



**City Council
Successor Redevelopment Agency
Financing Authority
Housing Authority**

AGENDA

Wednesday

Regular

**Closed Session 5:00 p.m.
Regular Session 6:00 p.m.**

May 6, 2015

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

(760) 499-5000

**Peggy Breeden, Mayor
James Sanders, Mayor Pro Tempore
Lori Acton, Vice Mayor
Eddie B. Thomas, Council Member
Mike Mower, Council Member**

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LAST ORDINANCE NO. 15-02
LAST RESOLUTION NO. 15-xx

CITY OF RIDGECREST

CITY COUNCIL REDEVELOPMENT SUCCESSOR AGENCY HOUSING AUTHORITY FINANCING AUTHORITY

AGENDA

Regular Council
Wednesday May 6, 2015

CITY COUNCIL CHAMBERS CITY HALL

100 West California Avenue
Ridgecrest, CA 93555

Closed Session – 5:00 p.m.

Regular Session – 6:00 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 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 Avenue, Ridgecrest, CA 93555
3. City of Ridgecrest official website at <http://ci.ridgecrest.ca.us>

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

PUBLIC COMMENT – CLOSED SESSION

CLOSED SESSION – 5:00 p.m.

GC54956.9 (d) (1) Conference With Legal Counsel – Liability Claim of Pertexa Healthcare Technologies, Inc. – Claim No. 15-02

GC54959.8 Local and Successor Redevelopment Agency's Real Property Negotiations – Negotiation For Receipt And/Or Sale Or Use – APN's 033-070-44, 033-070-50, 030-070-49, 030-070-22 & 030-070-46 – K Partners. Agency Negotiators Dennis Speer, City Manager, And Gary Parsons, Economic Development Manager

REGULAR SESSION – 6:00 p.m.

- Pledge Of Allegiance
- Invocation

CITY ATTORNEY REPORT

- Closed Session
- Other

PUBLIC COMMENT

PRESENTATIONS

1. Presentation Of A Proclamation Recognizing May 10-16, 2015 As National Police Officers Week Council
2. Presentation By The Measure 'L' Citizens' Oversight Committee Regarding Their Annual Report

CONSENT CALENDAR

3. Adopt A Resolution Of The Ridgecrest City Council Approving Contract Change Order Number Twenty-Six With The Contractor, Griffith Company, For The West Ridgecrest Boulevard Project And Authorize The City Manager, Dennis Speer To Sign Change Order Number Twenty-Six Speer
4. Adopt A Resolution To Approve An Agreement With The Engineering Firm Of Quad Knopf To Prepare Three Applications On The Highway Safety Improvement Program (HSIP), The Congestion Mitigation Air Quality (CMAQ) and The Regional Surface Transportation Program (RSTP) For The City of Ridgecrest and Authorize the City Manager, Dennis Speer to Execute The Agreement Upon Approval of the City Attorney Speer

5. Adopt A Resolution Of The Ridgcrest City Council Adopting And Reaffirming The City's Annual Statement Of Investments And Delegating The Authority To Make Such Investments To The City Treasurer McQuiston
6. Approve Draft Minutes Of The Ridgcrest City Council/Successor Redevelopment Agency/Financing Authority/Housing Authority Meeting Dated April 15, 2015 Ford

DISCUSSION AND OTHER ACTION ITEMS

7. Executive Summary and Discussion of Fiscal Year 2014-2015 Budget Projections McQuiston
8. Council Discussion And Approval Of A Letter Of Support For Senate Bill 111 (SB 111) And Senate Bill 121 (SB 121) Breeden

ORDINANCES

9. Second Reading and Adoption, Ordinance 15-03, An Ordinance Of The City Council Of The City of Ridgcrest Amending Chapter 20 Of The Ridgcrest Municipal Code by adding a provision permitting "Emergency Shelters" within the R-3 and R-4 (Multi-Family Residential Districts), and An amendment to the Ordinance Section permitting Density Bonuses Alexander

COMMITTEE REPORTS

(Committee Meeting dates are subject to change and will be announced on the City website)

City Organization and Services Committee

Members: Lori Acton; Mike Mower
Meeting: 4th Wednesday each month at 5:00 p.m. as needed
Location: Council Conference Room B

Infrastructure Committee

Members: Jim Sanders; Mike Mower
Meeting: 2nd Thursday each month at 5:00 p.m. as needed
Location: Council Conference Room B

❖ Ad Hoc Water Conservation Committee

Members: Jim Sanders; Peggy Breeden
Meeting: 1st Monday each month at 5:00 p.m. as needed
Location: Conference Room B

Parks, Recreation, and Quality of Life Committee

Members: Eddie Thomas; Lori Acton
Meeting: 1st Tuesday each month at 12:00 p.m. as needed
Location: Kerr-McGee Center Meeting Rooms

❖ **Ad Hoc Youth Advisory Council**

Members: Eddie Thomas
Meeting: 2nd Wednesday of each month, 12:00 p.m. as needed
Location: Kerr-McGee Center Meeting Rooms

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

Members: Eddie Thomas; Lori Acton
Meeting: 3rd Tuesday every other month at 4:00 p.m. as needed
Location: Kerr McGee Center Meeting Rooms

Ridgecrest Area Convention And Visitors Bureau (RACVB)

Members: Lori Acton and Eddie Thomas
Meetings: 1st Wednesday Of The Month, 8:00 A.M.
Next Meeting: To Be Announced

OTHER COMMITTEES, BOARDS, OR COMMISSIONS

CITY MANAGER REPORT

MAYOR AND COUNCIL COMMENTS

ADJOURNMENT

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A Proclamation of The City Of Ridgecrest, California

**HONORING NATIONAL POLICE WEEK
MAY 10-16, 2015**

WHEREAS, the members of the Ridgecrest Police Department play an essential role in safeguarding the rights and freedoms of the City of Ridgecrest; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of our law enforcement agency recognize their duty to serve the people of the community by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

WHEREAS, the men and women of the Ridgecrest Police Department unceasingly provide a vital public service

NOW THEREFORE BE IT PROCLAIMED, the City Council of the City of Ridgecrest, do hereby proclaim May 10th through May 16th, 2015, as "Police Week" in the City of Ridgecrest in honor of the law enforcement officers, past and present, who have rendered a dedicated service to the community, and do further proclaim May 15, 2015, as "Peace Officers' Memorial Day" in honor of those law enforcement officers who through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty.

Proclaimed this 6th Day of May 2015



Peggy Breeden, Mayor



**James Sanders
Mayor Pro Tem**



**Lori Acton
Vice Mayor**



**Eddie B. Thomas
Council Member**



**Mike Mower
Council Member**

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**CITY COUNCIL/SUCCESSOR REDEVELOPMENT AGENCY/
FINANCING AUTHORITY/HOUSING AUTHORITY AGENDA ITEM**

SUBJECT: A Presentation By the Measure L Citizens' Oversight Committee regarding their Annual Report

PRESENTED BY:

L. Scott Garver, Chairman

SUMMARY:

The Citizen's Oversight Committee was established to oversee expenditures of the revenues received by the City from the Measure L sales and use taxes approved by voters in November of 2011. The Committee ensures that the tax revenues were spent by the City in a manner consistent with the of the three quarter cent tax measure provision.

The Committee was to 1) review all revenues received by the City from the sale and use of the taxes 2) review the audit prepared by an independent auditor to perform the City's Comprehensive Annual Financial Report and 3) prepare and issue their own annual report setting forth their findings in regards to the foregoing.

The Committee will present their PowerPoint presentation regarding their Annual Report.

FISCAL IMPACT: None

Reviewed by Finance Director

ACTION REQUESTED:

None

CITY MANAGER / EXECUTIVE DIRECTOR RECOMMENDATION:

Action as requested:

Submitted by: Karen Harker
(Rev. 02/13/12)

Action Date: May 6, 2015

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City of Ridgecrest Measure L Citizen's Oversight Committee
Annual Report for Fiscal Year 2013-2014

City of Ridgecrest Measure L Citizen's Oversight Committee
Annual Report for Fiscal Year 2013-2014

April 13, 2015

City of Ridgecrest Measure L Citizen's Oversight Committee
Annual Report for Fiscal Year 2013-2014

Executive Summary

A Measure L Citizens' Oversight Committee report is required to be generated annually to provide the findings of both the use of the voter approved Measure L revenues paid into the General Fund and the independent auditor report of the Ridgecrest annual financial report. The requirement is defined by the City of Ridgecrest Code of Ordinance Ordinance 12-02 Chapter 3 Article 2 [1]. Committee Resolution 14-02 added the report requirement to provide the following year budget estimates from Measure L funding. The Fiscal Year 2013-2014 report is the second annual report prepared by the Measure L Citizens' Oversight Committee.

Measure L generated approximately \$2.5 million (\$2.5M) in Fiscal Year 2013-2014, which ended June 30th, 2014. Ridgecrest Finance Department reported actual revenue for Measure L during Fiscal Year 2013-2014 as \$2,510,692 [2]. Additional financial details are also available in the Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2013-2014 [3].

Measure L expenditures in Fiscal Year expenditure totaled \$2.19M. Public Safety Police Department expended \$1.35M and the Public Works Street Maintenance & Construction expended \$0.84M. The balance of \$0.40M was carried over to Fiscal Year 2014-2015 [2].

The reported allocation of Measure L funds to Police Safety and Street Maintenance is consistent with the voter-approved measure. The City Council did not approve Measure L expenditure to other city departments. The Measure L revenue was reported to be expended wholly on voter priority objectives of Public Safety and city streets.

For Fiscal Year 2013-2014, the financial procedures were in place to provide accounting visibility of both the monthly Measure L funding receipts from the state and detailed ledger entries indicating only Public Works and Public Safety expended the Measure L funds. For the fiscal year, the expenditure of \$2.19M and the carryover balance of the 2013-2014 Measure L funding was traced using tracking codes.

The Police Department expended Fiscal Year 2013-2014 Measure L funds predominantly towards salaries for 13 employees, increasing the number of officers to 32 from 31 [3]. No vehicles or equipment were purchased using Measure L funds in Fiscal Year 2013-2014.

The Public Works Department expended Measure L funding for Street Maintenance and Construction on several roads. In addition, Measure L funds were used to qualify for Federal matching at ratios of 8:1 and 10:1. In other words, 8 or 10 federal dollars were matched for every single Measure L dollar allocated to qualified projects.

Measure L also partly funded the reported 1.8 miles of street resurfacing completed during Fiscal Year 2013-2014 [3].

Public Works has estimated \$1.5M of annual funding is required to maintain city streets at acceptable levels [4].

Use of Measure L funding since its approval is shown in Table 1.

City of Ridgecrest Measure L Citizen’s Oversight Committee
Annual Report for Fiscal Year 2013-2014

Table 1. Measure L Usage.

	Fiscal Year		
	2012-2013 Actual	2013-2014 Actual	2014-2015 Budget
Measure L income	\$ 1,499,559	\$ 2,510,692	\$ 2,500,000
Prior year Measure L carryover	\$ -	\$ 316,758	\$ 400,313
Public Safety Expenditure	\$ 809,423	\$ 1,347,490	\$ 1,277,257
Public Works Expenditure	\$ 357,994	\$ 1,079,647	\$ 520,362
Measure L accounting implementation	\$ 15,384		
Balance (Measure L carryover)	\$ 316,758	\$ 400,313	\$ 1,102,694 *

* Unallocated Streets funds as of 9 February 2015

Critical Findings:

Measure L funds were allocated entirely to Public Safety and Public Works in Fiscal Year 2013-2014. Whether these funds were used to “back-fill” other Departments was not investigated for this report.

Annual spending on streets maintenance is less than the city’s annual required resources of \$1.5M to sustain the city streets.

Recommendations:

Based on the estimate of sustainable funding required to maintain overall city street conditions and mitigate further city street quality deterioration, City Council should consider an increase in funding of overall Street Maintenance and Construction to meet the \$1.5M estimate for street sustainment. Note: Updates to the City Budget may satisfy this recommendation [5].

Determine whether the budgeted fiscal year carry-over funding can be minimized or expended.

City Staff Acknowledgement:

The Public Works Director and Chief of Police understand the Council’s intent to maintain Public Safety and use any remaining Measure L funds to achieve the \$1.5M sustainability goal for Public Works.

City of Ridgecrest Measure L Citizen’s Oversight Committee
Annual Report for Fiscal Year 2013-2014

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City of Ridgecrest Measure L Citizen's Oversight Committee
Annual Report for Fiscal Year 2013-2014

1. INTRODUCTION

1.1 What is Measure L?

The citizens of the City of Ridgecrest, CA, voted on June 5, 2012, to adopt a 0.75% local sales tax 02 [6]. The ballot question is shown below and is available at Reference [7].

The question on the ballot:

Measure L: Ridgecrest Public Safety/Essential City Services Measure. To help prevent additional cuts and maintain City of Ridgecrest services, including: city streets and pothole repair; police officers and neighborhood police patrols; 9-1-1 emergency response times; and crime prevention and investigation; and other city services, shall the City of Ridgecrest enact a 3/4 cent sales tax, for five (5) years, requiring a citizen's oversight committee, annual independent audits, with all funds for City of Ridgecrest services only, no funds for Sacramento?

—Balletopedia Website

Upon voter approval, Measure L was adopted as Ordinance 12-02 [8], which added Chapter 3, Article 2, to the Ridgecrest Municipal Code [1]. It is important to note that Measure L created a General Fund tax, which has no legal obligation to be allocated to any specific department. Voters will have the option to renew or cancel this tax after 5 years.

1.2 Measure L Citizen's Oversight Committee

The Measure L Citizen's Oversight Committee (Committee) was established by Municipal Code Chapter 3 Section 2.113. Each member of the five-person committee is appointed by the Ridgecrest City Council.

The three duties of the Committee are listed in Chapter 3 Section 2.117 of the Ridgecrest Municipal Code. In short, the Committee is charged with overseeing the use of Measure L funds and providing an annual report of its findings to the public.

City of Ridgecrest Measure L Citizen's Oversight Committee
Annual Report for Fiscal Year 2013-2014

(a) The committee is charged with the following responsibilities:

(1) Reviewing all appropriations of revenues received by the City from the sales and use taxes imposed pursuant to the provisions of this chapter to determine whether such funds are to be used as provided for in this chapter and the voter-approved measure that adopted this chapter;

(2) Reviewing the audit prepared by an independent auditor retained by the City to perform the City's Comprehensive Annual Financial Report to determine whether such funds have been spent as provided for in this chapter and the voter approved measure; and

(3) Prepare and issue the committee's own annual report setting forth their findings in regard to the foregoing

.—Ridgecrest Municipal Code Chapter 3 Section 2.117

1.3 Tracking Measure L funds

As a General Fund Tax, all Measure L revenues are initially deposited in the General Fund. A special job code, 20MSRL, was created in Fiscal Year 2012-2013 to track General Fund Measure L expenditures and provide accounting visibility. General Fund 20MSRL expenditures include allocations to Public Safety (Police) and transfers to Public Works Funds 2 and 18.

Additional traceability was introduced in Fiscal Year 2013-2014 with the creation of the ML4ST job code for Streets Fund expenditures (a.k.a. Gas Tax Fund, Public Works Fund 2). The Streets fund pays for street maintenance expenditures, such as labor, materials, and contract services.

The Capitol Projects fund (Public Works Fund 18) provides seed funds to obtain matching funds for Capital Improvement projects.

A flow chart illustrating this process is shown in Figure 1.

City of Ridgecrest Measure L Citizen’s Oversight Committee
Annual Report for Fiscal Year 2013-2014

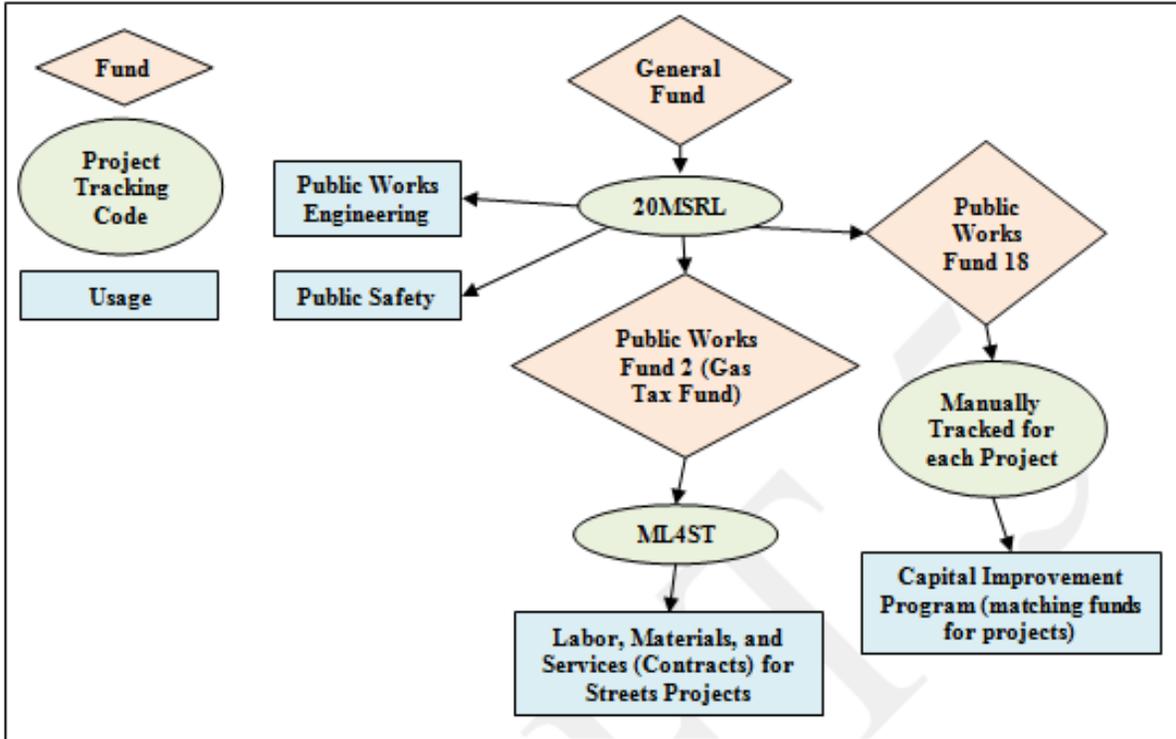


Figure 1. Measure L Usage Tracking

1.4 Source of Report Data

The financial data in this report were taken directly from the City of Ridgecrest Comprehensive Annual Financial Report (CAFR) or directly from the City of Ridgecrest Finance Department. The CAFR for a given Fiscal Year is delivered January 1st of the following year.

The independent audit by Pun & McGeady LLP of the CAFR (page 1 of Reference [3]) specifically stated that the “report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide information on the effectiveness of the City’s internal control or on compliance.” At the February 4, 2014, City Council meeting, however, Mr. Pun did state that the Measure L funding was a significant and positive impact on the operation of the city by contributing \$2.5 of the \$9.4M of the tax revenue.

1.5 Fiscal Year vs. Paving Season

The City of Ridgecrest Fiscal Year begins July 1st and ends June 30th. The paving year, however, runs approximately from April through October. Consequently, paving contracts often overlap fiscal years and final expenditures are included in the subsequent year CAFR.

