



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

AGENDA

Wednesday

Regular

Regular Session 6:00 p.m.

August 7, 2013

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

(760) 499-5000

**Daniel O. Clark, Mayor
Jason Patin, Mayor Pro Tempore
Marshall 'Chip' Holloway, Vice Mayor
James Sanders, Council Member
Lori Acton, Council Member**

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LAST ORDINANCE NO. 13-03
LAST RESOLUTION CITY COUNCIL NO. 13-54
LAST RESOLUTION FINANCING AUTHORITY NO. 13-xx
LAST RESOLUTION OF THE HOUSING AUTHORITY NO. 13-xx
LAST RESOLUTION OF THE SUCCESSOR REDEVELOPMENT AGENCY NO. 13-xx

CITY OF RIDGECREST

CITY COUNCIL REDEVELOPMENT SUCCESSOR AGENCY HOUSING AUTHORITY FINANCING AUTHORITY

AGENDA

Regular Council
Wednesday August 7, 2013

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

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

REGULAR SESSION – 6:00 p.m.

- Pledge Of Allegiance
- Invocation

AGENDA - CITY COUNCIL - REGULAR

August 7, 2013

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CITY ATTORNEY REPORT

- Closed Session
- Other

PUBLIC COMMENT

PRESENTATIONS

1. Presentation of Proclamations and Certificates
 - a. Certificate of Appreciation to Jim Ponek Clark
 - b. Proclamation Honoring Eagle Scout Gregory Ostrom II Holloway
 - c. Proclamation Honoring Ridgecrest Citizen Dr. Katherine Ferguson Patin
 - d. Proclamation Honoring Ridgecrest Citizen Dr. William Ferguson Patin

CONSENT CALENDAR

2. Approval Of Draft Minutes Of The Regular Council Meeting Dated July 17, 2013 Ford

DISCUSSION AND OTHER ACTION ITEMS

3. Adopt A Resolution Of A Recommendation From The Planning Commission To Defer Site Plan Review 05-10 Modification (Ridgecrest Self Storage) Conditions 1.A.I And 1.A.II Until Phase 3 Is Implemented Alexander
4. Adopt A Resolution Of A Recommendation From The Planning Commission To Defer Site Plan Review 76-16 Modification (Southern California Edison) Conditions 1.a.i And 1.a.ii Until Receipt Of Approval From The PUC Alexander
5. Discussion And Approval Of Additional Committee Members From Planning Commission Speer
6. Adopt A Resolution To Approve The Revised Rate Request For Solid Waste Services And Adjust The Contract Management Fee By 2.5% For FY 13/14 Speer

AGENDA - CITY COUNCIL - REGULAR

August 7, 2013

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COMMITTEE REPORTS

City Organization

Members: Dan Clark, Jim Sanders

Meeting: 3rd Tuesday Of The Month At 5:00 P.M.; Council Conference Room

Next Meeting: August 20, 2013

Community Development Committee

Members: Jason Patin, Chip Holloway

Meetings: 1st Thursday Of The Month At 5:00 P.M.; Council Conference Room

Next Meeting: August 8, 2013

Infrastructure Committee

Members: Dan Clark, Jason Patin

Meeting: 2nd Wednesday Of The Month At 5:00 P.M., Council Conference Room

Next Meeting: September 5, 2013

Quality Of Life

Members: Chip Holloway, Lori Acton

Meeting: 2nd Thursday Of The Month At 5:00 P.M.; Kerr-McGee Center

Next Meeting: August 8, 2013 (Dark in June, July, December, and January)

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

Members: Jim Sanders, Jason Patin

Meetings: 3rd Tuesday of the Month at 4:00 P.M., Kerr-McGee Center

Next Meeting: August 20, 2013

Veterans Advisory Committee

Members: Jason Patin, Dan Clark

Meetings: 1st and 3rd Monday of the Month At 6:00 p.m., Council Conference Room

Next Meeting: August 19, 2013

Ridgecrest Area Convention And Visitors Bureau (RACVB)

Members: Jason Patin, Chip Holloway

Meetings: 1st Wednesday Of The Month, 8:00 A.M.

Next Meeting: September 4, 2013 at location to be announced

OTHER COMMITTEES, BOARDS, OR COMMISSIONS

CITY MANAGER REPORT

MAYOR AND COUNCIL COMMENTS

ADJOURNMENT

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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 July 17, 2013

PRESENTED BY:

Rachel J. Ford, City Clerk

SUMMARY:

Draft Minutes of the Regular City Council/Successor Redevelopment Agency/Housing Authority/Financing Authority Meeting of July 17, 2013

FISCAL IMPACT:

None

Reviewed by Finance Director:

ACTION REQUESTED:

Approve minutes

CITY MANAGER 'S RECOMMENDATION:

Action as requested: Approve Draft Minutes

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

Action Date: August 7, 2013

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

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

**July 17, 2013
5:30 p.m.**

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

CALL TO ORDER

ROLL CALL

Council Present: Mayor Pro-Tem Jason Patin; Council Members James Sanders and Lori Acton

Council Absent: Mayor Daniel O. Clark; Vice-Mayor Marshall 'Chip' Holloway

Staff Present: City Manager Dennis Speer; City Clerk Rachel J. Ford; City Attorney Keith Lemieux; and other staff

ROLL CALL

APPROVAL OF AGENDA

Motion Amending The Agenda To Add A Resolution Declaring Emergency Demolition Of A Burned Structure At The Kerr McGee Youth Sports Complex Made By Council Member Acton , Second By Council Member Sanders . Motion Carried By Roll Call Vote Of 3 Ayes, 0 Noes, 0 Abstain, And 2 Absent (Mayor Clark And Council Member Holloway)

Motion To Approve Agenda As Amended Made By Council Member Sanders , Second By Council Member Acton . Motion Carried By Voice Vote Of 3 Ayes, 0 Noes, 0 Abstain, And 2 Absent (Mayor Clark And Council Member Holloway)

REGULAR SESSION – 6:00 p.m.

- Pledge Of Allegiance
- Invocation

CITY ATTORNEY REPORT

- No Report

PUBLIC COMMENT opened at 6:10pm

Phil Salvatore

- Seconded Council Member Acton's suggestion to reduce the Parks Director to a Recreation Supervisor and asked Council to revisit the issue.
- Discussion of proposed tax on vacant buildings. If initiated language could exclude single-family homes actively being sold or probate homes.
 - Jason Patin – currently being discussed at Infrastructure Committee and encouraged public to attend meetings to present ideas for the first draft.

Jerry Taylor

- Agrees with suggestions made by Phil Salvatore and included recommendation to eliminate Parks Maintenance Supervisor and put parks maintenance function under streets division.
- Commented on state employee salary information which includes Council salaries.
- Commented on Council benefit package and priorities for the City.
- Asked about prioritization of youth fields. Exemplified football being allocated to soccer field which is different size.
- Inquired about an organizational structure for engaging programs being impacted today.
- Understands reaching out to local organizations but looking for structure.
- Encouraged looking at numbers and medians.
 - Council Member Acton – point of clarification about Council's engagement with sports programs, various organizations have been approached to take over certain activities.
- Mentioned attending a citizens group but has not seen City organize a group meeting to discuss the programs as a whole.
- Questioned where the leadership role was during the transition period?
- If money available for lights at Freedom Park, why are no lights at football field.
 - Jason Patin – is meeting with the various organizations and no employee was laid-off, only moved to other functions.
- Commented on ratios of staff to population.

MINUTES – RIDGECREST CITY COUNCIL/REDEVELOPMENT AGENCY - REGULAR

July 17, 2013

Page 3 of 12

Eric Bruin

- Chairman of RidgePAC and reviewed purpose of the committee
- Addressed Council of pending environmental impact report on Ridgecrest Boulevard and funding.
- Reviewed requirements that are impeding progress
- RidgePAC is aware of the requirements and willing to support Council and assist with addressing those requirements.
- Encourage Council and staff to improve the road and do everything possible to get thru the process.

Paul Vanderwerf

- Commented on past CFR's and noted various declines in numbers on the reserves.
- Attended Quality Of Life meeting and asked about reorganization.
- Commented on General Plan chapter 6 and the need to develop a master plan for youth sports.
- Commented on difficulty getting involved with the reorganization.
- Commented on changes to sports schedules and lack of notification or participation with community.
- Asked Council about an Ad Hoc committee.
 - Jason Patin – no committee appointed by Council, only community members.

Mike Tosti

- Commented on articles in the news review about pulling a monument from the parks facilities
- Commented on breached contract from one youth program
- Read an Email from Mr. LaRue requiring persons to put in requests for the fields by Friday or they will remain unused until October.
- Commented on fields being used by football and fencing with permanent scoreboard. Soccer not allowed on the fields.
- Adults are using lower fields
- If fenced then won't be available for the public
- Memorial is being removed.
- If Mr. Ponek is set on tearing up the parks then should be removed from position.
- All parks are currently brown, not being maintained.
- No one putting in for the softball fields.
- Commented on lease packages available for teams to put in for the fields.
- Commented on statements from Bobby who put in for lease for maintenance and has not heard back from County.
- Each lease package requires a meter be installed.
- Something needs to be done, commented on \$33,000 maintenance contract for Kerr McGee facility.

Mike Tosti (*continued*)

- Suggested removing Jim Ponek from position and having a Recreation Supervisor.
- Commented community does not like Mr. Ponek and public has had difficulty with him.
- Commented on Burroughs High School agreeing to tournament.
- Again commented on \$33,000 promised by Mr. Holloway.
 - Jim Sanders – asked if the County Representative has been approached. City does not have control over much of what was commented on.
 - Jason Patin – spoke with Mr. Fisher today and he stated is fine today with where he is.

Closed public comment at 6:36pm

PRESENTATIONS

1. Employee of the Month

Clark

- Council presented certificate of appreciation to Employee Of The Month Les Wood thru his supervisor Dennis Speer.

CONSENT CALENDAR

2. Approve A Resolution Authorizing The City Clerk To Place The Sewer Fee Increase On The Tax Rolls Speer
3. Approve A Resolution Authorizing The City Manager, Dennis Speer, To Sign A Deferred Lien Agreement With Neil Christman For The South Warner Street Improvements Fronting The Remainder Parcel Of Tentative Tract Map 6221 Speer
4. Approve A Resolution Of The City Council Of The City Of Ridgecrest Authorizing The City Manager, Dennis Speer, To Sign A Deferred Lien Agreement For South Downs Street Improvements Fronting The Ridgecrest Charter School Speer
5. Approve A Resolution To Approve A Professional Services Agreement With Willdan Engineering For The Preliminary Engineering Of A Traffic Signal At China Lake Boulevard And Bowman Road And Authorize The City Manager, Dennis Speer, To Execute This Agreement Contingent Upon The City Attorney's Review And Approval Of The Agreement Speer

6. Approve A Resolution To Approve A Professional Service Agreement With Willdan Engineering For The Preliminary Engineering Of Twelve Intersections For Signing And Striping At Various Locations And Authorize The City Manager, Dennis Speer, To Execute This Agreement Contingent Upon The City Attorney's Review And Approval Of The Agreement Speer
7. Approve A Resolution To Approve A Professional Service Agreement With Willdan Engineering For The Preliminary Engineering Of Seven Traffic Signal Modifications And Traffic Signal Timing At Various Locations And Authorize The City Manager, Dennis Speer, To Execute This Agreement Contingent Upon The City Attorney's Review And Approval Of The Agreement Speer
8. Approve A Resolution To Approve A Professional Services Agreement With Willdan Engineering For The Preliminary Engineering Of Drummond Avenue Widening Project Between Downs Street And Inyo Street And Authorize The City Manager, Dennis Speer, To Execute This Agreement Contingent Upon The City Attorney's Review And Approval Of The Agreement Speer
9. Approve A Resolution To Approve A Professional Services Agreement With Willdan Engineering For The Preliminary Engineering Of Street Surface Improvement Design On South China Lake Boulevard From Upjohn Avenue To Bowman Road And Authorize The City Manager, Dennis Speer, To Execute This Agreement Contingent Upon The City Attorney's Review And Approval Of The Agreement Speer
10. Approve A Resolution To Approve The Allocation Request For Public Transportation Modernization, Improvement And Service Enhancement Program (PTMISEA) Or Proposition 1b Funds To Purchase A New Security Gate And Authorize The City Manager, Dennis Speer, To Sign The Allocation Request And Accept The Funding Speer
11. Approve A Resolution Supporting The "50th Anniversary Parade" Strand
12. Approve A Resolution Authorizing The Application For And Acceptance Of The United States Department Of Justice, Byrne Program Grant Strand
13. Approve A Resolution Of The Ridgcrest City Council Increasing The Witness Fee Deposit For Police Officers Strand
14. Approve A Resolution Supporting The Parade Of 1000 Flags Ford
15. Approval Of Draft Minutes Of The Regular Council Meeting Dated May 15, 2013 Ford

Items Pulled From Consent Calendar:

- No's 2, 10, and 13,

*Motion To Approve Consent Calendar As Amended Made By Council Member Acton ,
Second By Council Member Sanders . Motion Carried By Voice Vote Of 3 Ayes, 0
Noes, 0 Abstain, And 2 Absent (Mayor Clark And Vice-Mayor Holloway)*

Discussion Of Items Pulled From Consent Calendar

Item 2 discussion

Christina Witt

- Commented on AB3030 and cease and desist letter served on the City at the last meeting
- Read parts of AB3030.
- Commented on engineering study pursuant to new services.
- Mentioned legal defense fund.
- Commented on Prop 218 regulations and read select sections
- Stated citizens will fight the fee increase.

Phil Salvatore

- Commented on lack of engineering study showing deficiencies that need to be repaired.

Paul Vanderwerf

- Commented on attendance at infrastructure meeting discussions pertaining to the sewer fee increase
- Proposed \$100k cut from legal in budget may be premature.

Jim Sanders

- Concerns were explained previously and have no problem moving forward

Lori Acton

- Understands the concerns and the charges are for services being used now, not new services so am good with the action.

Jason Patin

- Attended infrastructure meetings and without the sewer lines in the equation, still have to build a new plant and for 20 years no citizen has had to pay for increases and feel this council is taking responsible action.

Item 10 discussion

Dave Matthews

- Asked why the need for another gate.
 - Dennis Speer – explained that this particular grant can only be used for security, not roads or other purposes. This gate will improve circulation and eliminate congestion in front of the mechanic bays and fueling station. Will be located on the west side of the facility.

Item 13 discussion

Dave Matthews

- Asked what government code was referenced and how the funds are used.
 - Paul Wheeler – provided a copy of the government code section from state. Responded to question of the fee deposit. Many times officers are sent to civil court and the person who subpoenas the officer has to pay the deposit. Raising the deposit will reduce the funds city has to pay for travel and time of the officer to attend and testify for non-city related civil court proceedings. Does not apply to criminal cases.

Motion To Approve Items 2, 10, And 13 Made By Council Member Acton, Second By Council Member Sanders. Motion Carried By Voice Vote Of 3 Ayes, 0 Noes, 0 Abstain, And 2 Absent (Mayor Clark And Council Member Holloway)

ORDINANCES

- 16. Adopt Ordinance No. 13-03, An Ordinance Of The City Council Of The City Of Ridgcrest Adopting Zoning Text Amendment No. 12-01, By Amending The Zoning Ordinance Definition Of “Family” As Follows: “Family” Shall Mean An Individual, Or Two (2) Or More Persons Related By Blood Or Marriage Or Legal Adoption, Or A Group Not To Exceed Six (6) Persons (Excluding Servants) Living Together As A Single Housekeeping Unit In A Dwelling Unit. Applicant: City Of Ridgcrest Planning Department**

Alexander

Dennis Speer gave staff report.

- Future grants to the city thru CDC or HUD could be affected if the ordinance is not adopted amending the language.

Public Comment

Dave Matthews

- Strongly opposes the adoption and suggest we do not need HUD

Jim Sanders

- Commented on planning commission action and this brings compliance with the County. Not redefining the family and no restriction to blood relatives.

