come to meetings. They need to come to meetings to let us know their thoughts. Have learned a lot in the committee meetings listening to the citizens. Has helped him address things in Council meetings.

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Morgan – Has been on this Council almost 13 years. Has seen it swing back and forth many times. Feels there are many avenues to get opinions and info to the Council – website, emails, fax, letters and committees. Decisions are not made at committee level. He reads the minutes from all the committees and if he has an issue with any item he contracts the staff member of the committee. Relies on staff to tell him if a meeting of any committee is needed. Understands the wish to spare the staff the pain of the meetings. It could involve a staff member being tied up with a Council Member for the same amount of time as takes place in current committee meetings. Would result in more reports being generated by staff to keep us informed.. Asks the City Manager how he sees that this would affect everyone. Would make council meetings longer or have to add another council meeting each month. Council is supposed to go to the City Manager before the go to staff members.

Taylor – We tried to do the Town Hall meetings to get citizens involved.

Carter – If we do away with the committees we will be having marathon council meetings lasting until 1-2 a.m. Don't think this will save any time with staff.

Morgan – keep the committee set up but have meetings only when it is absolutely necessary. Asked if this will cause staff to be much more detailed without a committee open forum.

Avery – sees no difference than what he deals with now. He sees and talks to all Council Members on a regular basis. Contact between Council and staff should not happen - they should contact him first. Concerned with the issue of furlough time for staff as it cuts time they are available for committee meetings. He feels he should be allowed to schedule meetings when they are necessary.

Taylor – add item to this agenda stating what is going to committee and which items or issues should be brought to Council.

- City manager makes decision to have committee meetings
- Council Member has right to call his committee meeting if he has items
- Maintain the schedule and cancel meetings as if they have nothing to discuss

Public comment

Dave Matthews

- Never went to a committee meeting that didn't have something to discuss
- If you have nothing to discuss cancel the meeting
- If staff has to work over normal time have them come in later the next day
- Committees are there to hash over items like the ordinance discussed tonight
- If something is working why try to change it

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- Committee are the working level

Mike Neel

- Likes the idea of suspending the committees
- All major issues should be brought to full Council
- Can only get 12 or so citizens in the conference room
- People are reluctant to come to council meeting because of the configuration of the chamber with council up on the dais looking down on them
- Council meetings don't have to go all night - just touch on the major items and leave the citizens alone

CONSENT CALENDAR

4. **California Integrated Waste Management Board Status Report** McRea
Status Report on the Compliance Order IWMA BR07-07 and the Local Assistance Plan (LAP) required by the California Integrated Waste Management Board (CIWMB) and submittal of the 2008 Annual Report, the 2009 Quarterly Report, and 2006 Base Year Generation Study, which were filed prior to August 01, 2009.
5. **Minutes Of The Regular City Council/Redevelopment Agency Meeting Of July 15, 2009** Gable
6. **Council Expenditure Approval List (DWR) Dated July 17, 2009 In The Amount Of \$247,469.70** Sloan
7. **Council Expenditure Approval List (DWR) Dated July 17, 2009 In The Amount Of \$159,442.83** Sloan
8. **Council Expenditure Approval List (DWR) Dated July 24, 2009 In The Amount Of \$24,766.85** Sloan
9. **Council Expenditure Approval List (DWR) Dated July 24, 2009 In The Amount Of \$62,344.72** Sloan
10. **Council Expenditure Approval List (DWR) Dated July 31, 2009 In The Amount Of \$276,510.98** Sloan
11. **Council Expenditure Approval List (DWR) Dated July 31, 2009 In The Amount Of \$66,027.52** Sloan
12. **Agency Expenditure Approval List (DWR) Dated July 17, 2009 In The Amount Of \$6,498.86** Sloan

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13. Agency Expenditure Approval List (DWR) Dated July 31, 2009 In The Amount Of \$763.21 Sloan

14. Agency Expenditure Approval List (DWR) Dated July 31, 2009 In The Amount Of \$22,500.00 Sloan

Added item

15. Resolution No. 09-47, A Resolution Of The Ridgecrest City Council Supporting The "Parade Of 1000 Flags" Strand

The Exchange Club of Ridgecrest has applied to the State of California through Department of Transportation to conduct the "Parade of 1000 Flags" on State property. The "Parade of 1000 Flags" will require the temporary closure of State Route 178 on September 5, 2009, at the intersection of China Lake Blvd. and Ridgecrest Boulevard between the hours of 9 a.m. and noon. The State of California, Department of Transportation requests the City of Ridgecrest be in support of the parade as part of application approval process

Mike Neel requested removal of item 9

Moved by Mayor Pro Tem Carter, Second Vice Mayor Wiknich TO APPROVE THE CONSENT CALENDAR WITH ITEM 9 REMOVED. No public comment. Carried with a voice vote of 5 ayes.

9. Council Expenditure Approval List (DWR) Dated July 24, 2009 In The Amount Of \$62,344.72

Mr. Neel was curious about all the checks (81 page DWR)
City Manager stated they were refund checks from assessment districts closed out

Moved by Vice Mayor Wiknich, second Council Member Holloway TO APPROVE CONSENT CALENDAR ITEM 9. Public comment heard. Carried with a voice vote of 5 ayes.

PUBLIC COMMENT 10:00 p.m.

Mike Neel

- Thinks you are scaring away those people who would like to give input with the public comment at the tail end of the meeting
- Read an article from US OBSERVER talking about a disease CR – constitutional retardation

Dave Matthews

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- Appreciate the fact that all staff of the City is taking furloughs
- Just want them to know that there is a citizen out here that appreciates it
- Appreciates all the time Mr. Holloway has been putting in with the League of California Cities to help the City
- Has not had supper tonight where can he get a reasonably priced hot dog

MAYOR AND COUNCIL COMMENTS

Morgan

- Another good meeting tonight
- Rene asked a question that did not get answered
- We will try to get the answer for her
- Just heard a 5 minute dissertation on something that we (Council) cannot address
- That is one reason why we have the public comment at the end of the meeting

Carter

- Agrees we are unable to address things not under the cognizance of the Council
- Good meeting with a lot of good discussion
- All his colleagues are good people and thanked them for the work they do and thanked the folks that came tonight

Wiknich

- Asked two questions during tenant ordinance discussion
- How is the City involved in trying to enforce this ord
- How does the City go after a bank
- Substandard properties in city and how are we addressing it

Holloway

- Absolutely agree with what Mayor said about the diatribe
- As elected officials we are committed to upholding the Constitution
- We need to get balance on that
- Everyone knows about the state budget by now
- Did not lose the HUTA
- Two other Council Members are also participating on League of California Cities committees – Morgan and Taylor
- 430K saved through this effort
- Redevelopment Agency issue is already in court and they will probably lose
- Someone in community is hurting - it is Al Huey who lost his wife suddenly - please keep him in your prayers she was his soul mate

Taylor

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- Appreciated the police support at Tina's funeral
- This was a great meeting
- Getting input from and for citizens is great
- Thanked Chip for what he has done with the league
- Also fellow Council Members who called state reps
- The vandalism and petty crimes have been going strong lately
- Need to find a way to keep up on that

Council Member Holloway noted that Council has been provided with ticket to a leadership conference at Kerr-McGee August 14-15 - 9-5 both days going on line all over the country

ADJOURNMENT

Mayor Morgan adjourned the meeting at 10:25 p.m.

Rita Gable, City Clerk

CITY COUNCIL/REDEVELOPMENT AGENCY AGENDA ITEM

SUBJECT:
Expenditure Approval List (DWR) as of 08/14/2009

PRESENTED BY:
W. Tyrell Staheli

SUMMARY:

Attached is the Expenditure Approval List (DWR), for 08/14/2009

Total Disbursed: \$594,250.05

FISCAL IMPACT:

Total Disbursed: \$594,250.05

Reviewed by Finance Director

Paul Swan for WTS

ACTION REQUESTED:

Receive and file as presented.

CITY MANAGER / EXECUTIVE DIRECTOR RECOMMENDATION:

Action as requested:

[Handwritten signature]

