

CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555
MEETING OF THE PLANNING COMMISSION
City Council Chambers
Tuesday, January 25, 2005 at 7:00 p.m.

Minutes

First Resolution 05-01

1. CALL TO ORDER
The meeting was called to order at 7:00 p.m.
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
Present: Chair Chuck Roulund, Vice Chair Mike Biddlingmeier, Jim Smith, Howard Laire and Matt Feemster
4. APPROVAL OF MINUTES, November 23, 2004
The minutes were approved.
5. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA
None
6. PUBLIC HEARINGS

Tentative Tract Map 6471, a request for a subdivision creating 47 residential lots ranging in size from 10,353 sq. ft. to 17,792 sq. ft. northwest corner of Del Rosa Street and Jarvis APN 510-020-05. Planner Landrum presented the staff report. The property is zone E2, development will be in three phases with the first phase including 11 lots, the second including 20, and the third phase will have the remaining 16 lots. The property is located in an area with a natural slope and high soil erosion problems. As part of the grading the applicant is proposing a retention basin to the northwest portion of the site, engineering staff is here to discuss the drainage issue. Vehicle traffic will increase, but the impact won't be realized on the internal streets until development of the parcels to the north and south. A Negative Declaration has been done for this project, a biota study was performed and there are no impacts.

Engineer Pollock informed the Commission that about 4 years ago the County dug a sump for drainage for their burn dump site. County is concerned with water draining to the burn dump site and has previously threatened to sue the City. The drainage situation in College Heights is critical because it was developed in a denser fashion than probably should have been. Options available include individual sumps, culvert to Bowman, or applicant can cut a deal with County to use their sump. Staff is

requesting applicant to maintain sump for this subdivision because the City does not have the manpower or the money to maintain it.

The Commission asked what the long term solution and how many retention basins are in the City. Engineer Pollock replied any new subdivisions are going to be required to retain water run off on-site; according to the drainage plan we would require the facilities to store enough for a 25 yrs storm and then allow for overflow. Commissioner Smith asked if this division would drain to street then to sump. Engineer Pollock indicated the design still needs to be worked out. Commissioner Feemster commented that Del Rosa has a deep trench and asked if it will be rerouted. Engineer Pollock replied yes, the game plan is to divert it via Jarvis to the west. Commissioner Roulund asked if there are any retention basins in College Heights. Engineer Pollock responded there are none, but with these newer subdivisions there will be.

Chair Roulund commented a long term plan is needed for subdivisions, can the city set up an impound account? Engineer Pollock commented the City has a drainage plan but does not have the funds available. Sumps are not a good idea; we're going to end up with four on the College Heights hill. Historically, things have always been this way. The Master Drainage Plan in 1988 cost \$40 million. CED Director Parsons indicated ideally a utility district would be set up and all residence would pay into it.

Commissioner Biddlingmeier commented that this would pass the cost off to home buyer or developer. Is there a way to tax people, it is not reasonable to put the city at risk. City would have to maintain the sump with the risk of the West Nile Virus due to standing water. Commissioner Smith commented that we don't have that much rain. Engineer Pollock indicated the problem is creating from nuisance water. Commissioner Feemster asked if the drainage affects Cordell's house. Engineer Pollock responded we will probably develop some type of overflow for the sump. Half of Norma street will be paved. Maintenance is best performed by a public agency but given the staffing situation and budget problems don't see where the moneys coming from. The city has to put a stop to this sometime.

Several questions were asked by the Commissioners. Engineer Pollock responded that It will cost approximately \$2,500 to spray for mosquitoes and weeds and sumps are cleaned out every four years, the sump ratio is about is 6 to 8 feet deep per acre.

Commissioner Biddlingmeier commented this is a band aid fix. Commissioner Smith stated he didn't want to deny development.

Public Hearing was opened at 7:30 p.m.

Applicant Mike Ferguson stated he can't be responsible for run-off for thousands of acres. I'm stuck with the Jarvis, Del Rosa and Norma elevations. I've always been told I'm responsible for my subdivision, not what was coming from the hills. The last

rain was in 1984, requiring a home association requires someone to maintain the subdivision and is opening a can of worms that I want no part of.

Commissioner Roulund commented that the water flow from the hill is not your problem, but we have to consider the drainage. Don't know the answer. CED Director Parsons commented that someone needs to pay for sump maintenance through a utility district or flood control district. Applicant Ferguson commented 48 homes being built will bring money to the city. Developer puts in curb, gutter, and street. The city currently maintains the streets, what's the difference. I've spoke with other cities, they maintain sumps.

James Bell, Richmond – Master Drainage Plan details what's suppose to be done. Drainage is not going to be localized basins. We were asked to put on site and we complied.

Gary Charlon, Briarwood – Maybe we should start another fee for maintenance, maybe we need a lighting fee. I thought when we paid our property taxes we're suppose to cover this stuff, but obviously we're changing that and changing everything to fees. Equitably everyone pays.

The Commission and applicant further discussed the sump issue comments made included:

- Standing water a big issue, long term plan needed. We can't stop this development because of the city's drainage problems (Commissioner Roulund)
- Don't want to tax the developer, but don't want city to incur risk and liability for maintaining sump. Some development may ease the water flow (Commissioner Biddlingmeier)
- City needs to be careful with channeling water. Once you do that you're responsible for the water that flows down hill (Deputy City Manager McRea)
- City needs to handle the problem and find funds (Commissioner Smith)

Applicant requested the approval of Phase 1 without the retention basin. Engineer Pollock indicated he did not have a problem with this request.

Public Hearing was closed at 8:09 p.m.

The Commission commented that the City's drainage problem is a long term problem that wouldn't be resolved at tonight's meeting.

A Motion was made by Commissioner Biddlingmeier and seconded by Commissioner Laire to adopt Resolution 05-01, approving a negative declaration for Tentative Tract Map 6471

Ayes: Chair Roulund, Commissioners, Biddlingmeier, Laire, Smith and

Feemster
Noes: None
Absent: None
Abstain: None

Resolution 05-01 was approved.

A Motion was made by Commissioner and seconded by Commissioner Laire Biddlingmeier to adopt Resolution 05-02, approving a Tentative Tract Map 6471 with the removal of condition 16 and amendment to allow the requirement for the retention basin during Phase 2 instead of Phase 1.

Ayes: Chair Roulund, Commissioners, Biddlingmeier, Laire, Smith and Feemster
Noes: None
Absent: None
Abstain: None

Resolution 05-02 was approved.

7. DISCUSSION ITEM
None
8. FUTURE AGENDA ITEMS & COMMENTS
None
9. ADJOURN
The meeting was adjourned at 8:19 p.m.