Motion To Waive Reading In Full And To Adopt By Title Only, Ordinance No. 13-03, An Ordinance Of The Ridgecrest City Council Amending The Zoning Ordinance Text By Amending The Definition Of "Family" As Follows: "Family" Shall Mean An Individual, Or Two (2) Or More Persons Related By Blood Or Marriage Or Legal Adoption, Or A Group Not To Exceed Six (6) Persons (Excluding Servants) Living Together As A Single Housekeeping Unit In A Dwelling Unit made by council member Acton , seconded by council member sanders . Motion Carried By Voice Vote Of 3 Ayes, 0 Noes, 0 Abstain, And 2 Absent (Mayor Clark And Vice-Mayor Holloway)

Requires A Second

Motion To Adopt, By Title Only, Ordinance No. 13-03, An Ordinance Of The Ridgecrest City Council Amending The Zoning Ordinance Text By Amending The Definition Of "Family" As Follows: "Family" Shall Mean An Individual, Or Two (2) Or More Persons Related By Blood Or Marriage Or Legal Adoption, Or A Group Not To Exceed Six (6) Persons (Excluding Servants) Living Together As A Single Housekeeping Unit In A Dwelling Unit made by council member Acton , seconded by council member sanders . Motion Carried By roll call Vote Of 3 Ayes, 0 Noes, 0 Abstain, And 2 Absent (Mayor Clark And Vice-Mayor Holloway)

Requires A Second

DISCUSSION AND OTHER ACTION ITEMS

17. Discussion And Appointments Of 2 Members To The Measure 'L' Citizens Advisory Committee For The Term Of Four Years Speer

Dennis Speer gave staff report

Jason Patin

- Commented on application process
- 2 applications received from the members already serving on the committee.
- Disappointed more people did not apply.

Public Comment

Christina Witt

- Did not apply because the two originally appointed were doing a good job and to appoint new people committee would lose ground on the progress they have accomplished.
- Feel the two individuals are doing an excellent job.

Paul Vanderwerf

- Looking for a variety and the two people have good varied backgrounds and supports them.

Jerry Taylor

- Thinks Council is seeing how the community is supporting the members who are currently on the committee.

Motion To Appoint 2 Members, Scott Garver And Andy Anderson To The Measure 'L' Citizens Advisory Committee For Four-Year Terms To Expire July 16, 2017 Made By Council Member Sanders, Second By Acton. Motion Carried By Voice Vote Of 3 Ayes, 0 Noes, 0 Abstain, And 2 Absent (Mayor Clark And Vice Mayor Holloway)

18. Approve A Resolution Declaring Emergency Demolition Of Burned Structure At The Kerr McGee Youth Sports Center.

Dennis Speer gave staff report

Jason Paton

- Referenced people entering the structure and thanked staff for securing the building

Public Comment

Andy Anderson

- Clarified the insurance company is going to demolish the building.

Motion To Approve Resolution Declaring Emergency Demolition Of A Burned Structure At The Kerr McGee Youth Sports Complex Made By Council Member Acton, Second By Council Member Sanders. Motion Carried By Voice Vote Of 3 Ayes, 0 Noes, 0 Abstain, And 2 Absent (Mayor Clark And Council Member Holloway)

COMMITTEE REPORTS

City Organization

Members: Dan Clark, Jim Sanders

Meeting: 3rd Tuesday Of The Month At 5:00 P.M.; Council Conference Room

Next Meeting: August 20, 2013

Jim Sanders – no report

Community Development Committee

Members: Jason Patin, Chip Holloway
Meetings: 1st Thursday Of The Month At 5:00 P.M.; Council Conference Room
Next Meeting: August 1, 2013

Jason Patin – no report

Infrastructure Committee

Members: Dan Clark, Jason Patin
Meeting: 2nd Wednesday Of The Month At 5:00 P.M., Council Conference Room
Next Meeting: August 14, 2013

Jason Patin – no report

Quality Of Life

Members: Chip Holloway, Lori Acton
Meeting: 2nd Thursday Of The Month At 5:00 P.M.; Kerr-McGee Center
Next Meeting: August 8, 2013 (Dark in June, July, December, and January)

Lori Acton – July 30 USA swimming meeting all day.

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

Members: Jim Sanders, Jason Patin
Meetings: 3rd Tuesday of the Month at 4:00 P.M., Kerr-McGee Center
Next Meeting: August 20, 2013

Jim Sanders – no report

Veterans Advisory Committee

Members: Jason Patin, Dan Clark
Meetings: 1st and 3rd Monday of the Month At 6:00 p.m., Council Conference Room
Next Meeting: August 5, 2013

Lori Acton – No report

Ridgecrest Area Convention And Visitors Bureau (RACVB)

Members: Jason Patin, Chip Holloway
Meetings: 1st Wednesday Of The Month, 8:00 A.M.
Next Meeting: August 7, 2013 at location to be announced

Jason Patin – read director's report *(Copy Available In The City Clerk's Office)*

OTHER COMMITTEES, BOARDS, OR COMMISSIONS

None

CITY MANAGER REPORT

Dennis Speer

- Awarded 3 years ago funding for transit garage and Inyokern transit Hub. Funds have been deposited in the amount of 1.3 million dollars.
- Received McCarthy grant for wastewater treatment plant 3 years ago in amount of \$400k. Explained funding process thru the EPA. Can draw upon these funds now.
- Committees are not functioning at this time and not in compliance. Need two additional members to make appointments from planning commission.
 - Lori Acton – asked if 2 members had to be planning commissioners
 - Jason Patin – agreeable with planning commissioners and not burden other staff or bring citizen up to speed
 - Gave direction to Dennis Speer to proceed with appointments from planning commission.
- Request for direction in moving forward with parks benefit assessment district. Reviewed action taken by staff at this time. Proposals requested, received, reviewed, and interviewed. Staff have selected consultant but funds not allocated.
 - Jason Patin – prefer bringing to full council. want report provided that explains what a benefit assessment district means to the city and citizens. Ok looking at this as an option
 - Jim Sanders – would like to hear more information
 - Lori Acton – think it should come before council as discussion item.

MAYOR AND COUNCIL COMMENTS

Jim Sanders

- Spoke on the tragedy with concession stand and look for responsible individuals to be caught and held accountable for their actions.
- Commented on furloughs for federal employees and need to project the impact to the city.
- Encouraged those on furlough to cut back and live within a smaller budget to avoid going deeper in debt and potential foreclosure
- Happy to see planning commissioners back on committees. Originally went along with the idea but will be nice to have other perspectives at meetings.

Lori Acton

- Excited at the community businesses stepping forward with furlough Friday sales to help those with income cuts.
- Community is amazing, stunned by the fire but is a silver lining. Insurance will help cover and can build a nice concession stand. Community has supported the youth.
- Golf tournament for city 50th was a success

Lori Acton (*continued*)

- Thanked community support during personal crisis with father.
- Asked for access to IT staff to put a meter on the website that will show progress on each street for citizens to see where Measure 'L' funding is going.
- Spoke on the comments received about overpaid salaries but no one ever talks about the 100+ employees who do not make the higher salaries and the excellent job they are doing.
- Commented that the staff recognitions and employee of the month certificate is for those employees who are in the trenches every single day serving the public.

Jason Patin

- Echo the comments about the concession stand.
- Will get the facility up to speed when TAB funding becomes available.
- Thanked citizens who made comments.
- Clarified a few comments made that are untrue.
- Reiterated that Mr. Fisher has been contacted and is happy.
- Comments about money being ripped out of the park, do not understand where that comment came from. To date, the money is not being taken out.
- Regarding the fence around the Leroy Jackson facility, that is not the City. Please remember once the County takes over the City no longer has control.
- Thankful no one was injured in the concession stand fire.
- Regarding the \$33,000 funds for maintenance. Contracts and collective bargaining agreements with unions must be adhered to. Cannot fire employees just to put a new contract in place.
- Commented that many times we (Council) hear good ideas but cannot do them because of binding contracts and agreement.
- Regarding salaries for staff, Council is working on a salary study so we can understand where our staff is in comparison to other comparable agencies.
- Asked citizens to speak with Council before making comments at the podium. Always willing to work with citizens. Ask us if you hear something because a lot of times what someone hears is not true. Asking ahead of time before making comments can help eliminate a lot of rumors.
- Asked for public to be positive with comments and follow up with Council to meet and try to find ways to fix the problems.
- Council families live in the community and are affected by what happens, same as the citizens.

ADJOURNMENT at 7:41 pm in honor of Mr. Speer's mother who passed away

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

SUBJECT:

The Planning Commission has approved SPR 05-10 Modification, (phase 2 new construction) on behalf of Ridgecrest Self Storage. The applicant and Planning Commission are requesting that two conditions of approval be deferred until Phase 3 of this project is implemented.

PRESENTED BY:

Matthew Alexander, AICP

SUMMARY:

On May 28, 2013 the Planning Commission approved *Site Plan Review 05-10 Modification*, a request to build Phase 2 of the Ridgecrest Self Storage facility. The Staff recommended that

1. The following public improvements shall be designed and constructed, in accordance with City of Ridgecrest, Engineering Design Standards and Details, (CoREDS&D), approved by the City Engineer, including the following:
 - a. Street Improvements per RMC, 14-2.32 & 20-3.20 & CoREDS&D.
 - i. Construct a 5.5' concrete sidewalk, Type III, per CoREDS&D Section 4.03, C., 1.
 - ii. Remove and replace existing commercial driveway approach with an ADA compliant commercial driveway per Plate R8 of the CoREDS&D Section 4.03, A.

Ridgecrest Self Storage requested the Planning commission to defer these conditions until Phase 3 is implemented. The Planning Commission agrees that these conditions should be deferred. However these conditions are established by Ordinance. Therefore, it is the recommendation of the Planning Commission that SPR 05-10 Modification Conditions 1.a.i and 1.a.ii. be deferred until Phase 3 is implemented.

FISCAL IMPACT:

None.

Reviewed by Finance Director:

ACTION REQUESTED:

Defer SPR 05-10 Modification Conditions 1.a.i and 1.a.ii. until Phase 3 of the Ridgecrest Self Storage facility is implemented.

CITY MANAGER 'S RECOMMENDATION:

Action as requested: Approve Resolution as submitted

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RESOLUTION NO. 13-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST MODIFYING PLANNING COMMISSION RESOLUTION 13-07, A REQUEST BY RIDGECREST SELF STORAGE AND THE PLANNING COMMISSION TO DEFER SPR 05-10 MODIFICATION CONDITIONS 1.a.i AND 1.a.ii. UNTIL RIDGECREST SELF STORAGE IMPLEMENTS PHASE 3

SECTION 1. FINDINGS

WHEREAS, On May 28, 2013 the Planning Commission held a public hearing and duly approved Site Plan Review 05-10 Modification, a request by Ridgecrest Self Storage to build Phase 2 of their storage facility located at 1621 N. Inyo Street, (APN 453-032-14).

WHEREAS, The Planning Commission considered the evidence and approved Resolution PC 13-07 authorizing the commencement of Phase 2 of this storage facility, including two conditions submitted by the staff that are required by the Municipal Code:

1. The following public improvements shall be designed and constructed, in accordance with City of Ridgecrest, Engineering Design Standards and Details, (CoREDS&D), approved by the City Engineer, including the following:
 - a. Street Improvements per RMC, 14-2.32 & 20-3.20 & CoREDS&D.
 - i. Construct a 5.5' concrete sidewalk, Type III, per CoREDS&D Section 4.03, C., 1.
 - ii. Remove and replace existing commercial driveway approach with an ADA compliant commercial driveway per Plate R8 of the CoREDS&D Section 4.03, A.

WHEREAS, While the Planning Commission recognized that the necessity to include the mandated conditions within its Resolution, the Planning Commission also recommends that the City Council grant relief to these conditions as evidenced by the following condition of approval:

7. This project is proposed in three phases. The Planning Commission recommends that the City Council to defer Condition 1.a.i. and Condition 1.a.ii. until Phase 3 is implemented.

WHEREAS, On August 7, 2013 the City Council considered the Ridgecrest Self Storage and Planning Commission request to defer Planning Commission Resolution 13-07 Conditions 1.a.i and 1.a.ii. until Phase 3.

NOW THEREFORE BE IT RESOLVED, The City Council considered the evidence and approves this request as set forth herein:

- (a) The proposed deferral is internally consistent with the adopted elements and the goals, objectives, policies, and programs of the Zoning Ordinance.
- (b) The area is physically suited for this deferral in that the request is compatible with selected surrounding land uses,
- (c) The modification is:
 - 1. Not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitats; therefore a negative declaration has been approved for the project.
 - 2. Not likely to cause serious public health problems.

SECTION 2. APPROVAL

Planning Commission Resolution 13-07 is hereby modified to defer Conditions 1.a.i and 1.a.ii until Phase 3, having found that it is in the best interest of the public and is compatible with surrounding land uses.

APPROVED AND ADOPTED this 7th day of August, 2013, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Daniel O. Clark, Mayor

ATTEST:

Rachel J. Ford, CMC, City Clerk

PLANNING COMMISSION RESOLUTION 13-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST APPROVING *SITE PLAN REVIEW 05-10 MODIFICATION* FOR PHASE 2 OF THE RIDGECREST SELF-STORAGE FACILITY: ONE NEW 10,080 SQ. FT. SELF-STORAGE BUILDING, ONE NEW 10,478 SQ. FT. BUILDING FOR ENCLOSED STORAGE OF RECREATIONAL VEHICLES, AND 24 - 9' X 18' PARKING SPACES FOR BOAT STORAGE. THIS PROJECT IS LOCATED IN A LIGHT INDUSTRIAL ZONE DISTRICT LOCATED AT 1621 N. INYO STREET, (APN 453-032-14). APPLICANT: RICK MCCLISH

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

SECTION 1. FINDINGS

On May 28, 2013, the Planning Commission duly and regularly considered ***Site Plan Review 05-10 Modification***, a request to build Phase 2 of the Ridgcrest Self Storage facility.

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

- (a) The proposed location of the use and the standards under which it would be developed and maintained will not be detrimental to the public health, safety or welfare, or materially injurious to or inharmonious with properties or improvements in the vicinity.
- (b) There are circumstances or conditions applicable to the land, which makes the granting of a site plan approval necessary for the preservation and enjoyment of a substantial property right.
- (c) The proposed location of the project is in accordance with the objectives of the zoning chapter and the purposes of the service commercial zoning district in which the site is located.

SECTION 2. DESCRIPTION

The proposed project consists of one new 10,080 sq. ft. self-storage building, one new 10,478 sq. ft. building for enclosed storage of recreational vehicles, and 24 - 9' x 18' parking spaces for boat storage. This project is located in a Light Industrial Zone District at 1621 N. Inyo Street.

SECTION 3. CONDITIONAL APPROVAL

The proposed site plan for Phase 2 is hereby approved subject to the following conditions:

NOTE: These conditions must be met within 18 months (November 28, 2014), or as stipulated in the conditions, unless a written request for an extension of time is received before the expiration date.

"The below conditions have been satisfied" By _____ Date _____

PUBLIC WORKS ENGINEERING DEPARTMENT

1. The following public improvements shall be designed and constructed, in accordance with City of Ridgecrest, Engineering Design Standards and Details, (CoREDS&D), approved by the City Engineer, including the following:
 - a. Street Improvements per RMC, 14-2.32 & 20-3.20 & CoREDS&D.
 - i. Construct a 5.5' concrete sidewalk, Type III, per CoREDS&D Section 4.03, C., 1.
 - ii. Remove and replace existing commercial driveway approach with an ADA compliant commercial driveway per Plate R8 of the CoREDS&D Section 4.03, A.
 - b. Drainage Improvements, per RMC, Chapter 21 & City of Ridgecrest Master Drainage Plan & Drainage Design Manual,
 - i. The project is within flood zone X of the Flood Insurance Rate Maps, area of minimal flooding.
 - ii. All storm water runoff up to the ten year event shall be detained onsite.
 1. Prior to issuance of the building permit, a drainage plan with supporting calculations shall be submitted for the City Engineer's approval.
 2. The drainage plan and calculations along with improvements shall be prepared and constructed in accordance with City of Ridgecrest, "Master Drainage Plan", dated May 1989 and the "Drainage Design Manual", dated July 1989.
 3. The onsite drainage detention is required to be designed and constructed to meet the 10 year reoccurrence interval for a 24 hour storm duration with a precipitation depth of 1.85 inches.
 - c. Grading Improvements
 - i. Prior to issuance of a building permit, a topographic grading plan shall be submitted for approval by the City Engineer and Planning Department. The grading requirements shall conform to Ridgecrest Municipal Code Chapter 16 and the grading plan prepared in compliance to CoREDS&D, Section 2.02 C. 4.
 1. The topographic grading plan and drainage plan shall also show adjacent grading, drainage and features as required in the CoREDS&D Section 2.02 C. 4.
 2. The topographic grading plan shall also show property boundary record data with dimensioning, survey property corners, easements, utilities, etc.
 3. Windblown dust and sand shall be controlled per Chapter 16 of the Ridgecrest Municipal Code.
 - d. Survey
 - i. Survey monument property corners shall be set, made visible and protected in place during construction. Monuments shall be set to surface and made visible prior to occupancy permit. Work must be performed by a Licensed Land Surveyor.