Submitted by: Kelly Brewton

Action Date: 08/19/2009

VEND NO	VENDOR NAME							EFT OR
INVOICE	VOUCHER	P.O.	BNK CHECK/DUE	ACCOUNT	ITEM	CHECK	HAND- ISSUED	
NO	NO	NO	DATE	NO	DESCRIPTION	AMOUNT	AMOUNT	
0001020	A. RIDGECREST SEPTIC SERVICE							
29201	000028		02 08/14/2009	001-4630-463.28-01	PR/JP/JUNE09 TOILET RENT	136.08		
					VENDOR TOTAL *	136.08		
0005020	ACOM SOLUTIONS, INC.							
156666IN	000028		02 08/14/2009	113-6115-615.34-01	FN/TS/SIGNATURE CARD	535.84		
					VENDOR TOTAL *	535.84		
0000859	ALTAONE FEDERAL CREDIT UNION							
PPE 08/09/09	PR0814		02 08/14/2009	001-0000-218.03-02	PPE 08/09/09 PEAR DUES	1,531.50		
					VENDOR TOTAL *	1,531.50		
0003509	AMERIPRIDE							
B596042	000020		02 08/14/2009	001-4630-463.28-05	PR/JP/UNIFORM CLEANING	37.02		
B596047	000020		02 08/14/2009	001-4630-463.28-01	PR/JP/WETMOP, DUSTEX, GLASS	91.48		
B598734	000028		02 08/14/2009	001-4630-463.28-05	PR/JP/UNIFORM CLEANING	37.02		
B598740	000028		02 08/14/2009	001-4630-463.28-01	PR/JP/WETMOP, DUSTEX, GLASS	91.48		
B593345	000020		02 08/14/2009	002-4340-434.28-05	ST/EC/UNIFORM CLEANING	40.99		
B596043	000020		02 08/14/2009	002-4340-434.28-05	ST/EC/UNIFORM CLEANING	40.99		
B598735	000028		02 08/14/2009	002-4340-434.28-05	ST/EC/UNIFORM CLEANING	40.99		
B594518	000028		02 08/14/2009	005-4554-455.28-05	WW/JB/UNIFORM CLEANING	76.43		
B596048	000020		02 08/14/2009	130-6510-651.28-01	CH/JP/WETMOP, DUSTEX, GLASS	52.48		
B598741	000028		02 08/14/2009	130-6510-651.28-01	CH/JP/WETMOP, DUSTEX, GLASS	55.40		
B593346	000020		02 08/14/2009	140-6710-671.28-05	PW/EC/UNIFORM CLEANING	17.84		
B596044	000020		02 08/14/2009	140-6710-671.28-05	PW/EC/UNIFORM CLEANING	104.05		
B598736	000028		02 08/14/2009	140-6710-671.28-05	PW/EC/UNIFORM CLEANING	17.84		
					VENDOR TOTAL *	704.01		
0009999	ANTELOPE VALLEY COURT REPORTERS							
CLM07-11/11858	000021		02 08/14/2009	110-6195-619.21-09	RM/KG/DEPOSITION	381.00		
CLM07-11/11857	000021		02 08/14/2009	110-6195-619.21-09	RM/KG/DEPOSITION	392.50		
					VENDOR TOTAL *	773.50		
0005320	ASKE MEDIA							
660033174	000021		02 08/14/2009	112-6119-619.39-09	MIS/CB/PRINT USE LICENSE	1,525.24		
660033173	000021		02 08/14/2009	112-6119-619.39-09	MIS/CB/PRINT USE LICENSE	1,018.63		
					VENDOR TOTAL *	2,543.87		
0004159	AT&T MOBILITY							
839275791XAUG09002245			02 08/14/2009	001-4210-421.26-01	PD/JW/07/02-08/01/09 SRVS	34.30		
839275791XAUG09002245			02 08/14/2009	001-4210-421.26-01	PD/JW/07/02-08/01/09 SRVS	192.87		
839275791XAUG09002245			02 08/14/2009	001-4210-421.26-01	PD/JW/07/02-08/01/09 SRVS	79.29		
839275791XAUG09,002245			02 08/14/2009	001-4210-421.26-01	PD/JW/07/02-08/01/09 SRVS	34.29		
839275791XAUG09002245			02 08/14/2009	001-4210-421.26-01	PD/JW/07/02-08/01/09 SRVS	34.29		
839275791XAUG09002245			02 08/14/2009	001-4210-421.26-01	PD/JW/07/02-08/01/09 SRVS	218.45		
839275791XAUG09002245			02 08/14/2009	001-4210-421.26-01	PD/JW/07/02-08/01/09 SRVS	104.86		
839275791XAUG09002245			02 08/14/2009	001-4440-444.26-01	CD/JM/07/02-08/01/09 SRVS	94.29		
839275791XAUG09002245			02 08/14/2009	001-4630-463.26-01	PR/JP/07/02-08/01/09 SRVS	395.46		
839275791XAUG09002245			02 08/14/2009	002-4340-434.26-01	ST/EC/07/02-08/01/09 SRVS	102.87		

PREPARED 08/12/2009, 11:37:41
 PROGRAM: GM339L
 CITY OF RIDGECREST
 UNION BANK-GENERAL CHECKING

EXPENDITURE APPROVAL LIST
 AS OF: 08/14/2009 CHECK DATE: 08/14/2009

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BANK: 02

VEND NO	VENDOR NAME	P.O. NO	BNK CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT OR HAND-ISSUED AMOUNT
0004159	AT&T MOBILITY						
839275791XAUG09002245			02 08/14/2009	003-4360-436.26-01	TR/SS/06/02-07/01/09 SRVS	308.02	
839275791XAUG09002245			02 08/14/2009	005-4551-455.26-01	WW/JH/07/02-08/01/09 SRVS	127.93	
839275791XAUG09002245			02 08/14/2009	111-6119-619.26-01	MIS/CB/07/02-08/01/09 SRV	215.32	
839275791XAUG09002245			02 08/14/2009	113-6020-602.26-01	AD/EP/07/02-08/01/09 SRVS	28.29	
VENDOR TOTAL *						1,970.53	
0004914	BARNEY, LAURIE						
8/03-08/06/09 000028			02 08/14/2009	001-4620-462.28-15	PR/JP/PUPPETS CLASS	90.00	
8/03-08/06/09 000028			02 08/14/2009	001-4620-462.28-15	PR/JP/MORE CRAFTS CLASS	30.00	
VENDOR TOTAL *						120.00	
0005193	BARNEY, NICOLE						
8/03-08/06/09 000028			02 08/14/2009	001-4620-462.28-15	PR/JP/PUPPETS CLASS	90.00	
8/03-08/06/09 000028			02 08/14/2009	001-4620-462.28-15	PR/JP/MORE CRAFTS CLASS	30.00	
VENDOR TOTAL *						120.00	
0001470	BENZ PROPANE CO., INC.						
1228000JUL09 000041			02 08/14/2009	005-4554-455.22-04	WW/JB/PROPANE DELIVERY	113.26	
VENDOR TOTAL *						113.26	
0001819	BLIMPIE OF RIDGECREST						
525146 000927			02 02/17/2006	001-4260-426.38-01	PD/MA/DIASTER PREPRNS TRG	CHECK #: 93893	42.85-
VENDOR TOTAL *						.00	42.85-
0005575	BORTON PETRINI, LLP						
582754 PI0100			02 08/14/2009	110-6195-619.21-03	PROF SRVS THRU 5/31/09	4,935.87	
VENDOR TOTAL *						4,935.87	
0004084	BRINK'S INCORPORATED						
117530345 000045			02 08/14/2009	113-6115-615.21-09	FN/TS/AUG09 BANK SRVS	391.33	
VENDOR TOTAL *						391.33	
0001688	BROWN, ANTHONY						
8/26-08/29/09 000028			02 08/14/2009	001-0000-115.02-10	PD/MA/TA SLI SESSION 50F8	175.00	
VENDOR TOTAL *						175.00	
0000153	BUD EYRE CHEVROLET-TOYOTA						
CVW90290 000022			02 08/14/2009	140-6710-671.35-10	PW/EC/SWITCH	27.60	
CVW90278 000022			02 08/14/2009	140-6710-671.35-10	PW/EC/CONTROL	138.55	
VENDOR TOTAL *						166.15	
0005204	BURGESS, YOKO						
8/04-08/06/09 000029			02 08/14/2009	001-4620-462.28-15	PR/JP/BADMINTON CLASS	140.00	
VENDOR TOTAL *						140.00	
0004623	BURTCH CONSTRUCTION						
14691 PI0104			02 08/14/2009	002-4340-434.32-05	FURNISH & SPREAD TOPEIN	9,755.00	
14691 PI0115			02 08/14/2009	002-4340-434.32-05	FURNISH & SPREAD TOPEIN	13,370.00	

VEND NO	VENDOR NAME	INVOICE NO	VOUCHER NO	P.O. NO	BNK CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT OR HAND-ISSUED AMOUNT
0004623	BURTCH CONSTRUCTION								
							VENDOR TOTAL *	23,125.00	
0005490	B2B COMPUTER PRODUCTS LLC								
367501	000022				02 08/14/2009	111-6119-619.41-67	MIS/CB/PROJECTOR LAMP	1,519.09	
							VENDOR TOTAL *	1,519.09	
0000185	CA PARKS & RECREATION SOC INC.								
16628FY10	000029				02 08/14/2009	001-4610-461.28-07	PR/JP/FY10 MEMBERSHP DUES	155.00	
							VENDOR TOTAL *	155.00	
0000291	CAL SUN POOLS								
7579	000022				02 08/14/2009	001-4630-463.37-01	PR/JP/2-53GAL DRUMS ACID	453.24	
7547	000029				02 08/14/2009	005-4552-455.37-01	PR/JP/4 CHLOR	24.92	
							VENDOR TOTAL *	478.16	
0000227	CAMPBELL HEATING & AIR COND.								
22735	000023				02 08/14/2009	001-4210-421.23-04	PD/JW/CLEAN OUT EVAP CLNR	283.00	
							VENDOR TOTAL *	283.00	
0000234	CARL WARREN & CO. (INC)								
1143063	000029				02 08/14/2009	110-6195-619.28-04	RM/KG/10/2/08-7/28/09 SRV	143.00	
							VENDOR TOTAL *	143.00	
0000236	CARRIAGE INN RIDGECREST, INC.								
998	000029				02 08/14/2009	015-4570-457.21-09	CD/JM/LODGING-WASTE STDY	184.80	
							VENDOR TOTAL *	184.80	
0009999	CHERYL ANN WILLARD SHERWOOD								
081-182-02-00RI002889					02 08/14/2009	051-0000-231.00-00	REFUND ON ASSMNT PROPERTY	43.85	
							VENDOR TOTAL *	43.85	
0003904	COFFEE BREAK SERVICE								
JUL2306-IN	000029				02 08/14/2009	001-4199-419.29-09	ND/RS/JUL09 WATER COOLER	40.00	
							VENDOR TOTAL *	40.00	
0005552	COSNER-NEIPP CORPORATION								
703578	000023				02 08/14/2009	001-4620-462.29-09	PR/JP/COPIER MAINT FY10	426.93	
							VENDOR TOTAL *	426.93	
0009999	CRAM, LOXEY								
2383	001836				02 06/23/2006	001-0000-365.30-31	PR/PP/RFND STAIN GLS CLS	CHECK #: 95196	24.00-
							VENDOR TOTAL *	.00	24.00-
0005337	CSAC EXCESS INSURANCE AUTHORITY								
1010108IN	000029				02 08/14/2009	110-0000-219.00-00	RM/MA/7/01/09-07/01/10 SR	76,684.00	
1050065IN	PI0119	006341			02 08/14/2009	110-6195-619.24-01	PROPTY INS 3/31/9-3/31/10	18,812.00	
1040315IN	PI0120	006342			02 08/14/2009	110-6195-619.24-01	EXCESS LIAB PROG FY10	3,019.00	
1030050IN	PI0121	006342			02 08/14/2009	110-6195-619.24-01	GEN LIABILITY PROG FY10	100,810.00	