1.6 Previous Report

This is the second annual report issued by the Committee. The Committee’s first annual report [9] contains additional detail regarding the financial history of the City of Ridgecrest from Fiscal Year 2001-2002 through Fiscal Year 2012-2013.

City of Ridgecrest Measure L Citizen's Oversight Committee
Annual Report for Fiscal Year 2013-2014

2. SUMMARY OF REVENUE AND USAGE OF MEASURE L FUNDS

2.1 Measure L Revenue to Date

Measure L revenues by month are included in Table 2. These data were pulled directly from the Ridgecrest Finance Department financial management system database.

Table 2. Measure L Revenue by Month.

Month	Fiscal Year	
	2012-2013	2013-2014
July	\$ -	\$ -
August	\$ -	\$ -
September	\$ -	\$ 288,764.86
October	\$ -	\$ 152,500.00
November	\$ -	\$ 203,300.00
December	\$ 161,070.91	\$ 238,777.10
January	\$ 149,400.00	\$ 143,400.00
February	\$ 199,200.00	\$ 191,200.00
March	\$ 134,894.93	\$ 295,039.86
April	\$ 134,700.00	\$ 153,000.00
May	\$ 179,600.00	\$ 204,000.00
June	\$ 540,693.89	\$ 640,709.70
Total	\$1,499,559.73	\$2,510,691.52

Though revenue collection began in October of 2012, funds ending a fiscal year may not be received until December of the same year. The fiscal year funds received after May are included in June which is the final month of the fiscal year. This occurs because of the Modified Accrual method used by the Ridgecrest Finance Department.

2.2 Measure L Usage

A summary of annual Measure L income, expenditure, and carry-over is included in Table 3. Detailed expenditures were obtained directly from the Ridgecrest Finance Department.

Of note: Measure L expenditures from the Streets Fund during Fiscal Year 2012-2013 were not tracked individually, as ML4ST was not created until Fiscal Year 2013-2014. The Streets Fund carryover to Fiscal Year 2013-2014 was therefore assumed to be entirely Measure L funds .

City of Ridgecrest Measure L Citizen's Oversight Committee
Annual Report for Fiscal Year 2013-2014
Table 3. Measure L Usage.

Income & Expenditures	Fund	Department	Note	Fiscal Year		
				2012-2013 (Actual)	2013-2014 (Actual)	2014-2015* (Original Budget)
Income	General Fund	None	Tax Income	\$ 1,499,559.73	\$ 2,510,692.00	\$ 2,500,000.00
			Carry-over from Previous Fiscal Year	\$-	\$ 76,557.73	\$ 400,313.73
			Subtotal	\$ 1,499,559.73	\$ 2,587,249.73	\$ 2,900,313.73 Note 1
	Fund 2 (Street Maintenance)	Public Works	Carry-over from Previous Fiscal Year	\$-	\$ 240,201.00	\$ -
			Transfer From General Fund	\$598,195.00	\$ 426,157.00	\$ -
			Subtotal	\$ 598,195.00	\$ 666,358.00	\$ -
	Fund 18 (Street Construction)	Public Works	Carry-over from Previous Fiscal Year	\$-	\$ -	\$ -
			Transfer From General Fund	\$-	\$ 413,289.00	\$ -
			Subtotal	\$-	\$ 413,289.00	\$ -
			<i>Total (Tax Revenue & Carry-over)</i>	<i>\$ 2,097,754.73</i>	<i>\$ 3,666,896.73</i>	<i>\$ -</i>
Expenditures	General Fund	None	BOE Implementation	\$15,384.00	\$ -	\$ -
		Engineering	Salaries & Wages	\$-	\$ -	\$ -
			Subtotal	\$15,384.00	\$ -	\$ - 520,362 Note 1
		Public Safety	Salaries & Wages	\$670,108.00	\$ 1,338,734.00	\$ -
			Legal services	\$57,567.00	\$ 2,562.00	\$ -
			Various accounts**	\$4,442.00	\$ 6,194.00	\$ -
			Capital Outlay	\$77,306.00	\$ -	\$ -
			Subtotal	\$ 809,423.00	\$ 1,347,490.00	\$ 1,277,257 Note 1
	Fund 2 (Street Maintenance)	Public Works	Salaries & Wages	\$-	\$ 69,335.00	\$ -
			Professional Services	\$-	\$ -	\$ -
			Temporary Road Workers	\$-	\$ -	\$ -
			Various accounts**	\$357,994.00	\$ -	\$ -
			Material and Supplies	\$-	\$ 597,023.00	\$ -
			Subtotal	\$ 357,994.00	\$ 666,358.00	\$ -
	Fund 18 (Street Construction)	Public Works	Streets Construction	\$-	\$ 413,289.00	\$ -
			Subtotal	\$-	\$ 413,289.00	\$ -
			<i>Total Expenditures</i>	<i>\$ 1,182,801.00</i>	<i>\$ 2,427,137.00</i>	<i>\$ -</i>
Income - Expenses	General Fund	-	Carryover to Next Fiscal Year	\$76,557.73	\$ 400,313.73	\$ -
	Fund 2 (Gas Tax Fund)	Public Works	Carryover to Next Fiscal Year	\$240,201.00	\$ -	\$ -
	Fund 18 (Capitol Projects)	Public Works	Carryover to Next Fiscal Year	\$-	\$ -	\$ -
			Total Roll-Over	\$ 316,758.73	\$ 400,313.73	\$ 1,102,694 Note 1

* As presented to the Measure L Citizens' Oversight Committee on 9 March 2015 [5]

** Travel, training, recruitment costs, etc. Fiscal Year 2012-2013 had no tracking numbers

Note 1: Measure L funds 2014-2015 plan income and its expenditure plan for Public Works street maintenance and Public Safety

Note 2: Measure L funds that was undistributed, however planned for Public Works street maintenance or Carryover

Carry-over occurs when actual revenue exceeds budgetary predictions. Carry-over is tracked for a given Fund. For example, from Fiscal Year 2012-2013 to Fiscal Year 2013-2014: the General Fund carried over \$76,557 and the Public Works Fund 2 (Gas Tax Fund) carried over \$240,201, for a total carry-over of \$316,758.73.

3. PUBLIC WORKS (STREETS), FISCAL YEAR 2013-2014

3.1 Yearly funding

A study conducted for Public Works during Fiscal Year 2010-2011 [4] estimated the required repair of the majority of the roads in Ridgecrest to an acceptable level and \$1.5M is required annually to ensure adequate maintenance. This desired level of funding has yet to be met, even with Measure L funds.

3.2 Streets paved

Public Works Fund 18 (Capital Projects) used Measure L funds to leverage matching funds for Capital Improvements Projects in Fiscal Year 2013-2014. A partial list of these projects is included in Table 4.

The completion of China Lake Blvd was reportedly accomplished by using Measure L funds to qualify for an additional Federal funding at about a 1:8 ratio. In other words 8 federal dollars were matched for every single Measure L dollar allocated to repair China Lake Blvd between Upjohn and Bowman.

The widening of Drummond was started in Fiscal Year 2013-2014. Right of Way issues, however, have delayed the design into Fiscal Year 2014-2015.

3.3 CAFR Performance Metrics – Public Works

The CAFR contains “operating indicators” or metrics for the past ten fiscal years. Regarding street maintenance and construction, 1.8 miles of streets were resurfaced in Fiscal Year 2013-2014. The total length resurfaced has varied from 0.5 to 3 miles over the past ten fiscal years.

4. PUBLIC SAFETY (POLICE), FISCAL YEAR 2013-2014

4.1 Personnel and services

Expenditure totals were indicated in Table 3, as provided by the Finance Department. Regarding salaries, Measure L funded 12 of 32 officers and one clerk. Under “Various Accounts”, Measure L funded police recruitment costs, such as advertising and pre-testing of candidates. Finally, Measure L funds were used to pay Jones & Mayer for legal services.

4.2 Equipment

No equipment was purchased using Measure L funds. Public Safety equipment was instead purchased using Prop 172 funds. A description of Prop 172 may be found at Reference [10].

Table 4. Capital Improvement Projects and Street Maintenance Funded by Measure L.

Fiscal Year 2013-2014				
Project	Street	Start	Finish	Note
Reconstruction	S China Lake Blvd	Upjohn Ave.	Bowman Rd.	11.47% matching
Surfacing	Oregon	Ranger	Downs St.	-
Prepped Surface	Gold Canyon Rd.	Benson Ave.	Hayden Ave.	-
	Norma St.	Las Flores Ave.	Drummond Ave.	-
	Drummond Ave.	Downs St.	Norma St.	-
	Downs St.	S China Lake Blvd	Bataan Ave.	-
Widening	Drummond Ave.	Inyo St.	Downs St.	\$ 14,900.00
Design	Sunland	Upjohn Ave.	Bowman Rd.	-
General Materials	Low Tack, Oil, Rubberized Crack Filling, Paint	N/A	N/A	\$ 59,582.88
	Chip Seal of Micro-Surfacing	All Streets	N/A	\$ 304,575.54
Design and Construction	Traffic Signal	Bowman Rd.	S China Lake Blvd	-
Crack-filling Machine & Router	N/A	N/A	N/A	\$ 87,539.75
Upgrade Design & Construction	Traffic Signal	Norma St.	Ward Ave.	Approx. 10% matching
	Traffic Signal	Downs St.	Drummond Ave.	
	Traffic Signal	Norma St.	Drummond Ave.	
	Traffic Signal	Norma St.	Las Flores Ave.	
	Traffic Signal	China Lake Blvd.	California Ave.	
	Traffic Signal	French Ave.	Drummond Ave.	
	Traffic Signal	China Lake Blvd.	College Heights Blvd.	√
Signage and Street Markings	Intersection	Richmond Rd.	California Ave.	Approx. 10% matching
	Intersection	Downs St.	Bowman Rd.	
	Intersection	Downs St.	Dolphin Ave.	
	Intersection	Downs St.	Graaf Ave.	
	Intersection	Downs St.	Upjohn Ave.	
	Intersection	Downs St.	Ward Ave.	
	Intersection	Norma St.	Bowman Rd.	
	Intersection	Norma St.	Graaf Ave.	
	Intersection	Norma St.	Moyer Ave.	
	Intersection	Norma St.	Reeves Ave.	
	Intersection	Norma St.	Sydnor Ave.	
	Intersection	and Norma St	Upjohn Ave.	√

N/A Not Applicable

5. SUMMARY OF FINDINGS

Measure L funds were allocated entirely to Public Safety and Public Works in Fiscal Year 2013-2014. Whether these funds were used to “back-fill” other Departments was not investigated for this report.

Annual spending on streets maintenance is less than the city’s annual required resources of \$1.5M to sustain the city streets.

6. RECOMMENDATIONS: THE FOLLOWING RECOMMENDATIONS ARE PROVIDED FOR CONSIDERATION TO THE CITY COUNCIL.

Based on the estimate of sustainable funding required to maintain overall city street conditions and mitigate further city street quality deterioration, City Council should consider an increase in funding of overall Street Maintenance and Construction to meet the \$1.5M estimate for street sustainment.

Determine whether the fiscal year carry-over funding can be minimized or expended.

Encourage Department Heads to continue tracking Measure L expenditures to help identify how the funds are expended.

The Public Works Director and Chief of Police confirmed the City Council's intent to maintain Public Safety and use any remaining Measure L funds to achieve the \$1.5M sustainability goal for Public Works.

7. REFERENCES

- [1] City of Ridgecrest, "Chapter 3 Article 2 of Ridgecrest, CA Code of Ordinances," 2012. [Online]. Available: https://www.municode.com/library/ca/ridgecrest/codes/code_of_ordinances?nodeId=SUHITA_CHII_IREFI_ART2TETRUSTA. [Accessed 28 January 2013].
- [2] Measure L Citizens' Oversight Committee, "Agenda packet for 9 February 2015," 2015. [Online]. Available: <http://ridgecrest-ca.gov/listfiles/meetingsmlacendas2-9-15-mlcoc-agenda-packetpdf/rsfilesdownload>.
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- [4] Ridgecrest Public Works, "Pavement Management System (PMS) Report," 2011. [Online]. Available: <http://ridgecrest-ca.gov/public-works/public-works>.
- [5] Measure L Citizens' Oversight Committee, "Agenda packet for 9 March 2015 Special Meeting," 2015. [Online]. Available: <http://ridgecrest-ca.gov/listfiles/meetingsmlacendas3-9-15-mlcoc-agenda-packetpdf/rsfilesdownload>.
- [6] Kern County, "Kern County Election Results," 5 June 2012. [Online]. Available: <http://elections.co.kern.ca.us/elections/results/jun12/>. [Accessed 15 February 2014].
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- [8] City of Ridgecrest, "Ordinance No. 12-02 (Measure 'L' Sales Tax)," 29 January 2014. [Online]. Available: <http://ridgecrest-ca.gov/listfiles/adminordinances2012>. [Accessed 15 February 2014].
- [9] Measure L Citizens' Oversight Committee, "Annual Report for Fiscal Year 2012-2013," 2013. [Online]. Available: <http://ridgecrest-ca.gov/government/measure-l>. [Accessed 2013].
- [10] California Legislative Analyst's Office (LAO), "Proposition 172 - How Did it Affect Spending for Public Safety," Legislative Analyst's Office, Sacramento, CA, 1994.
- [11] City of Ridgecrest, "Ridgecrest City Council Website," [Online]. Available: <http://ridgecrest-ca.gov/city-council/ridgecrest-city-council/>. [Accessed 22 February 2014].

8. DISTRIBUTION

1. Ridgecrest City Council Members
2. City Manager
3. Ridgecrest City Website
4. Ridgecrest local newspapers
 - a. News Review
 - b. Daily Independent
5. Ridgecrest local radio stations
 - a. KSSI FM
 - b. Adelman Broadcasting (BobFM, The Heat, Juan, Kickin' Country, Qlite, Kool Gold, upcoming Sports Channel).
6. Ridgecrest local television stations
 - a. Ridgecrest Government Channel (Cable channel 6)
 - b. KZGM TV

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**CITY COUNCIL/SUCCESSOR REDEVELOPMENT AGENCY/
FINANCING AUTHORITY/HOUSING AUTHORITY AGENDA ITEM**

SUBJECT: Approve Contract Change Order Number Twenty-Six With The Contractor, Griffith Company, For The West Ridgecrest Boulevard Project And Authorize The City Manager, Dennis Speer To Sign Change Order Number Twenty-Six

PRESENTED BY:
Dennis Speer, Public Works Director

SUMMARY:
As the West Ridgecrest Boulevard Project is coming to an end, an addition and a credit to the project required a change to the plans and specifications.

Change Order #26a	Revise the Type of Signal Pole at the Ridgecrest Blvd/Downs Street Intersection	\$ 00.00
Change Order #26b	Time and material to relocate conduit for one Street light in front of the Historical Society	\$1,455.55
Change Order #26c	Credit for a video detection to traffic detector Loop installation, on the eastbound approach To the intersection of Ridgecrest Blvd/China Lake Blvd.	(\$2,142.00)
TOTAL		(\$686.45)

This dollar amount will be credited to the existing PO #7344.

The funding source for this project will come from 018-4760-430-4601 ST1201.

FISCAL IMPACT: None

Reviewed by Finance Director

ACTION REQUESTED:
Approve Contract Change Order Number Twenty-Six With The Contractor, Griffith Company, For The West Ridgecrest Boulevard Project And Authorize The City Manager, Dennis Speer To Sign Change Order Number Twenty-Six

CITY MANAGER / EXECUTIVE DIRECTOR RECOMMENDATION:

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RESOLUTION NO. 15-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST APPROVING CONTRACT CHANGE ORDER NUMBER TWENTY-SIX WITH THE CONTRACTOR, GRIFFITH COMPANY, FOR THE WEST RIDGECREST BOULEVARD PROJECT AND AUTHORIZE THE CITY MANAGER, DENNIS SPEER TO SIGN CHANGE ORDER NUMBER TWENTY-SIX

WHEREAS, The West Ridgcrest Boulevard Project is coming to an end, an addition and a credit to the project required a change to the plans and specifications; and

WHEREAS, Change Order #26a is to revise the type of Signal Pole at the Ridgcrest Blvd and Downs Street Intersection for a zero fee; and

WHEREAS, Change Order #26b is for time and material to relocate conduit for a single street light in front of the Historical Society for a fee of \$1,455.55; and

WHEREAS, Change Order #26c is a credit for a video detection system to a traffic detector loop installation, on the eastbound approach to the intersection of Ridgcrest Blvd and China Lake Boulevard (SR 178) for a credit of (\$2,142.00); and

WHEREAS, This sum shall constitute full payment for all labor, material, equipment, and applicable markup, required to complete all the extra work; and

WHEREAS, The total dollar value for the change order total is a credit of **(\$686.45)**; and

WHEREAS, This dollar amount will be added to the existing PO #7344; and

WHEREAS, The funding source for this project will come from 018-4760-430-4601 ST1201.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Ridgcrest hereby:

1. Approves Change Order Number Twenty-Six, to Griffith Company to provide the addition to the West Ridgcrest Boulevard Project at the credit of (686.45).
2. Authorizes the Finance Director to amend the budget to reflect all appropriate capital, revenue and transfer accounts.
3. Authorizes the City Manager, Dennis Speer, to execute Change Order Number Twenty-Six, to Griffith Company

APPROVED AND ADOPTED this 6th day of May 2015 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Peggy Breeden, Mayor

ATTEST

Rachel J. Ford, CMC, City Clerk

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CITY OF RIDGECREST

CONTRACT CHANGE ORDER No.

26

DATE:

4/1/15

Project Name: West Ridgecrest Blvd Reconstruction Project, RPSTPL-5385(048)

Willdan Project # : 102225

Purchase Order No : 007344

Contractor: Griffith Company

You are hereby directed to make the described changes from the plans and specifications or do the following described work not included in the plans and specifications on this contract.

As directed by the City of Ridgecrest, Griffith Company is to provide all traffic control and quality control required for change order work.	Cost	(calendar days)
Original contract amount:	\$ 5,484,474.00	210
Previous Change Order No(s) amount(s) to:	\$ 237,675.80	36
Current Change Order No. (25) amounts to:	\$ (686.45)	1
Total increase to contract to date:	\$ 236,989.35	37
Revised contract amount:	\$ 5,721,463.35	247
Percentage of total increase to contract amount to date:	4.32%	

DESCRIPTION OF WORK TO BE DONE, ESTIMATE OF QUANTITIES, AND PRICES TO BE PAID:

Item	Description	Contract Qty	Change Order Qty	Adjusted Contract Quantity	Unit	Unit Cost	Change order Cost	Time Ext. Calendar Days
26 a	No cost change order to revise type of signal poles I & J at the Ridgecrest Blvd/Downs Street intersection, as shown on the attached plan. This sum shall constitute full payment for all labor, materials, equipment, overhead, and applicable markups, required to complete the extra work. Refer to AC Electric Change Request Proposal 5 00.	0	1	1	LS	\$0.00	\$ -	0
26 b	Time and materials to relocate conduit for one street light in front of the Historical Society, near Station 77+00, per City direction. This sum shall constitute full payment for all labor, materials, equipment, overhead, and applicable markups, required to complete the extra work. Refer to AC Electric Change Request Proposal 6 01.	0	1	1	LS	\$1,455.55	\$ 1,455.55	1
26 c	Credit for change from video detection to traffic detector loop installations, a the eastbound approach to the intersection of Ridgecrest Blvd and China Lake Blvd (SR 178), per Caltrans request. This sum shall constitute full payment for all labor, materials, equipment, overhead, and applicable markups, required to complete the extra work. Refer to AC Electric Change Request Proposal 7 00.	0	1	1	LS	-\$2,142.00	\$ (2,142.00)	0
TOTAL THIS CHANGE ORDER:							\$ (686.45)	1

Requested: *M. White*
Construction Manager/Resident Engineer

Date: 4/7/15

Approved: _____
City Engineer

Date: _____

Approved: _____
Public Works Director

Date: _____

We the undersigned Contractor, have given careful consideration to the change proposed and hereby agree, if this proposal is approved, that we will provide all equipment, furnish all materials, except as may be otherwise noted above, and perform all services necessary for the work above specified, and will accept as full payment therefore the prices shown above.