2. Miscellaneous Requirements & Conditions

- a. Seismic Hazard Zone
 - i. The project is approximately 2,328 feet westerly of the Little Lake Fault zone.
 - 1. The developer shall have his architect/structural engineer design the structure to meet seismic requirements for this zone.
- b. Pay all Development Impact Fees.
 - i. School and Drainage impact fees are due prior to building permit issuance.
 - ii. Fire, Traffic and Law enforcement impact fees are due prior to final inspection.
- c. Prior to issuance of the building permit obtain a certificate from IWWWD for water service.
- d. Design and construct water facilities per IWWWD requirements.
- e. Coordinate with Kern Co. Fire Dept. and if necessary, design and construct fire protection hydrants and or facilities per Kern Co. Fire Department requirements.
- f. A Certificate of Occupancy will not be issued until all Planning Commission conditions of approval have been met.
- g. A Certificate of Occupancy will not be issued until project sign off and final structure inspection has occurred from Building Inspection, Planning Dept., Engineering Dept., Fire Dept. and Health Dept.
- h. The project plan shall be reviewed and approved by police, fire and emergency services for access and circulation to the structure and parking lot.
- i. All work in the public right of way shall be to City of Ridgecrest and industry standards.
- j. Applicant shall acquire all necessary permits from the City or any other regulatory agency.
- k. Sign and record an affidavit to agree to not protest the formation of Street Lighting, Landscaping Maintenance District.

COMMUNITY DEVELOPMENT

- 3. The applicant shall comply with all applicable federal, state, county, and local regulations.
- 4. Dust mitigation measures shall be utilized during construction.

KERN COUNTY FIRE DEPARTMENT

"The below conditions have been satisfied" By _____ Date _____

- 5. The location of the fire hydrants installed during Phase 1 are acceptable as they stand but additional hydrants shall be placed similarly for both Phase 2 and 3.
- 6. There must be a second access for emergency vehicle use with a minimum width of 20'.

RIDGECREST PLANNING COMMISSION

7. This project is proposed in three phases. The Planning Commission recommends that the City Council to defer Condition 1.a.i. and Condition 1.a.ii. until Phase 3 is implemented.

APPROVED AND ADOPTED this 28th day of May, 2013 by the following vote:

AYES: Brokke, Davis, LeCornu, Morgan, Obergfell

NOES: None

ABSENT: None

ABSTAIN: None



Chris LeCornu, Chair

ATTEST:


Karen Harker, Secretary

Planning Commission

Public Hearing: May 28, 2013

SITE PLAN REVIEW 05-10 MODIFICATION REQUESTING TO BUILD PHASE 2 OF THE RIDGECREST SELF-STORAGE FACILITY: ONE NEW 10,080 SQ. FT. SELF-STORAGE BUILDING, ONE NEW 10,478 SQ. FT. BUILDING FOR ENCLOSED STORAGE OF RECREATIONAL VEHICLES, AND 24 - 9' X 18' PARKING SPACES FOR BOAT STORAGE. THIS PROJECT IS LOCATED IN A LIGHT INDUSTRIAL ZONE DISTRICT LOCATED AT 1621 N. INYO STREET, (APN 453-032-14). APPLICANT: RICK MCCLISH

Suggested Motion

MOTION TO APPROVE RESOLUTION APPROVING *SITE PLAN REVIEW 05-10 MODIFICATION* SUBJECT TO CONDITIONS

Owner: Christian DeMarais
Ridgecrest Self Storage
1601 N. Inyo Street
Ridgecrest, CA 93555
530-668-9922

Applicants: Rick McClish and Jim Goodman, AIA
232 Avenida Fabricante, Suite 112
San Clemente, CA 92672
949-493-0740

PROJECT INFORMATION			
Existing Land Use		Existing Zoning	
Onsite	Vacant and Phase 1 of Ridgecrest Self Storage – site of abandoned drive-in theatre	CS	Service Commercial
North	Commercial and Vacant	CS	Service Commercial
South	Vacant and developed industrial	M1	Light Industrial
East	Vacant and developed industrial	M1	Light Industrial
West	Vacant and developed industrial	M1	Light Industrial
General Plan Designation		Commercial and Professional Offices	
Access		Inyo Street	
Site Area		12.85 acres	
Environmental		Categorical Exemption-15332 Infill Development	

DISCUSSION

The applicant, Rick McClish, is proposing the Ridgecrest Planning Commission consider Site Plan Review, SPR 05-10 Modification, a request to build Phase 2 of the Ridgecrest Self Storage facility consisting of one new 10,080 sq. ft. self-storage building, one new 10,478 sq. ft. building

for enclosed storage of recreational vehicles, and 24 - 9' x 18' parking spaces for boat storage. This project is located in a Light Industrial Zone District at 1621 N. Inyo Street.

Phase 1 was approved by the Planning Commission in 2005. It consists of six self-storage buildings and an office and caretaker unit at 1621 N. Inyo Street. Phase 1 required a Site Plan Review approval and a Conditional Use Permit (because of the caretakers' unit). Six (6) parking spaces were built to accommodate the caretaker unit and office. Clients utilize space in front of their rental units for individual parking needs.

Upon completion of phase 2 there is one final phase, (Phase 3) proposed representing approximately the final 1/3 of the total units being built for this facility.

Most of Phase 1 is enclosed via the exterior block walls of the storage buildings. Chain link fencing with slats was built to provide security between Phase 1 and the area designated as Phase 2.

The new buildings in Phase 2 are proposed to be built within the interior of the Phase 2 area. Therefore, chain link fencing with slats is being proposed along the exterior of the Phase 2 expansion. during each phase development and will be relocated during each phase.

ENVIRONMENTAL REVIEW

Categorical Exemption-15332 Infill Development. This project site has had previously developed as a drive-in and is surrounded by development.

RECOMMENDATION

Staff recommends the Planning Commission approval with conditions as presented in the draft ordinance.

THE APPLICANT SHALL NOTE THAT THERE IS A FIFTEEN (15) DAY APPEAL PERIOD FOR THE PLANNING COMMISSION DECISION. ALL APPEALS ARE DIRECTED TO THE CITY COUNCIL UPON SUBMITTAL OF APPEAL FEE AND LETTER STATING REASONS FOR THE APPEAL.

ZONING MAP



AIR PHOTO

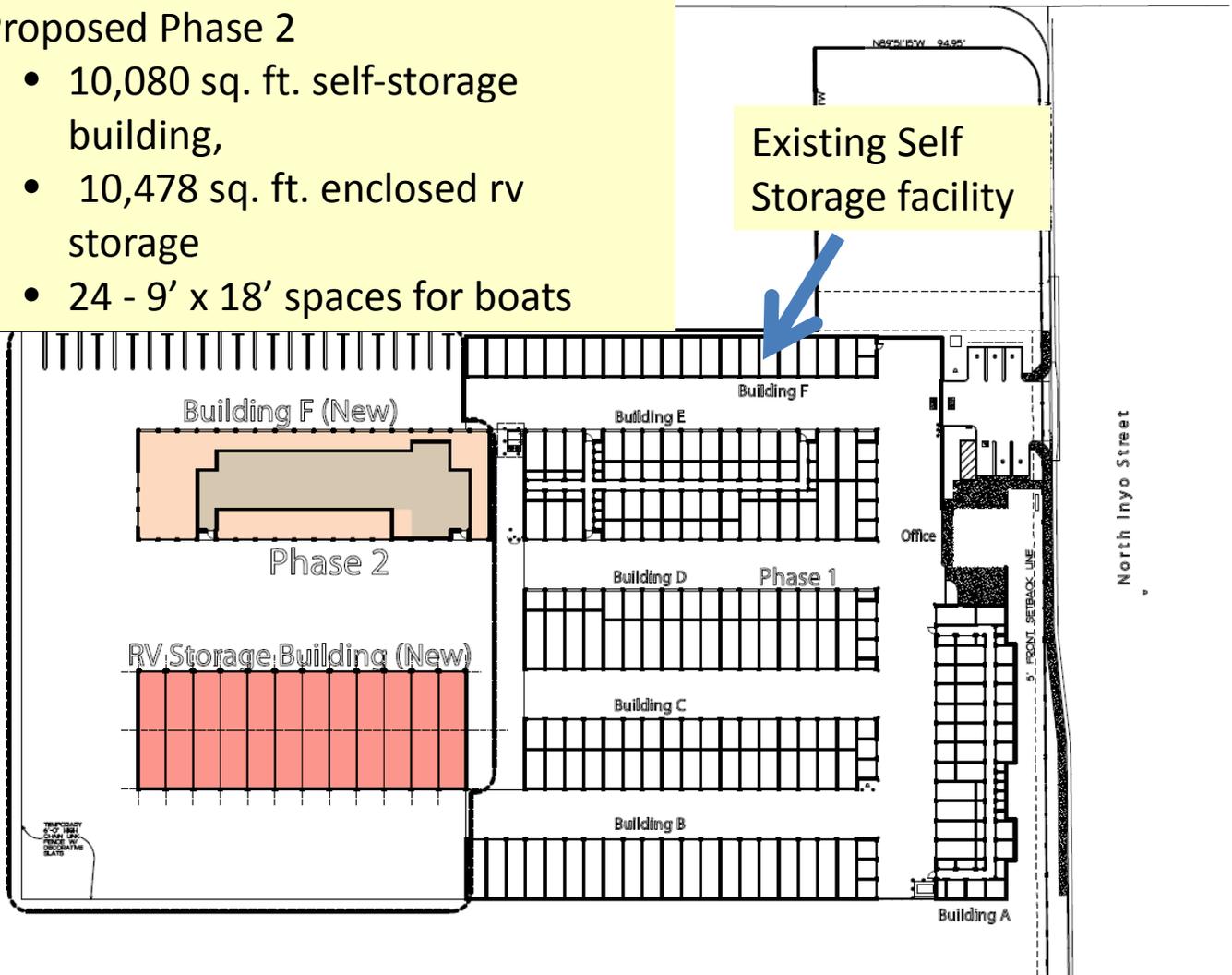


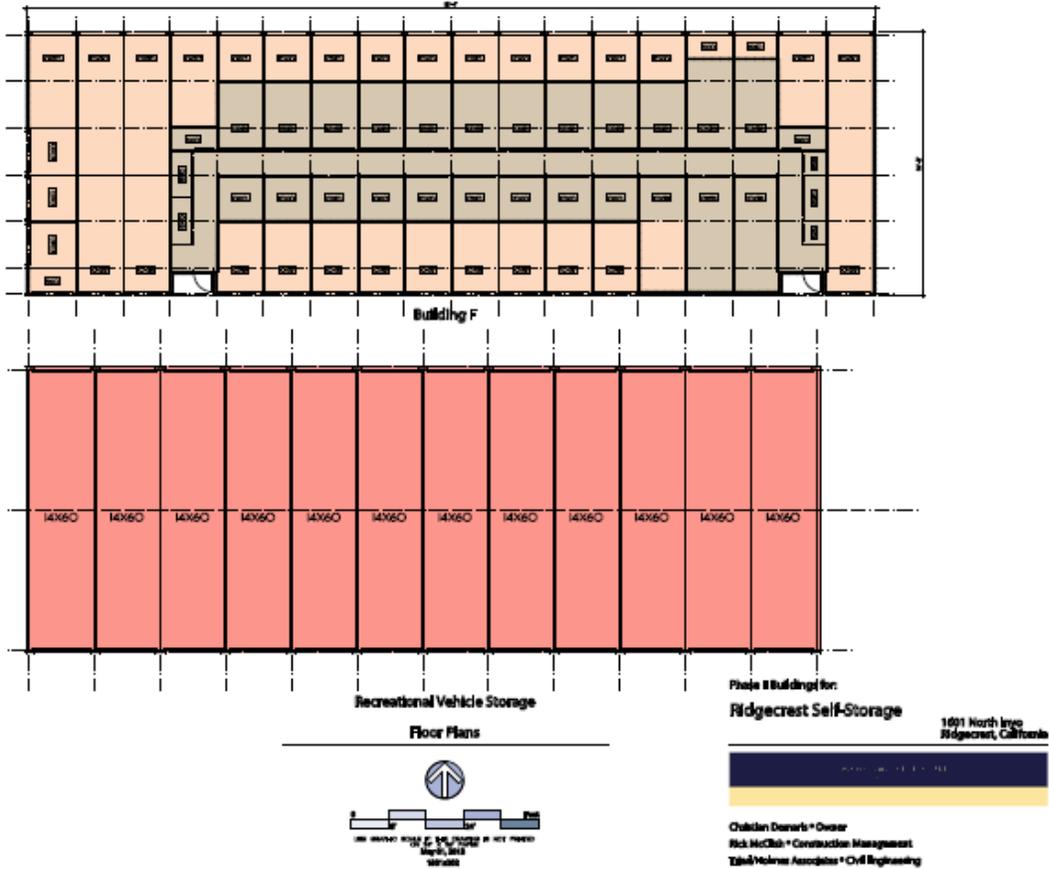
PROPOSED EXPANSION

Inyokern Road

Proposed Phase 2

- 10,080 sq. ft. self-storage building,
- 10,478 sq. ft. enclosed rv storage
- 24 - 9' x 18' spaces for boats







Ridgecrest Self Storage – Phase 1



Ridgecrest Self Storage – edge of phase 1 & 2



Ridgecrest Self Storage – Phase 2

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PLANNING COMMISSION RESOLUTION 13-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST APPROVING ***SITE PLAN REVIEW 05-10 MODIFICATION*** FOR PHASE 2 OF THE RIDGECREST SELF-STORAGE FACILITY: ONE NEW 10,080 SQ. FT. SELF-STORAGE BUILDING, ONE NEW 10,478 SQ. FT. BUILDING FOR ENCLOSED STORAGE OF RECREATIONAL VEHICLES, AND 24 - 9' X 18' PARKING SPACES FOR BOAT STORAGE. THIS PROJECT IS LOCATED IN A LIGHT INDUSTRIAL ZONE DISTRICT LOCATED AT 1621 N. INYO STREET, (APN 453-032-14). APPLICANT: RICK MCCLISH

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

SECTION 1. FINDINGS

On May 28, 2013, the Planning Commission duly and regularly considered ***Site Plan Review 05-10 Modification***, a request to build Phase 2 of the Ridgcrest Self Storage facility.

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

- (a) The proposed location of the use and the standards under which it would be developed and maintained will not be detrimental to the public health, safety or welfare, or materially injurious to or inharmonious with properties or improvements in the vicinity.
- (b) There are circumstances or conditions applicable to the land, which makes the granting of a site plan approval necessary for the preservation and enjoyment of a substantial property right.
- (c) The proposed location of the project is in accordance with the objectives of the zoning chapter and the purposes of the service commercial zoning district in which the site is located.

SECTION 2. DESCRIPTION

The proposed project consists of one new 10,080 sq. ft. self-storage building, one new 10,478 sq. ft. building for enclosed storage of recreational vehicles, and 24 - 9' x 18' parking spaces for boat storage. This project is located in a Light Industrial Zone District at 1621 N. Inyo Street.

SECTION 3. CONDITIONAL APPROVAL

The proposed site plan for Phase 2 is hereby approved subject to the following conditions:

NOTE: These conditions must be met within 18 months (November 28, 2014), or as stipulated in the conditions, unless a written request for an extension of time is received before the expiration date.