VEND NO	VENDOR NAME	INVOICE NO	VOUCHER NO	P.O. NO	BNK CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT OR HAND-ISSUED AMOUNT
0005337	CSAC EXCESS INSURANCE AUTHORITY	1040104IN	PI0122	006342	02 08/14/2009	110-6195-619.24-01	CATSTROPHIC LIAB INS FY10	3,918.00	
VENDOR TOTAL *								203,243.00	
0003886	DESERT AREA RESOURCES AND TRAINING	12183	PI0101		02 08/14/2009	003-4360-436.23-01	9 BUS WASHES	270.00	
12182			PI0102		02 08/14/2009	003-4360-436.29-09	JUN09 JANITORIAL-CTY YARD	100.00	
VENDOR TOTAL *								370.00	
0000396	DESERT INDUSTRIAL SUPPLY	573382	000024		02 08/14/2009	001-4630-463.32-04	PR/JP/PVC ADAPTOR	1.82	
572952			000024		02 08/14/2009	001-4630-463.32-04	PR/JP/PVC SLIP FIX &ELL	17.66	
573031			000024		02 08/14/2009	001-4630-463.32-04	PR/JP/PVC ELL & ADAPTOR	3.71	
570396			000024		02 08/14/2009	001-4630-463.32-04	PR/JP/PVC PIECES	105.73	
569881			000024		02 08/14/2009	001-4630-463.32-04	PR/JP/ANG ELEC VLV	79.89	
569659			000024		02 08/14/2009	001-4630-463.32-04	PR/JP/PVC PIECES	90.45	
571770			000024		02 08/14/2009	001-4630-463.32-04	PR/JP/PVC PIECES	206.74	
570085-1			000024		02 08/14/2009	001-4630-463.32-04	PR/JP/DIAPHRAM KITS	99.59	
571503			000024		02 08/14/2009	001-4630-463.32-04	PR/JP/ANG ELEC VLV	79.89	
569077-1			000024		02 08/14/2009	130-6510-651.32-04	CH/JP/RISER EXTENSION	103.92	
VENDOR TOTAL *								789.40	
0000403	DESERT SPORT CENTER, INC.	62045	000024		02 08/14/2009	001-4630-463.32-03	PR/JP/OIL& CHAINS	122.45	
61975			000024		02 08/14/2009	001-4630-463.32-03	PR/JP/AIR COVER	31.34	
VENDOR TOTAL *								153.79	
0005304	DICKUS, ROBERT	7/23/09	000024		02 08/14/2009	001-4210-421.39-09	PD/JW/RELOAD AMMO-1100RDS	220.00	
VENDOR TOTAL *								220.00	
0004992	DORRELL, MARTIN	8/26-08/29/09	000029		02 08/14/2009	001-0000-115.02-10	PD/MA/TA RSRV OFCR CONF	130.00	
VENDOR TOTAL *								130.00	
0002981	DR. DANIEL MALLORY O.D.	PPE 08/09/09	PR0814		02 08/14/2009	001-0000-218.08-00	PPE 08/09/09 VISION	56.24	
VENDOR TOTAL *								56.24	
0004785	EAST KERN YOUTH PROJECTS, INC.	7/24/09	PI0114		02 08/14/2009	001-4210-421.29-99	TEEN COURT DIRCTOR SUPORT	5,000.00	
VENDOR TOTAL *								5,000.00	
0009999	EVANS, KIM	9043/820/1158	000029		02 08/14/2009	001-0000-220.07-00	PR/JP/RFND RM DEP-EVANS	100.00	
VENDOR TOTAL *								100.00	
0004981	FASTENAL COMPANY	CARID48495	000029		02 08/14/2009	005-4554-455.38-04	WW/JB/COOLERS,CUPS	155.80	

VEND NO	VENDOR NAME	INVOICE NO	VOUCHER NO	P.O. NO	BNK CHECK/DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT OR HAND-ISSUED AMOUNT
0004981	FASTENAL COMPANY								
							VENDOR TOTAL *	155.80	
0000478	FEDERAL EXPRESS CORP.								
924259982	000045				02 08/14/2009	001-4210-421.25-03	PD/RS/PKG TO BUSHMASTER	44.09	
925014711	000045				02 08/14/2009	001-4451-445.25-03	CD/JM/DOCS TO JIM GRECO	25.40	
924259982	000045				02 08/14/2009	001-4720-410.25-03	PW/DS/DOCS TO LEMIEUX	16.31	
924259982	000045				02 08/14/2009	005-4551-455.25-03	WW/JH/DOCS TO DR NAGARAJ	25.40	
926577591	000045				02 08/14/2009	210-4126-418.26-02	WIA/SS/DOCS TO ETR	23.17	
926577591	000045				02 08/14/2009	210-4126-418.26-02	WIA/SS/DOCS TO ETR	23.17	
924259982	000045				02 08/14/2009	210-4126-418.26-02	WIA/LE/DOCS TO ETR	20.25	
							VENDOR TOTAL *	177.79	
0003474	GATEWAY ACE HARDWARE								
176030	000025				02 08/14/2009	001-4630-463.32-03	PR/JP/BUSHINGS	58.98	
							VENDOR TOTAL *	58.98	
0001422	GENTRY AIR CONDITIONING, INC.								
18051	000025				02 08/14/2009	001-4630-463.23-04	PR/JP/RECHARGE A/C UNIT	592.84	
18222	000025				02 08/14/2009	130-6510-651.23-04	CH/JP/DIAGNOSE A/C UNIT	75.00	
							VENDOR TOTAL *	667.84	
0002904	GOLDEN STATE SUPPLY								
9251108443	000027				02 08/14/2009	001-4630-463.32-03	PR/JP/SPRK PLUG, AIR FLTR	14.54	
9251108603	000027				02 08/14/2009	001-4630-463.32-03	PR/JP/SWVL SCRW JACK	42.96	
9251108055	000027				02 08/14/2009	001-4630-463.32-03	PR/JP/BATTERY	32.46	
9251108459	000027				02 08/14/2009	001-4630-463.32-03	PR/JP/FUEL FILTER	4.12	
9251107871	000027				02 08/14/2009	001-4630-463.32-03	PR/JP/SPOT PUT RED 1 BTB	7.23	
9251106989	000027				02 08/14/2009	001-4630-463.32-03	PR/JP/GREASE FITTING	5.46	
9251106818	000027				02 08/14/2009	001-4630-463.32-03	PR/JP/FEMALE PIN OVAL LMP	12.55	
9251107113	000027				02 08/14/2009	005-4552-455.32-01	WW/JH/FITTING,HOSE ASY	25.59	
9251106725	000027				02 08/14/2009	005-4554-455.32-01	WW/JH/CRIMP FITTING,HOSE	22.09	
9251107747	000027				02 08/14/2009	005-4554-455.31-01	WW/JH/STARTER SWITCH	17.84	
9251107650	000027				02 08/14/2009	005-4554-455.35-01	WW/JH/OIL, COMBO WRENCH	91.21	
9251106987	000027				02 08/14/2009	005-4554-455.35-01	WW/JH/HYDRO FLUID	41.38	
9251107038	000027				02 08/14/2009	005-4554-455.32-03	WW/JH/FLXBLE BMPER SURFR	14.38	
9251108348	000027				02 08/14/2009	140-6710-671.31-01	PW/EC/RADIATOR TOOL	387.59	
9251108593	000027				02 08/14/2009	140-6710-671.35-10	PW/EC/TRPL HEAD,ELEC CLNR	85.10	
9251106945	000027				02 08/14/2009	140-6710-671.35-01	PW/EC/VISCOSITY	6.48	
9251107916	000027				02 08/14/2009	140-6710-671.35-10	PW/EC/RTRN FILTERS	8.91	
9251106850	000027				02 08/14/2009	140-6710-671.35-10	PW/EC/COMPRESSOR,ACMLTR	341.17	
9251107244	000027				02 08/14/2009	140-6710-671.35-10	PW/EC/WHEEL NUTS	12.86	
9251107243	000027				02 08/14/2009	140-6710-671.35-10	PW/EC/BRAKE ROTOR,WHL NUT	106.42	
9251107245	000027				02 08/14/2009	140-6710-671.35-10	PW/EC/RTRN BRAKE ROTOR	39.15	
9251106810	000027				02 08/14/2009	140-6710-671.35-10	PW/EC/MICRO V BELT R319	39.39	
9251107236	000027				02 08/14/2009	140-6710-671.35-10	PW/EC/BRAKE ROTOR, CMPND	164.03	
9251106842	000027				02 08/14/2009	140-6710-671.35-10	PW/EC/SEA/MOTOR TUNEUPS	86.77	
9251107334	000027				02 08/14/2009	140-6710-671.35-10	PW/EC/V BELT,WIRE, SWITCH	59.96	
9251107292	000027				02 08/14/2009	140-6710-671.35-10	PW/EC/ALTERNATOR	216.11	