Accepted: **GRIFFITH COMPANY**
Contractor

Date: 4/3/15

By: *W. Veishaar*
WALTER E. VEISHAAR
REGIONAL MANAGER

Title: _____



A-C Electric Company

CALIFORNIA C-10 LICENSE 99849

CCO #26.a Backup

ENGINEERING - CONSTRUCTION - AUTOMATION - SERVICE

BAKERSFIELD DIVISION
Box 81376
Bakersfield, CA 93380-1376
O: (661) 633-5368
F: (661) 324-2761
www.a-celectric.com

Change Request Proposal

APPROVED

Job Name:	W RIDGECREST BLVD REHAB	Date:	11/25/14
Customer Job No:	30586.04	Description:	TS MODS DOWNS
A-C Job No:	BR0530	A-C CRP No:	5.00

To:	GRIFFITH COMPANY 1128 CARRIER PARKWAY AVE BAKERSFIELD, CA 93308	Attn:	
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Description:
 TS MODIFICATIONS, RIDGECREST BLVD. @ DOWNS
 CHANGE REQUEST IS BASED ON PLAN REVISIONS ATTACHED. PRICE IS A NO COST CHANGE. SUBMITTING FOR RECORD.

Schedule Impact: 0 Days

AMOUNT

Words: Zero Dollars and Zero Cents

Figure: \$ 0.00

Price Valid Until:

Terms and Conditions:

1. This proposal is valid for a period not to exceed (20) calendar days from the date of this proposal unless otherwise noted.
2. This proposal is contingent upon receiving a signed copy of this Change Request or receiving a mutually acceptable form of subcontract change order.
3. Progress billing will be based on work completed and materials stored.
4. This proposal excludes acceleration, losses of efficiency, as well as the cumulative impact of ongoing and new changes being directed. We reserve our rights to pursue reimbursement for these and any other costs that occur beyond the scope of our original contract.
5. Labor rates are based on the work being performed during regular working hours - overtime is not included unless specifically stated in this proposal.
6. Pricing is based on having unrestricted access to the work area.
7. Cutting and patching is excluded unless specifically included in the quote.

A-C Electric Company

Accepted by:



 Signed
 Scott Blankenship, Project Manager

 Name and Title
 11/25/14

 Date

 Signed

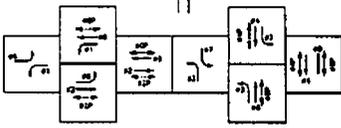
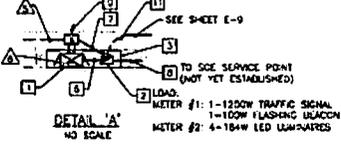
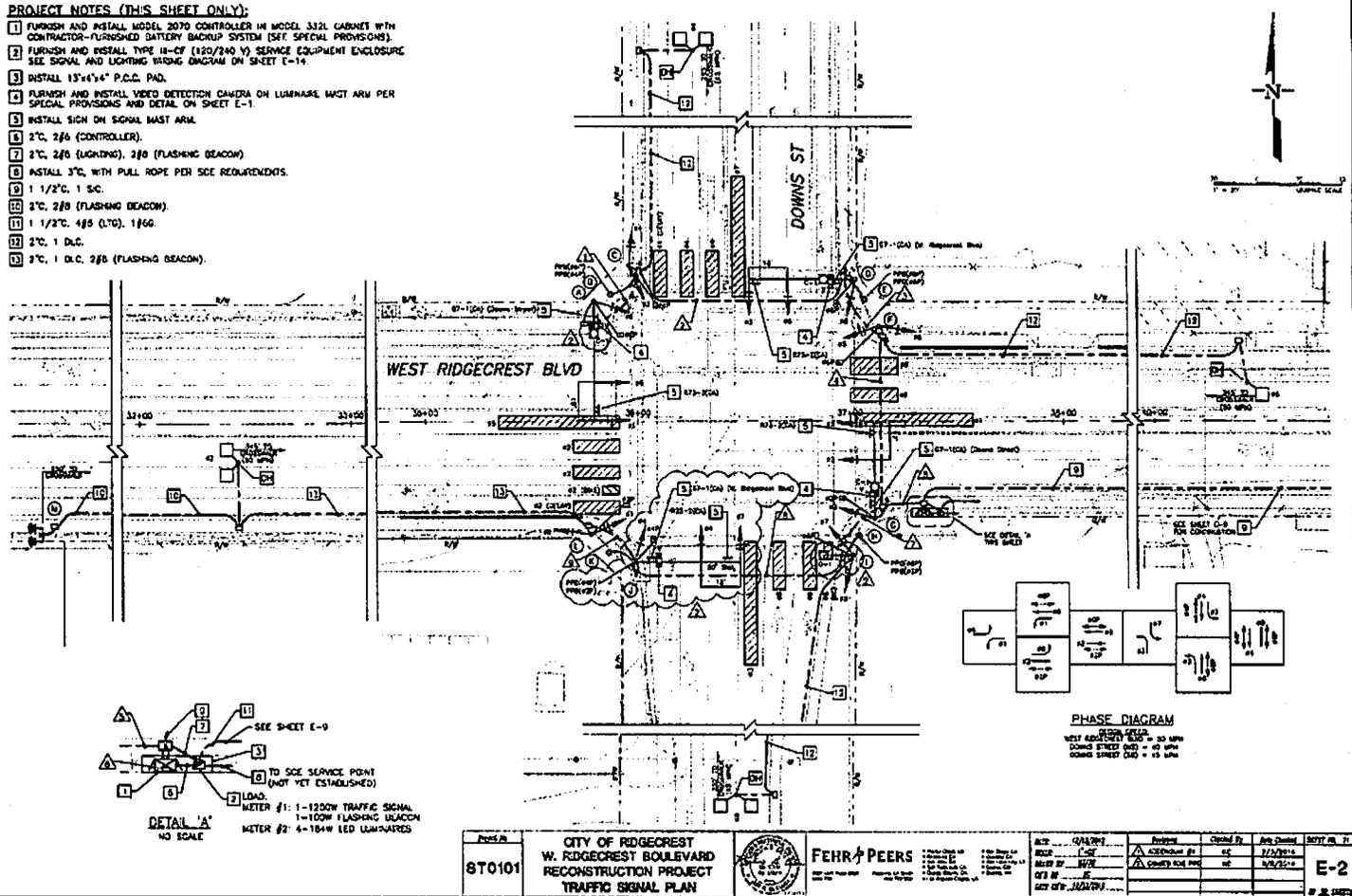
 Name and Title

 Date

PROJECT NOTES (THIS SHEET ONLY):

- 1 FURNISH AND INSTALL MODEL 2070 CONTROLLER IN MODEL 332L CABINET WITH CONTRACTOR-FURNISHED BATTERY BACKUP SYSTEM (SEE SPECIAL PROVISIONS)
- 2 FURNISH AND INSTALL TYPE II-CY (120/240 V) SERVICE EQUIPMENT ENCLOSURE SEE SIGNAL AND LIGHTING WIRING DIAGRAM ON SHEET E-14
- 3 INSTALL 13'x4'x4" P.C.C. PAD.
- 4 FURNISH AND INSTALL VIDEO DETECTION CAMERA ON LUMINAIRE MAST ARM PER SPECIAL PROVISIONS AND DETAIL ON SHEET E-1
- 5 INSTALL SIGN ON SIGNAL MAST ARM.
- 6 2" C, 2#6 (CONTROLLER).
- 7 2" C, 2#6 (LIGHTING), 2#8 (FLASHING BEACON)
- 8 INSTALL 3" C, WITH PULL ROPE PER SCE REQUIREMENTS.
- 9 1 1/2" C, 1 S.C.
- 10 2" C, 2#8 (FLASHING BEACON)
- 11 1 1/2" C, 4#5 (L.T.O.), 1#6#
- 12 2" C, 1 D.C.
- 13 2" C, 1 D.C, 2#8 (FLASHING BEACON).

LAD USER: 4/18/17
 DATE: 10/21/17
 FILE NAME: 1710-L-01-01
 DATE: 10/21/17
 FILE NAME: 1710-L-01-01



PHASE DIAGRAM
 WEST RIDGECREST BLVD = 30 MPH
 DOWNS STREET = 45 MPH
 DOWNS STREET = 45 MPH

Project No. 8T0101	CITY OF RIDGECREST W. RIDGECREST BOULEVARD RECONSTRUCTION PROJECT TRAFFIC SIGNAL PLAN	FEHR+PEERS 10000 E. 15th Avenue, Suite 100 Denver, CO 80231 Phone: 303.751.8000 Fax: 303.751.8001 www.fehrpeers.com	DATE: 10/21/17	Project:	Checked By:	App. Checked:	DATE: 10/21/17
			DESIGNED BY: J. H. HARRIS	APPROVED BY: J. H. HARRIS	DATE: 10/21/17	DATE: 10/21/17	E-2

DATE: 11/15/11
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 PROJECT: W. RIDGECREST BOULEVARD RECONSTRUCTION PROJECT
 SHEET: E-3

CONDUCTOR SCHEDULE

CABLE TYPE	PHASE	NUMBER OF CONDUCTORS							
		1	2	3	4	5	6	7	8
1-10	SP-10	1	1	1	1	1	1	1	1
1-15	SP-15	1	1	1	1	1	1	1	1
1-20	SP-20	1	1	1	1	1	1	1	1
1-25	SP-25	1	1	1	1	1	1	1	1
1-30	SP-30	1	1	1	1	1	1	1	1
1-35	SP-35	1	1	1	1	1	1	1	1
1-40	SP-40	1	1	1	1	1	1	1	1
1-45	SP-45	1	1	1	1	1	1	1	1
1-50	SP-50	1	1	1	1	1	1	1	1
1-55	SP-55	1	1	1	1	1	1	1	1
1-60	SP-60	1	1	1	1	1	1	1	1
1-65	SP-65	1	1	1	1	1	1	1	1
1-70	SP-70	1	1	1	1	1	1	1	1
1-75	SP-75	1	1	1	1	1	1	1	1
1-80	SP-80	1	1	1	1	1	1	1	1
1-85	SP-85	1	1	1	1	1	1	1	1
1-90	SP-90	1	1	1	1	1	1	1	1
1-95	SP-95	1	1	1	1	1	1	1	1
1-100	SP-100	1	1	1	1	1	1	1	1
1-105	SP-105	1	1	1	1	1	1	1	1
1-110	SP-110	1	1	1	1	1	1	1	1
1-115	SP-115	1	1	1	1	1	1	1	1
1-120	SP-120	1	1	1	1	1	1	1	1
1-125	SP-125	1	1	1	1	1	1	1	1
1-130	SP-130	1	1	1	1	1	1	1	1
1-135	SP-135	1	1	1	1	1	1	1	1
1-140	SP-140	1	1	1	1	1	1	1	1
1-145	SP-145	1	1	1	1	1	1	1	1
1-150	SP-150	1	1	1	1	1	1	1	1
1-155	SP-155	1	1	1	1	1	1	1	1
1-160	SP-160	1	1	1	1	1	1	1	1
1-165	SP-165	1	1	1	1	1	1	1	1
1-170	SP-170	1	1	1	1	1	1	1	1
1-175	SP-175	1	1	1	1	1	1	1	1
1-180	SP-180	1	1	1	1	1	1	1	1
1-185	SP-185	1	1	1	1	1	1	1	1
1-190	SP-190	1	1	1	1	1	1	1	1
1-195	SP-195	1	1	1	1	1	1	1	1
1-200	SP-200	1	1	1	1	1	1	1	1
1-205	SP-205	1	1	1	1	1	1	1	1
1-210	SP-210	1	1	1	1	1	1	1	1
1-215	SP-215	1	1	1	1	1	1	1	1
1-220	SP-220	1	1	1	1	1	1	1	1
1-225	SP-225	1	1	1	1	1	1	1	1
1-230	SP-230	1	1	1	1	1	1	1	1
1-235	SP-235	1	1	1	1	1	1	1	1
1-240	SP-240	1	1	1	1	1	1	1	1
1-245	SP-245	1	1	1	1	1	1	1	1
1-250	SP-250	1	1	1	1	1	1	1	1
1-255	SP-255	1	1	1	1	1	1	1	1
1-260	SP-260	1	1	1	1	1	1	1	1
1-265	SP-265	1	1	1	1	1	1	1	1
1-270	SP-270	1	1	1	1	1	1	1	1
1-275	SP-275	1	1	1	1	1	1	1	1
1-280	SP-280	1	1	1	1	1	1	1	1
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1-710	SP-710	1	1	1	1	1	1	1	1
1-715	SP-715	1	1	1	1	1	1	1	1
1-720	SP-720	1	1	1	1</				



A-C Electric Company

CALIFORNIA C-10 LICENSE 99849

CCO #26.b Backup

ENGINEERING - CONSTRUCTION - AUTOMATION - SERVICE

BAKERSFIELD DIVISION
Box 81376
Bakersfield, CA 93380-1376
O: (861) 633-5388
F: (861) 324-2761
www.a-celectric.com

Change Request Proposal

APPROVED

Job Name:	W RIDGECREST BLVD REHAB	Date:	12/12/14
Customer Job No:	30586.04	Description:	STREET LIGHT REVISED LOCATION
A-C Job No:	BR0530	A-C CRP No:	6.01

To:	GRIFFITH COMPANY 1128 CARRIER PARKWAY AVE BAKERSFIELD, CA 93308	Attn:	
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Description:

RELOCATE STREET LIGHT AT HISTORICAL SOCIETY.
REMOVED SIDEWALK PANELS AND INSTALLED UNDERGROUND CONDUIT PER CHANGE OF LOCATION OF STREET LIGHT POLE.
BILLING IS LESS CONCRETE PORE BACK PROVIDED BY GRIFFITH (5 X 10 SIDEWALK).

Schedule Impact: 1 Days

AMOUNT

Words: One Thousand Three Hundred Twenty-Three Dollars and Twenty-Three Cents

Figure: \$ 1,323.23

Price Valid Until: **+10% subcontractor markup = \$1,455.55**

Terms and Conditions:

1. This proposal is valid for a period not to exceed (20) calendar days from the date of this proposal unless otherwise noted.
2. This proposal is contingent upon receiving a signed copy of this Change Request or receiving a mutually acceptable form of subcontract change order.
3. Progress billing will be based on work completed and materials stored.
4. This proposal excludes acceleration, losses of efficiency, as well as the cumulative impact of ongoing and new changes being directed. We reserve our rights to pursue reimbursement for these and any other costs that occur beyond the scope of our original contract.
5. Labor rates are based on the work being performed during regular working hours - overtime is not included unless specifically stated in this proposal.
6. Pricing is based on having unrestricted access to the work area.
7. Cutting and patching is excluded unless specifically included in the quote.

A-C Electric Company

Accepted by:

Scott Blankenship
 Signed _____
 Scott Blankenship, Project Manager
 Name and Title _____
 1/2/15
 Date _____

Signed _____
 Name and Title _____
 Date _____

Lori Nielsen

From: Scott Blankenship
Sent: Thursday, September 18, 2014 4:23 PM
To: Chris Key
Cc: Lori Nielsen
Subject: FW: St.Light Revised Location
Attachments: photo 1.JPG; photo 2 (6).JPG

Chris we received a notice for the additional work described. Track under CR6.01

Lori,
Please generate a T&M FCD when you return and send to Chris

-----Original Message-----

From: Eucce, Eric [<mailto:eeucce@GriffithCompany.net>]
Sent: Thursday, September 18, 2014 4:19 PM
To: Scott Blankenship; Lori Nielsen
Subject: FW: St.Light Revised Location

See email below

Eric Eucce
Estimator / Project Manager
Central Region
Griffith Company
P (661) 392-6640 ext. 6651
F (661) 393-9525
C (661) 529-1494
eeucce@griffithcompany.net
www.griffithcompany.net

-----Original Message-----

From: Mike Bustos [<mailto:mbustos@willdan.com>]
Sent: Thursday, September 18, 2014 4:15 PM
To: Eucce, Eric; Beam, Greg
Cc: Loren Culp; Larry Brown; 'Masoud Eskandari'; Beau Thompson
Subject: FW: St.Light Revised Location

Eric/Greg,

The City and Historical Society have requested that the proposed street light in front of the USO building be moved to approximate STA 76+93.50. Please have your electrical subcontractor proceed with extending the conduit from the new pull box to the requested street light pole location. The extra work will also include removal and reconstruction of addition sidewalk panels. Please proceed with this extra work on a time and materials basis.

Let me know if there are any questions.

Thanks,

Mike Bustos, PE, ENV SP
Associate Engineer II

Willdan Engineering
Celebrating 50 years of service
374 Poli Street, Ste 101
Ventura, CA 93001
T. 805.653.6597
F. 805.643.0791
C. 805.279.6870

Griffith Company is an employee-owned company and an equal opportunity employer

CONFIDENTIALITY NOTICE

This message and any attachments are intended only for the use of the addressee and may contain information that is privileged and confidential. If the reader of the message is not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, notify the sender immediately by return email and delete the message and any attachments from your system.

A-C Electric Company

W RIDGECREST BLVD REHAB

CUSTOMER
A-C JOB NUMBER
AREA
CUSTOMER JOB #
REFERENCE

GRIFFITH COMPANY
BR0530
1
30586
STREET LIGHT REVISED LOCATION

Date: 12/23/2014
CR No.: 6.01

COST SUMMARY

Line	Date	Item	Quantity	U	Unit Price	Amount
1	11/26/2014	232083	1	E	\$ 1,323.23	\$ 1,323.23
2					\$ -	\$ -
3					\$ -	\$ -
4					\$ -	\$ -
5					\$ -	\$ -
6					\$ -	\$ -
7					\$ -	\$ -
8					\$ -	\$ -
9					\$ -	\$ -
10					\$ -	\$ -

Cost Summary Total \$ 1,323.23

Printed 12/23/2014

A-C Electric Company

W RIDGECREST BLVD REHAB

CUSTOMER: GRIFFITH COMPANY
 A-C JOB NUMBER: BR0530
 AREA: 1
 CUSTOMER JOB #: 30588
 REFERENCE: STREET LIGHT REVISED LOCATION
 DESCRIPTION: REMOVED SIDEWALK PANELS AND INSTALLED UNDERGROUND CONDUIT PER CHANGE OF LOCATION OF STREET LIGHT POLE.