"The below conditions have been satisfied" By _____ Date _____

PUBLIC WORKS ENGINEERING DEPARTMENT

1. The following public improvements shall be designed and constructed, in accordance with City of Ridgecrest, Engineering Design Standards and Details, (CoREDS&D), approved by the City Engineer, including the following:
 - a. Street Improvements per RMC, 14-2.32 & 20-3.20 & CoREDS&D.
 - i. Construct a 5.5' concrete sidewalk, Type III, per CoREDS&D Section 4.03, C., 1.
 - ii. Remove and replace existing commercial driveway approach with an ADA compliant commercial driveway per Plate R8 of the CoREDS&D Section 4.03, A.
 - b. Drainage Improvements, per RMC, Chapter 21 & City of Ridgecrest Master Drainage Plan & Drainage Design Manual,
 - i. The project is within flood zone X of the Flood Insurance Rate Maps, area of minimal flooding.
 - ii. All storm water runoff up to the ten year event shall be detained onsite.
 1. Prior to issuance of the building permit, a drainage plan with supporting calculations shall be submitted for the City Engineer's approval.
 2. The drainage plan and calculations along with improvements shall be prepared and constructed in accordance with City of Ridgecrest, "Master Drainage Plan", dated May 1989 and the "Drainage Design Manual", dated July 1989.
 3. The onsite drainage detention is required to be designed and constructed to meet the 10 year reoccurrence interval for a 24 hour storm duration with a precipitation depth of 1.85 inches.
 - c. Grading Improvements
 - i. Prior to issuance of a building permit, a topographic grading plan shall be submitted for approval by the City Engineer and Planning Department. The grading requirements shall conform to Ridgecrest Municipal Code Chapter 16 and the grading plan prepared in compliance to CoREDS&D, Section 2.02 C. 4.
 1. The topographic grading plan and drainage plan shall also show adjacent grading, drainage and features as required in the CoREDS&D Section 2.02 C. 4.
 2. The topographic grading plan shall also show property boundary record data with dimensioning, survey property corners, easements, utilities, etc.
 3. Wind blown dust and sand shall be controlled per Chapter 16 of the Ridgecrest Municipal Code.
 - d. Survey
 - i. Survey monument property corners shall be set, made visible and protected in place during construction. Monuments shall be set to surface

and made visible prior to occupancy permit. Work must be performed by a Licensed Land Surveyor.

2. Miscellaneous Requirements & Conditions
 - a. Seismic Hazard Zone
 - i. The project is approximately 2,328 feet westerly of the Little Lake Fault zone.
 1. The developer shall have his architect/structural engineer design the structure to meet seismic requirements for this zone.
 - b. Pay all Development Impact Fees.
 - i. School and Drainage impact fees are due prior to building permit issuance.
 - ii. Fire, Traffic and Law enforcement impact fees are due prior to final inspection.
 - c. Prior to issuance of the building permit obtain a certificate from IWWWD for water service.
 - d. Design and construct water facilities per IWWWD requirements.
 - e. Coordinate with Kern Co. Fire Dept. and if necessary, design and construct fire protection hydrants and or facilities per Kern Co. Fire Department requirements.
 - f. A Certificate of Occupancy will not be issued until all Planning Commission conditions of approval have been met.
 - g. A Certificate of Occupancy will not be issued until project sign off and final structure inspection has occurred from Building Inspection, Planning Dept., Engineering Dept., Fire Dept. and Health Dept.
 - h. The project plan shall be reviewed and approved by police, fire and emergency services for access and circulation to the structure and parking lot.
 - i. All work in the public right of way shall be to City of Ridgecrest and industry standards.
 - j. Applicant shall acquire all necessary permits from the City or any other regulatory agency.
 - k. Sign and record an affidavit to agree to not protest the formation of Street Lighting , Landscaping Maintenance District.

COMMUNITY DEVELOPMENT

3. The applicant shall comply with all applicable federal, state, county, and local regulations.
4. Dust mitigation measures shall be utilized during construction.

KERN COUNTY FIRE DEPARTMENT

"The below conditions have been satisfied" By _____ Date _____

5. The location of the fire hydrants installed during Phase 1 are acceptable as they stand but additional hydrants shall be placed similarly for both Phase 2 and 3.
6. There must be a second access for emergency vehicle use with a minimum width of 20'.

APPROVED AND ADOPTED this 28th day of May, 2013 by the following vote:

AYES:

NOTES:

ABSENT:

ABSTAIN:

Chris LeCornu, Chair

ATTEST:

Ricca Charlon, Secretary



CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, May 28, 2013 at 6:00 PM

1. **CALL TO ORDER** Meeting was called to order at 6:02
2. **ROLL CALL**
Present: C. LeCornu, S. Morgan, R. O'Bergfell, S. Davis, P. Brokke
Absent:
Staff: M. Alexander, K. Harker
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF AGENDA**
Motion To Approve Agenda Was Made By Commissioner Morgan, Second by Commissioner Davis. Motion Carried By Voice Vote of 5 Ayes, 0 Nays, 0 Absent, 0 Abstain.
5. **APPROVAL OF MINUTES: April 23, 2013**
Motion To Approve Minutes of April 23, 2013 Meeting Was Made By Commissioner Morgan, Second by Commissioner O'Bgerfell. Motion Carried By Voice Vote of 5 Ayes, 0 Nays, 0 Absent, 0 Abstain.
6. **PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA**
7. **PUBLIC HEARING**
SPR 05-10 Modification, a request to build one new 10,080 sq. ft. self-storage building, one new 10,478 sq. ft. building for enclosed storage of recreational vehicles, and 24 - 9' x 18' parking spaces for boat storage. This project constitutes Phase 2 of the Ridgecrest Self-Storage Facility in a light Industrial Zone District located at 1621 N. Inyo Street, (APN 453-032-14).
Applicant: Rick McClish
 - o M Alexander spoke to the commission regarding the project and the initial phase as it was proposed in Phase 1. Phase 1 was approved by Commission in 2005. There will be one more phase after Phase 2 a final phase or Phase 3. Zoning is light industrial with some R-3 or residential. M Alexander described the area that will be developed and how it is laid out. One condition of the project given by the City Engineer will be curb, gutter and sidewalk. Staff recommends that the planning commission approves the resolution before them tonight.
 - o **Public Comment**
Jim Goodman, AIA 232 Avenida Fabricante, Suite 112, San Clemente, Ca
Mr. Alexander gave a good description of the project. I'm concerned about the curb, gutter and sidewalk. I was wondering if the sidewalk can be moved back from the curb due to the pole being in the sidewalk area. Also, the condition from the Fire Department for the second access, where should this be located? M Alexander indicated that it could be located at the south end of the property.

Commissioners

- o Mr. Morgan thanked the City Engineer for going by the code. The commission can modify the set back of the sidewalk. There is some sidewalk in the area. I would recommend

that we defer to Phase Three so that they can come up with a plan and come up with the fees. I would also recommend that if we are going to defer the sidewalk that we defer the ADA requirement for the driveway.

- Chairman Lecornu we can defer the sidewalk and the driveway because they go together.
- Loren Culp – that is correct they do go together.
- Commissioner Brokke – good idea to defer the requirements of the sidewalk and ADA driveway.

Public Comment

- Steven Rainey 231 Sierra Vista
Phone wires and electrical wires could be an issue as they are hanging very low in this area.

Commission

- Loren Culp – deferral of deterrents are reasonable improvements such as drainage improvements (topographical) so that we could ask for curb, gutter and sidewalk to be waived. This instance would require the City Councils approval for no curb, gutter, and sidewalk.
Commissioner Morgan – Can we ask the staff to move forward
 - a. defer sidewalk
 - b. defer driveway
- **Motion to Approve Planning Commission Resolution 13-07 A Resolution of the Planning Commission of the City of Ridgecrest Approving SITE PLAN REVIEW 05-10 MODIFICATION for Phase II of the Ridgecrest Self Storage Facility as written with the following conditions To defer A. 1 and A 11. Motion made by Commissioner Morgan Seconded by Commissioner O'Bergfell All in favor 5 Ayes.**

8. DISCUSSION ITEMS

- a. Discussion of Ham Radio Towers exceeding 35' height limit in Residential Zones
 - M Alexander gave brief description of the staff report sent to the Planning Commission. It is now time that the applicant Mr. Steven Rainey is asking for consideration of the fee of the CUP be reduced for consideration of the tower. The current fee is \$1800. He believes that the fee is too high. It is recommended that the Planning Commission provide staff with direction regarding what an appropriate fee might be to consider towers in excess of 35'.
 - Mr. Rainey gave a handout for the Commissioners to look at. My goal is to have the tower down when not in use and up when I am using it. I believe having the fees waived because we are putting our time and energy into this so that the community can have a benefit.
 - Commissioner Brokke – how often are you using the radio
 - S. Rainey - Not every day maybe twice a week
 - Chairman Lecornu – what time of day are you using the tower?
 - S. Rainey - Not a specific time of day for any period of time.
 - Commissioner Morgan – not a ham operator, but realize that we are here to discuss the fee, fits into a broader problem. Staff to come up with a fee to cover the cost. A more accurate cost. I realize that this tower can be used for emergency and can benefit the City of Ridgecrest.
 - M. Alexander – move forward as a CUP to the Council notice the neighbors so that they could comment to see if that would be an issue or not.
 - Commissioner O'Bergfell – forwarding to the CC.
 - M. Alexander – yes staff will be forwarding to the council
- b. AMG update - responses to the issues raised by Senior Housing residents, Continued public

hearing for Phase 2 Senior apartments – June 25, 2013

- Chairman Lecournu did get the email that was sent out
- Commissioner Morgan didn't see any issue raised about the inadequate insulation and the access to the sewer by the door and the odor that is coming out. I feel that the pipe should be extended away from the door. I feel that the City should be invited to the meetings with the senior complex and the developer to make sure that the issues are being addressed.

9. COMMISSIONER ITEMS

a. Report from Development Code Subcommittee re: first meeting

- Commissioner Morgan, Commissioner Brokke, Matthew Alexander, and Loren Culp, met to discuss the Development Code and they decided as a group to look at the Zoning and Sub-Division of the Municipal code. The Subcommittee will also will have issues with Chapter 16. The Commissioners will see other Chapters involved to make modifications. Mrs. Brokke has already been looking at other communities and what they have to offer as codes. The Commission was encourage looking at other cities and making recommendations to for the Subcommittee to look at. Next meeting will be on June 24th where we will continue to have discussion.
-

b. Comments from Commissioners

- Pat Brokke – the Ridgecrest Animal Shelter on June 18th – spay or neuter your animal. If you have any questions please call the Animal Shelter

10. STAFF ITEMS

- Hold your special meeting on June 18th. M Alexander informed the Commission of Jim Gregory continued success and what a great job of renovating of the Heritage Suites he has done. It is his recommendation to adjourn the meeting to the Heritage suites on the 18th so that the Commissioners and see what has been accomplished.

11. ADJOURN - To Special Planning Commission Meeting, 6:00 PM, June 18, 2013 - tour of Heritage Suites Renovation by Jim Gregory

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

SUBJECT:

The Planning Commission has approved SPR 76-16 Modification, (Modernization of SCE Service Center) on behalf of Southern California Edison. The applicant and Planning Commission are requesting that two conditions of approval be deferred until the California Public Utilities Commission approves these dedications

PRESENTED BY:

Matthew Alexander – City Planner

SUMMARY:

On June 25, 2013 the Planning Commission approved *Site Plan Review 76-16 Modification*, a request by SCE to build new additions and remodel facilities at the SCE Service Center located at 510 S. China Lake Blvd. The Staff recommended:

- 1) Prior to building permit issuance, dedicate additional Right of Way for China Lake Boulevard with a consistent 10 feet offset from the existing curb and gutter alignment, and
- 2) Prior to building permit issuance, dedicate additional Right of Way for a 45 degree corner cut off at the corner of China Lake Boulevard and Upjohn Ave. beginning and ending at the ends of the curb returns.

SCE is willing to make dedications but needs to go through PUC which can take 18 months. So as not to delay these improvements from moving forward the Staff and Planning Commission recommend that the City Council defer these conditions pending PUC approval. This will permit SCE to obtain Building Permits and initiate construction.

Condition #12 of the Planning Commission Resolution approving SCE's site plan states: *Southern California Edison agrees to make the public right-of-way dedications required as part of Condition 1.a.i. and Condition 1.a.ii. However, since permission for these dedications must be granted by the Public Utilities Commission, the Planning Commission recommends that the City Council permit this project to go forward by deferring Condition 1ai. and Condition 1a.ii. until after the PUC has approved the required dedications.*

FISCAL IMPACT:

No Fiscal Impact

Reviewed by Finance Director

ACTION REQUESTED:

Defer SPR 76-16 Modification (SCE) Conditions 1.a.i and 1.a.ii. until the PUC has approved the required dedications.

CITY MANAGER / EXECUTIVE DIRECTOR RECOMMENDATION:

Action as requested: approve resolution as submitted

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

Matthew Alexander AICP

Action Date: August 7, 2013

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RESOLUTION NO. 13-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST MODIFYING PLANNING COMMISSION RESOLUTION 13-08, A REQUEST BY SOUTHERN CALIFORNIA EDISON AND THE PLANNING COMMISSION TO DEFER SPR 76-16 MODIFICATION CONDITIONS 1.a.i AND 1.a.ii UNTIL AFTER THE PUC HAS APPROVED THE REQUIRED DEDICATIONS

SECTION 1. FINDINGS

WHEREAS On June 25, 2013 the Planning Commission held a public hearing and duly approved Site Plan Review 76-16 Modification, a request by Southern California Edison to build new additions and remodel facilities at the SCE Service Center located at 510 S. China Lake Blvd., (APN 080-020-67).

WHEREAS The Planning Commission considered the evidence and approved Resolution PC 13-08 authorizing the commencement of this project, including two conditions submitted by the staff that are required by the Municipal Code:

1. The following public improvements shall be designed and constructed, in accordance with City of Ridgecrest, Engineering Design Standards and Details, (CoREDS&D), approved by the City Engineer, including the following:
 - a. Street Improvements per RMC, 14-2.32 & 20-3.20 & CoREDS&D.
 - i. Prior to building permit issuance, dedicate additional Right of Way for China Lake Boulevard with a consistent 10 feet offset from the existing curb and gutter alignment.
 - ii. Prior to building permit issuance, dedicate additional Right of Way for a 45 degree corner cut off at the corner of China Lake Boulevard and Upjohn Ave. beginning and ending at the ends of the curb returns.

WHEREAS While the Planning Commission recognized the necessity to include the mandated conditions within its Resolution, the Planning Commission also recommends that the City Council grant relief to these conditions as evidenced by the following condition of approval:

12. Southern California Edison agrees to make the public right-of-way dedications required as part of Condition 1.a.i. and Condition 1.a.ii. However, since permission for these dedications must be granted by the Public Utilities Commission, the Planning Commission recommends that the City Council permit this project to go forward by deferring Condition 1a.i. and Condition 1a.ii. until after the PUC has approved the required dedications.

NOW THEREFORE BE IT RESOLVED that On August 7, 2013 the City Council considered the Ridgecrest Southern California Edison and Planning Commission request to defer Planning Commission Resolution 13-08 Conditions 1.a.i and 1.a.ii. until Phase 3.

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

- (a) The proposed deferral is internally consistent with the adopted elements and the goals, objectives, policies, and programs of the Zoning Ordinance.
- (b) The area is physically suited for this deferral in that the request is compatible with selected surrounding land uses,
- (c) The modification is:
 - 1. Not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitats; therefore a negative declaration has been approved for the project.
 - 2. Not likely to cause serious public health problems.

SECTION 2. APPROVAL

Planning Commission Resolution 13-08 is hereby modified to defer Conditions 1.a.i and 1.a.ii until after the PUC has approved the required dedications. Having found that it is in the best interest of the public and is compatible with surrounding land uses.

APPROVED AND ADOPTED this 7th day of August 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Daniel O. Clark, Mayor

ATTEST:

Rachel J. Ford, CMC, City Clerk

Planning Commission

Public Hearing: June 25, 2013

SITE PLAN REVIEW 76-16 MODIFICATION a request modernize SCE Service Center

The Scope of Work for the project includes the following improvements:

ADMINISTRATION BUILDING – NEW ADDITION(S) AND INTERIOR REMODEL

GARAGE BUILDING – NEW ADDITION AND REMODEL

NEW PRE-FAB SHOP BUILDING

NEW HAZARDOUS MATERIAL STORAGE CANOPY

VARIOUS ONSITE AND OFF SITE IMPROVEMENTS

The project is located in a Service Commercial (SC) Zone District located on 3.96 Acres at 510

S. China Lake Blvd., (APN 080-020-67). Applicant: Southern California Edison

Suggested Motion

MOTION TO APPROVE RESOLUTION APPROVING *SITE PLAN REVIEW 76-16 MODIFICATION* SUBJECT TO CONDITIONS

Owner: Southern California Edison Company
Attention: Richard Smith Jr., Project Manager
2244 Walnut Grove Avenue
Rosemead, CA 91770

Applicant: Scott Holland, AIA Architect Principal
Elements Architecture Inc.
6B Liberty, Suite 100, Aliso Viejo, CA 92656
(714) 749-5546

PROJECT INFORMATION			
Existing Land Use		Existing Zoning	
Onsite	SCE Service Center	CS	Service Commercial
North	Fast Food and Single Family Homes	CG R-1	General Commercial Single Family Res.
South	Vacant – former Verizon yard	CS	Service Commercial
East	Apartments	R-2	Multi Family Res.
West	Motels	CG	General Commercial
General Plan Designation		Commercial	
Access		Upjohn Avenue	
Site Area		3.96 acres	
Environmental		Categorical Exemption-15332 Infill Development	

BACKGROUND

GENERAL DESCRIPTION:

The SCE Ridgecrest Service Center is one of the older service centers within the SCE Territory. Originally constructed in 1958, the last major remodel occurred in 1996 with the addition of bullet-resistant glazing in the Payment Office. As with most aging facilities, safety and security have become concerns.