VEND NO	VENDOR NAME						EFT OR
INVOICE	VOUCHER	P.O.	BNK CHECK/DUE	ACCOUNT	ITEM	CHECK	HAND- ISSUED
NO	NO	NO	DATE	NO	DESCRIPTION	AMOUNT	AMOUNT
0002904	GOLDEN STATE SUPPLY						
9251107246	000027		02 08/14/2009	140-6710-671.35-10	PW/EC/WASHER KITS	7.44	
9251107432	000027		02 08/14/2009	140-6710-671.35-10	PW/EC/ALTERNATOR CORE	61.85	
9251106594	000027		02 08/14/2009	140-6710-671.35-10	PW/EC/STUDS	6.15	
9251106706	000027		02 08/14/2009	140-6710-671.35-10	PW/LW/BRAKE PAD, ROTOR, PUL	171.06	
9251106803	000027		02 08/14/2009	140-6710-671.35-10	PW/LW/BRAKE PAD, ROTOR	236.35	
9251106600	000027		02 08/14/2009	140-6710-671.35-10	PW/LW/STUDS	10.91	
					VENDOR TOTAL *	2,159.69	
0005201	GRAHAM, LESLIE L.						
JULY09	000025		02 08/14/2009	001-4620-462.28-15	PR/JP/HORSE CAMPS	360.00	
					VENDOR TOTAL *	360.00	
0005349	GREGORY B BRAGG & ASSOCIATES INC.						
500000759	PI0117 006340		02 08/14/2009	110-6195-619.28-06	JULY09 WORKERS COMP ADMIN	3,062.50	
500000797	PI0118 006340		02 08/14/2009	110-6195-619.28-06	07/01/09-06/30/10 SRVS	2,000.00	
					VENDOR TOTAL *	5,062.50	
0009999	HANSEN, ROCHELLE						
102/1168/2670	000030		02 08/14/2009	001-0000-220.07-00	PR/JP/RFND RM DEP-HANSEN	50.00	
					VENDOR TOTAL *	50.00	
0003590	HIGH SIERRA VETERINARY CLINIC, INC						
9927	000030		02 08/14/2009	001-4210-421.37-01	PD/RS/EUTHASOL&KETASET	680.88	
					VENDOR TOTAL *	680.88	
0004818	HSBC BUSINESS SOLUTIONS (COSTCO)						
2409200	000030		02 08/14/2009	001-4620-462.38-02	PR/JP/CONCESSION SUPPLIES	806.84	
					VENDOR TOTAL *	806.84	
0000642	ICMA RETIREMENT TRUST-457						
PPE 08/09/09	PR0814		02 08/14/2009	001-0000-218.10-02	PPE 08/09/09 DEF COMP	7,867.10	
					VENDOR TOTAL *	7,867.10	
0005515	INTERNATIONAL PAVEMENT SOLUTIONS						
52489	PI0127 006337		02 08/14/2009	018-4760-430.46-01	SOUTH NORMA ST IMPRVMENTS	215,093.37	
					VENDOR TOTAL *	215,093.37	
0002901	INTL PERSONNEL MGMT ASSOC						
24154898	000025		02 08/14/2009	113-6118-618.28-07	HR/RR/AGENCY MBRSHIP DUES	360.00	
					VENDOR TOTAL *	360.00	
0001571	INYO LEASING, INC.						
505406	000032		02 08/14/2009	005-4554-455.32-01	WW/JH/SUPER PRO, TIRE SHNE	18.91	
507993	000032		02 08/14/2009	140-6710-671.35-10	PW/EC/RTRN CORE	30.09	
502886	000032		02 08/14/2009	140-6710-671.35-10	PW/LW/FLUID, PWR STEER	18.36	
505026	000032		02 08/14/2009	140-6710-671.35-10	PW/EC/MISCLABOR	75.00	
504787	000032		02 08/14/2009	140-6710-671.35-10	PW/EC/EXH CAP	13.52	
502885	000032		02 08/14/2009	140-6710-671.35-10	PW/LW/REMAN PS, BRAKE MAS	194.87	

VEND NO	VENDOR NAME						EFT OR
INVOICE	VOUCHER	P.O.	BNK CHECK/DUE	ACCOUNT	ITEM	CHECK	HAND- ISSUED
NO	NO	NO	DATE	NO	DESCRIPTION	AMOUNT	AMOUNT
0001571	INYO LEASING, INC.						
502849	000032		02 08/14/2009	140-6710-671.35-01	PW/LW/FITTING,TUBE R344	14.01	
506670	000032		02 08/14/2009	140-6710-671.35-10	PW/EC/BRAKES	125.34	
506921	000032		02 08/14/2009	140-6710-671.35-10	PW/EC/H DUTY WI	8.65	
506734	000032		02 08/14/2009	140-6710-671.35-10	PW/EC/FITTINGS	17.56	
506912	000032		02 08/14/2009	140-6710-671.35-10	PW/EC/SPLASH GUARD	36.78	
506898	000032		02 08/14/2009	140-6710-671.35-10	PW/EC/AIR HOSE	10.27	
503112	000032		02 08/14/2009	140-6710-671.35-10	PW/LW/PS PUMP R129	12.44	
503915	000032		02 08/14/2009	140-6710-671.35-10	PW/EC/RTRN CORE	8.44-	
506979	000032		02 08/14/2009	140-6710-671.35-10	PW/EC/DISC BRAKE	77.68	
506942	000032		02 08/14/2009	140-6710-671.35-10	PW/EC/MISCLABOR	50.00	
506739	000032		02 08/14/2009	140-6710-671.35-10	PW/EC/RTRN VALVE MAN	311.21-	
506825	000032		02 08/14/2009	140-6710-671.35-10	PW/EC/BRAKES	262.86	
506207	000032		02 08/14/2009	140-6710-671.35-10	PW/EC/RTRN SHUR FLO	280.81-	
505156	000032		02 08/14/2009	140-6710-671.35-10	PW/EC/SHUR FLOW	289.47	
505766	000032		02 08/14/2009	140-6710-671.35-10	PW/EC/FITTING	16.76	
506599	000032		02 08/14/2009	140-6710-671.35-10	PW/EC/FITTING	14.96	
506899	000032		02 08/14/2009	140-6710-671.35-10	PW/EC/DISC BRAKE	176.95	
506769	000032		02 08/14/2009	140-6710-671.35-10	PW/EC/FITTINGS R300	18.88	
507016	000032		02 08/14/2009	140-6710-671.35-10	PW/EC/AC HOSE	215.42	
					VENDOR TOTAL *	1,038.14	
0000649	IWV WATER DISTRICT						
7986038JUL09	000322		02 08/14/2009	001-4210-421.22-03	PD/RS/06/08-07/06/09 SRVS	177.05	
7986001JUL09	001735		02 08/14/2009	001-4630-463.22-03	PR/JP/06/03-07/08/09 SRVS	38.20	
7986004JUL09	001735		02 08/14/2009	001-4630-463.22-03	PR/JP/06/10-07/09/09 SRVS	122.96	
7986005JUL09	001735		02 08/14/2009	001-4630-463.22-03	PR/JP/06/10-07/09/09 SRVS	15.99	
7986006JUL09	001736		02 08/14/2009	001-4630-463.22-03	PR/JP/06/10-07/09/09 SRVS	15.99	
7986009JUL09	001736		02 08/14/2009	001-4630-463.22-03	PR/JP/06/10-07/09/09 SRVS	128.64	
7986010JUL09	001736		02 08/14/2009	001-4630-463.22-03	PR/JP/06/10-07/01/09 SRVS	1,245.88	
7986011JUL09	001736		02 08/14/2009	001-4630-463.22-03	PR/JP/06/02-07/01/09 SRVS	2,035.93	
7986012JUL09	001736		02 08/14/2009	001-4630-463.22-03	PR/JP/06/02-07/01/09 SRVS	145.66	
7986013JUL09	001736		02 08/14/2009	001-4630-463.22-03	PR/JP/06/02-07/01/09 SRVS	18.12	
7986014JUL09	001736		02 08/14/2009	001-4630-463.22-03	PR/JP/06/02-07/01/09 SRVS	544.22	
7986015JUL09	001736		02 08/14/2009	001-4630-463.22-03	PR/JP/06/02-07/02/09 SRVS	76.40	
7986016JUL09	001736		02 08/14/2009	001-4630-463.22-03	PR/JP/06/02-07/02/09 SRVS	48.31	
7986017JUL09	001736		02 08/14/2009	001-4630-463.22-03	PR/JP/06/02-07/02/09 SRVS	79.95	
7986018JUL09	001736		02 08/14/2009	001-4630-463.22-03	PR/JP/06/01-07/01/09 SRVS	76.40	
7986019JUL09	001736		02 08/14/2009	001-4630-463.22-03	PR/JP/06/08-07/06/09 SRVS	676.01	
7986021JUL09	001737		02 08/14/2009	001-4630-463.22-03	PR/JP/06/02-07/01/09 SRVS	48.31	
7986022JUL09	001737		02 08/14/2009	001-4630-463.22-03	PR/JP/06/01-07/01/09 SRVS	368.54	
7986023JUL09	001737		02 08/14/2009	001-4630-463.22-03	PR/JP/06/02-07/07/09 SRVS	38.20	
7986024JUL09	001737		02 08/14/2009	001-4630-463.22-03	PR/JP/06/02-07/02/09 SRVS	38.20	
7986025JUL09	001737		02 08/14/2009	001-4630-463.22-03	PR/JP/06/03-07/06/09 SRVS	34.76	
7986026JUL09	001686		02 08/14/2009	001-4630-463.22-03	PR/JP/06/01-07/01/09 SRVS	122.25	
7986028JUL09	001737		02 08/14/2009	001-4630-463.22-03	PR/JP/06/02-07/02/09 SRVS	136.45	
7986030JUL09	001737		02 08/14/2009	001-4630-463.22-03	PR/JP/06/10-07/09/09 SRVS	61.26	
7986031JUL09	001737		02 08/14/2009	001-4630-463.22-03	PR/JP/06/01-07/01/09 SRVS	22.92	
7986032JUL09	001737		02 08/14/2009	001-4630-463.22-03	PR/JP/06/02-07/02/09 SRVS	22.92	