DATE: 12/12/2014
 DWR DATE: 11/28/2014
 DWR NO.: 232083
 CONTRACTOR REPORT NO: Rpt 1
 CR NO.: 6.01

EQUIPMENT

Line	Equip ID	Equip Class	Equip Make	Equip Code	Reg Hours	Rate	O/T Hours	O/T Factor	Delay Hours	Delay Factor	Amount
1	MV-551V	TRUCK	T&T	20-28	6 ✓	\$ 35.39		0.88		0.13	\$ 212.34
2	S-1347	KABOTA TRACTOR ✓	TRACS	<50 A	6 ✓	\$ 28.11		0.91		0.1	\$ 168.66
3						\$ -					\$ -
4						\$ -					\$ -
5						\$ -					\$ -
6						\$ -					\$ -
Sub Total Equipment \$											381.00
15% Markup \$											57.15
Total Equipment \$											438.15

MATERIAL, SPECIALISTS, and RENTALS

Line	Invoice Number	Vendor Name	Invoice Date	Invoice Description	Units	Cost	Cost Type	Amount
10		STOCK		1 1/2" PVC SCH 40	20 ✓	\$ 0.53	M	\$10.60
11		STOCK		1 1/2" PVC 45°	1 ✓	\$ 0.97	M	\$0.97
12								
13								
14								
15								
Subtotal Material, Subs, and Rentals \$								11.57
15% Material Markup \$								1.74
10% Specialists Markup \$								-
TOTAL MATERIAL, SUBS, and RENTALS \$								13.31

LABOR CHARGES

Line	Class	Name	Reg hours	Reg Rate	Union Fringes	Reg Surchargo	O/T Hours	OT Rate	OT Union Fringes	O/T Sur-charge	Sub Units	Sub Rate	Amount
32	FOREMAN	CHRIS KEY	6 ✓	\$ 38.85	\$ 18.74	12%		\$ 59.77	\$ 17.88	11%			\$ 383.72
37	A4-APP	ERNESTO QUINTERO	6 ✓	\$ 20.79	\$ 18.16	12%		\$ 31.19	\$ 17.05	11%			\$ 261.74
3				\$ -	\$ -			\$ -	\$ -				\$ -
4				\$ -	\$ -			\$ -	\$ -				\$ -
5				\$ -	\$ -			\$ -	\$ -				\$ -
6				\$ -	\$ -			\$ -	\$ -				\$ -
Subtotal Labor \$												655.47	
33% Mark Up \$												216.30	
Total Labor \$												871.77	
SUBTOTAL \$												1,323.23	
10% Subcontractor Markup \$												-	
TOTAL COST THIS REPORT \$												1,323.23	



A-C Electric Company

CALIFORNIA C-10 LICENSE 99849

CCO #26.c Backup

ENGINEERING - CONSTRUCTION - AUTOMATION - SERVICE

BAKERSFIELD DIVISION
Box 81376
Bakersfield, CA 93380-1376
O: (661) 633-5368
F: (661) 324-2761
www.a-celectric.com

Change Request Proposal

APPROVED

Job Name: W RIDGECREST BLVD REHAB
Customer Job No: 30586.04
A-C Job No: BR0530

Date: 11/24/14
Description: CHINA GRADE LOOPS & CAMERAS
A-C CRP No: 7.00

To: GRIFFITH COMPANY
1128 CARRIER PARKWAY AVE

BAKERSFIELD, CA 93308

Attn:

Description:

BI 69 RIDGECREST @ CHINA LAKE BLVD.
ADDITIONAL LOOPS. DEDUCTIVE CAMERAS
PRICE IS BASED ON THE ADDITION OF (5) TYPE "E" LOOPS AND (3) TYPE "D" LOOPS. INCLUDES LABOR, MATERIALS AND SUBCONTRACTOR COST.
DEDUCTIVE PRICE IS BASED ON LABOR AND MATERIAL COST AS ESTIMATED.
REMOBILIZATION COST APPLIES DUE TO REMOBILIZING THE PROJECT FOR THE LOOP INSTALLATION ACTIVITY. WE ORIGINALLY VIEWED THIS WORK TO BE CONCURRENT WITH OTHER WORK. DUE TO THE DELAY IN THE TRAFFIC SIGNAL AND STREET LIGHTING EQUIPMENT THIS WAS NOT POSSIBLE. PRICE INCLUDES FUEL, DRIVE TIME AND TRIP CHARGES.

Schedule Impact: 0 Days

AMOUNT

Words: Negative Two Thousand One Hundred Forty-Two Dollars and Zero Cents

Figure: \$(2,142.00)

Price Valid Until:

Terms and Conditions:

1. This proposal is valid for a period not to exceed (20) calendar days from the date of this proposal unless otherwise noted.
2. This proposal is contingent upon receiving a signed copy of this Change Request or receiving a mutually acceptable form of subcontract change order.
3. Progress billing will be based on work completed and materials stored.
4. This proposal excludes acceleration, losses of efficiency, as well as the cumulative impact of ongoing and new changes being directed. We reserve our rights to pursue reimbursement for these and any other costs that occur beyond the scope of our original contract.
5. Labor rates are based on the work being performed during regular working hours - overtime is not included unless specifically stated in this proposal.
6. Pricing is based on having unrestricted access to the work area.
7. Cutting and patching is excluded unless specifically included in the quote.

A-C Electric Company

Accepted by:

Signed
Scott Blankenship, Project Manager

Name and Title
11/25/14

Date

Signed

Name and Title

Date

A-C Electric Company

West Ridgcrest Blvd. Reconstruction Project

Date 11/24/2014

Agent COR
 AC Job No. BR0530
 Item: CR7.00 Add Loops deduct Cameras

Griffith
 Company
 Customer
 Cust. Job No. 30586.04
 Project Number:

Signal & Lighting (Ridgcrest / China Lake Blvd.) BI-69

Cost Breakdown					
DEDUCTIVE					
Notes	Item	Unit	Unit price	Qty	TOTAL
	Camera & Equipment	EA	-11682.00	1	-\$11,682.00
					-\$11,682.00
DETECTORS					
	Item	Unit	Unit price	Qty	Total Line
	(8) Additional Loops	EA	8341.00	1	\$8,341.00
	Remobilization	EA	1199.00	1	\$1,199.00
					\$9,540.00

TOTAL PRICE -2,142.00

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**CITY COUNCIL/SUCCESSOR REDEVELOPMENT AGENCY/
FINANCING AUTHORITY/HOUSING AUTHORITY AGENDA ITEM**

SUBJECT: A Resolution To Approve An Agreement With The Engineering Firm Of Quad Knopf To Prepare Three Applications On The Highway Safety Improvement Program (HSIP), The Congestion Mitigation Air Quality (CMAQ) and The Regional Surface Transportation Program (RSTP) For The City of Ridgecrest and Authorize the City Manager, Dennis Speer to Execute The Agreement Upon Approval of the City Attorney

PRESENTED BY:

Dennis Speer, Public Works Director

SUMMARY:

The City of Ridgecrest requires the services of an engineering consulting firm to provide Application Preparation for the Highway Safety Improvement Program (HSIP), The Congestion Mitigation Air Quality (CMAQ) and The Regional Surface Transportation Program (RSTP). This current call for projects by Caltrans creates a unique opportunity to provide funding for various projects within the City of Ridgecrest. These call for projects are for street improvements, widening projects, and new pavement projects. The projects can also be applied for traffic and intersection issues.

Funds in the amount of \$37,717.00 shall be made available through the Measure L Funds and the expenditure will be taken from 001-4720-410-2106 20MSRL.

Staff recommends that the City Council approves the Agreement and authorize the City Manager, Dennis Speer, to execute the agreement with the engineering firm Quad Knopf upon the City Attorney's review and approval.

FISCAL IMPACT: \$37,717.00

Reviewed by Finance Director

ACTION REQUESTED:

Adopt A Resolution To Approves An Agreement With The Engineering Firm Of Quad Knopf To Prepare Three Applications On The Highway Safety Improvement Program (HSIP), The Congestion Mitigation Air Quality (CMAQ) and The Regional Surface Transportation Program (RSTP) For The City of Ridgecrest and Authorize the City Manager, Dennis Speer to Execute The Agreement Upon Approval of the City Attorney

CITY MANAGER / EXECUTIVE DIRECTOR RECOMMENDATION:

Action as requested:

Submitted by: Karen Harker
(Rev. 02/13/12)

Action Date: May 6, 2015

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RESOLUTION NO. 15-XX

A RESOLUTION TO APPROVE AN AGREEMENT WITH THE ENGINEERING FIRM OF QUAD KNOFF TO PREPARE THREE APPLICATIONS ON THE HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP), THE CONGESTION MITIGATION AIR QUALITY (CMAQ) AND THE REGIONAL SURFACE TRANSPORTATION PROGRAM (RSTP) FOR THE CITY OF RIDGECREST AND AUTHORIZE THE CITY MANAGER, DENNIS SPEER TO EXECUTE THE AGREEMENT UPON APPROVAL OF THE CITY ATTORNEY

WHEREAS, The City of Ridgecrest requires the services of an engineering consulting firm to provide application preparation for the City, and

WHEREAS, the proposed services are on a time and materials basis; and

WHEREAS, the services are for the application preparation for the City of Ridgecrest on the Highway Safety Improvement Program (HSIP), The Congestion Mitigation Air Quality (CMAQ) and The Regional Surface Transportation Program (RSTP); and

WHEREAS, the funds in the amount of \$37,717.00 shall be made available from the Measure L Funds, and

WHEREAS, the funds will be expended from account 001-4720-410-2106 project code 20MSRL.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Ridgecrest hereby:

1. Approves the funds \$37,717.00 of Measure L Funding for the preparation of the Highway Safety Improvement Program (HSIP), The Congestion Mitigation Air Quality (CMAQ) and The Regional Surface Transportation Program (RSTP).
2. Authorizes the Finance Director to amend the budget to reflect all appropriate capital, revenue and transfer accounts.
3. Authorizes the City Manager, Dennis Speer, to execute the Agreement upon Approval of the City Attorney.

APPROVED AND ADOPTED this 6th day of May 2015 by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

Peggy Breeden, Mayor

ATTEST:

Rachel J. Ford, CMC, City Clerk

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HSIP Projects

Project Manager: Lisa M. Wallis-Dutra, P.E., T.E., PTOE/Miguel Barcenas, P.E
 Opportunity Number: P150141

27-Apr-15

City of Ridgecrest
 HSIP Projects (See project list below)

Task	Task Description	Project Manager	Sr. Traffic Engineer	Sr. Engineer	Sr. Associate Engineer	Associate Engineer	Sr. Planner	Associate Planner	2-Person Survey Crew	Utility Project Coordinator	Associate CAD Technician	Project Administration	Total Hours	Total Cost	Subtotal by Task	
		Hours @ \$156	Hours @ \$156	Hours @ \$180	Hours @ \$156	Hours @ \$133	Hours @ \$142	Hours @ \$97	Hours @ \$240	Hours @ \$129	Hours @ \$97	Hours @ \$88				
Phase 1: Preliminary Review and Feasibility Analysis																
Task 1.1 - Preliminary Collision Analysis		2	8	1							3	8	22	\$2,735	\$2,735	
Task 1.2 - Project Kick-off Meeting (1 meeting combine with Task 1.4)		2	2			2						2	4	\$1,436	\$1,436	
Task 1.3 - Review Cycle 7 HSIP Guidelines, Application & Docs			4										2	\$800	\$800	
Task 1.4 - Field Review (1 site visit)		4	10			2							2	\$2,626	\$2,626	
Task 1.5 - Project Feasibility (1 meeting)		2	10	2		6	2			2			2	\$3,748	\$3,748	
Phase 2: Application Preparation																
Task 2.1 - HSIP Applications		2	16	2		16	2				8	4	50	\$6,708	\$6,708	
Task 2.2 - Caltrans Follow-up		2	8	1		2							2	\$2,182	\$2,182	
Subtotal Hours		14	58	6	0	28	4	0	0	2	13	24	149			
Subtotal Costs		\$2,184	\$9,048	\$1,080	\$0	\$3,724	\$568	\$0	\$0	\$258	\$1,261	\$2,112		\$20,235	\$20,235	
Direct Costs:																
Mileage @ \$0.63		1,050												1050	\$662	
Reproduction															\$250	\$0
Other															\$50	\$0
Subtotal Direct Costs															\$662	\$662
Project Totals																\$20,897
10% Labor Discount																(\$2,024)
Project Totals with Discount																\$18,873

Note: Changes in project scope, by the Agency, may add duration and cost to the consultant services.
 Based on information provided by the City, this proposal assumes that four (4) applications will be processed

Potential HSIP Projects per RFP

- a. Signal & Intersection Projects
 - i. W. Upjohn Avenue and S. Downs Avenue traffic signal
 - ii. W. Las Flores Avenue and N. Downs Avenue traffic signal
 - iii. E. Ridgecrest Blvd. and Sunland Street traffic signal in Caltrans Highway 178 right of way
 - iv. N. Downs Avenue and Ward Avenue traffic signal
 - v. Intersection improvements at S. Downs Avenue and Bowman Road.
- b. Street Projects
 - i. Street widening of N. Downs Street between West Ridgecrest Boulevard Upjohn Avenue

RSTP Projects

Project Manager: Lisa M. Wallis-Dutra, P.E., T.E., PTOE/Miguel Barcenas, P.E
 Opportunity Number: P150141

27-Apr-15

City of Ridgecrest
 RSTP Projects

Task	Task Description	Project Manager	Sr. Traffic Engineer	Sr. Engineer/Asst. PM	Associate Engineer	Sr. Planner	Utility Project Coordinator	Associate CAD Technician	Project Administration	Total Hours	Total Cost	Subtotal by Task	
		Hours @ \$156	Hours @ \$156	Hours @ \$180	Hours @ \$133	Hours @ \$142	Hours @ \$129	Hours @ \$97	Hours @ \$88				
Phase 1: Preliminary Review and Feasibility Analysis													
Task 1.1 - Project Kick-off Meeting (1 meeting, combined with Task 1.3)		4	2	2				1	1	10	\$1,481	\$1,481	
Task 1.2 - Review RSTP Guidelines, Application & Docs		1	2	2				2	1	8	\$1,110	\$1,110	
Task 1.3 - Field Review (1 site visit, combined with Task 1)		4	2	2						8	\$1,296	\$1,296	
Task 1.4 - Project Feasibility (1 meeting, phone conference)		1	3	2	1	1	1		1	10	\$1,476	\$1,476	
Phase 2: Application Preparation													
Task 2.1 - RSTP Applications		2	12	4	2	1		2	2	25	\$3,682	\$3,682	
Task 2.2 - Kern COG Follow-up		2	4	1	1				1	9	\$1,337	\$1,337	
Subtotal Hours		14	25	13	4	2	1	5	6	70			
Subtotal Costs		\$2,184	\$3,900	\$2,340	\$532	\$284	\$129	\$485	\$528		\$10,382	\$10,382	
Direct Costs:													
Mileage @ \$0.63											500	\$315	
Reproduction												\$250	\$0
Other												\$50	\$0
Subtotal Direct Costs												\$315	\$315
Project Totals													\$10,697
10% Labor Discount													(\$1,038)
Project Totals with Discount													\$9,659

Note: Changes in project scope, by the Agency, may add duration and cost to the consultant services.
 Based on information provided by the City, this proposal assumes that three (3) applications will be processed

Potential RSTP Projects per RFP

- a. N. Downs Street between West Ridgecrest Boulevard. and Upjohn Avenue
- b. E. Drummond Avenue between N. China Lake Boulevard and Chelsea Street
- c. N. Mahan Avenue between West Graaf Avenue. and Inyokern Road

CMAQ Projects

Project Manager: Lisa M. Wallis-Dutra, P.E., T.E., PTOE/Miguel Barcenas, P.E
 Opportunity Number: P150141

27-Apr-15

City of Ridgecrest
 CMAQ Projects

Task	Task Description	Project Manager	Sr. Traffic Engineer	Sr. Engineer/Asst. PM	Associate Engineer	Sr. Planner	Utility Project Coordinator	Associate CAD Technician	Project Administration	Total Hours	Total Cost	Subtotal by Task	
		Hours @ \$156	Hours @ \$156	Hours @ \$180	Hours @ \$133	Hours @ \$142	Hours @ \$129	Hours @ \$97	Hours @ \$88				
Phase 1: Preliminary Review and Feasibility Analysis													
Task 1.1 - Project Kick-off Meeting (1 meeting, combined with Task 3)		1	1	4				2	1	9	\$1,314	\$1,314	
Task 1.2 - Review CMAQ Guidelines, Application & Docs		2	4	4				2	1	13	\$1,938	\$1,938	
Task 1.3 - Field Review (1 site visit, combined with Task 1)			1	4						5	\$876	\$876	
Task 1.4 - Project Feasibility (1 meeting, phone conference)		1	4	1	4	1	1		1	13	\$1,851	\$1,851	
Phase 2: Application Preparation													
Task 2.1 - CMAQ Applications		1	8	4	2	1		4	4	24	\$3,272	\$3,272	
Task 2.2 - Kern COG Follow-up		1		2					1	4	\$604	\$604	
Subtotal Hours		6	18	19	6	2	1	8	8	68			
Subtotal Costs		\$936	\$2,808	\$3,420	\$798	\$284	\$129	\$776	\$704		\$9,855	\$9,855	
Direct Costs:													
Mileage @ \$0.63											500	\$315	
Reproduction												\$250	\$0
Other												\$50	\$0
Subtotal Direct Costs												\$315	\$315
Project Totals													\$10,170
10% Labor Discount													(\$986)
Project Totals with Discount													\$9,185

Note: Changes in project scope, by the Agency, may add duration and cost to the consultant services.
 Based on information provided by the City, this proposal assumes that three (3) applications will be processed

Potential CMAQ Projects per RFP

- a. Possible CMAQ street improvements of S. Sunland Street between Bowman Road and Dolphin Avenue.
- b. Possible CMAQ street widening of Tamarisk Avenue between N. Inyo Street and Cape Hart Court
- c. Street widening of N. Downs Street. between West Ridgecrest Boulevard and Upjohn Avenue
- d. Possible CMAQ street widening of West Rader Avenue between S. Downs Street and S. Sunset Street
- e. Transit projects or City vehicle replacement programs

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**CITY COUNCIL/SUCCESSOR REDEVELOPMENT AGENCY/
FINANCING AUTHORITY/HOUSING AUTHORITY AGENDA ITEM**

SUBJECT:

Resolution Reaffirming and Approving the Annual Investment Policy

PRESENTED BY:

V. Rachele McQuiston, Finance Director/City Treasurer

SUMMARY:

The Government Code of the State of California requires that the City Treasurer or Chief Financial Officer annually render a statement of investment policy to the City Council. The attached resolution adopts the City of Ridgecrest Annual Investment Policy.