The overall building layouts contain many small rooms leading to operational inefficiencies and the existing interior walls create a confusing path of travel throughout the buildings. The existing restrooms and main building entry do not meet current accessibility requirements. On site vehicular access is not ideal due the close proximity of the entrance to the customer parking area to the intersection of China Lake Blvd. and Upjohn Avenue and the lack of offsite stacking area for SCE vehicles entering the site.

The solution to these issues is to perform a complete remodel of the facility that incorporates the current SCE personnel and future growth in all employee areas.

PROPOSED BUILDING AREAS:

EXISTING ADMINISTRATION BUILDING:

AREA OF EXISTING BUILDING TO BE REMODELED:	7,726 SF
<u>AREA OF PROPOSED ADDITIONS:</u>	<u>2,360 SF</u>
TOTAL PROPOSED BUILDING AREA:	10,086 SF

EXISTING GARAGE BUILDING:

AREA OF EXISTING BUILDING TO BE REMODELED:	4,766 SF
<u>AREA OF PROPOSED ADDITIONS:</u>	<u>490 SF</u>
TOTAL PROPOSED BUILDING AREA:	5,256 SF

NEW PRE-FAB SHOP AND WAREHOUSE BUILDING: 3,000 SF

NEW HAZARDOUS MATERIALS STORAGE CANOPY: 1,500 SF

PROPOSED SITE IMPROVEMENTS DESCRIPTION: 3.96 Acres

- New dedication along South China Lake Blvd. per the request of the City Public Works Dept.
- Abandon existing driveway at South China Lake Blvd.
- Abandon existing driveway from Upjohn Avenue to customer parking area.
- Modify existing driveway from Upjohn Avenue to accommodate both customer and SCE employee vehicles.
- Abandon existing driveway from Upjohn Avenue at the eastern side of the site.
- Create new entry drive from Upjohn Avenue at the easternmost portion of the property for SCE trucks towing poles to be able to safely enter the site without projecting into traffic lanes.
- Create new storm water detention area at the Northeast corner of the site per the request of the City Public Works Department.
- New decorative masonry wall along South China Lake Blvd. to replace the existing wall that has to be removed due to the additional dedication.
- Existing chain link fencing to remain at the remainder of the site.
- New decorative hardscape and landscaping at the public entry area of the Admin. Bldg.
- New landscaping adjacent to all sides of the Administration Building.
- Remove existing cargo containers currently being used for tire storage once the Garage Addition is complete.
- Replace the existing damaged sewer line from the Admin. Bldg. to the sewer main located in S. China Lake Blvd. with a new sewer line.
- Eliminate the existing onsite sewer lift station and provide a gravity flow sewer line to either China Lake Blvd. or Upjohn Avenue.
- New upgraded electrical service to the site including a new pad mount transformer located in the new landscaped area adjacent to the customer parking entry at Upjohn Avenue.

EXISTING ADMINISTRATION BUILDING:

- Existing Payment Office to remain.
- Completely demolish the existing remaining interior of the building.
- Remodeled Administration Building will contain the following spaces:
 - Lobby
 - Payment Office
 - Small Conference Room for meeting with Planners
 - Assembly Room for up to (50) people
 - Full Height District Manger's Office
 - Café Central Breakroom
 - Company Central Workroom
 - Crew Room
 - Open office area for modular workstations
 - Conference Room(s)
 - Storage Room(s)
 - Telecommunications Room
 - Main Electrical Room

Janitor's Closet
Security Equipment Room
Separate Gender Restroom, Shower, and Locker Facilities

EXISTING GARAGE BUILDING:

- New addition to enlarge the existing Wash Bay.
- Remodel the existing Unisex Restroom to meet current accessibility standards.
- Office area with modular furniture workstations
- New Fluid Storage and Tire Storage Room.
- New Recessed Parallelogram Lift for the Wash Bay.

NEW PRE-FAB SHOP AND WAREHOUSE BUILDING:

- New single story building utilizing pre-engineered metal construction for the building shell.
- New Pre-Fab Building to be based on the New Pre-Fab Building to be constructed as part of the Ridgecrest Service Center Modernization.
- 10'-0" wide canopy at the long side of the building for a covered work area.
- 20'-0" wide canopy at the short side of the building for a covered storage area for a trash compactor, and fork lift parking / charging stations.
- Secured Storage Area for electric meter storage.
- Unisex Restroom
- Small Telecommunications Closet
- Small Electrical Equipment Closet
- Workbenches
- Scale recessed into the concrete slab
- (1) Full height enclosed office.
- Ice Machine
- Heavy Duty Storage Shelving
- Emergency eye-wash station

NEW HAZARDOUS MATERIALS STORAGE CANOPY:

- New freestanding canopy utilizing pre-engineered metal construction for the building shell.
- Covered Hazardous Waste Storage Area with sump drain(s) and epoxy coated concrete slab.
- Receiving / Processing area that is uncovered with sump drains and sealed concrete.
- Heavy duty Storage Cabinets
- Scale
- 10'-0" high concrete masonry wall at one side
- 10'-0" high chain link fencing and gates at the remaining (3) sides.

DISCUSSION

The proposed improvements should enhance Edison's ability to serve the public and facilitate their mission here in the Ridgecrest region. The proposed building additions, driveway and landscaping modifications are consistent with the zoning and the neighborhood.

Currently there are no street lights on the south side of Upjohn adjacent to SCE's facility. Since Edison has a heavy transmission lines running parallel to Upjohn avenue, the staff recommends that SCE place two lower, pedestrian street lights along Upjohn between the sidewalk and the block wall.

ENVIRONMENTAL REVIEW

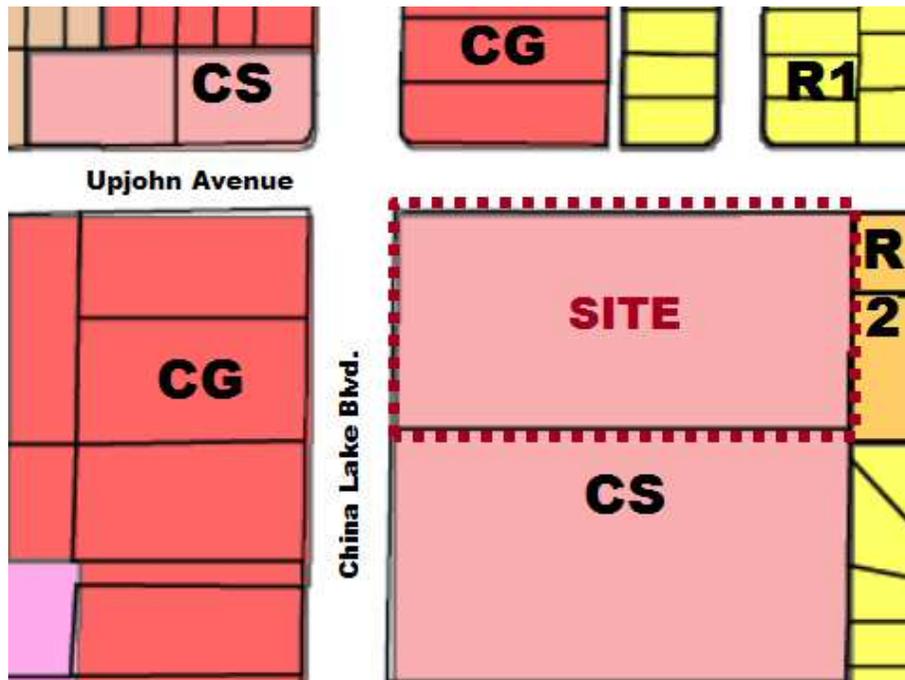
Categorical Exemption-15332 Infill Development.

RECOMMENDATION

Staff recommends the Planning Commission approval with conditions as presented in the draft ordinance.

THE APPLICANT SHALL NOTE THAT THERE IS A FIFTEEN (15) DAY APPEAL PERIOD FOR THE PLANNING COMMISSION DECISION. ALL APPEALS ARE DIRECTED TO THE CITY COUNCIL UPON SUBMITTAL OF APPEAL FEE AND LETTER STATING REASONS FOR THE APPEAL.

ZONING MAP

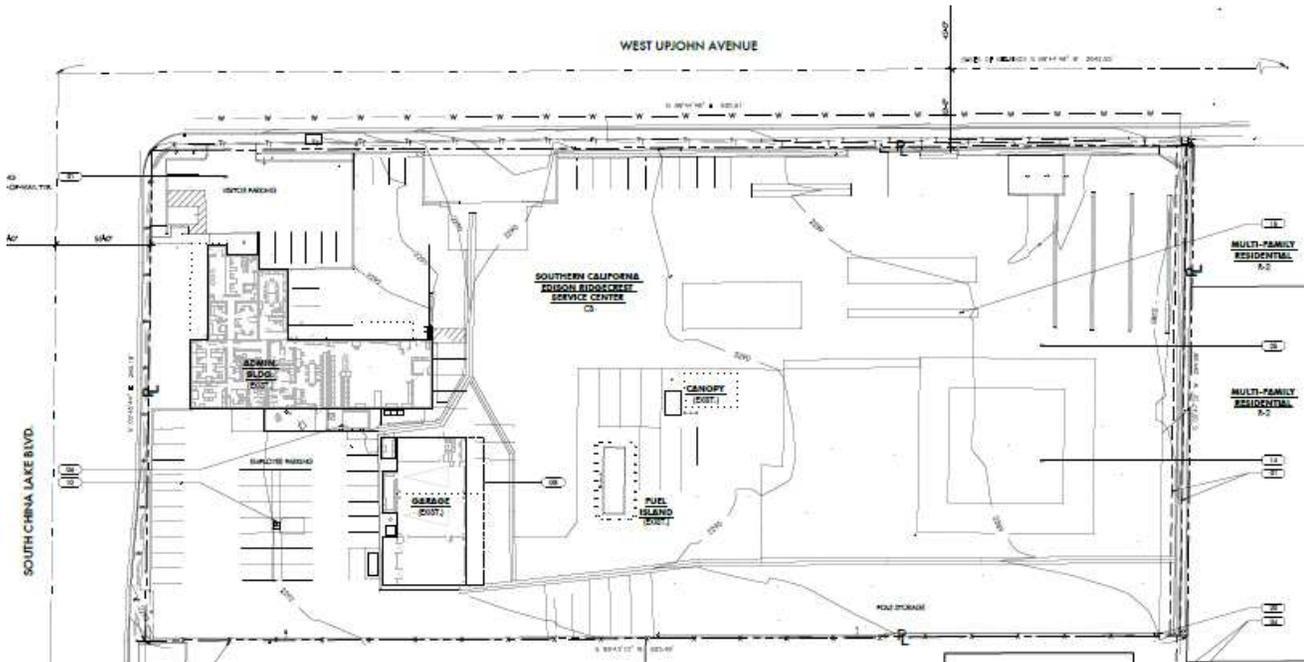


AIR PHOTO



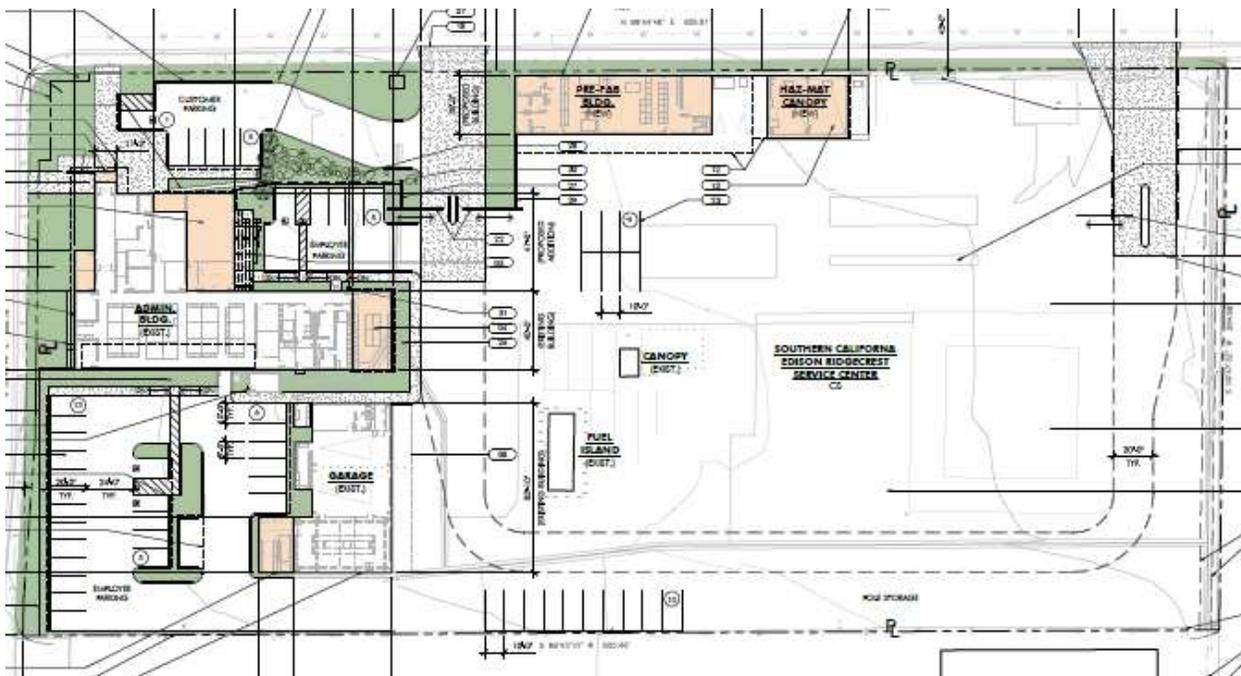
EXISTING SITE PLAN

(Please note larger scale drawings attached to this Staff Report)



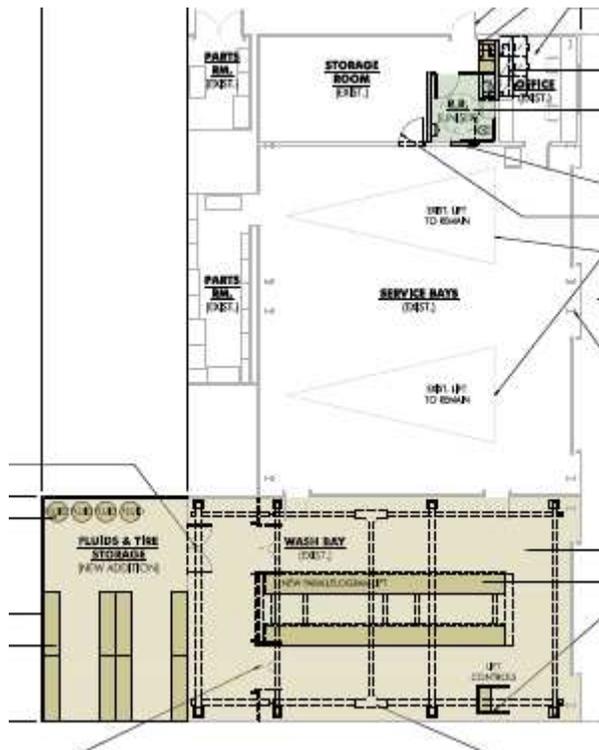
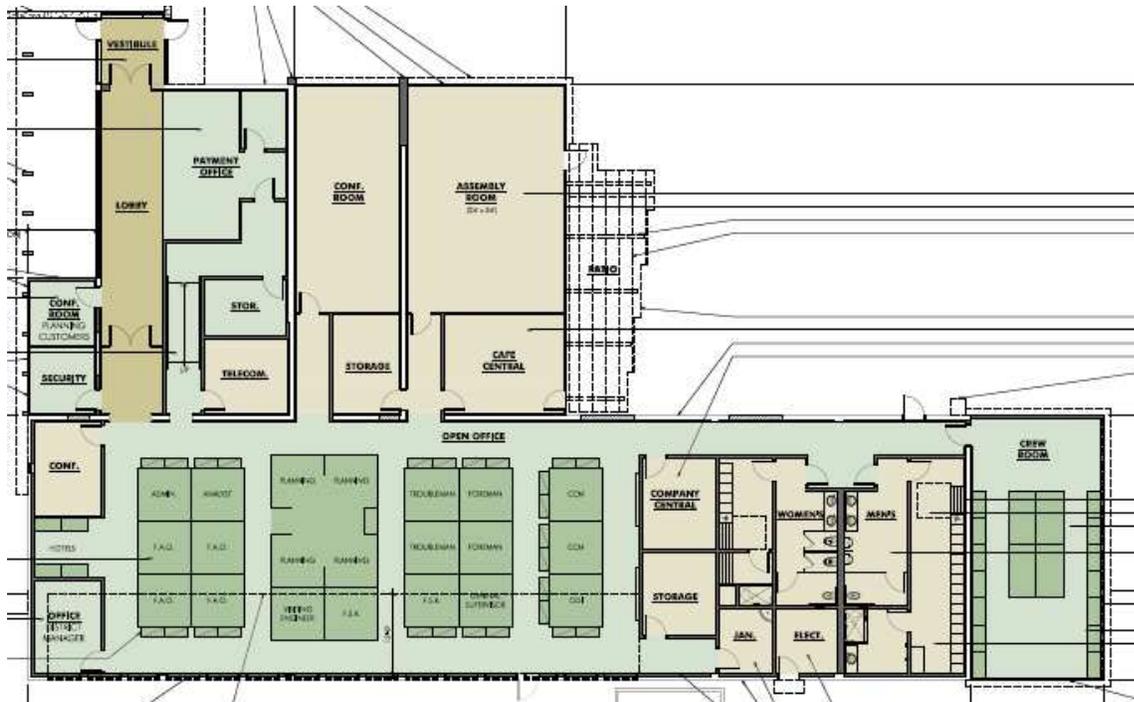
PROPOSED SITE PLAN