VEND NO	VENDOR NAME	P.O.	BNK CHECK/DUE	ACCOUNT	ITEM	CHECK	EFT OR
INVOICE	VOUCHER	NO	DATE	NO	DESCRIPTION	AMOUNT	HAND-ISSUED
NO	NO	NO					AMOUNT
0000649	IWV WATER DISTRICT						
7986033JUL09	000109		02 08/14/2009	001-4630-463.22-03	PR/JP/06/04-07/07/09 SRVS	15.28	
7986034JUL09	001737		02 08/14/2009	001-4630-463.22-03	PR/JP/06/09-07/08/09 SRVS	122.96	
7986035JUL09	001737		02 08/14/2009	001-4630-463.22-03	PR/JP/06/01-06/25/09 SRVS	31.24	
7986036JUL09	000109		02 08/14/2009	001-4630-463.22-03	PR/JP/06/10-07/09/09 SRVS	22.92	
7986046JUL09	000215		02 08/14/2009	001-4630-463.22-03	PR/JP/06/10-07/09/09 SRVS	142.13	
7986047JUL09	000215		02 08/14/2009	001-4630-463.22-03	PR/JP/06/10-07/09/09 SRVS	40.21	
7986048JUL09	000215		02 08/14/2009	001-4630-463.22-03	PR/JP/06/10-07/09/09 SRVS	145.68	
7986049JUL09	000215		02 08/14/2009	001-4630-463.22-03	PR/JP/06/10-07/09/09 SRVS	42.39	
7986050JUL09	000215		02 08/14/2009	001-4630-463.22-03	PR/JP/06/10-07/09/09 SRVS	46.12	
7986051JUL09	000215		02 08/14/2009	001-4630-463.22-03	PR/JP/06/10-07/09/09 SRVS	131.48	
7986052JUL09	000215		02 08/14/2009	001-4630-463.22-03	PR/JP/06/10-07/09/09 SRVS	130.77	
7986053JUL09	000215		02 08/14/2009	001-4630-463.22-03	PR/JP/06/10-07/09/09 SRVS	130.06	
7986054JUL09	000215		02 08/14/2009	001-4630-463.22-03	PR/JP/06/10-07/09/09 SRVS	133.61	
7986055JUL09	000215		02 08/14/2009	001-4630-463.22-03	PR/JP/06/10-07/09/09 SRVS	131.48	
7986056JUL09	000215		02 08/14/2009	001-4630-463.22-03	PR/JP/06/10-07/09/09 SRVS	125.80	
7986008JUL09	000322		02 08/14/2009	002-4340-434.22-03	ST/EC/06/02-07/06/09 SRVS	130.06	
7986039JUL09	000322		02 08/14/2009	002-4340-434.22-03	ST/EC/06/17-06/29/09 SRVS	25.75	
7986037JUL09	000322		02 08/14/2009	140-6710-671.22-03	PW/EC/06/02-07/06/09 SRVS	46.72	
					VENDOR TOTAL *	7,934.18	
0005664	IWV YOUTH FOOTBALL & CHEER						
7/27-07/31/09	000025		02 08/14/2009	001-4620-462.28-15	PR/JP/CHEER CAMP	465.50	
					VENDOR TOTAL *	465.50	
0004127	J.P. COOKE CO.						
17609	000025		02 08/14/2009	001-4210-421.36-03	PD/RS/DOG LICENSE TAGS	252.02	
					VENDOR TOTAL *	252.02	
0001837	JANSEN ANIMAL HOSPITAL						
41176	000042		02 08/14/2009	001-0000-220.06-00	PD/TS/RABIES-LOGSTON	5.00	
41197	000043		02 08/14/2009	001-0000-220.06-00	PD/TS/RABIES-WAREHAM	5.00	
41120	000043		02 08/14/2009	001-0000-220.06-00	PD/TS/RABIES-KEITH	5.00	
40566	000043		02 08/14/2009	001-0000-220.06-00	PD/TS/RABIES-DOBSON	5.00	
40567	000043		02 08/14/2009	001-0000-220.06-00	PD/TS/RABIES-MCNAMARA	5.00	
41065	000043		02 08/14/2009	001-0000-220.06-00	PD/TS/RABIES-LEWIS	5.00	
40620	000043		02 08/14/2009	001-0000-220.06-00	PD/TS/RABIES-MIRABAL	5.00	
40667	000043		02 08/14/2009	001-0000-220.06-00	PD/TS/RABIES-HILL	5.00	
40650	000043		02 08/14/2009	001-0000-220.06-00	PD/TS/RABIES-HAHSTRON	5.00	
40728	000043		02 08/14/2009	001-0000-220.06-00	PD/TS/RABIES-VILLEGAS	5.00	
40756	000043		02 08/14/2009	001-0000-220.06-00	PD/TS/RABIES-BALCER	5.00	
40842	000043		02 08/14/2009	001-0000-220.06-00	PD/TS/RABIES-FOSTER	5.00	
40929	000043		02 08/14/2009	001-0000-220.06-00	PD/TS/RABIES-DUNN	5.00	
40911	000043		02 08/14/2009	001-0000-220.06-00	PD/TS/RABIES-JENNINGS	5.00	
40954	000043		02 08/14/2009	001-0000-220.06-00	PD/TS/RABIES-LEACH	5.00	
40992	000043		02 08/14/2009	001-0000-220.06-00	PD/TS/RABIES-ROBERTSON	5.00	
41082	000043		02 08/14/2009	001-0000-220.06-00	PD/TS/RABIES-SATTERFIELD	5.00	
41116	000043		02 08/14/2009	001-0000-220.06-00	PD/TS/RABIES-LUCAS	5.00	
41168	000043		02 08/14/2009	001-0000-220.06-00	PD/TS/RABIES-LOGSTON	5.00	

PREPARED 08/12/2009, 11:37:41
 PROGRAM: GM339L
 CITY OF RIDGECREST
 UNION BANK-GENERAL CHECKING

EXPENDITURE APPROVAL LIST
 AS OF: 08/14/2009 CHECK DATE: 08/14/2009

BANK: 02

VEND NO	VENDOR NAME	P.O. NO	BNK CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT OR HAND-ISSUED AMOUNT
0003256	JOHNSON, MICHAEL		02 06/09/2006	001-4620-462.28-15	PR/JP/YTH SOCCER OFFICIAL	CHECK #: 95087	50.00-
3/29-05/21/06	001804						
					VENDOR TOTAL *	.00	50.00-
0002989	JUDICIAL DATA SYSTEMS CORP		02 08/14/2009	001-4210-421.21-09	PD/RS/JUN09 PARKING CITES	100.00	
343	000025						
					VENDOR TOTAL *	100.00	
0000704	K-MART		02 08/14/2009	005-4554-455.32-09	WW/JH/BUCKET, HOSE	27.15	
36481	000025		02 08/14/2009	005-4554-455.37-01	WW/JH/SM CHR M DSH, ICE PAK	13.51	
34067	000025		02 08/14/2009	005-4554-455.33-01	WW/JH/AF TR 16Z CPS	16.18	
32989	000025						
					VENDOR TOTAL *	56.84	
0002185	KERN COUNTY AUDITOR CONTROLLER		02 08/14/2009	001-4199-419.28-07	FY10 LAFCO OPERATIONS	3,136.00	
LAFCO-FY10	PI0123 006349						
					VENDOR TOTAL *	3,136.00	
0005352	KINSLOW, KIMBERLY		02 08/14/2009	001-0000-115.02-10	PD/MA/TA RSRV OFCR CONF	531.62	
8/26-08/29/09	000031						
					VENDOR TOTAL *	531.62	
0004990	LYNN, ANNA		02 08/14/2009	001-4620-462.28-15	PR/JP/CERAMICS CLASS	319.20	
7/27-07/30/09	000025						
					VENDOR TOTAL *	319.20	
0005649	MAD SCIENCE OF THE INLAND EMPIRE		02 08/14/2009	001-4620-462.28-15	PR/JP/SCIENCE CLASS	2,604.00	
8/03-08/06/09	000031						
					VENDOR TOTAL *	2,604.00	
0009999	MAGUINA, LUIS		02 08/14/2009	001-0000-220.07-00	PR/JP/RFND RM DEP MAGUINA	250.00	
9634/1164/2030	000031						
					VENDOR TOTAL *	250.00	
0005586	MAR-CO EQUIPMENT COMPANY		02 08/14/2009	140-6710-671.35-10	PW/EC/VALVE, SWITCHES R266	365.55	
69249	000026						
					VENDOR TOTAL *	365.55	
0001825	MARTIN & CHAPMAN CO.		02 08/14/2009	113-6030-603.28-07	AD/RG/2009 CCAC DIRECTORY	26.49	
29423	000026						
					VENDOR TOTAL *	26.49	
0009999	MC GARTY, SCOTT		02 08/14/2009	110-6195-619.28-04	RM/MA/RPLC WINDSHIELD	259.30	
CLAIM#09-02	000031						
					VENDOR TOTAL *	259.30	
0003329	MCI COMM SERVICE		02 08/14/2009	001-4210-421.26-03	PD/RS/STMNT END 07/19/09	18.38	
7N987884	000026						
					VENDOR TOTAL *	18.38	