The City complies with the State of California requirements of investing its funds according to the "Prudent Investor Standard". This standard provides that when making investment decisions, the prudent investor shall act with care, skill, prudence, and diligence under the circumstances then prevailing, that a prudent person acting in a like capacity and familiarity would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency.

There have been no changes in the Investment Policy from last year.

FISCAL IMPACT:

None

Reviewed by Finance Director

ACTION REQUESTED:

Approve the attached resolution.

CITY MANAGER 'S RECOMMENDATION:

Action as requested:

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RESOLUTION NO. 15-xx

**A RESOLUTION OF THE RIDGECREST CITY COUNCIL ADOPTING
AND REAFFIRMING THE CITY'S ANNUAL STATEMENT OF
INVESTMENTS AND DELEGATING THE AUTHORITY TO MAKE SUCH
INVESTMENTS TO THE CITY TREASURER**

WHEREAS, the State of California Government Code Section 53646 (a) requires the City Treasurer or Chief Financial Officer to annually render a statement of investment policy to the City Council;

NOW, THEREFORE, BE IT RESOLVED that:

1. The City Council the City of Ridgecrest does hereby reaffirm and approve the City of Ridgecrest Annual Investment Policy herein attached as Exhibit A; and
2. The Annual Investment Policy adopted herein; and
3. The City Treasurer is hereby designated the authorized official to make all City Investments pursuant to the Government Code and City of Ridgecrest Investment Policy; and such designation shall remain in effect until rescinded.

APPROVED AND ADOPTED this 6th day of May, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Peggy Breeden, Mayor

ATTEST:

Rachel Ford, cmc
City Clerk

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CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, California 93555

Office of the City Treasurer

INVESTMENT POLICY FOR PUBLIC FUNDS Presented to the Ridgecrest City Council May 6, 2015

1. Purpose

This statement is intended to establish the policies for prudent investment of the City's funds, and to provide guidelines for suitable investments.

It is the policy of the City of Ridgecrest to invest public funds not required for immediate day-to-day operations in safe and liquid investments having a market-average rate of return while conforming to all state statutes governing the investment public funds. The ultimate goal is to enhance the economic status of the City while protecting its funds.

The investment policies and practices of the City of Ridgecrest are based upon Federal, State, and local law and prudent money management.

This statement is intended to provide direction for the investment of the City's temporary idle cash under the prudent investor rule. Civil code Section 2261, et seq. States in part "investing...for the benefit of another, a trustee shall exercise the judgment and care, under the circumstances then prevailing, which men of prudence, discretion, and intelligence exercise in the management of their own affairs..."

2. Objectives

The primary objectives of the City's investment policy are:

- Safety
- Liquidity
- Yield

The City strives to maintain the level of investment of all idle funds as near 100% as possible, through the optimum operation of its cash management system which is designed to accurately monitor and forecast expenditures and revenue. The City attempts to obtain the highest yield on its investment consistent with preservation of principal and liquidity and consistent with the cooperation of the City's operating departments in avoiding sudden cash withdrawals, loss of interest and possible penalties.

The "Prudent-Investor Standard" as defined in the Government Code of the State of California for liquidity, safety, and return shall guide the City's investment policy. This objective provides that when making decision, the prudent investor shall act with care, skill, prudence, and diligence under the circumstances then prevailing, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency, thus realizing and optimizing the investment objectives of safety, liquidity, and yield.

3. Funds to be Invested

This policy governs the prudent investment of all idle funds of the City of Ridgecrest. City is defined as the City of Ridgecrest, the Redevelopment Agency, the Ridgecrest Public Financing Authority, Assessment Districts, as well as any future component units of the City, the Agency, or the Authority. Specifically, the funds under investment include:

- General Fund
- All Special Revenue Funds
- Capital Project Funds
- Enterprise Funds
- Trust & Agency Funds
- Bond Reserve Funds
- Trust & Agency Funds
- Any new funds that the City Council may create during the fiscal year

4. Delegation of Authority-Adoption of Policy

The City invests in the spectrum of instruments allowable under the Government Code Section 53600 et. seq. of the State of California. The City Council has delegated, by resolution, the authority to invest to the City Treasurer, subject to the limitations set forth in the Investment Policy. The City shall hold its public funds investor harmless for responsible transactions undertaken in accordance with the Investment Policy. The investment policy shall be annually rendered by the City Treasurer and be adopted by City Council resolution.

5. Investment Strategy & Diversification

To maximize returns, the economy and various markets are monitored carefully in order to assess the probable course of interest rates. The City lengthens its maturities when rates are falling and shortens maturities when rising. The City attempts to take advantage of imperfections in the market where a security's price is out of line with other investments, and tries to improve yields during contra cyclical changes in interest rates and through the purchase of occasional odd lots which are offered at bargain prices.

The City of Ridgecrest will diversify its investments by security type, institution, and maturity. The only exception is with the Local Agency Investment Fund. With the exception of U.S. Treasury securities and authorized investment pools no more than 50% of the City's total investment portfolio may be with a single investment instrument or financial institution.

6. Selection of Financial Institutions

The Finance Director/City Treasurer (or designated staff) shall investigate all institutions that wish to do business with the City in order to determine if they are adequately capitalized, make markets in securities appropriate to the City's needs, and agree to abide by the City's Investment Policy. All financial that desire to become qualified bidders for investment transactions must complete City's "Broker/Dealer Request for Information" and "Broker/Dealer Certification".

The Finance Director/City Treasurer shall conduct an annual review of the financial condition and other qualifications of all approved financial institutions and broker/dealers to determine if they continue to meet the City's guidelines for qualifications as defined in this section. Additionally, the City shall keep the current audited financial statements on file for each approved financial institution and broker dealer with which the City does business.

7. Investment Instruments

The City invests in the following investment instruments as approved by the California Government Code:

Securities of the U.S. Government, the State of California or any component units.

Local Agency Investment Fund (State of California) Demand Deposits.

Certificates of Deposit (Time Deposits) placed with commercial banks and savings and loan companies.

Bankers Acceptances.

Re-purchase Agreements.

Passbook Saving Account Demand Deposits.

Other investments that are, or may become, legal investments through the State of California Government Code and with prior approval of the City Council.

- a. In addition to following all legal guidelines, the portfolio shall preserve principal, maintain adequate liquidity to meet all City obligations, contain an appropriate level of interest rate risk, and with the exception of the Local Agency Investment Fund (LAIF) be diversified across types of investments, maturities, and institutions to minimize credit risk and maintain an appropriate return.
- b. **Repurchase Agreements – Master Repurchase Agreements Required**
Investments in repurchase agreements are allowable and shall be made only with financial institutions with which the City has an executed master repurchase agreement. The financial institution must be a primary dealer of the Federal Reserve Bank of New York.

8. Investment Pools/Mutual Funds

A thorough investigation of any pooled investment funds, including mutual funds is required prior to investing, on a continual basis. To accomplish this a questionnaire will be used to evaluate the suitability of the pooled fund. The questionnaire will answer the following general questions:

- A description of eligible investment securities, and a written statement of investment policies and objectives;
- A description of interest calculations and how it is distributed, and how gains and losses are treated.
- A description of how the securities are safeguarded (including the settlement processes) and how often the securities are priced and the program audited;
- A description of who may invest in the program, how often, and what size deposit and withdrawal is allowed;
- A schedule for receiving statements and portfolio listings;
- Are reserves, retained earnings, etc. utilized by the pool/fund?
- A fee schedule and when and how the fees are assessed;
- Is the pool/fund eligible for bond proceeds and/or will it accept such proceeds?

9. Policy Criteria for Selecting Investment, in Order of Priority

A. Safety

Safety and the minimizing of risk associated with investing refers to attempts to reduce the potential for loss of principal, interest or a combination of the two. The first level of risk control is found in state law, which restricts the particular type of investments permissible for municipalities. The second level of risk control is reduction of default risk by investing in instruments that appear upon examination to be the most credit worthy. The third level of risk control is reduction of market risk by investing in instruments that have maturities coinciding with planned dates of disbursement, thereby eliminating risk of loss from a forced sale.

B. Liquidity

Liquidity refers to the ability to easily sell at any time with a minimal risk of losing some portion of principal or interest. Liquidity is an important quality for an investment to have, for at any time the City may have unexpected or unusual circumstances that result in larger disbursements than expected, and some investments may need to be sold to meet the contingency. Most investments of the City are highly liquid, with the exception of Time Certificates of Deposits issued by banks and savings and loans companies. Maturity dates for Time Certificates of Deposits shall be selected in anticipation of disbursement needs, thereby obviating the need for forced liquidation or lost interest penalties.

C. Yield

Yield is the potential dollar earnings as investment can provide, and also is sometimes described as the rate of return. The City attempts to obtain the highest yield possible when selecting an investment, provided that the criteria stated in the Investment Policy for safety and liquidity are met.

7. Policy Constraints

The City operates its investment program with many State and self-imposed constraints. It does not speculate; it does not buy stock or corporate bonds; it does not deal in futures or options; it does not purchase on margin through Reverse Re-purchase Agreements. The weighted average life of the portfolio is maintained within limits dictated by the cash flow needs of the City. The City diversifies its investment to reduce potential default on market risks. The portfolio is carefully monitored to assure the prudent management of the portfolio.

8. Selection of Investment Contracts

The City determines those firms (broker, broker/dealers, banks, and savings and loans) with which it will do investment business based on the following criteria:

- A. Being authorized under California Government Code Section 53635.5 to transact investments within local agencies.
- B. Receipt of a positive, audited financial statement. The City Treasurer shall annually review the financial condition and registrations of qualified financial institutions and brokers/dealers with whom the City/Agency/Authority does business.
- C. Being in business for a minimum of seven years in the State of California as evidence as appropriate experience in California.
- D. These may include primary dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1.
- E. Other rules and regulations as may from time to time be either enacted by State law or administrative necessity as determined by the City Treasurer.

9. Safekeeping & Collateralization

Securities purchased from broker/dealers (if any) shall be held in third party safekeeping by the trust department of the City's bank or other designated third party trust, in the City's name and control.

Collateralization shall be required on certificates of deposits and repurchase agreements. In order to anticipate market changes and provide for a level of security for all funds, the collateralization level will be 105% of market value of principal and accrued interest or the minimum required in the California Government Code (whichever is greater). Collateral will always be held by an independent third party with whom the City has a current custodial agreement. A clearly marked evidence of ownership (safekeeping receipt) must be supplied to the City and retained. Collateral substitution is granted with the written approval of the City Treasurer.

All securities will be received and delivered using a delivery vs. payment basis, which ensures that securities are deposited with the third party custodian prior to the release of funds. Securities will be held by a third party custodian as evidenced by safekeeping receipts. Investments in the Local Agency Investment Fund or mutual funds are undeliverable and are not subject to delivery or third party safekeeping.

10. Investment Controls & Investment Procedures

The City has a System of Internal Investment Controls and a Segregation of responsibilities of Investment Functions. All requests for investment transactions are over the signatures of any two of the following four city officials: 1) Treasurer, 2) City Manager, 3) Mayor, 4) Deputy City Treasurer. In the absence of the City Treasurer, the Deputy City Treasurer, or the City Manager, as designated by the City Treasurer will act as the Treasurer and will make the investment decisions (normally based on the criteria outlined by the Treasurer prior to his departure on business or vacation).

The City Treasurer shall establish a separate written investment procedures manual for the operation of the investment program consistent with this policy. The procedures should explicitly include reference to: safekeeping, wire transfer agreements, banking service contracts, cash flow forecasting, and collateral/depository agreements. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the City Treasurer.

11. Investment Reports

- A. The Treasurer annually renders a Statement of Investment Policy to the City Council for their approval.
- B. The Treasurer renders an investment report at the frequency dictated by State law, to the City Manager and City Council showing the type of investment, institution, date of maturity, amount of deposit, current market value for all securities with a maturity of more than 12 months, rate of interest, specifying in detail each investment in Re-purchase Agreements, and such other data as may be required by the City.
- C. The Investment Report states its relationship to the Statement of Investment Policy by indicating each and every instance that there is a divergence from or violation of Policy or stating that the report is in compliance with the approved Statement of Investment Policy.

12. Investment Audits

Annually, the City Council reviews and evaluates the investment program and updates the Statement of Investment Policy. The City's auditor will include in the scope of the audit investments executed, matured, and ongoing. Appropriate City staff will assist the Treasurer in confirming the accuracy of his reports and will confirm correlation with City's system of accounts.

13. Benchmark Standard

The benchmark for the portfolio is the 6-month T-Bill rate.

14. Ethics & Conflicts of Interest

Officers and employees involved in the investment process shall refrain from personal business activities that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Any potential conflicts shall be disclosed to the City Treasurer, City Manager, or the City Attorney.

GLOSSARY

AGENCIES: Federal agency securities and/or Government-sponsored enterprises.

ASKED: The price at which securities are offered.

BANKERS' ACCEPTANCE (BA): A draft or bill of exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.

BENCHMARK: A comparative base for measuring the performance or risk tolerance of the investment portfolio. A benchmark should represent a close correlation to the level of risk and the average duration of the portfolio's investments.

BID: The price offered by a buyer of securities. (When you are selling securities, you ask for a bid.) See Offer.

BROKER: A broker brings buyers and sellers together for a commission.

CERTIFICATE OF DEPOSIT (CD): A time deposit with a specific maturity evidenced by a certificate. Large-denomination CD's are typically negotiable.

COLLATERAL: Securities, evidence of deposit, or other property that a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR):

The official annual report for the City of Ridgecrest. It includes five combined statements for each individual fund and account group prepared in conformity with GAAP. It also includes supporting schedules necessary to demonstrate compliance with finance-related legal and contractual provisions, extensive introductory material, and a detailed Statistical Section.

COUPON: (a) The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value. (b) A certificate attached to a bond evidencing interest due on a payment date.

DEALER: A dealer, as opposed to a broker, acts as a principal in all transactions, buying and selling for his own account.

DEBENTURE: A bond secured only by the general credit of the issuer.

DELIVERY VERSUS PAYMENT: There are two methods of delivery of securities: delivery versus payment and delivery versus receipt. Delivery versus

payment is delivery of securities with an exchange of money for the securities. Delivery versus receipt is delivery of securities with an exchange of a signed receipt for the securities.

DERIVATIVES: (1) Financial instruments whose return profile is linked to, or derived from, the movement of one or more underlying index or security, and may include a leveraging factor, or (2) financial contracts based upon notional amounts whose value is derived from an underlying index or security (interest rates, foreign exchange rates, equities or commodities).

DISCOUNT: The difference between the cost price of a security and its maturity when quoted at lower than face value. A security selling below original offering price shortly after sale also is considered to be at a discount.

DISCOUNT SECURITIES: Non-interest bearing money market instruments that are issued a discount and redeemed at maturity for full face value, e.g. U.S. Treasury Bills.

DIVERSIFICATION: Dividing investment funds among a variety of securities offering independent returns.

FEDERAL CREDIT AGENCIES: Agencies of the Federal government set up to supply credit to various classes of institutions and individuals, e.g., S&L's, small-business firms, students, farmers, farm cooperatives, and exporters.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC): A federal agency that insures bank deposits, currently up to \$100,000 per deposit.

FEDERAL FUNDS RATE: The rate of interest at which Fed funds are traded. This rate is currently pegged by the Federal Reserve through open-market operations.

FEDERAL HOME LOAN BANKS (FHLB):

Government sponsored wholesale banks (currently 12 regional banks) that lend funds and provide correspondent banking services to member commercial banks, thrift institutions, credit unions and insurance companies. The mission of the FHLBs is to liquefy the housing related assets of its members who must purchase stock in their district Bank.

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA): FNMA, like GNMA was chartered under the Federal National Mortgage Association Act in 1938. FNMA is a federal corporation working under the auspices of the Department of Housing and Urban Development (HUD). It is the largest single provider of residential mortgage funds in the United States. Fannie Mae, as the corporation is called, is a private stockholder owned corporation. The corporation's purchases include a variety of adjustable mortgages and second

loans, in addition to fixed-rate mortgages. FNMA's securities are also highly liquid and are widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

FEDERAL OPEN MARKET COMMITTEE (FOMC): Consists of seven members of the Federal Reserve Board and five of the twelve Federal Reserve Bank Presidents. The President of the New York Federal Reserve Bank is a permanent member, while the other Presidents serve on a rotating basis. The Committee periodically meets to set Federal Reserve guidelines regarding purchases and sales of Government Securities in the open market as a means of influencing the volume of bank credit and money.

FEDERAL RESERVE SYSTEM: The central bank of the United States created by Congress and consisting of a seven member Board of Governors in Washington, D.C., 12 regional banks and about 5,700 commercial banks that are members of the system.

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA or Ginnie Mae): Securities influencing the volume of bank credit guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loan associations, and other institutions. Security holder is protected by full faith and credit of the U.S. Government. Ginnie Mae securities are backed by the FHA, VA, or FmHA mortgages. The term "passthroughs" is often used to describe Ginnie Maes.

LIQUIDITY: A liquid asset is one that can be converted easily and rapidly into cash without a substantial loss of value. In the money market, a security is said to be liquid if the spread between bid and asked prices is narrow and reasonable size can be done at those quotes.

LOCAL GOVERNMENT INVESTMENT POOL (LGIP): The aggregate of all funds from political subdivisions that are placed in the custody of the State Treasurer for investment and reinvestment.

MARKET VALUE: The price at which a security is trading and could presumably be purchased or sold.

MASTER REPURCHASE AGREEMENT: A written contract covering all future transactions between the parties to repurchase—reverse repurchase agreements that establishes each party's rights in the transactions. A master agreement will often specify, among other things, the right of the buyer-lender to liquidate the underlying securities in the event of default by the seller-borrower.

MATURITY: The date upon which the principal or stated value of an investment becomes due and payable.

MONEY MARKET: The market in which short-term debt instruments (bills, commercial paper, bankers' acceptances, etc.) are issued and traded.

OFFER: The price asked by a seller of securities. See Asked and Bid.

OPEN MARKET OPERATIONS: Purchases and sales of government and certain other securities in the open market by the New York Federal Reserve Bank as directed by the FOMC in order to influence the volume of money and credit in the economy. Purchases inject reserves into the bank system and stimulate growth of money and credit; sales have the opposite effect. Open market operations are the Federal Reserve's most important and most flexible monetary policy tool.

PORTFOLIO: Collection of securities held by an investor.

PRIMARY DEALER: A group of government securities dealers who submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to its informal oversight. Primary dealers include Securities and Exchange Commission (SEC)-registered securities broker-dealers, banks, and a few unregulated firms.

PRUDENT INVESTOR RULE: An investment standard. In some states the law requires that a fiduciary, such as a trustee, may invest money only in a list of securities selected by the custody state—the so-called legal list. In other states the trustee may invest in a security if it is one which would be bought by a prudent person of discretion and intelligence who is seeking a reasonable income and preservation of capital.

QUALIFIED PUBLIC DEPOSITORIES: A financial institution which does not claim exemption from the payment of any sales or compensating use or ad valorem taxes under the laws of this state, which has segregated for the benefit of the commission eligible collateral having a value of not less than its maximum liability and which has been approved by the Public Deposit Protection Commission to hold public deposits.