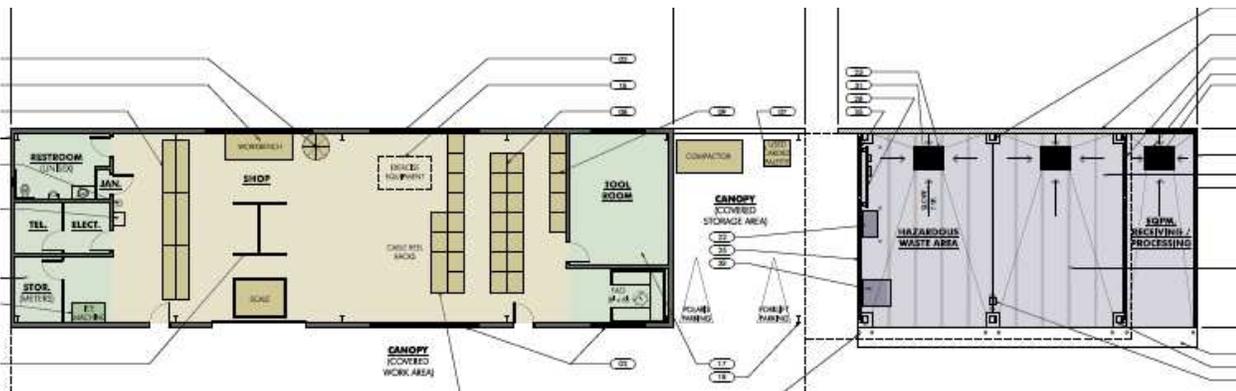
(Please note larger scale drawings attached to this Staff Report)



NEW CONSTRUCTION FLOOR PLAN

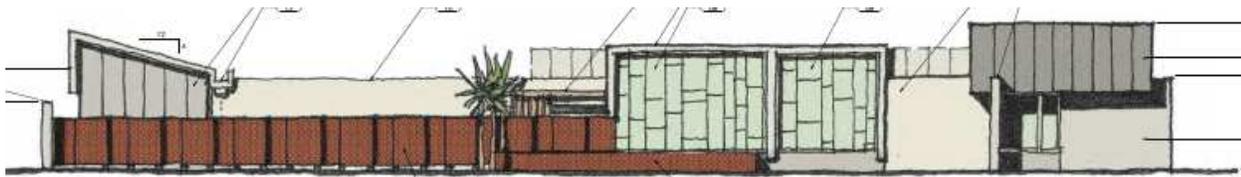
(Please note larger scale drawings attached to this Staff Report)



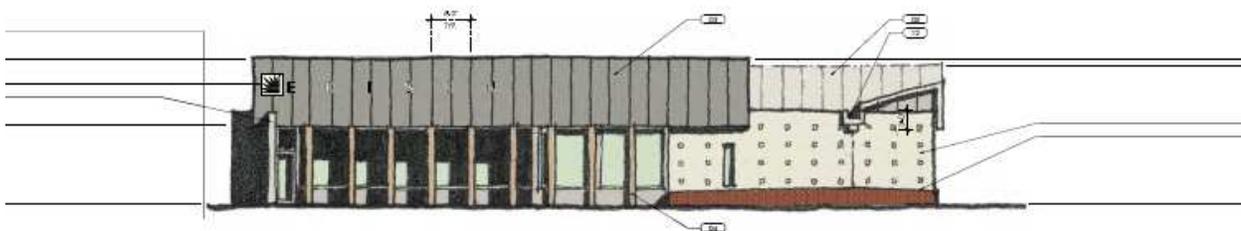


PROPOSED ELEVATIONS

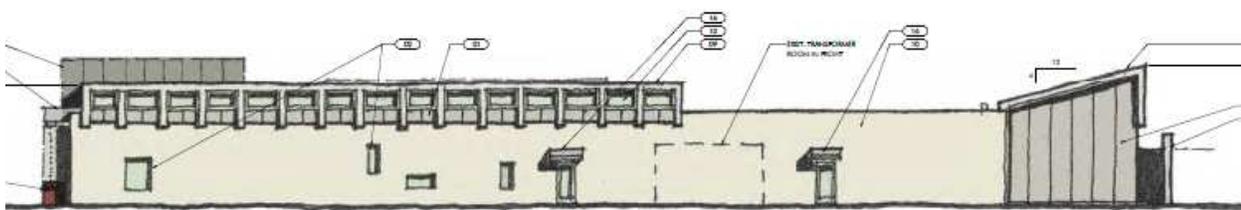
(Please note larger scale drawings attached to this Staff Report)



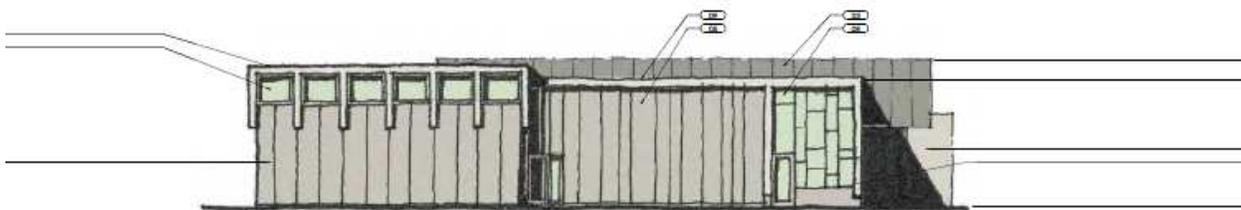
ADMIN. BUILDING NORTH ELEVATION



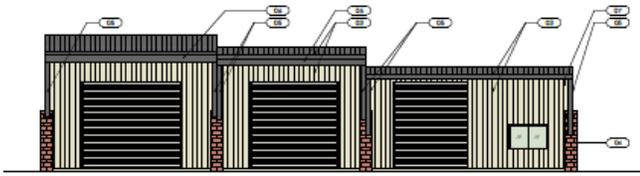
ADMIN. BUILDING WEST ELEVATION



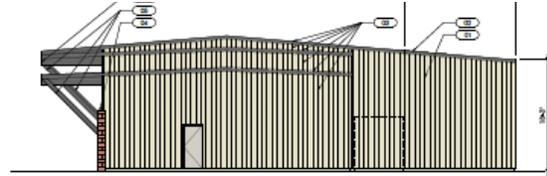
ADMIN. BUILDING EAST ELEVATION



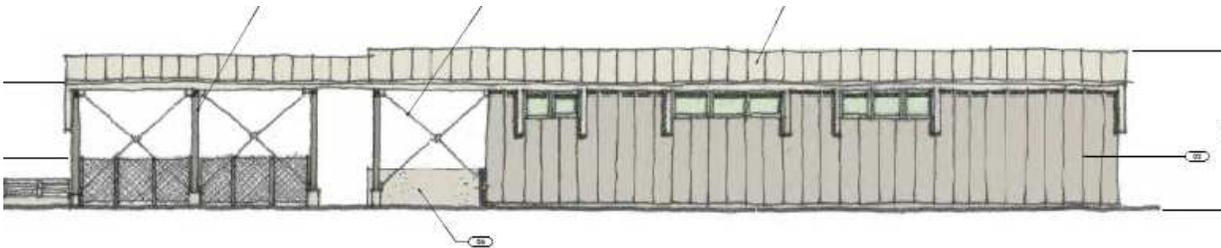
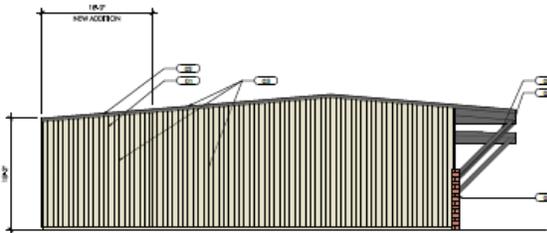
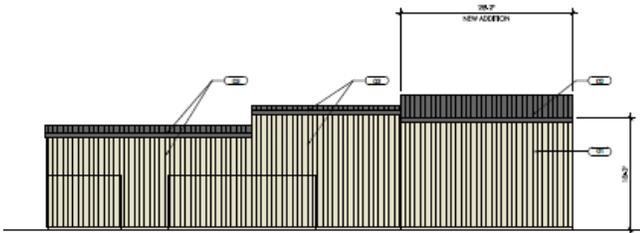
ADMIN. BUILDING NORTH ELEVATION



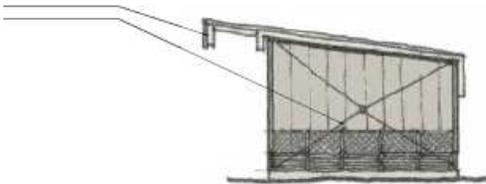
GARAGE EAST ELEVATION | 1/8"=1'-0"



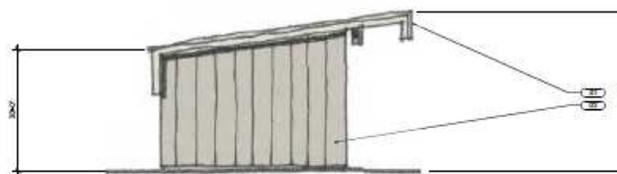
GARAGE NORTH ELEVATION | 1/8"=1'-0"



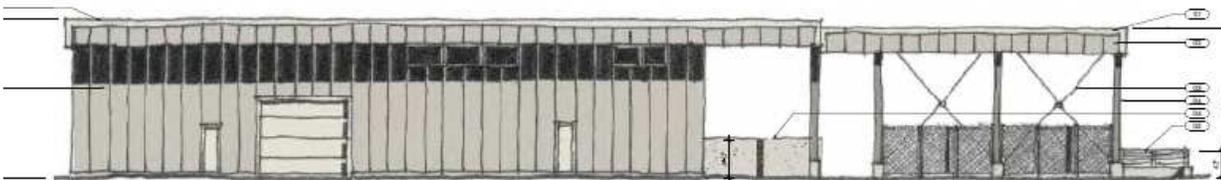
PRE-FAB BUILDING / HAZARDOUS MATERIALS CANOPY NORTH ELEVATION | 1/8"=1'-0"



PRE-FAB BUILDING / HAZARDOUS MATERIALS CANOPY EAST ELEVATION | 1/8"=1'-0"



PRE-FAB BUILDING / HAZARDOUS MATERIALS CANOPY WEST ELEVATION | 1/8"=1'-0"



PHOTOS



VIEWS OF THE EXISTING SITE



VIEWS OF THE EXISTING ADMIN. BUILDING



VIEWS OF THE EXISTING GARAGE



SCE Service Ctr. Main Gate on Upjohn Ave.



SCE Service Ctr. Adjacent to Upjohn Ave.



SCE Service Ctr. Facing China Lake Blvd.



SCE Service Ctr. adjacent to CLB



SCE Service Ctr. Landscaping adjacent to CLB

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PLANNING COMMISSION RESOLUTION 13-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST APPROVING ***SITE PLAN REVIEW 76-16 MODIFICATION*** a request modernize SCE Service Center

The Scope of Work for the project includes the following improvements:

ADMINISTRATION BUILDING – NEW ADDITION(S) AND INTERIOR REMODEL

GARAGE BUILDING – NEW ADDITION AND REMODEL

NEW PRE-FAB SHOP BUILDING

NEW HAZARDOUS MATERIAL STORAGE CANOPY

VARIOUS ONSITE AND OFF SITE IMPROVEMENTS

The project is located in a Service Commercial (SC) Zone District located on 3.96 Acres at 510 S. China Lake Blvd., (APN 080-020-67). Applicant: Southern California Edison

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

SECTION 1. FINDINGS

On June 25, 2013, the Planning Commission duly and regularly considered ***Site Plan Review 76-16 Modification***, a request to modify SCE's Service Center located at 510 S. China Lake Blvd..

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

- (a) The proposed location of the use and the standards under which it would be developed and maintained will not be detrimental to the public health, safety or welfare, or materially injurious to or inharmonious with properties or improvements in the vicinity.
- (b) There are circumstances or conditions applicable to the land, which makes the granting of a site plan approval necessary for the preservation and enjoyment of a substantial property right.
- (c) The proposed location of the project is in accordance with the objectives of the zoning chapter and the purposes of the service commercial zoning district in which the site is located.
- (d) The design of the proposed subdivision and future improvements are:
Not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; a Categorical Exemption is issued, (1552, Infill development)

SECTION 2. DESCRIPTION

The proposed project includes the following improvements:

ADMINISTRATION BUILDING – NEW ADDITION(S) AND INTERIOR REMODEL

GARAGE BUILDING – NEW ADDITION AND REMODEL

NEW PRE-FAB SHOP BUILDING

NEW HAZARDOUS MATERIAL STORAGE CANOPY
VARIOUS ONSITE AND OFF SITE IMPROVEMENTS

The project is located in a Service Commercial (SC) Zone District located on 3.96 Acres at 510 S. China Lake Blvd., (APN 080-020-67).

SECTION 3. CONDITIONAL APPROVAL

The proposed SPR 78-16 modification improvements are hereby approved subject to the following conditions:

NOTE: These conditions must be met within 18 months (December 25, 2014), or as stipulated in the conditions, unless a written request for an extension of time is received prior to the expiration date.

"The below conditions have been satisfied" By _____ Date _____

PUBLIC WORKS ENGINEERING DEPARTMENT

1. The following public improvements shall be designed and constructed, in accordance with City of Ridgecrest, Engineering Design Standards and Details, (CoREDS&D), approved by the City Engineer, including the following:
 - a. Street Improvements per RMC, 14-2.32 & 20-3.20 & CoREDS&D.
 - i. Prior to building permit issuance, dedicate additional Right of Way for China Lake Boulevard with a consistent 10 feet offset from the existing curb and gutter alignment.
 - ii. Prior to building permit issuance, dedicate additional Right of Way for a 45 degree corner cut off at the corner of China Lake Boulevard and Upjohn Ave. beginning and ending at the ends of the curb returns.
 - iii. Remove existing 4.5' wide sidewalk along China Lake Blvd. frontage and replace with 5.5' wide Type III commercial sidewalk per CoREDS&D, Detail Drawings No. 4.
 - iv. Remove existing driveway approaches along China Lake Blvd. and at the corner of Upjohn Ave. and replace with 8" curb, gutter and 5.5' wide type III commercial sidewalk per CoREDS&D, Detail Drawings No. 3 & 4.
 - v. Remove existing driveway mid project along Upjohn Ave. and construct commercial driveway approach with current ADA standards per modified CoREDS&D, Detail Drawing Plate R8, Section A-A.
 - vi. Construct commercial driveway approach with current ADA standards on East end of project along Upjohn Ave. per modified CoREDS&D, Detail Drawing Plate R8, Section A-A.
 - vii. Construct decorative street lights along Upjohn Ave. frontage.
 - viii. Remove and replace a portion of the existing block wall along the northerly end of China Lake Blvd. that will be encroaching into the required additional Right of Way.
 - ix. Trim back and maintain existing landscape bushes along China Lake Blvd to not over hang the sidewalk.