VEND NO	VENDOR NAME	P.O.	BNK CHECK/DUE	ACCOUNT	ITEM	CHECK	EFT OR
INVOICE	VOUCHER	NO	DATE	NO	DESCRIPTION	AMOUNT	HAND- ISSUED
NO	NO	NO					AMOUNT
0004446	MCREA, JAMES		02 08/14/2009	001-4480-448.25-01	CD/MA/LCC DMD MTG	162.45	
7/24/09	000031						
					VENDOR TOTAL *	162.45	
0005436	MCWHORTER, AMANDA		02 08/14/2009	001-4620-462.28-15	PR/JP/PEE WEE SPORTS	502.25	
7/27-07/30/09	000026		02 08/14/2009	001-4620-462.28-15	PR/JP/GAMES GAMES	52.50	
7/27-07/30/09	000026				VENDOR TOTAL *	554.75	
0002877	MENDENHALL, STEVE		02 08/14/2009	001-4620-462.28-15	PR/JP/SOFTBALL OFFICIAL	48.00	
7/28-08/05/09	000031				VENDOR TOTAL *	48.00	
0005046	MOJAVE DESERT BANK		02 08/14/2009	900-4630-463.51-01	PYMNT420F81-ROOF RPR	3,015.82	
44200274AUG09	PI0125 006330		02 08/14/2009	900-4630-463.52-01	PYMNT420F81-ROOF RPR	798.31	
44200274AUG09	PI0126 006330				VENDOR TOTAL *	3,814.13	
0005656	MOORE & ASSOCIATES, INC		02 08/14/2009	003-4360-436.21-09	TRANSPORTATION TRANS PLAN	24,602.25	
91960	PI0103 006339		02 08/14/2009	003-4360-436.21-09	TRANSPORTATION TRANS PLAN	6,812.75	
92009	PI0116 006339				VENDOR TOTAL *	31,415.00	
0001403	MOTION TIRE & WHEEL		02 08/14/2009	140-6710-671.35-10	PW/EC/BATTERY	117.99	
99576	000026		02 08/14/2009	140-6710-671.35-10	PW/EC/DISMNT/MNT BALNC	40.00	
99764	000026				VENDOR TOTAL *	157.99	
0005568	MULLINS, AARON		02 08/14/2009	113-6020-602.21-09	AUG09 MONTHLY RETAINER	1,000.00	
108	PI0124				VENDOR TOTAL *	1,000.00	
0004471	MUNISERVICES, LLC		02 08/14/2009	001-4150-415.21-09	FN/TS/STARS 1ST QTR 2009	750.00	
20108	000031				VENDOR TOTAL *	750.00	
0004039	OGDEN BENEFITS ADMINISTRATION, INC		02 08/14/2009	001-0000-218.07-03	AUG09 DENTAL ADMIN FEES	465.00	
AUG09-ADMN	PR0814				VENDOR TOTAL *	465.00	
0002268	PARS TRUSTEE		02 08/14/2009	001-0000-218.01-02	PPE 08/09/09 PARS	1,744.00	
PPE 08/09/09	PR0814				VENDOR TOTAL *	1,744.00	
0001393	PEARSON'S AUTO WRECKING & TOWING		02 08/14/2009	140-6710-671.35-10	PW/EC/WHEEL	54.13	
31157	000026				VENDOR TOTAL *	54.13	
0005423	PONEK, HANNAH						

VEND NO	VENDOR NAME	P.O. NO	BNK CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT OR HAND-ISSUED AMOUNT
0005423	PONEK, HANNAH						
7/27-07/30/09	000026	02	08/14/2009	001-4620-462.28-15	PR/JP/PBE WEE SPORTS	502.25	
7/27-07/30/09	000026	02	08/14/2009	001-4620-462.28-15	PR/JP/GAMES GAMES	52.50	
					VENDOR TOTAL *	554.75	
0002673	POSTAGE BY PHONE						
7/23/09	000026	02	08/14/2009	001-4199-419.26-02	ND/EP/REFILL POSTAGE MTR	300.00	
8/03/09	000031	02	08/14/2009	001-4199-419.26-02	ND/EP/REFILL POSTAGE MTR	300.00	
					VENDOR TOTAL *	600.00	
0005652	PRO TOW AND RECOVERY						
1204	000026	02	08/14/2009	140-6710-671.35-10	PW/LW/TOW TO CITY LOT	265.00	
					VENDOR TOTAL *	265.00	
0001035	RAMOS/STRONG, INC.						
226415	PI0107	02	08/14/2009	002-4340-434.35-01	201 GAL RED DYED DIESEL	455.65	
226599	PI0109	02	08/14/2009	002-4340-434.35-01	401 GAL RED DYED DIESEL	828.17	
226956	PI0112	02	08/14/2009	002-4340-434.35-01	360 GAL RED DYED DIESEL	813.53	
226415	PI0108	02	08/14/2009	140-6710-671.35-01	1379 GAL REG GAS	3,695.33	
226599	PI0110	02	08/14/2009	140-6710-671.35-01	1092 GAL REG GAS	2,835.95	
226779	PI0111	02	08/14/2009	140-6710-671.35-01	1131 GAL REG GAS	2,883.23	
226956	PI0113	02	08/14/2009	140-6710-671.35-01	950 GAL REG GAS	2,438.56	
					VENDOR TOTAL *	13,950.42	
0005195	RAY ALLEN MANUFACTURING CO., INC.						
245437	000026	02	08/14/2009	001-4210-421.31-01	PD/RS/BODY SUIT-LARGE	1,480.00	
					VENDOR TOTAL *	1,480.00	
0004240	REGAN, MICHAEL						
8/26-08/29/09	000034	02	08/14/2009	001-0000-115.02-10	PD/RS/TA RSRV OFCR CONF	130.00	
					VENDOR TOTAL *	130.00	
0001668	RELISTAR LIFE INS CO OF N.Y						
10A5757599	PR0814	02	08/14/2009	001-0000-218.10-03	PPE 08/09/09 DEF COMP	32.32	
					VENDOR TOTAL *	32.32	
0002488	RIDGECREST SANITATION INC.						
205886000AUG09	000033	02	08/14/2009	001-4630-463.22-04	PR/JP/AUG09 TRASH SRVS	167.56	
965807300AUG09	000034	02	08/14/2009	001-4630-463.22-04	PR/JP/AUG09 TRASH SRVS	30.51	
203464000AUG09	000034	02	08/14/2009	001-4630-463.22-04	PR/JP/AUG09 TRASH SRVS	112.74	
205123000AUG09	000034	02	08/14/2009	001-4630-463.22-04	PR/JP/AUG09 TRASH SRVS	57.92	
201173000AUG09	000034	02	08/14/2009	001-4630-463.22-04	PR/JP/AUG09 TRASH SRVS	165.01	
201170000AUG09	000034	02	08/14/2009	001-4630-463.22-04	PR/JP/AUG09 TRASH SRVS	57.92	
201171000AUG09	000034	02	08/14/2009	001-4630-463.22-04	PR/JP/AUG09 TRASH SRVS	85.33	
201173000AUG09	000034	02	08/14/2009	130-6510-651.22-04	CH/JP/AUG09 TRASH SRVS	165.01	
					VENDOR TOTAL *	844.00	
0005038	ROBBS, RODNEY						
8/26-08/29/09	000034	02	08/14/2009	001-0000-115.02-10	PD/RS/TA RSRV OFCR CONF	130.00	