RATE OF RETURN: The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond the current income return.

REPURCHASE AGREEMENT (RP OR REPO): A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date. The security "buyer" in effect lends the "seller" money for the period of the agreement, and the terms of the agreement are structured to compensate him for this. Dealers use RP extensively to finance their positions. Exception: When the Fed is said to be doing RP, it is lending money, that is, increasing bank reserves.

SAFEKEEPING: A service to customers rendered by banks for a fee whereby securities and valuables of all types and descriptions are held in the bank's vaults for protection.

SECONDARY MARKET: A market made for the purchase and sale of outstanding issues following the initial distribution.

SECURITIES & EXCHANGE COMMISSION: Agency created by Congress to protect investors in securities transactions by administering securities legislation.

SEC RULE 15C3-1: See Uniform Net Capital Rule.

STRUCTURED NOTES: Notes issued by Government Sponsored Enterprises (FHLB, FNMA, SLMA, etc.) and Corporations that have imbedded options (e.g., call features, step-up coupons, floating rate coupons, derivative-based returns) into their debt structure. Their market performance is impacted by the fluctuation of interest rates, the volatility of the imbedded options and shifts in the shape of the yield curve.

TREASURY BILLS: A non-interest bearing discount security issued by the U.S. Treasury to finance the national debt. Most bills are issued to mature in three months, six months, or one year.

TREASURY BONDS: Long-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities of more than 10 years.

TREASURY NOTES: Medium-term coupon bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities from two to 10 years.

UNIFORM NET CAPITAL RULE: Securities and Exchange Commission requirement that member firms as well as nonmember broker-dealers in securities maintain a maximum ratio of indebtedness to liquid capital of 15 to 1; also called *net capital rule* and *net capital ratio*. Indebtedness covers all money owed to a firm, including margin loans and commitments to purchase securities, one reason new public issues are spread among members of underwriting syndicates. Liquid capital includes cash and assets easily converted into cash.

YIELD: The rate of annual income return on an investment, expressed as a percentage.

(a) **INCOME YIELD** is obtained by dividing the current dollar income by the current market price for the security.

(b) **NET YIELD or YIELD TO MATURITY** is the current income yield minus any premium above par or plus any discount from par in purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond.

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**CITY COUNCIL/SUCCESSOR REDEVELOPMENT AGENCY/
HOUSING AUTHORITY/FINANCING AUTHORITY AGENDA ITEM**

SUBJECT:

Minutes of the Regular City Council/Successor Redevelopment Agency/Housing Authority/Financing Authority Meeting of April 15, 2015

PRESENTED BY:

Rachel J. Ford, City Clerk

SUMMARY:

Draft Minutes of the Regular City Council/Successor Redevelopment Agency/Housing Authority/Financing Authority Meeting of April 15, 2015

FISCAL IMPACT:

None

Reviewed by Finance Director:

ACTION REQUESTED:

Approve minutes

CITY MANAGER 'S RECOMMENDATION:

Action as requested: Approve Draft Minutes

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**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL/RIDGECREST CITY SUCCESSOR AGENCY/
FINANCING AUTHORITY/ HOUSING AUTHORITY**

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

**April 15, 2015
6:00 p.m.**

This meeting room 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 solely for the purpose of preparation of minutes.

CALL TO ORDER 6:00 p.m.

ROLL CALL

Council Present: Mayor Peggy Breeden; Mayor Pro Tempore James Sanders; Vice Mayor Lori Acton; Council Members Eddie B. Thomas and Mike Mower

Council Absent: None

Staff Present: Chief of Police-Acting City Manager Ron Strand; Deputy City Clerk Ricca Charlon; City Attorney Keith Lemieux; and other staff

APPROVAL OF AGENDA

Motion To Approve The Agenda Made By Council Member Mower, Second By Council Member Thomas. Motion Passed By Roll Call Vote Of 5 Ayes; 0 Noes; 0 Abstain; And 0 Absent.

REGULAR SESSION – 6:00 p.m.

- Pledge Of Allegiance
- Invocation – Pastor Bill Corley of Crossroads Community Church

CITY ATTORNEY REPORT

- None

PUBLIC COMMENT

Opened at 6:08

Mike Neel – Spoke about Dale Howard’s property right. Served informal notice to Council that on the day Dale Howard is given a bill for the removal of his property he will be serving recall notices to the entire Council.

Robert Eierman – Spoke about the San Juan Capistrano court case regarding tier level water rates being unconstitutional and a violation of prop 218

Lemieux – spoke about the case and that every water district in the state is watching closely.

Ronald Porter – Spoke about the Dale Howard case and his disapproval.

Dave Matthews – Got a scam call from the IRS today. Spoke about International Dark Skies week. Spoke about maiden voyage of the airplane ‘Doc’. Asked Council to think about effects of any laws they consider passing (example-Howard).

Closed at 6:24

CONSENT CALENDAR

1. Adopt A Resolution Of The Ridgecrest City Council Approving Contract Change Order Number Twenty-Five With The Contractor, Griffith Company, For The West Ridgecrest Boulevard Project And Authorize The City Manager, Dennis Speer, To Sign Change Order Number Twenty-Five Culp
2. Adopt A Resolution Of The Ridgecrest City Council To Approve The Agreement With The Engineering Firm Of David Evans & Associates And Provide Application Preparation For The City Of Ridgecrest On The Active Transportation Program (ATP) And Authorize The City Manager, Dennis Speer To Execute The Agreement Upon Approval Of The City Attorney Culp
3. Adoption Of Resolutions (1) Initiating Proceedings For The Levy And Collection Of Assessments For Landscaping And Lighting District No. 2012-1, Fiscal Year 2015/2016; And (2) Accepts And Approves The Engineer’s Report; And (3) Declaring Its Intention To Levy And Collect Assessments For The Landscaping And Lighting District No. 2012-1 For Fiscal Year 2015/2016, And Sets The Time And Place For The Public Hearing Culp
4. Approve Draft Minutes Of The Ridgecrest City Council/Successor Redevelopment Agency/Financing Authority/Housing Authority Meeting Dated April 1, 2015 Ford

Items pulled from consent calendar

- Item Nos. 1, 2

Motion To Approve Consent Calendar Items 3 & 4 Made By Council Member Mower, Second By Council Member Sanders. Motion Passed By Roll Call Vote Of 5 Ayes; 0 Noes; 0 Abstain; And 0 Absent.

Item No. Discussion 2

Council Member Sanders – does this have to do with the widening of Downs St? Would it be appropriate to coordinate with RCS?

Loren Culp – it refers to any elements in regards to the widening. With a federal project there are milestones that would make that difficult to coordinate with them but the SSSUD and RCS will be included in the public outreach

Motion To Approve Pulled Item No 2 Made By Council Member Sanders, Second By Council Member Acton. Motion Passed By Roll Call Vote Of 5 Ayes; 0 Noes; 0 Abstain; And 0 Absent.

Item No. Discussion 1

Mayor Breedon – why are we paying more for oil when the price has dropped?

Loren Culp – Caltrans and the federal highway administration section 5-314 which offers contracts payments for fluctuation in crude oil. Caltrans adopted a policy for long term projects and oil fluctuation. It is a contractual issue and a requirement to adhere to this section established through Caltrans.

Council Member Mower – the docs show a negative in September and we don't benefit from that, correct?

Loren Culp – that is correct, there is no benefit to the City with that negative number. He would be happy to bring something back to the Infrastructure Committee for more detail and explanation if so desired.

Public Comment open – 6:37

Dave Matthews – is there backup data?

Council Member Mower – yes, it is in the council package

Public Comment closed– 6:39

Motion To Approve Pulled Item No 1 Made By Council Member Thomas, Second By Council Member Acton. Motion Passed By Roll Call Vote Of 5 Ayes; 0 Noes; 0 Abstain; And 0 Absent.

PUBLIC HEARING

5. Conduct A Public Hearing And Approve A Resolution Of The Ridgecrest City Council Adopting A Mitigated Negative Declaration For The Ridgecrest Commercial Specific Plan Offsite Improvements Project Parsons

Gary Parsons – Reviewed staff report

Open Public Hearing – 6:42pm

Ronald Porter – Asked that Mr. Nelson speak so we have more information.

Matthew Nelson, Attorney for Walmart - affirmed G. Parsons comments. Walmart has all the permits and will be going out to bid in mid-May with groundbreaking hopefully in July.

Council Member Mower – if in July we break ground what is the build time frame?

M. Nelson –roughly a year to completion.

Dave Matthews – There has to be a better way for projects to come forward and be worked through.

Council Member Mower – this includes only the Walmart building not the other ‘out’ parcels/buildings.

M. Nelson – yes that is correct

Mayor Breeden – does the year give us a time frame with the closure of the old store and the new one opening?

M. Nelson – when the new store opens the old will close simultaneously but hopefully filled by another store.

Lynn Loscar – how is this going to impact water? Fill old Walmart? What about the impact on the small mom and pop stores? Not so sure this is a great thing.

Close Public Hearing at 6:51pm

Motion To Approve A Resolution Of The Ridgecrest City Council Adopting A Mitigated Negative Declaration For The Ridgecrest Commercial Specific Plan Offsite Improvements Project – With The Amendment Acknowledging The Informational PG&E Page Provided - Made By Council Member Acton, Second By Council Member Sanders. Motion Passed By Roll Call Vote Of 5 Ayes; 0 Noes; 0 Abstain; And 0 Absent.

DISCUSSION AND OTHER ACTION ITEMS

6. Discussion And Approval Of Council Response To The Indian Wells Valley Land Use Management Plan (IWVLUMP) Breeden

Mayor Breeden – read the proposed letter. She then reported on IWV water district meeting last Monday night regarding the IWVLUMP.

Council Member Thomas – After the IWV water district meeting he was struggling and after the report from Mayor in regards to that meeting it is a good thing you went and got more clarity.

Council Member Sanders – thanked Peggy for writing the letter and starting the process. He has been battling in his mind about this issue. Knows there is an overdraft and the data he has seen convinces him of that. The solution to approach the problem is not pretty, but agreeable and shared burden on property owners has to be what we come to. If the GMA assesses a pump tax for usage, there has to be a study completed, and everyone in the valley would pay an equal portion and it would self-regulate itself. He is leaning in his mind towards opposition to supporting the letter but wants to hear the public tonight.

Council Member Acton – Believes we have a serious water issue. Used Tehachapi as an example on how they issued permits in regards to water. Disagrees with the re-zoning issue and feels it gives a no-growth plan for the valley. Maybe we should put a hold on new development and see where we are at. We need to slow our approach and at this time is also leaning towards opposition at this point.

Council Member Mower – He has been through a moratorium and feels it is more of a violation of property rights to those people who have property and can't build.

Mayor Breedon – Food and agriculture are her past, she supports agriculture. The water is an issue-we work together-no finger pointing. The navy employs 80% of the valley and we need to make sure that is not interfered with in any way. I want to see growth and economic development and believes we have to do this is because the opportunity for the sustainability act is going to give us the ability to find solutions. I don't want somebody from the state coming here to solve out water problem, nobody knows us better than we do.

Public comment – 7:15

Dave Matthews – Well written letter. It is mentioned about tertiary water usage, but would like to see added that a question be presented to the KC Board of Supervisors that they ask the State to look for additional sources of water and look to form an interchange board for the region.

Robert Eierman – Would say the letter is the best letter he could think of to oppose this plan. They are not doing the right thing and dangerously close to 'a taking' and a violation of the constitution.

Ed Hackett – Bottom line upfront – the proposed plan is reactive and it sets neighbor against neighbor. It tells those investors we are reactive and only here to protect the base. The base is important to the defense of the country. There is an elegant solution and that is that we are proactive and build. The spirit of this community can't be kept if we put neighbor against neighbor. Sins of our fathers as it should have been addressed sooner, but this plan shuts down this valley and its economic development. Please don't support the letter.

Ronald Porter – Believes the City should abstain from writing the letter. Everyone needs to feel the pain equally and it should not on a select few backs.

Renee Westa-Lusk – wants something done to protect our water supply. This plan did not go far enough but is on the side of approval and is worried about consequences of not doing anything now.

Mike Neel – What we have, that you are considering supporting, is a plan that has numbers that are off 30% - that far off and yet they want to push this forward? This doesn't sound right.

Carol Vaughn – We have an opportunity to do something about the water problem, let's do something about it. Let's not send a message that says we don't want any growth. We need economic development to survive. The plan does nothing to save any water use in this valley and she does not support it. Let's get together and make a plan for economic development plan and make it happen.

Lynn Loscar – We have pipelines that carry oil, why can't we get a pipeline for water – the other side of the country is flooding. Concerned about those whose rights are being violated and how the process of deciding active agriculture is happening.

Pat Farris – mentioned to Scott O'Neill about the water issue and his recruiting efforts. We need to look to the future and build the community. The revised plan needs to be presented in writing so we can SEE what you are, or are not, supporting. We need to get a document that is not going to change so we know what we are sending to the Board of Supervisors. Believes this is not good policy and too confusing.

Mrs. Neel – echoed all the comments said tonight. Too many empty seats in the room tonight and people need to attend and speak up.

Sophia Murk – concerned about the changing document and how fast it is happening. Encourages the letter to show the changes you are supporting as the document will probably change tomorrow, before they receive the letter.

Al Huey – Talked about the Governor’s water restriction and the IWV water district’s reaction. We have time to talk about this and allow the people to come together and work out a solution locally. Quoted scripture. He talked about the regulatory taking of rights among property owners and how it bothers him. Does not think the Council should support the plan.

Public Comment closed – 8:00pm

Council Member Acton – There is a solution but thinks this plan is not what she wants to support. Let’s discuss the trading of water for power.

Council Member Mower – We have talked about water for 41 years of my living here. We have been mandated by the state to do a 35% water reduction, this is on the non-well owners – so the city is feeling the brunt already. Everybody is speaking about the county’s changes, we asked for those changes and so we cannot complain. He will not vote to send a letter of opposition.

Council Member Thomas – still stuck in the middle on his decision. Been praying for guidance and wants this city to grow.

Mayor Breeden – been asked a lot about this and feels this is 50 times more difficult than Measure L. Doesn’t love the plan, but not against it, and thinks we need to do it.

Motion To Approve Letter, As Amended, Regarding Council Response To The Indian Wells Valley Land Use Management Plan Made By Council Member Mower, Second By Mayor Breeden. Motion DID NOT Pass By Roll Call Vote Of 2 Ayes; 3 Noes (Sanders, Acton, Thomas); 0 Abstain; And 0 Absent.

5 minute break 8:12 p.m.

ORDINANCES

7. Introduction And First Reading, An Ordinance Of The City Council Of The City Of Ridgecrest Amending Chapter 20 Of The Ridgecrest Municipal Code **Alexander**

City Planner Matthew Alexander reviewed staff report.

Mayor Breeden – seemed unusual that we had 6 homeless people and we must provide shelter for them. What is our responsibility?

M. Alexander – it doesn’t mean the City has provide them, it just means they are permitted uses.

Council Member Acton – in preparing this, has anyone come forward and proposed this? Currently most go to Bakersfield.

M. Alexander – I am not aware of anyone at this time.

Council Member Sanders – can you clarify density bonus.

M. Alexander – it means that if a developer comes forwards and says 10% would be allowed for low income it would allow for more total units. I asked that of a State representative, and it was said the State would not approve our Housing Element if we

did not approve this ordinance. Without the Housing Element we would have issues getting some grants we currently get.

Public Comment 8:29

Ronald Porter – This is a violation of the Brown Act and the description should be more detailed. What if they are going into an existing residential neighborhood and just plant a homeless shelter upon the house. I think we need more local control.

Lemieux – it would be helpful, and he recommends more detail be added in the future, but no violation has been committed tonight.

Dave Matthews – asked for clarity on definitions.

Carol Vaughn – what zones are being clarified in the ordinance?

M. Alexander – R-3 and R-4, these are not identified for homeless it is just allowed if someone came along and wanted to do it.

Public comment closed 8:37

Motion To Waive Reading In Full Of An Ordinance Of The City Council Of The City Of Ridgecrest Amending Chapter 20 Of The Ridgecrest Municipal Code Made By Council Member Acton, Second By Council Member Sanders. Motion Passed By Roll Call Vote Of 5 Ayes; 0 Noes; 0 Abstain; And 0 Absent.

Motion To Introduce, By Title Only, An Ordinance Of The City Council Of The City Of Ridgecrest Amending Chapter 20 Of The Ridgecrest Municipal Code Made By Council Member Acton, Second By Council Member Sanders. Motion Passed By Roll Call Vote Of 5 Ayes; 0 Noes; 0 Abstain; And 0 Absent.

COMMITTEE REPORTS

(Committee Meeting dates are subject to change and will be announced on the City website)

City Organization and Services Committee

Members: Lori Acton; Mike Mower, Solomon Rajaratnam, Cecil Yates
Meeting: 4th Wednesday each month at 5:00 p.m. as needed
Location: Council Conference Room B

Mike Mower

- Only action take was voting of Lori Acton-Chair, Mike Mower - Vice Chair

Infrastructure Committee

Members: Jim Sanders; Mike Mower, Matthew Baudhuin, Warren Cox
Meeting: 2nd Thursday each month at 5:00 p.m. as needed
Location: Council Conference Room B

Jim Sanders

- Discussed the funding options for Downs St project
- Went over TAB allocation funding list.

Ad Hoc Water Conservation Committee

Members: Jim Sanders; Peggy Breeden
Meeting: 1st Monday each month at 5:00 p.m. as needed
Location: Conference Room B

Jim Sanders

- Colin talked about formation and restrictions about forming the GSA committee.
- Public at the meeting talked about the condition of the cemetery. Things are being looked into to provide help.

Parks, Recreation, and Quality of Life Committee

Members: Eddie Thomas; Lori Acton, Matthew Baudhuin, Scott Davis
Meeting: 1st Tuesday each month at 12:00 p.m. as needed
Location: Kerr-McGee Center Meeting Rooms

Lori Acton

- Have not met

❖ **Ad Hoc Youth Advisory Council**

Members: Eddie Thomas
Meeting: 2nd Wednesday of each month, 12:00 p.m. as needed
Location: Kerr-McGee Center Meeting Rooms

Eddie Thomas

- Youth talked about voting regarding new officers.

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

Members: Eddie Thomas; Lori Acton
Meeting: 3rd Tuesday every other month at 4:00 p.m. as needed
Location: Kerr McGee Center Meeting Rooms

Eddie Thomas

- Have not met

Ridgecrest Area Convention And Visitors Bureau (RACVB)

Members: Lori Acton and Eddie Thomas
Meetings: 1st Wednesday Of The Month, 8:00 A.M.
Next Meeting: To Be Announced

Eddie Thomas

- Have not met

OTHER COMMITTEES, BOARDS, OR COMMISSIONS

Lori Acton

- Reported on Broadband/CETF meeting attended in Riverside. Lots of grant money on the table and will be talking with our consultant about how Ridgecrest can acquire some.