- x. Remove and replace existing landscape bushes along China Lake Blvd. that will conflict with the required sidewalk and block wall replacement.
 - xi. Remove two existing under sidewalk drain pipes along Upjohn Ave. and replace full panel of 8" curb, gutter and 5.5' wide sidewalk. Remove full panels at weakened plane joints and or cold joints.
 - xii. Remove and replace cracked concrete slab over the under sidewalk drain at the east end of the project along Upjohn Ave.
 - xiii. Clean out existing under sidewalk drain at the east end of the project along Upjohn Ave.
 - xiv. All work in and or access to and from China Lake Blvd. and Upjohn Ave. shall require approval and or encroachment permit from the City Engineering Dept.
- b. Sewer Improvements per RMC, Chapter 12 & CoREDS&D
- i. Design and construct a 6" commercial sanitary sewer lateral with property line clean out per modified CoREDS&D, Detail Drawing No. 13.
 - 1. Laterals shall be constructed at right angles to the sewer main and right of way line.
 - ii. Design and construct manholes for connections of the 6" laterals to the existing sewer trunk lines in China Lake Blvd. and Upjohn Ave. (CoREDS&D, Section 5.B)
 - 1. No direct connection of sewer laterals to the large diameter sewer trunk lines.
 - iii. Prior to building permit issuance by the County, the plumbing plans for the structure shall be reviewed by the City Engineer to determine if sample boxes or wastewater pretreatment may be required.
 - 1. Any floor drains, mop sinks, utility room drains, require separate wastewater plumbing to a minimum of a sample box before entering the public sewer system.
- c. Drainage Improvements, per RMC, Chapter 21 & City of Ridgecrest Master Drainage Plan & Drainage Design Manual,
- i. The project is within flood zone X of the Flood Insurance Rate Maps, area of minimal potential for flooding.
 - ii. All storm water runoff up to the ten year event shall be detained onsite.
 - 1. Prior to issuance of the building permit, a drainage plan with supporting calculations shall be submitted for the City Engineer's approval.
 - 2. The drainage plan and calculations along with improvements shall be prepared and constructed in accordance with City of Ridgecrest, "Master Drainage Plan", dated May 1989 and the "Drainage Design Manual", dated July 1989.
 - 3. The onsite drainage detention is required to be designed and constructed to meet the 10 year reoccurrence interval for a 24 hour storm duration with a precipitation depth of 1.85 inches.
- d. Grading Improvements
- i. Prior to issuance of a building permit, a topographic grading plan shall be submitted for approval by the City Engineer and Planning Department. The grading requirements shall conform to Ridgecrest Municipal Code

Chapter 16 and the grading plan prepared in compliance to CoREDS&D, Section 2.02 C. 4.

1. The topographic grading plan and drainage plan shall also show adjacent grading, drainage and features as required in the City of Ridgecrest, Engineering Design Standards, Section 2.02 C. 4.
2. The topographic grading plan shall also show property boundary record data with dimensioning, survey property corners, easements, utilities, etc.

e. Survey

- i. Survey monument property corners shall be set, made visible and protected in place during construction. Monuments shall be set to surface and made visible prior to occupancy permit. Work must be performed by a Licensed Land Surveyor.
- ii. Monuments shall be set at the changes in alignment of the new Right of Way line of China Lake Blvd. and corner cut off dedications. A record of survey shall be filed with the County Surveyor and the City Engineer.

2. Miscellaneous Requirements & Conditions

a. Seismic Hazard Zone

- i. The project is approximately 1,966 feet westerly of the Little Lake Fault.
 1. The developer shall have his architect/structural engineer design the structure to meet seismic requirements for this zone.

b. Pay all Development Impact Fees.

c. Coordinate with IWWWD and if necessary design and construct water facilities per IWWWD requirements.

d. Coordinate with Kern Co. Fire Dept. and if necessary, design and construct fire protection hydrants and or facilities per Kern Co. Fire Department requirements.

e. Design and construct miscellaneous support utility improvements necessary for development of the project.

f. The permanent gas and electric utility meters will not be authorized for installation and shall not be installed until after final inspection and the Certificate of Occupancy has been issued.

g. A Certificate of Occupancy will not be issued until all Planning Commission conditions of approval have been met.

h. A Certificate of Occupancy will not be issued until project sign off and final structure inspection has occurred from Building Inspection, Planning Dept., Engineering Dept., Fire Dept. and Health Dept.

i. The project plan shall be reviewed and approved by police, fire and emergency services for access and circulation to the structure and parking lot.

j. All work in the public right of way shall be to City of Ridgecrest and industry standards.

k. Applicant shall acquire all necessary permits from the City or any other regulatory agency.

l. Prior to Building Permit issuance sign and record an affidavit to agree to not protest the formation of Street Lighting , Landscaping Maintenance District.

COMMUNITY DEVELOPMENT

3. The Applicant shall comply with all applicable federal, state, county, and local regulations.
4. Any signs provided on the site shall be installed in accordance with applicable sections of Chapter 20. Pylon signs will not be permitted.
5. The newly constructed Customer Parking area as identified upon the approved site plan shall be paved to City standards.
6. HVAC units shall be placed upon the roof and shall be appropriately screened from view.
7. Dust mitigation measures positive trash control shall be utilized during construction.
8. Final Landscaping Plans shall be submitted for the approval of the City Planner. Landscaping shall be completed and signed off by the City Planner prior to occupancy. Landscaping shall be maintained in an acceptable manner. The 5 foot strip of dirt between the block wall and the sidewalk running parallel to Upjohn Avenue shall be landscaped with xeriscape. The area adjacent to China Lake Blvd. that is no longer used for customer parking shall be landscaped consistent with the existing drought tolerant landscaping adjacent to China Lake Blvd.
9. Two decorative pedestrian orientated street lights shall be constructed within the 5 foot strip between the block wall and the sidewalk running parallel to Upjohn Avenue.

APPROVED AND ADOPTED this 25th day of June, 2013 by the following vote:

AYES:
NOTES:
ABSENT:
ABSTAIN:

Chris LeCornu, Chair

ATTEST:

Ricca Charlon, Secretary

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PLANNING COMMISSION RESOLUTION 13-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST APPROVING *SPR 76-16 - MODIFICATION* a request modernize SCE Service Center. The Scope of Work for the project includes the following improvements:

ADMINISTRATION BUILDING – NEW ADDITION(S) AND INTERIOR REMODEL, GARAGE BUILDING – NEW ADDITION AND REMODEL, NEW PRE-FAB SHOP BUILDING, NEW HAZARDOUS MATERIAL STORAGE CANOPY, VARIOUS ONSITE AND OFF SITE IMPROVEMENTS.

The project is located in a Service Commercial (SC) Zone District located on 3.96 Acres at 510 S. China Lake Blvd., (APN 080-020-67).

Applicant: Southern California Edison

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

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- (b) There are circumstances or conditions applicable to the land, which makes the granting of a site plan approval necessary for the preservation and enjoyment of a substantial property right.
- (c) The proposed location of the project is in accordance with the objectives of the zoning chapter and the purposes of the service commercial zoning district in which the site is located.
- (d) The design of the proposed subdivision and future improvements are:
Not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; a Categorical Exemption is issued, (1552, Infill development).

SECTION 2. DESCRIPTION

The proposed project includes the following improvements:
ADMINISTRATION BUILDING – NEW ADDITION(S) AND INTERIOR REMODEL
GARAGE BUILDING – NEW ADDITION AND REMODEL
NEW PRE-FAB SHOP BUILDING
NEW HAZARDOUS MATERIAL STORAGE CANOPY
VARIOUS ONSITE AND OFF SITE IMPROVEMENTS

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SECTION 3. CONDITIONAL APPROVAL

The proposed SPR 78-16 modification improvements are hereby approved subject to the following conditions:

NOTE: These conditions must be met within 18 months (December 25, 2014), or as stipulated in the conditions, unless a written request for an extension of time is received prior to the expiration date.

"The below conditions have been satisfied" By _____ Date _____

PUBLIC WORKS ENGINEERING DEPARTMENT

1. The following public improvements shall be designed and constructed, in accordance with City of Ridgecrest, Engineering Design Standards and Details, (CoREDS&D), approved by the City Engineer, including the following:
 - a. Street Improvements per RMC, 14-2.32 & 20-3.20 & CoREDS&D.
 - i. Prior to building permit issuance, dedicate additional Right of Way for China Lake Boulevard with a consistent 10 feet offset from the existing curb and gutter alignment.
 - ii. Prior to building permit issuance, dedicate additional Right of Way for a 45 degree corner cut off at the corner of China Lake Boulevard and Upjohn Ave. beginning and ending at the ends of the curb returns.
 - iii. Remove existing 4.5' wide sidewalk along China Lake Blvd. frontage and replace with 5.5' wide Type III commercial sidewalk per CoREDS&D, Detail Drawings No. 4.
 - iv. Remove existing driveway approaches along China Lake Blvd. and at the corner of Upjohn Ave. and replace with 8" curb, gutter and 5.5' wide type III commercial sidewalk per CoREDS&D, Detail Drawings No. 3 & 4.
 - v. Remove existing driveway mid project along Upjohn Ave. and construct commercial driveway approach with current ADA standards per modified CoREDS&D, Detail Drawing Plate R8, Section A-A.
 - vi. Construct commercial driveway approach with current ADA standards on East end of project along Upjohn Ave. per modified CoREDS&D, Detail Drawing Plate R8, Section A-A.
 - vii. Construct decorative street lights along Upjohn Ave. frontage.
 - viii. Remove and replace a portion of the existing block wall along the northerly end of China Lake Blvd. that will be encroaching into the required additional Right of Way.
 - ix. Trim back and maintain existing landscape bushes along China Lake Blvd to not over hang the sidewalk.
 - x. Remove and replace existing landscape bushes along China Lake Blvd. that will conflict with the required sidewalk and block wall replacement.

- xi. Remove two existing under sidewalk drain pipes along Upjohn Ave. and replace full panel of 8" curb, gutter and 5.5' wide sidewalk. Remove full panels at weakened plane joints and or cold joints.
 - xii. Remove and replace cracked concrete slab over the under sidewalk drain at the east end of the project along Upjohn Ave.
 - xiii. Clean out existing under sidewalk drain at the east end of the project along Upjohn Ave.
 - xiv. All work in and or access to and from China Lake Blvd. and Upjohn Ave. shall require approval and or encroachment permit from the City Engineering Dept.
- b. Sewer Improvements per RMC, Chapter 12 & CoREDS&D
- i. Design and construct a 6" commercial sanitary sewer lateral with property line clean out per modified CoREDS&D, Detail Drawing No. 13.
 - 1. Laterals shall be constructed at right angles to the sewer main and right of way line.
 - ii. Design and construct manholes for connections of the 6" laterals to the existing sewer trunk lines in China Lake Blvd. and Upjohn Ave. (CoREDS&D, Section 5.B)
 - 1. No direct connection of sewer laterals to the large diameter sewer trunk lines.
 - iii. Prior to building permit issuance by the County, the plumbing plans for the structure shall be reviewed by the City Engineer to determine if sample boxes or wastewater pretreatment may be required.
 - 1. Any floor drains, mop sinks, utility room drains, require separate wastewater plumbing to a minimum of a sample box before entering the public sewer system.
- c. Drainage Improvements, per RMC, Chapter 21 & City of Ridgecrest Master Drainage Plan & Drainage Design Manual,
- i. The project is within flood zone X of the Flood Insurance Rate Maps, area of minimal potential for flooding.
 - ii. All storm water runoff up to the ten year event shall be detained onsite.
 - 1. Prior to issuance of the building permit, a drainage plan with supporting calculations shall be submitted for the City Engineer's approval.
 - 2. The drainage plan and calculations along with improvements shall be prepared and constructed in accordance with City of Ridgecrest, "Master Drainage Plan", dated May 1989 and the "Drainage Design Manual", dated July 1989.
 - 3. The onsite drainage detention is required to be designed and constructed to meet the 10 year reoccurrence interval for a 24 hour storm duration with a precipitation depth of 1.85 inches.
- d. Grading Improvements
- i. Prior to issuance of a building permit, a topographic grading plan shall be submitted for approval by the City Engineer and Planning Department. The grading requirements shall conform to Ridgecrest Municipal Code Chapter 16 and the grading plan prepared in compliance to CoREDS&D, Section 2.02 C. 4.

1. The topographic grading plan and drainage plan shall also show adjacent grading, drainage and features as required in the City of Ridgecrest, Engineering Design Standards, Section 2.02 C. 4.
 2. The topographic grading plan shall also show property boundary record data with dimensioning, survey property corners, easements, utilities, etc.
- e. Survey
- i. Survey monument property corners shall be set, made visible and protected in place during construction. Monuments shall be set to surface and made visible prior to occupancy permit. Work must be performed by a Licensed Land Surveyor.
 - ii. Monuments shall be set at the changes in alignment of the new Right of Way line of China Lake Blvd. and corner cut off dedications. A record of survey shall be filed with the County Surveyor and the City Engineer.
2. Miscellaneous Requirements & Conditions
- a. Seismic Hazard Zone
 - i. The project is approximately 1,966 feet westerly of the Little Lake Fault.
 1. The developer shall have his architect/structural engineer design the structure to meet seismic requirements for this zone.
 - b. Pay all Development Impact Fees.
 - c. Coordinate with IWWWD and if necessary design and construct water facilities per IWWWD requirements.
 - d. Coordinate with Kern Co. Fire Dept. and if necessary, design and construct fire protection hydrants and or facilities per Kern Co. Fire Department requirements.
 - e. Design and construct miscellaneous support utility improvements necessary for development of the project.
 - f. The permanent gas and electric utility meters will not be authorized for installation and shall not be installed until after final inspection and the Certificate of Occupancy has been issued.
 - g. A Certificate of Occupancy will not be issued until all Planning Commission conditions of approval have been met.
 - h. A Certificate of Occupancy will not be issued until project sign off and final structure inspection has occurred from Building Inspection, Planning Dept., Engineering Dept., Fire Dept. and Health Dept.
 - i. The project plan shall be reviewed and approved by police, fire and emergency services for access and circulation to the structure and parking lot.
 - j. All work in the public right of way shall be to City of Ridgecrest and industry standards.
 - k. Applicant shall acquire all necessary permits from the City or any other regulatory agency.
 - l. Prior to Building Permit issuance sign and record an affidavit to agree to not protest the formation of Street Lighting, Landscaping Maintenance District.

COMMUNITY DEVELOPMENT

3. The Applicant shall comply with all applicable federal, state, county, and local regulations.

4. Any signs provided on the site shall be installed in accordance with applicable sections of Chapter 20. Pylon signs will not be permitted.
5. The newly constructed Customer Parking area as identified upon the approved site plan shall be paved to City standards.
6. HVAC units shall be placed upon the roof and shall be appropriately screened from view.
7. Dust mitigation measures positive trash control shall be utilized during construction.
8. Final Landscaping Plans shall be submitted for the approval of the City Planner. Landscaping shall be completed and signed off by the City Planner prior to occupancy. Landscaping shall be maintained in an acceptable manner. The 5 foot strip of dirt between the block wall and the sidewalk running parallel to Upjohn Avenue shall be landscaped with xeriscaping. The area adjacent to China Lake Blvd. that is no longer used for customer parking shall be landscaped consistent with the existing drought tolerant landscaping adjacent to China Lake Blvd.
9. Two decorative pedestrian orientated street lights shall be constructed within the 5 foot strip between the block wall and the sidewalk running parallel to Upjohn Avenue.
10. The new and existing Administration building shall be retrofitted to meet LEED standards.

KERN COUNTY FIRE DEPARTMENT

11. Prior to the issuance of an occupancy permit, applicant shall receive Site Plan approval from the Kern County Fire Department.

RIDGECREST PLANNING COMMISSION

12. Southern California Edison agrees to make the public right-of-way dedications required as part of Condition 1.a.i. and Condition 1.a.ii. However, since permission for these dedications must be granted by the Public Utilities Commission, the Planning Commission recommends that the City Council to permit this project to go forward by deferring Condition 1a.i. and Condition 1a.ii. until after the PUC has approved the required dedications.