BANK: 02

VEND NO	VENDOR NAME	INVOICE NO	VOUCHER NO	P.O. NO	BNK CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT OR HAND-ISSUED AMOUNT
0005038	ROBBS, RODNEY								
							VENDOR TOTAL *	130.00	
0001059	S.A.S.S.								
42780	PI0105				02 08/14/2009	005-4554-455.28-11	WW TEMP WK END 07/04/09	275.10	
42820	PI0106				02 08/14/2009	005-4554-455.28-11	WW TEMP WK END 07/11/09	373.35	
							VENDOR TOTAL *	648.45	
0004247	SCHATZ, JOHN								
3/31-04/03/09	000045				02 08/14/2009	001-0000-115.02-10	FN/TS/RFND OVR PYMNT	7.90	
							VENDOR TOTAL *	7.90	
0002008	SECURITY ENGINEERING								
47725	000034				02 08/14/2009	001-4210-421.23-03	PD/RS/1 KEY	4.06	
47727	000034				02 08/14/2009	001-4630-463.32-04	PR/JP/2 KEYS	8.12	
11991	000034				02 08/14/2009	003-4360-436.31-01	TR/SS/SRV EXTINGUISHR	36.25	
							VENDOR TOTAL *	46.43	
0003032	SMITH PIPE & SUPPLY INC.								
2042240	000045				02 08/14/2009	001-4630-463.32-04	PR/JP/FALCON ROTOR,NOZZLE	834.50	
2042249	000045				02 08/14/2009	130-6510-651.32-04	CH/JP/FALCON ROTOR	855.18	
							VENDOR TOTAL *	1,689.68	
0009999	SMITH, BECKY								
7/23/09	000035				02 08/14/2009	001-0000-365.30-31	PR/JP/RFND CYLD CLASS	76.00	
							VENDOR TOTAL *	76.00	
0001128	SOUTHERN CALIFORNIA EDISON CO.								
3001256854JUL09000037					02 08/14/2009	002-4270-427.22-02	ST/EC/07/01-08/01/09 SRVS	19,003.17	
3001256854JUL09000037					02 08/14/2009	002-4270-427.22-02	ST/EC/7/1/06-7/1/09 CREDIT	472.19	
3001256854JUL09000037					02 08/14/2009	002-4270-427.22-02	ST/EC/12/1/08-7/1/09 CRDT	83.26	
3001256854JUL09000037					02 08/14/2009	002-4270-427.22-02	ST/EC/04/08-07/01/09 CRDT	34.51	
3001256857JUL09000037					02 08/14/2009	002-4310-431.22-02	ST/EC/07/02-08/03/09 SRVS	37.64	
3001256858JUL09000037					02 08/14/2009	002-4310-431.22-02	ST/EC/07/01-08/01/09 SRVS	271.86	
3001256853JUL09000037					02 08/14/2009	002-4310-431.22-02	ST/EC/07/02-08/03/09 SRVS	26.49	
							VENDOR TOTAL *	18,749.20	
0005229	SPARKLETTS								
4362596JUL09	000720				02 08/14/2009	001-4150-415.29-09	FN/TS/DRINKINGWTR/CLR RNT	11.49	
4362596JUL09	001054				02 08/14/2009	001-4199-419.29-09	ND/TS/DRINKINGWTR/CLR RNT	28.47	
4362596JUL09	001055				02 08/14/2009	001-4199-419.29-09	ND/TS/DRINKINGWTR/CLR RNT	79.41	
4362596JUL09	001057				02 08/14/2009	001-4199-419.29-09	ND/TS/DRINKINGWTR/CLR RNT	36.96	
4362596JUL09	001057				02 08/14/2009	001-4210-421.29-09	PD/TS/DRINKINGWTR/CLR RNT	68.84	
4362596JUL09	001056				02 08/14/2009	001-4630-463.32-09	PR/TS/DRINKING WATER	59.43	
4362596JUL09	001057				02 08/14/2009	001-4630-463.28-01	PR/TS/COOLER RENT	3.00	
4362596JUL09	001057				02 08/14/2009	001-4630-463.28-01	PR/TS/COOLER RENT	3.00	
4362596JUL09	001057				02 08/14/2009	005-4554-455.22-03	WW/TS/DRINKINGWTR/CLR RNT	138.84	
							VENDOR TOTAL *	429.44	

VEND NO	VENDOR NAME	P.O. NO	BNK CHECK/DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT OR HAND-ISSUED AMOUNT
0005453	SPRINT		02 08/14/2009	001-4210-421.26-01	PD/RS/06/26-07/25/09 SRVS	161.72	
369021889015	000035						
					VENDOR TOTAL *	161.72	
0005453	SPRINT,CK GRP-1		02 08/14/2009	001-4210-421.26-01	PD/RS/06/19-07/18/09 SRVS	60.63	
742519815019	000035		02 08/14/2009	003-4360-436.26-01	TR/SS/06/19-07/18/09 SRVS	233.94	
742519815019	000035		02 08/14/2009	111-6119-619.26-01	MIS/CB/06/19-07/18/09 SRV	119.98	
					VENDOR TOTAL *	414.55	
0005177	STAPLES BUSINESS ADVANTAGE		02 08/14/2009	001-4210-421.34-01	PD/RS/MONITOR RISER	32.58	
3122631232	000036		02 08/14/2009	001-4210-421.34-01	PD/RS/JWL CASES,BUS CARDS	36.87	
3122349764	000036		02 08/14/2009	001-4451-445.34-01	CD/JM/FLDRS,NTBK,POST-ITS	79.39	
3121916033	000036		02 08/14/2009	001-4480-448.34-01	CD/JM/PAD QUAD	4.10	
3121916033	000036		02 08/14/2009	001-4480-448.34-01	CD/JM/COUPON	58.00	
3121928587	000036		02 08/14/2009	001-4480-448.34-01	CD/JM/CAMERA	77.93	
3121916032	000036		02 08/14/2009	001-4480-448.34-01	CD/JM/CAMERA	240.30	
3121928588	000036		02 08/14/2009	001-4480-448.34-01	CD/JM/RTRN CAMERA	140.71	
3121928586	000036		02 08/14/2009	001-4620-462.34-01	PR/JP/LABLES,LAMNTNG PCHS	114.30	
3121916034	000036		02 08/14/2009	001-4620-462.34-01	PR/JP/REGISTER TAPE	23.80	
3122098525	000036		02 08/14/2009	001-4620-462.34-01	PR/JP/INK,STAPLER	153.43	
3122114910	000036		02 08/14/2009	113-6020-602.34-01	AD/EP/LABLES	22.88	
3122408009	000046		02 08/14/2009	113-6030-603.34-01	AD/EP/INK	105.67	
3122408009	000036		02 08/14/2009		VENDOR TOTAL *	808.54	
0001941	STATER BROS. MARKETS		02 08/14/2009	001-4620-462.38-01	PR/JP/ICE CREAM, CAKE	52.94	
1090728	000035		02 08/14/2009	001-4620-462.38-01	PR/JP/ICE CREAM	70.27	
1090728	000035		02 08/14/2009	001-4620-462.38-01	PR/JP/CAKE	13.47	
1090723	000035		02 08/14/2009	001-4620-462.38-01	PR/JP/CAKE SUPPLS,SNACKS	28.70	
1090713	000035		02 08/14/2009	001-4620-462.38-01	PR/JP/MILK, ICE CREAM	54.05	
1090713	000035		02 08/14/2009	001-4620-462.38-01	PR/JP/ICE CREAM,TOPPNGS	132.30	
1090706	000035		02 08/14/2009	001-4620-462.38-01	PR/JP/ICE CRM,DRNKS,SNKS	84.97	
1090721	000035		02 08/14/2009	001-4620-462.38-01	PR/JP/CANDLES	22.71	
1090716	000035		02 08/14/2009	001-4620-462.38-01	PR/JP/EGGS, OIL	3.98	
1090717	000035		02 08/14/2009		VENDOR TOTAL *	463.39	
0004837	STOVER SEED CO.		02 08/14/2009	001-4630-463.32-04	PR/JP/PRO SPORTSFIELD	235.68	
810921	000035				VENDOR TOTAL *	235.68	
0004529	SUN RIDGE SYSTEMS, INC		02 08/14/2009	001-4210-421.25-01	PD/RS/REG RIMS USERS CONF	445.00	
CONF170	000035				VENDOR TOTAL *	445.00	
0005416	THE CAR WASH		02 08/14/2009	001-4210-421.23-01	PD/RS/CAR WASHES	97.20	
7/03/09	000039				VENDOR TOTAL *	97.20	

VEND NO	VENDOR NAME	P.O.	BNK CHECK/DUE	ACCOUNT	ITEM	CHECK	EFT OR
INVOICE	VOUCHER	NO	DATE	NO	DESCRIPTION	AMOUNT	HAND-ISSUED
NO	NO	NO	DATE	NO	DESCRIPTION	AMOUNT	AMOUNT
0005647	THORNBERRY, MICHEAL		02 08/14/2009	001-4620-462.28-15	PR/JP/ARCHERY CLASS	720.00	
7/27-07/31/09	000039						
					VENDOR TOTAL *	720.00	
0005582	TOSTI, KEVIN		02 08/14/2009	001-4620-462.28-15	PR/JP/SOFTBALL OFFICIAL	48.00	
7/28-08/05/09	000039						
					VENDOR TOTAL *	48.00	
0001595	TOSTI, MIKEL		02 08/14/2009	001-4620-462.28-15	PR/JP/SOFTBALL OFFICIAL	48.00	
7/28-08/05/09	000039						
					VENDOR TOTAL *	48.00	
0001649	TOSTI, SHERRY		02 08/14/2009	001-4620-462.28-15	PR/JP/SOFTBALL OFFICIAL	72.00	
7/28-08/05/09	000038						
					VENDOR TOTAL *	72.00	
0005478	TRANSFIRST SERVICES INC.						
650001JUN09	000710		02 08/14/2009	113-6115-615.28-99	FN/TS/CREDIT CARD FEES	37.06	
650019JUN09	000710		02 08/14/2009	113-6115-615.28-99	FN/TS/CREDIT CARD FEES	58.03	
650027JUN09	000710		02 08/14/2009	113-6115-615.28-99	FN/TS/CREDIT CARD FEES	78.80	
650035JUN09	000710		02 08/14/2009	113-6115-615.28-99	FN/TS/CREDIT CARD FEES	27.95	
					VENDOR TOTAL *	201.84	
0004950	TRIPP ELECTRIC		02 08/14/2009	130-6510-651.23-04	CH/JP/REPAIR LIGHTING	1,560.05	
1987	000039						
					VENDOR TOTAL *	1,560.05	
0003740	UFCW LOCAL 8		02 08/14/2009	001-0000-218.03-01	AUG09 RACE UNION DUES	916.50	
AUG09 DUES	PR0814						
					VENDOR TOTAL *	916.50	
0002736	UNDERGROUND SERVICE ALERT		02 08/14/2009	005-4552-455.22-07	WW/JB/ANNUAL MEMBERSHIP	433.08	
90070281	000039						
					VENDOR TOTAL *	433.08	
0004026	USABLUBOOK		02 08/14/2009	005-4554-455.37-01	WW/JB/GLASS FIBER FILTERS	1,450.93	
809580	000045		02 08/14/2009	005-4554-455.37-01	WW/JB/RTRN GLSS FBR FLTRS	1,222.55	
820409	000045						
					VENDOR TOTAL *	228.38	
0001258	VALIC		02 08/14/2009	001-0000-218.10-01	PPE 08/09/09 DEF COMP	801.92	
PPE 08/09/09	PR0814						
					VENDOR TOTAL *	801.92	
0001249	VALLEY FENCE COMPANY		02 08/14/2009	001-4630-463.32-04	PR/JP/TNSN BNDS, ENDS, TOP	19.20	
1200	000039						
					VENDOR TOTAL *	19.20	
0000308	VERIZON CALIFORNIA						