Peggy Breeden

- Reported on KernCOG meeting attended in Bakersfield. Read statistics regarding county
- Went to Washington with Supervisor Gleason last week – met with Navy Admiral in regards to the wastewater treatment facility. He (the Navy) can't financially support the effort but showed different avenues about getting the funds – MILCON grant. McCarthy's office was there and the admiral gave them direction to make it happen. More info to come.

CITY MANAGER REPORT - None

MAYOR AND COUNCIL COMMENTS

Peggy Breeden

- Wants to write a letter to the Governor requesting the county and states to support our BRAC process and our valley.
- Wants to establish (very soon) a town hall meeting in regards to economic development. Would like to invite Stu Witt to talk about how he accomplished all he has in Mojave.
- Wants to talk about water use in the city (fountain, parks, etc.) and how we can preserve

Mike Mower

- Spoke regarding intersection lights – specifically RC/Downs – not functioning properly

Eddie Thomas

- Concerned about city works shoveling off asphalt from the back of a truck, no safety vests, no hard hats, and believes there might be a safety violation.

Lori Acton

- Would like to speak at the Town hall regarding the Broadband initiative

Jim Sanders

- Town hall meeting a good idea – we need more of them
- Just heard tonight about the 35% water mandate and what he thought about was the grey water ordinance that is still at staff level. Believes it is critical and we need to work on it.
 - Tomorrow at the groundwater management meeting Loren Culp will be talking about this topic.

ADJOURNMENT 9:11

Ricca Charlon, CMC
Deputy City Clerk

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**CITY COUNCIL/SUCCESSOR REDEVELOPMENT AGENCY/
FINANCING AUTHORITY/HOUSING AUTHORITY AGENDA ITEM**

SUBJECT:

Executive Summary and Discussion of Fiscal Year 2014-2015 Budget Projections

PRESENTED BY:

Rachelle McQuiston, Finance Director/Agency Treasurer

BACKGROUND:

Pursuant to Council request, the Director of Finance has actively researched revenue and expenditure projections for the remaining Fiscal Year 2014-15 Budget.

At the time of posting, supporting documents were still in process and will be provided as soon as complete.

FISCAL IMPACT:

No Fiscal Impact

Reviewed by Finance Director

ACTION REQUESTED:

Receive and File

CITY MANAGER / EXECUTIVE DIRECTOR RECOMMENDATION:

Action as requested:

Submitted by: Rachelle McQuiston Finance Director

Action Date: May 6, 2015

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CITY COUNCIL/SUCCESSOR REDEVELOPMENT AGENCY
FINANCING AUTHORITY/HOUSING AUTHORITY AGENDA ITEM

SUBJECT:

Council Discussion and Approval of a letter of support for Senate Bill 111 (SB 111) and Senate Bill 121 (SB 121)

PRESENTED BY:

Peggy Breeden, Mayor

SUMMARY:

City Council has been asked by Ernie Bell, Superintendent of Sierra Sands Unified School District, to join them in support of SB 111 and SB 121 by issuing a letter from the City Council to the Senate Appropriations Committee, Senator Ricardo Lara, and Senator Jean Fuller.

In 2010, The Department of Defense Office of Economic Adjustment (OEA) put together teams to provide facility and functional adequacy assessments of 160 public schools across the country located on military installations. Each school was assessed on condition and capacity and was ranked on a priority list from worst to best. California has 11 schools in the top 33 of the Secretary of Defense Priority List, much more than any other state. More importantly, two of these schools are from Sierra Sands Unified School District. Murray Middle School and Burroughs High School are in the top 15 of this list; Murray being number 4 and Burroughs High School number 10 on the priority list.

From 2011 through 2014, Congress passed bills to appropriate over \$945 million in funding to construct, renovate, repair, or expand public schools that have been identified on the assessment list. In order to receive funding, school districts must provide a 20% funding match requirement. As stated in my letter, rising costs and unexpected construction elements have increased our costs making it almost impossible for us to provide the 20% match. As parents, students, staff, and community members we must send a message to our political leaders as to the importance of these bills and how they will help Sierra Sands provide the matching funds necessary for safe and adequate schools for our students.

Mayor Breeden has requested this item come before Council for discussion and approval. A Sample letter has been provided for the discussion.

FISCAL IMPACT:

None

Reviewed by Finance Director

ACTION REQUESTED:

Review, Discuss, Revise and Approve a draft letter of support for SB111 and SB121.

CITY MANAGER / EXECUTIVE DIRECTOR RECOMMENDATION:

Action as requested:

Submitted by: Rachel Ford
(Rev. 6/12/09)

Action Date: May 6, 2015

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CITY OF RIDGECREST

100 West California Avenue
Ridgecrest, CA 93555-4054
Telephone 760-499-5062

April 29, 2015

Peggy Breeden
Mayor

Honorable Senator Jean Fuller
State Capitol, Rm. 3063
Sacramento, CA 95814

James Sanders
Mayor Pro Tempore

Dear Senator Fuller:

Lori Acton
Vice Mayor

I am writing this letter to voice my strong support for SB 111 (Public Schools near Military Bases Facilities Appropriation). I live and work in Ridgecrest, California and currently have or have had students attend schools in Sierra Sands Unified School District. I know that two of our schools located on the local military base, Naval Air Warfare Station China Lake, have qualified for funding through the DoD/OEA School Facilities Modernization and Construction Program. Our entire community was so happy to see this happen because both schools are in desperate need of modernization and repair. Murray Middle School was built in 1945 and Burroughs High School in 1958. These are two of the oldest schools in the district.

Eddie B. Thomas
Council Member

This is a great opportunity for our students, parents, families, and our entire community. Having the Department of Defense grant is truly wonderful, but I know and understand that the Sierra Sands Unified School District will have a very difficult time coming up with the 20% matching money for these projects. These last six years of economic downturn have been very tough on our community and have been especially hard on the school district.

Mike Mower
Council Member

Dennis Speer
City Manager

Rachelle McQuiston
Finance Director

Dennis Speer
Public Works Director

As a taxpayer, I can think of no better use of my taxpayer dollars than to assist the district in providing modern, safe schools for the children of our community, especially when we think of the role played by the parents of many of our students in our country's defense. Because of our community uniqueness and location we do not have the same revenue generating capabilities of many other school districts

Ron Strand
Chief of Police

Rachel Ford
City Clerk

I am asking you for your strong support of this Bill, and again voice my strong support for SB 111.

Sincerely,

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CITY COUNCIL/SUCCESSOR REDEVELOPMENT AGENCY
FINANCING AUTHORITY/HOUSING AUTHORITY AGENDA ITEM

SUBJECT:

An Ordinance of The Ridgecrest City Council amending Chapter 20 of the Municipal Code, (Zoning) to permit:

- Emergency Shelters in Residential Zone Districts, and
- Section 20-32 (Density Bonuses) shall be modified in compliance with State Laws.

Applicant: City of Ridgecrest Planning Department

PRESENTED BY:

Matthew Alexander, AICP

SUMMARY:

During the past several months the City of Ridgecrest has been preparing an update to the Housing Element of the General Plan. The final draft Housing Element is tentatively scheduled to come before the City Council for adoption on April 15, 2015. In order for the Housing Element to be certified by the State of California Housing and Community Development Department, two amendments to the City's Zoning Ordinance must occur:

1. A provision permitting "Emergency Shelters" within the R-3 and R-4 (Multi-Family Residential Districts), and
2. An amendment to the Ordinance Section permitting Density Bonuses.

On December 16, 2014 the Planning Commission approved PC Resolution 14-22 recommending that the City Council adopt the Zoning Ordinance amendments identified above.

The following two motions are required to approve:

Motion To Waive Reading In Full Of An Ordinance Of The City Council Of The City Of Ridgecrest Adopting Zoning Text Amendment No. 14-01, First Reading, By Title Only, By Amending Chapter 20 (Zoning) Of The Municipal Code By Amending The Definitions Section Of The Zoning Ordinance By Adding "Emergency Shelters" And By Permitting Emergency Shelters Within The R-3 And R-4 Zone Districts And By Amending Section 20-32 (Density Bonuses) Section Of The Zoning Ordinance By Permitting Incentives And Concessions By The City Consistent With The Provisions Of Government Code Sections 65915-65918, As Amended, By Providing Increased Residential Densities For Projects That Guarantee That A Portion Of The Housing Units Will Be Affordable To Very Low-, Low-, Or Moderate-Income Households Or Senior Citizens, Or Include Child Care Facilities. Applicant: City Of Ridgecrest Planning Department

Requires A Second

Motion To Introduce, By Title Only, An Ordinance Of The City Council Of The City Of Ridgecrest Adopting Zoning Text Amendment No. 14-01, First Reading, By Title Only, By Amending Chapter 20 (Zoning) Of The Municipal Code By Amending The Definitions Section Of The Zoning Ordinance By Adding "Emergency Shelters" And By Permitting Emergency Shelters Within The R-3 And R-4 Zone Districts And By Amending Section 20-32 (Density Bonuses) Section Of The Zoning Ordinance By Permitting Incentives And Concessions By The City Consistent With The Provisions Of Government Code Sections 65915-65918, As Amended, By Providing Increased Residential Densities For Projects That Guarantee That A Portion Of The Housing Units Will Be Affordable To Very Low-, Low-, Or Moderate-Income Households Or Senior Citizens, Or Include Child Care Facilities. Applicant: City Of Ridgecrest Planning Department

Requires A Second

FISCAL IMPACT:

None

Reviewed by Finance Director

ACTION REQUESTED:

Approve two motions of the Ordinance amending the Zoning Ordinance Text as listed above.

CITY MANAGER / EXECUTIVE DIRECTOR RECOMMENDATION:

Action as requested:

Submitted by: Matthew Alexander AICP
(Rev. 6/12/09)

Action Date: April 15, 2015

CITY COUNCIL RESOLUTION ORDINANCE NO.- 15-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIDGECREST ADOPTING ZONING TEXT AMENDMENT NO. 14-01, FIRST READING, BY TITLE ONLY, BY AMENDING CHAPTER ~~XX-20~~ (ZONING) OF THE MUNICIPAL CODE BY AMENDING THE DEFINITIONS SECTION OF THE ZONING ORDINANCE BY ADDING “EMERGENCY SHELTERS” AND BY PERMITTING EMERGENCY SHELTERS WITHIN THE R-3 AND R-4 ZONE DISTRICTS AND BY AMENDING SECTION 20-32 (DENSITY BONUSES) SECTION OF THE ZONING ORDINANCE BY PERMITTING INCENTIVES AND CONCESSIONS BY THE CITY CONSISTENT WITH THE PROVISIONS OF GOVERNMENT CODE SECTIONS 65915-65918, AS AMENDED, BY PROVIDING INCREASED RESIDENTIAL DENSITIES FOR PROJECTS THAT GUARANTEE THAT A PORTION OF THE HOUSING UNITS WILL BE AFFORDABLE TO VERY LOW-, LOW-, OR MODERATE-INCOME HOUSEHOLDS OR SENIOR CITIZENS, OR INCLUDE CHILD CARE FACILITIES. APPLICANT: CITY OF RIDGECREST PLANNING DEPARTMENT.

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

SECTION 1. PURPOSE

This Ordinance Adopts Zoning Text Amendment No. 14-01

SECTION 2. FINDINGS

1. On December 16, 2014 the Planning Commission held a public hearing and duly and regularly considered and recommended amending The Zoning Ordinance Text by amending Chapter ~~XX-20~~ of the Municipal Code, (Zoning) to amend the *Definitions Section of the Zoning Ordinance by adding Emergency Shelters*” and by permitting Emergency Shelters within the R-3 and R-4 Zone Districts and by adding Section 20-32 (Density Bonuses) Section of the Zoning Ordinance by permitting *incentives and concessions by the City consistent with the provisions of Government Code Sections 65915-65918, as amended*, by providing increased residential densities for projects that guarantee that a portion of the housing units will be affordable to very low-, low-, or moderate-income households or senior citizens, or include child care facilities. Applicant: City of Ridgecrest Planning Department.
2. The Council finds, determines and declares:
 - (a) This zoning text amendment will not be accompanied by any significant environmental impacts.
 - (b) This zoning text amendment ~~is~~ consistent with the General Plan as adopted.
 - (c) This zoning text amendment will not have a significant impact on the environment and is not likely to cause environmental damage or serious public health problems,
 - (d) This zoning text amendment will promote the health, welfare and safety of the community.

SECTION 3. APPROVAL

The City Council hereby adopts the Ordinance Amendments as follows:

- *Proposed revisions, additions, and deletions are presented in the order they appear in the Zoning Code*
- Underlined is proposed new language.

- ~~Strike through is existing language to be deleted.~~
- *Standard type is existing language to be retained.*

20-1.2. Definitions.

“Emergency Shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.

20-10. R-3 Medium Density Multi-Family Residential District.

20-10.2. Permitted Uses.

The following uses may be permitted subject to the application for a site plan review pursuant to Section 20-22 of this Code.

- a. *Multi-family residential dwellings.*
- b. *A one-family dwelling.*
- c. *Accessory structures which shall be located on the same parcel of land unless the main building and the accessory structure are both located on adjacent lots which meet minimum area requirements.*
- d. *Private greenhouses and horticultural collections, flower and vegetable gardens and fruit trees not intended for commercial purposes.*
- e. *Home occupations.*
- f. *Second Units subject to the requirements of subsection 20-8.12.*
- g. Emergency shelters.

20-11. R-4 Medium-Density Multi-Family Residential District.

20-11.2. Permitted Uses.

The following uses may be permitted subject to the application for a conditional use permit per Section 20-22 of this Code.

- ~~a. Multi-family residential dwellings.~~
- a. *A one-family dwelling.*
- b. *Accessory structures which shall be located on the same parcel of land unless the main building and the accessory structure area both located on adjacent lots which meet minimum area requirements.*
- c. *Private greenhouses and horticultural collections, flower and vegetable gardens and fruit trees not intended for commercial purposes.*
- d. *Home occupations.*
- e. *Second Units subject to the requirements of subsection 20-8.12.*
- f. Emergency shelters.

20-32. Density Bonuses.

20-32.1. Purpose.

Density Bonuses (incentives and concessions) shall be granted by the City consistent with the provisions of Government Code Sections 65915-65918, as amended, by providing increased residential densities for projects that guarantee that a portion of the housing units will be affordable to very low-, low-, or moderate-income households or senior citizens, or include child care facilities. when an applicant for housing development agrees or proposes to construct at least one of the following:

20-32.2. Application.

Density Bonuses shall be granted in a ministerial manner consistent with State Density Bonus Law (Government Code Section 65915) upon site plan review and summarized as follows:

- a. Applications. All applications for a density bonus, developer incentive, or waiver or modification of development standards must include the following information:
 1. The total number of base units and affordable housing units;
 2. The specific developer incentive(s) sought, if any, and documentation regarding the necessity of the incentive in order to provide affordable housing costs or rents;
 3. The specific waiver or modification to development standard(s), if any, and documentation regarding the necessity of the waiver or modification, including

documentation demonstrating that the City's development standards physically preclude the utilization of a density bonus.

- b. Land Donations. If requesting a density bonus based on land donation in accordance with Government Code Section 65915(g), in addition to the above listed information, the application must:
1. Demonstrate the developable acreage and zoning classification is compliant with eligibility criteria of Section 20-32.3a, and that the site is or will be served by adequate public facilities and infrastructure;
 2. Verify that all permits and approvals, other than building permits, necessary for the development of the very low-income housing units have been secured prior to the date of approval of the final subdivision map, parcel map, or other development permits;
 3. Verify that the developer can donate and transfer land no later than the date of approval of the final subdivision map, parcel map, or residential development application; and
 4. The land will be transferred to the City or to a housing developer approved by the City. The City may require the developer to identify and transfer the land to the affordable housing developer.
- c. Child Care Facilities. If requesting a density bonus based on the provision of a child day care facility in accordance with Government Code Section 65915(h), in addition to the above listed information, the application must:
1. Provide the location of the proposed child day care facility and the proposed operator;
 2. Agree to operate the child day care facility for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable;
 3. Agree to have contracted with a child day care facility operator for operation of the child day care facility before the first building permit is issued;
 4. Agree that the child day care facility will be in operation when the first certificate of occupancy is issued; and
 5. Of the children who attend the child care facility, the children of very low-income households, low-income households, and moderate-income households shall equal a percentage that is equal to or greater than the percentage of affordable units in the housing development that are required for very low-, low-, or moderate-income households.

The City shall not be required to provide a density bonus or concession or incentive for a child care facility if it finds, based upon substantial evidence, that the community has adequate child care facilities.

20-32.3. Density Bonuses and Incentives.

- a. Applicability. Pursuant to the requirements of Government Code Sections 65915–65918, the provisions of this Section apply to the development of housing units or any qualified land transfer that satisfy one or more of the criteria set forth in Government Code Section 65915. Currently the provisions of Section 65915 apply to the construction of five or more housing units that satisfy one or more of the following criteria:
1. *At least ten (10) ~~twenty (20)~~ percent of the total units of a housing development for low-income households, as identified in Section 50079.5 of the Health and Safety Code,*
 2. *At least five (5) ~~ten (10)~~ percent of the total number of dwelling units of a housing development for very low-income households, as defined in Section 50105 of the Health and Safety Code,*

3. At least ten (10) percent of the units are designated for moderate-income households, provided that all units in the development are offered to the public for purchase.
4. One hundred (100) percent of the units are designated for seniors citizens as defined in Section 51.3 and 51.12 of the Civil Code or mobile home park that limits residency based on age requirements for housing for older persons pursuant to Government Code Section 798.76 or 799.5.
5. ~~Donation of land to the city consisting of at least one acre, or of sufficient developable acreage and zoning classification to permit construction of at least 40 units, and not less than 10 percent of the residential units in the proposed development, that are affordable to very low income households.~~
6. ~~Fifty (50) percent of the total dwelling units of a housing development for qualifying residents, as defined in Section 51.3 of the Civil Code,~~

7. ~~Twenty (20)~~Ten (10) percent of the total dwelling units in a condominium project as defined in ~~subsection (f) of Section 1351-4125~~ of the Civil Code, for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code.
8. ~~A twenty-five (25) percent density bonus shall be granted for housing that includes at least fifty (50) percent of all units for seniors and elderly persons plus one additional incentive, or financially equivalent incentive(s). (California Government Code Section 65915).~~
9. *All handicap units shall be exempt from maximum residential density requirements.*
10. *Incentives shall be provided for the development of Planned Unit Developments (PUD) that include amenities and the preservation of common open space, and accommodate seniors and lower income (low and very low) projects with a twenty-five (25) percent density bonus pursuant to Government Code Section 65915.*
11. *A twenty-five (25) percent density bonus shall be granted for market rate residential developments that set aside twenty (20) percent of the total number of units, with restrictions, for low- and very low-income persons.*
12. *The City shall provide a ten (10) percent density bonus to accommodate large family dwelling units.*
13. *The City shall grant a density bonus equal to the number of lots or units lost as a result of providing additional, useable recreational space for very low- and low-income and special needs housing in Planned Unit Developments.*
14. ~~Density Bonuses shall be granted in a ministerial manner, and be approved as part of site plan review.~~

As language is updated in Government Code Sections 65915–65918 over time, the City shall comply with the current version of the State Density Bonus regulations in those sections.