VEND NO	VENDOR NAME	P.O. NO	BNK CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT OR HAND-ISSUED AMOUNT
0000308	VERIZON CALIFORNIA						
7603758657	JUL09000039		02 08/14/2009	001-4210-421.26-01	PD/RS/07/19-08/19/09 SRVS	98.08	
7603759817	JUL09000039		02 08/14/2009	001-4630-463.26-01	PR/JP/07/19-08/19/09 SRVS	62.39	
7604461399	AUG09000039		02 08/14/2009	005-4554-455.26-01	WW/JB/07/25-08/25/09 SRVS	38.94	
7603711457	JUL09000039		02 08/14/2009	130-6510-651.26-01	CH/JP/07/19-08/19/09 SRVS	121.33	
VENDOR TOTAL *						320.74	
0002135	WAL-MART COMMUNITY						
8780	000041		02 08/14/2009	001-4620-462.38-02	PR/JP/CRACKERS	4.50	
8780	000041		02 08/14/2009	001-4620-462.36-01	PR/JP/MINIDV 2 PK	7.58	
7105	000041		02 08/14/2009	001-4620-462.36-01	PR/JP/DECO,PLTS,NPKNS	15.72	
7421	000041		02 08/14/2009	001-4620-462.36-01	PR/JP/TIARA SET	3.50	
VENDOR TOTAL *						31.30	
0001958	WAXIE SANITARY SUPPLY						
71419873	000041		02 08/14/2009	001-4630-463.33-01	PR/JP/TOILET PAPER,TOWELS	966.41	
VENDOR TOTAL *						966.41	
0001303	WEST GROUP						
818751689	000041		02 08/14/2009	113-6030-603.28-07	AD/RG/CA ANNO CODES	227.34	
VENDOR TOTAL *						227.34	
0004071	WESTRIDGE TRUE VALUE HOME CNTR						
565601	000040		02 08/14/2009	001-4210-421.38-02	PD/RS/DOG FOOD,TREATS	71.42	
565542	000040		02 08/14/2009	001-4630-463.32-04	PR/JP/BATTERIES	7.57	
565755	000040		02 08/14/2009	001-4630-463.32-01	PR/JP/DUST MASKS,ADPTR	29.21	
565945	000040		02 08/14/2009	001-4630-463.32-04	PR/JP/BATTERIES	7.57	
565957	000040		02 08/14/2009	001-4630-463.32-04	PR/JP/BUSHING,CPLNGS,NPLS	5.80	
566008	000040		02 08/14/2009	001-4630-463.32-04	PR/JP/NUTS,BOLTS,SCREWS	2.38	
566011	000040		02 08/14/2009	001-4630-463.32-04	PR/JP/DWV MPT PLUG	3.78	
566180	000040		02 08/14/2009	001-4630-463.32-04	PR/JP/SELF DRILLING SCREW	6.81	
566197	000040		02 08/14/2009	001-4630-463.32-04	PR/JP/WIND MACHINE,CORD	51.93	
566242	000040		02 08/14/2009	001-4630-463.32-04	PR/JP/CABLE TIE	2.48	
566254	000040		02 08/14/2009	001-4630-463.32-04	PR/JP/BAR HOLDER	4.97	
566269	000040		02 08/14/2009	001-4630-463.32-04	PR/JP/NUTS,BOLTS,SCREWS	4.78	
566284	000040		02 08/14/2009	001-4630-463.32-04	PR/JP/SAFTY HASP,NUTS,BLTS	29.53	
566379	000040		02 08/14/2009	001-4630-463.32-04	PR/JP/BATTERIES	7.57	
566458	000041		02 08/14/2009	001-4630-463.32-04	PR/JP/TARP,STRAP	30.83	
566432	000041		02 08/14/2009	001-4630-463.32-04	PR/JP/BUBBLER HEAD	11.29	
566711	000040		02 08/14/2009	002-4340-434.32-05	ST/EC/CEMENT	19.46	
566134	000040		02 08/14/2009	002-4340-434.39-09	ST/EC/MAGIC TAPE	13.93	
566265	000040		02 08/14/2009	002-4340-434.39-09	ST/EC/CEMENT	19.46	
565850	000040		02 08/14/2009	005-4554-455.31-01	WW/JH/METAL DEPRESSED	3.88	
565915	000040		02 08/14/2009	005-4554-455.35-01	WW/JH/STRIPPER,TRAY SET	34.08	
565959	000040		02 08/14/2009	005-4554-455.37-01	WW/JH/DISTILLED WATER	5.81	
566155	000040		02 08/14/2009	130-6510-651.32-04	CH/JP/PROPANE	14.49	
566637	000040		02 08/14/2009	140-6710-671.39-09	PW/EC/BATTERIES,NUTS,BLTS	18.05	
566481	000040		02 08/14/2009	140-6710-671.31-01	PW/EC/EPOXY,PULLEY	22.48	
566482	000040		02 08/14/2009	140-6710-671.31-01	PW/EC/BELT,PULLEY	34.61	

PREPARED 08/12/2009, 11:37:41
 PROGRAM: GM339L
 CITY OF RIDGECREST
 UNION BANK-GENERAL CHECKING

EXPENDITURE APPROVAL LIST
 AS OF: 08/14/2009 CHECK DATE: 08/14/2009

BANK: 02

VEND NO	VENDOR NAME	INVOICE NO	VOUCHER NO	P.O. NO	BNK CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT OR HAND-ISSUED AMOUNT	
0004071	WESTRIDGE TRUE VALUE HOME CNTR	565800	000040		02 08/14/2009	140-6710-671.31-01	PW/EC/NUTS,BOLTS, SCREWS	9.53		
VENDOR TOTAL *								473.70		
0009999	WILLARD IRVIN X	081-182-02-00	002889		02 07/24/2009	051-0000-231.00-00	REFUND ON ASSMNT PROPERTY	CHECK #: 107747	43.85-	
VENDOR TOTAL *								.00	43.85-	
0009999	YOUNG, DWIGHT	CLAIM#09-03	000041		02 08/14/2009	001-4210-421.28-04	PD/MA/RPLC WINDOW	100.85		
VENDOR TOTAL *								100.85		
02 UNION BANK-GENERAL CHECKING								BANK TOTAL *	594,250.05	

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CITY COUNCIL/REDEVELOPMENT AGENCY AGENDA ITEM

SUBJECT:

Expenditure Approval List (DWR) as of 08/14/2009

PRESENTED BY:

W. Tyrell Staheli

SUMMARY:

Attached is the Expenditure Approval List (DWR), for 08/14/2009:

RDA Total: \$20,052.48

FISCAL IMPACT:

RRA Fund: \$20,052.48

Reviewed by Finance Director/RDA Treasurer:

Peax Swan for WTS

ACTION REQUESTED:

Receive and file as presented.

CITY MANAGER / EXECUTIVE DIRECTOR RECOMMENDATION:

Action as requested:

MARBY

Submitted by: Kelly Brewton

Action Date: 08/19/2009

PREPARED 08/12/2009, 11:37:41
 PROGRAM: GM339L
 CITY OF RIDGECREST
 UNION BANK-RRA FUNDS

EXPENDITURE APPROVAL LIST
 AS OF: 08/14/2009 CHECK DATE: 08/14/2009
 BANK: 03

VEND NO	VENDOR NAME	P.O.	BANK	CHECK/DUE	ACCOUNT	ITEM	CHECK	EFT OR
INVOICE	VOUCHER	NO		DATE	NO	DESCRIPTION	AMOUNT	HAND- ISSUED
NO	NO	NO						AMOUNT
0004902	GROUP MARKETING REAL ESTATE, INC.							
FY09YE06/30/09	000019		03	08/14/2009	009-0000-201.00-00	RRA/MA/SETTLEMENT FY09	11,874.96	
QE06/30/09	000019		03	08/14/2009	009-0000-201.00-00	RR/MA/INTEREST WRITE DWN	7,437.45	
						VENDOR TOTAL *	19,312.41	
0000649	IWV WATER DISTRICT							
7986007JUL09	000045		03	08/14/2009	009-4460-446.28-01	RRA/JM/06/09-07/06/09 SRV	15.28	
8026001JUL09	000045		03	08/14/2009	009-4460-446.28-01	RRA/JM/06/17-06/29/09 SRV	453.79	
						VENDOR TOTAL *	469.07	
0005340	STAHELI, W. TYRELL							
8/25-08/27/09	000035		03	08/14/2009	009-0000-115.04-60	FN/MA/TA RDA WRKSHP	271.00	
						VENDOR TOTAL *	271.00	
			03		UNION BANK-RRA FUNDS	BANK TOTAL *	20,052.48	