- b. Calculating the Density Bonus. A density bonus shall be calculated on a sliding scale based upon the amount by which the percentage of affordable housing units exceeds the minimum number of affordable units required to qualify for a density bonus established under state law. Density bonus and applicable concessions or incentives shall be calculated as set forth in California Government Code 65915 as amended or modified after the adoption of this chapter by the City.
- c. Developer Incentives.
 1. Restrictions. When an applicant seeks a density bonus as prescribed by Government Code Section 65915, the City will grant the number of developer incentives as required by Section 20-32.2 c.2., below, unless it makes any of the following findings:
 - a. The developer incentives are not required in order to provide affordable housing, as defined in Sections 50052.3 or 50053 of the Health and Safety Code, or for rents for the targeted units to be set as specified in Government Code Section 65915(c).
 - b. The developer incentives would have a specific adverse impact, as defined in paragraph (2) of Government Code section -Subdivision (d) of Section 65589.5, subdivision (d)(2), upon the public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.
 - c. The developer incentives would be contrary to state or federal law.
 2. Number of developer incentives. A developer eligible to receive a density bonus shall receive the number of concessions or incentives, in addition to a density bonus as defined under California Government Code 65915, et seq.

3. Developer incentives defined. For the purposes of this Section, concession or incentive means any of the following:
 - a. Reduced site development standards or modified zoning code or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions.
 - b. Approval of mixed-use zoning if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project.
 - c. A density bonus greater than the amount required by this section.
 - d. Deferred or waived planning, plan check, construction permit, and/or development impact fees, in accordance with any fee deferral and waiver process and policies adopted by the city.
 - e. Direct financial aid in the form of a loan or grant to subsidize off-site improvements, or land or construction costs.
 - f. Other regulatory developer incentives proposed by the developer or the City that result in identifiable, financially sufficient, and actual cost reductions.

20-32.43. Exceptions.

The City shall grant the additional concession or incentive, unless the City makes a written finding and determination, based on substantial evidence, that the additional concession or incentive is not required in order to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code.

20-32.5 Assurance of Continued Availability.

- a. Term of Availability. Where affordable housing units have been provided per the requirements of 20-32.2a, or where a density bonus, incentives, or waivers of development standards has been made pursuant to this chapter, the developer shall assure both of the following:
 1. Continued availability of affordable units for a minimum of thirty (30) years.
 2. Project phasing, including timing of completion, and rental or sale of affordable housing units shall occur concurrently with non-restricted units.
- b. Long-Term Affordability. A developer of affordable units shall enter into an affordable housing agreement with the City prior to the recordation of the final map, or the issuance of a grading permit or a building permit where approval of a map is not requested. The agreement shall be recorded against the parcel(s) designated for construction of the affordable units. The agreement shall run with the land and shall be binding upon the successor(s) in interest. At a minimum, the agreement shall include:
 1. Total number and size of affordable units.
 2. Maximum qualifying household incomes for the affordable units.
 3. Standards for calculating affordable rents or affordable sales prices.
 4. Enforcement mechanisms, including annual reporting and monitoring to ensure affordable units are continuously occupied by eligible households, and remedies for breach of the agreement.
 5. Affordability term.

20-32.6 Consistency with State Law.

The provisions of this subchapter are intended to comply with Government Code Section 65915 and related state laws. In the event that any provision of this section conflicts with Government Code Section 65915 or any related state laws, the state law shall apply.

20-33. Reasonable Accommodation.

20-33.1. Purpose.

This section provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies, and procedures.

20-33.2. Applicability.

- a. A request for reasonable accommodation may be made by any person with a disability, their representative or any entity, when the application of a requirement of this Zoning Ordinance or other city requirement, policy, or practice acts as a barrier to fair housing opportunities. A person with a disability is a person who has a physical or developmental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment. This chapter is intended to apply to those persons who are defined as disabled under the Acts.
- b. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.
- c. A reasonable accommodation is granted to the household that needs the accommodation and does not apply to successors in interest to the property.
- d. A reasonable accommodation may be granted in compliance with this chapter without the need for the approval of a variance.
- e. Requests for reasonable accommodation shall be as described in the following section.

20-33.3. Application Procedure.

- a. Application. Requests for reasonable accommodation shall be submitted in the form of a letter to the Director of Community Development and shall contain the following information:
 1. The applicant's name, address, and telephone number;
 2. Address of the property for which the request is being made;
 3. The current actual use of the property;
 4. The basis for the claim that the individual is considered disabled under the Acts;
 5. The Zoning Ordinance provision, regulation, or policy from which reasonable accommodation is being requested; and
 6. Why the reasonable accommodation is necessary to make the specific property accessible to the individual.
- b. Fee. The fee for a reasonable accommodation request shall be minimal or there shall be no fee.
- c. Review with other land use applications. If the project for which the request for reasonable accommodation is being made also requires some other discretionary approval (e.g., conditional use permit), then the applicant shall file the application for discretionary approval together with the information required by subsection a. above for concurrent review.

20-33.4. Review Authority.

- a. City Planner. Requests for reasonable accommodation shall be reviewed by the Director of Community Development, or his/her designee if no approval is sought other than the request for reasonable accommodation. The written determination to grant, grant with modifications, or deny the request for reasonable accommodation shall be made in accordance with the Findings and Decision as established below.
- b. Other Review Authority. Requests for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be reviewed by the authority responsible for reviewing the discretionary land use application. The written determination to grant, grant with modifications, or deny the request for reasonable accommodation shall be made in accordance with the Findings and Decision as established below.
 1. Findings and Decision. The written decision to grant or deny a request for reasonable accommodation will be consistent with the Acts and shall be based on consideration of the following factors:

- a. Whether the housing, which is the subject of the request, will be used by an individual disabled under the Acts;
- b. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts;
- c. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City;
- d. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use, zoning, or the Local Coastal Program;
- e. Potential impact on surrounding uses;
- f. Physical attributes of the property and structures; and
- g. Alternative reasonable accommodations that may provide an equivalent level of benefit.

20-33.5. Conditions of Approval.

In granting a request for reasonable accommodation, the reviewing authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings required herein. The conditions shall also state whether the accommodation granted shall be rescinded in the event that the person for whom the accommodation was requested no longer resides on the property.

The City Council hereby adopts this Ordinance Amendment. 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 of _____, 2015, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Peggy Breeden
Mayor

ATTEST:

Rachel Ford
City Clerk

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Planning Commission Resolution 14-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING SECTION 20-1.2. (DEFINITIONS), 20-10.2 R-3 MULTI FAMILY PERMITTED USES, 20-11.2 R-4 MULTI FAMILY PERMITTED USES AND 20-32. DENSITY BONUSES

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

SECTION 1. FINDINGS

On December 16, 2014, the Planning Commission duly and regularly reviewed draft amendments to the Zoning Ordinance.

The Commission considered the proposed amendment based upon the findings that:

- (a) Subject to the proposed Zoning Text Amendments, the amendments are in compliance with the City of Ridgecrest Zoning regulations and procedures.
- (b) Subject to the proposed Zoning Text Amendments, the amendments are in compliance with regulations and procedures established by the County of Kern, State of California, and United States of America.
- (c) The amendments are in conformity with the applicable elements of the City of Ridgecrest General Plan.

SECTION 2. RECOMMENDATION

The Commission hereby recommends that the City Council adopt Ordinance Amendments as follows:

- *Proposed revisions, additions, and deletions are presented in the order they appear in the Zoning Code*
- Underlined is proposed new language.
- ~~Strike through is existing language to be deleted.~~
- *Standard type is existing language to be retained.*

20-1.2. Definitions.

"Emergency Shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.

20-10. R-3 Medium Density Multi-Family Residential District.

20-10.2. Permitted Uses.

The following uses may be permitted subject to the application for a site plan review pursuant to Section 20-22 of this Code.

- a. Multi-family residential dwellings.
- b. A one-family dwelling.
- c. Accessory structures which shall be located on the same parcel of land unless the main building and the accessory structure are both located on adjacent lots which meet minimum area requirements.
- d. Private greenhouses and horticultural collections, flower and vegetable gardens and fruit trees not intended for commercial purposes.
- e. Home occupations.
- f. Second Units subject to the requirements of subsection 20-8.12.
- g. Emergency shelters.

20-11. R-4 Medium-Density Multi-Family Residential District.

20-11.2. Permitted Uses.

The following uses may be permitted subject to the application for a conditional use permit per Section 20-22 of this Code.

- a. Multi-family residential dwellings.
- b. A one-family dwelling.
- c. Accessory structures which shall be located on the same parcel of land unless the main building and the accessory structure area both located on adjacent lots which meet minimum area requirements.
- d. Private greenhouses and horticultural collections, flower and vegetable gardens and fruit trees not intended for commercial purposes.
- e. Home occupations.
- f. Second Units subject to the requirements of subsection 20-8.12.
- g. Emergency shelters.

20-32. Density Bonuses.

20-32.1. Purpose.

Density Bonuses (incentives and concessions) shall be granted by the City consistent with the provisions of Government Code Sections 65915-65918, as amended, by providing increased residential densities for projects that guarantee that a portion of the housing units will be affordable to very low-, low-, or moderate-income households or senior citizens, or include child care facilities. when an applicant for housing development agrees or proposes to construct at least one of the following:

20-32.2. Application.

Density Bonuses shall be granted in a ministerial manner consistent with State Density Bonus Law (Government Code Section 65915) upon site plan review and summarized as follows:

- a. Applications. All applications for a density bonus, developer incentive, or waiver or modification of development standards must include the following information:
 1. The total number of base units and affordable housing units;
 2. The specific developer incentive(s) sought, if any, and documentation regarding the necessity of the incentive in order to provide affordable housing costs or rents;
 3. The specific waiver or modification to development standard(s), if any, and documentation regarding the necessity of the waiver or modification, including documentation demonstrating that the City's development standards physically preclude the utilization of a density bonus.

- b. Land Donations. If requesting a density bonus based on land donation in accordance with Government Code Section 65915(g), in addition to the above listed information, the application must:
1. Demonstrate the developable acreage and zoning classification is compliant with eligibility criteria of Section 20-32.3a, and that the site is or will be served by adequate public facilities and infrastructure;
 2. Verify that all permits and approvals, other than building permits, necessary for the development of the very low-income housing units have been secured prior to the date of approval of the final subdivision map, parcel map, or other development permits;
 3. Verify that the developer can donate and transfer land no later than the date of approval of the final subdivision map, parcel map, or residential development application; and
 4. The land will be transferred to the City or to a housing developer approved by the City. The City may require the developer to identify and transfer the land to the affordable housing developer.
- c. Child Care Facilities. If requesting a density bonus based on the provision of a child day care facility in accordance with Government Code Section 65915(h), in addition to the above listed information, the application must:
1. Provide the location of the proposed child day care facility and the proposed operator;
 2. Agree to operate the child day care facility for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable;
 3. Agree to have contracted with a child day care facility operator for operation of the child day care facility before the first building permit is issued;
 4. Agree that the child day care facility will be in operation when the first certificate of occupancy is issued; and
 5. Of the children who attend the child care facility, the children of very low-income households, low-income households, and moderate-income households shall equal a percentage that is equal to or greater than the percentage of affordable units in the housing development that are required for very low-, low-, or moderate-income households.

The City shall not be required to provide a density bonus or concession or incentive for a child care facility if it finds, based upon substantial evidence, that the community has adequate child care facilities.

20-32.3. Density Bonuses and Incentives.

- a. Applicability. Pursuant to the requirements of Government Code Sections 65915–65918, the provisions of this Section apply to the development of housing units or any qualified land transfer that satisfy one or more of the criteria set forth in Government Code Section 65915. Currently the provisions of Section 65915 apply to the construction of five or more housing units that satisfy one or more of the following criteria:
1. At least ten (10) ~~twenty (20)~~ percent of the total units of a housing development for low-income households, as identified in Section 50079.5 of the Health and Safety Code,
 2. At least five (5) ~~ten (10)~~ percent of the total number of dwelling units of a housing development for very low-income households, as defined in Section 50105 of the Health and Safety Code,
 3. At least ten (10) percent of the units are designated for moderate-income households, provided that all units in the development are offered to the public for purchase,
 4. One hundred (100) percent of the units are designated for seniors citizens as defined in Section 51.3 and 51.12 of the Civil Code or mobile home park that limits residency based on age requirements for housing for older persons pursuant to Government Code Section 798.76 or 799.5,
 5. ~~Donation of land to the city consisting of at least one acre, or of sufficient developable acreage and zoning classification to permit construction of at least 40 units, and not less than 10 percent of the residential units in the proposed development, that are affordable to very low income households.~~
 6. ~~Fifty (50) percent of the total dwelling units of a housing development for qualifying residents, as defined in Section 51.3 of the Civil Code,~~

7. Twenty (20) percent of the total dwelling units in a condominium project as defined in subsection (f) of Section 1351 of the Civil Code, for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code.
- ~~8. A twenty-five (25) percent density bonus shall be granted for housing that includes at least fifty (50) percent of all units for seniors and elderly persons plus one additional incentive, or financially equivalent incentive(s). (California Government Code Section 65915).~~
9. *All handicap units shall be exempt from maximum residential density requirements.*
10. *Incentives shall be provided for the development of Planned Unit Developments (PUD) that include amenities and the preservation of common open space, and accommodate seniors and lower income (low and very low) projects with a twenty-five (25) percent density bonus pursuant to Government Code Section 65915.*
11. *A twenty-five (25) percent density bonus shall be granted for market rate residential developments that set aside twenty (20) percent of the total number of units, with restrictions, for low- and very low-income persons.*
12. *The City shall provide a ten (10) percent density bonus to accommodate large family dwelling units.*
13. *The City shall grant a density bonus equal to the number of lots or units lost as a result of providing additional, useable recreational space for very low- and low-income and special needs housing in Planned Unit Developments.*
14. ~~Density Bonuses shall be granted in a ministerial manner, and be approved as part of site plan review.~~

As language is updated in Government Code Sections 65915–65918 over time, the City shall comply with the current version of the State Density Bonus regulations in those sections.

- b. Calculating the Density Bonus. A density bonus shall be calculated on a sliding scale based upon the amount by which the percentage of affordable housing units exceeds the minimum number of affordable units required to qualify for a density bonus established under state law. Density bonus and applicable concessions or incentives shall be calculated as set forth in California Government Code 65915 as amended or modified after the adoption of this chapter by the City.
- c. Developer Incentives.
 1. Restrictions. When an applicant seeks a density bonus as prescribed by Government Code Section 65915, the City will grant the number of developer incentives as required by Section 20-32.2 c.2., below, unless it makes any of the following findings:
 - a. The developer incentives are not required in order to provide affordable housing, as defined in Section 50052.3 of the Health and Safety Code, or for rents for the targeted units to be set as specified in Government Code Section 65915(c).
 - b. The developer incentives would have a specific adverse impact, as defined in paragraph (2) of Subdivision (d) of Section 65589.5, upon the public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.
 - c. The developer incentives would be contrary to state or federal law.
 2. Number of developer incentives. A developer eligible to receive a density bonus shall receive the number of concessions or incentives, in addition to a density bonus as defined under California Government Code 65915, et seq.
 3. Developer incentives defined. For the purposes of this Section, concession or incentive means any of the following:
 - a. Reduced site development standards or modified zoning code or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions.

- b. Approval of mixed-use zoning if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project.
- c. A density bonus greater than the amount required by this section.
- d. Deferred or waived planning, plan check, construction permit, and/or development impact fees, in accordance with any fee deferral and waiver process and policies adopted by the city.
- e. Direct financial aid in the form of a loan or grant to subsidize off-site improvements, or land or construction costs.
- f. Other regulatory developer incentives proposed by the developer or the City that result in identifiable, financially sufficient, and actual cost reductions.

20-32.43. Exceptions.

The City shall grant the additional concession or incentive, unless the City makes a written finding and determination, based on substantial evidence, that the additional concession or incentive is not required in order to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code.

20-32.5 Assurance of Continued Availability.

- a. Term of Availability. Where affordable housing units have been provided per the requirements of 20-32.2a, or where a density bonus, incentives, or waivers of development standards has been made pursuant to this chapter, the developer shall assure both of the following:
 - 1. Continued availability of affordable units for a minimum of thirty (30) years.
 - 2. Project phasing, including timing of completion, and rental or sale of affordable housing units shall occur concurrently with non-restricted units.
- b. Long-Term Affordability. A developer of affordable units shall enter into an affordable housing agreement with the City prior to the recordation of the final map, or the issuance of a grading permit or a building permit where approval of a map is not requested. The agreement shall be recorded against the parcel(s) designated for construction of the affordable units. The agreement shall run with the land and shall be binding upon the successor(s) in interest. At a minimum, the agreement shall include:
 - 1. Total number and size of affordable units.
 - 2. Maximum qualifying household incomes for the affordable units.
 - 3. Standards for calculating affordable rents or affordable sales prices.
 - 4. Enforcement mechanisms, including annual reporting and monitoring to ensure affordable units are continuously occupied by eligible households, and remedies for breach of the agreement.
 - 5. Affordability term.

20-32.6 Consistency with State Law.

The provisions of this subchapter are intended to comply with Government Code Section 65915 and related state laws. In the event that any provision of this section conflicts with Government Code Section 65915 or any related state laws, the state law shall apply.

20-33. Reasonable Accommodation.

20-33.1. Purpose.

This section provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies, and procedures.

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- e. Requests for reasonable accommodation shall be as described in the following section.

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- a. Application. Requests for reasonable accommodation shall be submitted in the form of a letter to the Director of Community Development and shall contain the following information:
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 3. The current actual use of the property;
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 5. The Zoning Ordinance provision, regulation, or policy from which reasonable accommodation is being requested; and
 6. Why the reasonable accommodation is necessary to make the specific property accessible to the individual.
- b. Fee. The fee for a reasonable accommodation request shall be minimal or there shall be no fee.
- c. Review with other land use applications. If the project for which the request for reasonable accommodation is being made also requires some other discretionary approval (e.g., conditional use permit), then the applicant shall file the application for discretionary approval together with the information required by subsection a. above for concurrent review.

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- a. City Planner. Requests for reasonable accommodation shall be reviewed by the Director of Community Development, or his/her designee if no approval is sought other than the request for reasonable accommodation. The written determination to grant, grant with modifications, or deny the request for reasonable accommodation shall be made in accordance with the Findings and Decision as established below.
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- c. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City;
- d. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use, zoning, or the Local Coastal Program;
- e. Potential impact on surrounding uses;
- f. Physical attributes of the property and structures; and
- g. Alternative reasonable accommodations that may provide an equivalent level of benefit.

20-33.5. Conditions of Approval.

In granting a request for reasonable accommodation, the reviewing authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings required herein. The conditions shall also state whether the accommodation granted shall be rescinded in the event that the person for whom the accommodation was requested no longer resides on the property.

APPROVED AND ADOPTED this 16th day of December, 2014 by the following vote:

AYES: LeCornu, Obergfell, Davis, Baudhuin and Tallman

NOES: None

ABSENT: None

ABSTAIN: None



Chris LeCornu, Chairman

ATTEST:



Ricca Charlton, Secretary

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