APPROVED AND ADOPTED this 25th day of June, 2013 by the following vote:

AYES: Davis, LeCornu, Morgan, Obergfell

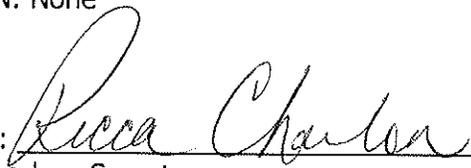
NOES: None

ABSENT: Brokke

ABSTAIN: None



Chris LeCornu, Chair

ATTEST: 

Ricca Charlton, Secretary

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

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, June 25, 2013 at 6:00 PM

1. CALL TO ORDER – 6:02pm

2. ROLL CALL

Present: C. LeCornu, S. Morgan, S. Davis, R. O'Bergfell
Absent: P. Brokke
Staff: M. Alexander, R. Charlon, L. Culp

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF AGENDA

Motion To Approve Agenda Was Made By Commissioner S. Morgan, Second by Commissioner R. O'Bergfell. Motion Carried By Voice Vote of 4 Ayes, 0 Nays, 1 Absent, 0 Abstain.

5. APPROVAL OF MINUTES: May 28, 2013

*Motion To Approve Minutes of May 28, 2013 Meeting Was Made By Commissioner S. Morgan, Second by Commissioner S. Davis.
Motion Carried By Voice Vote of 4 Ayes, 0 Nays, 1 Absent, 0 Abstain.*

6. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA – None

7. CONTINUED PUBLIC HEARING

SPR 10-09 Modification, a request by AMG Associates to construct Phase 2 to build an additional 40 Unit Multi-Family Senior Citizen Residential complex on 2.5 acres; located on the SW corner of Mono Street and Church Ave; APN: 508-020-12. Phase 1 included 32 units that were constructed to the immediate east of this site. The proposed project will be restricted to seniors 55 years of age and older. The proposed site lies south of the City's Kerr McGee Youth Sports Complex and north of the Ridgecrest Charter School. **This item was continued from the April 23, 2013 Planning Commission meeting. Applicant requests continuation until 8/27/13.**

Commission Unanimously Agreed To Continue SPR-10-09 To August 27, 2013 Meeting.

8. PUBLIC HEARING

SPR 78-16 Modification, a request to modernize SCE Ridgecrest Service Center.

The Scope of Work for the project includes the following improvements: ADMINISTRATION BUILDING – NEW ADDITIONS AND INTERIOR REMODEL, GARAGE BUILDING – NEW ADDITION AND REMODEL, NEW PRE-FAB SHOP BUILDING, NEW HAZARDOUS MATERIAL STORAGE CANOPY, AND VARIOUS ONSITE AND OFF SITE IMPROVEMENTS. The project is located in a Service Commercial (SC) Zone District located on 3.96 Acres at 510 S. China Lake Blvd., (APN 080-020-67). Applicant: Southern California Edison

- City Planner M. Alexander gave staff report.
- S. Morgan – this building will be upgraded to LEED standards correct? Also, there is lighting in the current parking lot, so it would also have to be upgraded and hooded. Since it is SCE we should use this as a showcase to the public green energy standards.
- R. Obergfell – great project no issues.

- Richard M. Smith – SR. Project Manager overseeing the project. Stated everything will meet current energy standards. Looking forward to working in Ridgecrest. We really are trying to improve the overall landscaping. Concerns – PW #1.a.i – dedication –in order to actually do the dedicated we have to do an 851 filing and that approval can take up to 25+ months and so tying it to the project would really delay the project. We have no problem requesting the dedication we are just hoping to have the condition rewrote to change the timing of the dedication. PW #1.c - Storm water on site retention – we proposed as part of the entitlement submittal additional area on site we are going to design in our grading plan so we could retain as much as possible. We met with Loren Culp this afternoon and he said that was acceptable. Do we need to modify language?
- L. Culp – Yes, we would need to modify language. The report was submitted and City Engineering is comfortable with the submission. Add wording “as presented in current hydrologic report and grading plan”. As far as the dedication – SCE is a unique situation. Staff recommends they follow procedure and take the request to Council for action for a binding agreement.
- Public comment – has fire seen this?
- M. Alexander – no they have not to my knowledge.
- Mr. Smith – we have been communicating with KCF in Bakersfield and they have approved the plan.
- S. Morgan – please state in minutes to City Council that the Planning Commission approves and concurs with working with SCE and the dedication condition PW 1.a.i.
- Changes to Resolution –
 - add to PW 1.c – ‘as presented within the current Hydrologic report and Grading plan’
 - #10 – New SCE building shall be retrofitted to meet new LEED Standards
 - #11 - Prior to occupancy permit applicant shall receive Site Plan Approval from the Kern County Fire Dept.

*Motion To Approve **SPR 78-16 Modification**, a request to modernize SCE Ridgecrest Service Center with amendments. Resolution 13-08 Was Made By Commissioner S. Morgan, Second by Commissioner S. Davis.*

Motion Carried By Voice Vote of 4 Ayes, 0 Nays, 1 Absent, 0 Abstain.

9. DISCUSSION ITEMS - None

10. COMMISSIONER ITEMS

- a. Update on Old Town Action Plan re: **Downtown Action Plan** Final Draft
Plan should be coming back to Planning Commission in September for final approval.
- b. Comments from Commissioners - None

11. STAFF ITEMS - None

12. ADJOURN @ 6:35pm To Special Planning Commission Meeting, **5:00 PM**, July 16, 2013, 919 N. Heritage Dr. - tour of Heritage Suites Renovation and Presentation of the Making of Heritage Village by Jim Gregory

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

SUBJECT:

Council will discuss and appoint two additional members to each standing Council committee

PRESENTED BY:

Dennis Speer – City Manager

SUMMARY:

Article 3 §2-3.101 of the City Municipal Code outlines procedures for filling agencies, boards, and commissions. This includes standing committees of the City Council.

In reviewing the municipal code, City Attorney has indicated that the current staffing structure of standing committees is not in-line with the requirements of the municipal code; therefore Council will appoint two planning commissioners for each standing committee.

Standing Committees of the Council are:

- Infrastructure Committee
- City Organization & Services Committee
- Parks, Recreation, and Quality of Life Committee
- Community Development Committee
- Activate Community Talents and Interventions for Optimal Neighborhoods Task Force (ACTION)

Council will discuss and select appointments to fill two vacancies for each committee listed.

FISCAL IMPACT:

No fiscal impact.

Reviewed by Finance Director

ACTION REQUESTED:

Appoint members to standing Council committees

CITY MANAGER / EXECUTIVE DIRECTOR RECOMMENDATION:

Action as requested: select appointments to standing Council committees

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Commissions, Board, & Committees	Member	Member	Member	Member
Infrastructure Committee (2 Council Appointments & 2 Planning Commission Appointments)	Dan Clark	Jason Patin		
City Organization & Services Committee (2 Council Appointments & 2 Planning Commission Appointments)	Dan Clark	Jim Sanders		
Parks, Recreation, & Quality of Life Committee (2 Council Appointments & 2 Planning Commission Appointments)	Chip Holloway	Lori Acton		
Community Development Committee (2 Council Appointments & 2 Planning Commission Appointments)	Jason Patin	Chip Holloway		
Activate Community Talents and Interventions For Optimal Neighborhoods Task Force (ACTION) (2 Council Appointments & 2 Planning Commission Appointments)	Jim Sanders	Jason Patin		

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Article 3. - Agencies, Commissions, Boards and Committees

[2-3.101. - General.](#)

[2-3.102. - Redevelopment Agency.](#)

[2-3.103. - Planning Commission.](#)

[2-3.104. - Personnel Commission.](#)

[2-3.105. - Construction Appeals Board.](#)

[2-3.106. - Handicap Access Appeals Board.](#)

[2-3.107. - Council Committees.](#)

[2-3.108. - Additional Council Appointments.](#)

[2-3.109. - Disaster Council.](#)

2-3.101. - General.

- (a) This Article sets forth provisions which are common to all agencies, commissions, boards and committees.
- (b) Commissions and boards shall consist of five (5) members who shall be registered voters within the City and who shall be appointed on the basis of their qualifications for their duties. Each member of the Council shall nominate one (1) Commissioner or board member. The Council shall confirm or reject the nomination.
- (c) Commission and board members shall serve for two-year terms which expire on the last day of November of even-numbered years. Each Councilmember shall nominate a commissioner who shall be confirmed by a majority of the City Council. Should a vacancy occur, either by resignation or by Council action, the vacancy shall be filled by a nomination from the Councilmember whose Commissioner position is vacant and confirmed by a majority of the City Council. Commissioners may be removed at any time, without cause, by a four-fifths (4/5) vote of the Council.
- (d) The City Administrator shall appoint a secretary for each commission who shall maintain the records of the commission and the minutes of the meetings. The secretary shall receive such compensation as may be fixed from time to time by the Council by resolution.
- (e) At its first meeting in the month of December of each even-numbered year, each commission shall elect one (1) of its members as chair and one (1) of its members as vice-chair. If the chair is absent or unable to act, the vice-chair shall conduct the meeting of the commission and exercise the powers of the chair.
- (f) Each commission shall provide for the time and place of its regular meetings.
- (g) Each commission shall act only by resolution or motion. A majority of the Commissioners shall constitute a quorum for the transaction of the Commission's business; however, no motion or resolution shall be passed and become effective without the affirmative vote of at least a majority of the Commissioners.
- (h) Each commission shall keep written records of its proceedings which shall be open at all times for public inspection. Each commission shall also file its recommendations with the Council.
- (i) The Council shall approve the budget for the work of each commission.
- (j) Upon request by the Commission, the City Administrator shall furnish to each commission within a reasonable time, such information as may be required for the work of the Commission. Each commission shall cooperate with commissions of other agencies charged with similar responsibilities in the formulation of its plans and recommendations to the Council.
- (k) On or before December 31 of each year, the Council shall prepare an appointments list of all regular and ongoing boards, commissions and committees which are appointed by the Council. The list shall identify all appointed terms which will expire during the next calendar year with the name of the incumbent, the date of the appointment, the date the term expires and the necessary qualifications for the position. The list shall also include all boards, commissions and committees whose members serve at the will of the Council.
- (l) Whenever an unscheduled vacancy occurs in any board, commission or committee for which the Council has the appointing power, whether due to resignation, death, termination or other causes, a special vacancy notice shall be posted in the office of the City Clerk not earlier than twenty (20) days before nor later than twenty (20) days after the vacancy occurs. Final appointment to the Board, Commission, or Committee shall not be made by the Council for at least ten (10) working days

after the posting of the notice unless the Council finds that an emergency exists. A person appointed to fill a vacancy in an emergency shall serve only on an acting basis until the final appointment is made pursuant to this section.

(Ord. No. 96-03)

2-3.102. - Redevelopment Agency.

The Redevelopment Agency of the City of Ridgecrest is hereby established. The Council shall act as the governing body of the Redevelopment Agency as defined in the Health and Safety Code section 33200.

(Ord. No. 96-03)

2-3.103. - Planning Commission.

(a) Pursuant to the provisions of Chapter 3 of Title 7 (commencing with Section 65100) of the Government Code, there is hereby established a planning agency for the City. The planning agency shall be the Planning Commission composed and organized as set forth in this Article.

(b) Planning Commission Salary. Commissioners shall receive monthly compensation in an amount established by resolution of the City Council. Commissioners may also receive traveling and other expenses incurred on City planning business.

(c) The Planning Commission shall:

- (1) Develop and maintain a general plan, zoning and subdivision ordinances;
- (2) Develop such specific plans as may be necessary or desirable;
- (3) Periodically review the capital improvement program of the City;
- (4) Prepare, review and recommend to the Council plans and drafts of such regulations, programs and legislation as may, in its judgment, be required for the systematic execution of the general plan;
- (5) Act as the agency for the Council in connection with Subdivision Map Act;
- (6) Investigate and recommend plans to the Council for the improvements and/or beautification of the City, including matters such as the opening, straightening, widening, closing of or parking on streets, improvement and development of public streets, improvement and development of public buildings and works the subdivision of lands and the supplementation or the change of zoning regulations and districts;
- (7) Act as the zoning board of adjustment;
- (8) Perform such other functions and duties as may be imposed by law or as the City Council may provide.

(d) The Planning Commission shall have the powers necessary to enable it to fulfill and carry out its planning functions as provided by law and as set forth herein. In the performance of its functions, Planning Commission personnel may enter upon any land to make examination and surveys provided such entries, examination and surveys do not interfere with the use of land by those persons lawfully entitled to the provisions thereof.

(e) The Director of Community Development shall assist the Commission with the performance of its duties.

(Ord. No. 96-03; Ord. No. 99-01, § 2)

2-3.104. - Personnel Commission.

(a) The Personnel Commission is hereby established.

(b) Commissioners shall receive no compensation, but shall receive reimbursement for expenses incurred while on City business, provided such expenses are authorized by the Council.

(c) The Personnel Commission shall hear appeals by employees in the competitive service concerning appointments,

promotions, demotions, suspensions and discharge; and make recommendations to the Council.

(d)

The Personnel Officer shall assist the Personnel Commission in the performance of its duties.

(Ord. No. 96-03)

2-3.105. - Construction Appeals Board.

(a)

The Construction Appeals Board is hereby established. The Board shall be constituted as set forth in the Uniform Building Code as it pertains to the Contractors Appeals Board.

(b)

Boardmembers shall receive no compensation but shall receive reimbursement for expenses incurred while on City business, provided such expenses are authorized by the Council.

(c)

The Board shall undertake the tasks specified in the Uniform Building Code for the Board of Appeals, in the Uniform Housing Code for the Housing Advisory and Appeals Board and in the Uniform Code for the Abatement of Dangerous Buildings for the Board of Appeals.

(d)

The Building Official shall assist the Board in performance of its duties.

(Ord. No. 96-03)

2-3.106. - Handicap Access Appeals Board.

(a)

The Handicap Access Appeals Board is hereby established. The Board shall be appointed and constituted as follows: Two (2) members of the Board shall be physically handicapped persons, two (2) members shall be persons experienced in construction and one (1) member shall be a public member.

(b)

Boardmembers shall receive no compensation but shall receive reimbursement for expenses incurred on City business, provided such expenses are authorized by the Council.

(c)

The Board shall conduct hearings on written appeals made under the State Handicapped Access Standards and may approve or disapprove interpretations of these Standards and enforcement actions taken by the Building Official. The Board shall adopt regulations establishing procedural rules and criteria for carrying out its duties.

(d)

The Building Official shall assist the Board in the performance of its duties.

(Ord. No. 96-03)

2-3.107. - Council Committees.

The Council shall establish committees by resolution. Committee members shall be appointed by the Mayor with the advice and consent of the Council. The Committee shall select a chair. If the Committee cannot select a chair within sixty (60) days from the date of appointment, the Mayor shall nominate a chair who shall be confirmed by a majority of the Council. Meetings of standing committees are open to the public. Committees shall make their recommendations to the Council.

(Ord. No. 96-03; Ord. No. 99-01, § 3)

2-3.108. - Additional Council Appointments.

The following additional appointments shall be made by the Council to conduct the business of the City. These are listed below with the appropriate assignments.

(a)

Kern Council of Governments (KernCOG). One (1) representative and one (1) alternate from the City Council appointed by a majority of the Council in December of even-numbered years for a two-year appointment.

(b)

Navy Community Council. The City has two (2) representatives. The Mayor serves as a permanent member. Additionally, one (1) representative from the City Council, approved by a majority of the Council for a six-month term appointed in December and May.

(c)

Kern County Air Pollution Control District (KCAPCD). One (1) representative from the City Council, appointed by a majority of the Council in December for a two-year term.

- (d) Ridgecrest Area Convention and Visitors Bureau (RACVB). One (1) representative from the City Council appointed by a majority vote of the Council for a two-year term starting in December of even-numbered years.
- (e) IWW Groundwater Management Committee. One (1) representative from the City Council, appointed by a majority of the Council for a two-year term commencing in December of even-numbered years.
- (f) League of California Cities-Desert Mountain Division. One (1) representative from the City Council, appointed by the majority of the Council for a one-year term starting in December.
- (g) Any Ad Hoc Committee that the City Council may deem necessary. Procedures for appointment and length of term to be determined by the Council at the time of inception.

(Ord. No. 96-03)

2-3.109. - Disaster Council.

- (a) The Disaster Council is hereby established.
- (b) The Disaster Council shall provide for the preparation and carrying out of plans for the protection of persons and property within this City in the event of an emergency; the direction of the emergency organization; and the coordination of the emergency functions of this City with all other public agencies, corporations, organizations, and affected private persons.
As used herein "emergency" shall mean the actual or threatened existence of conditions of disaster or of extreme peril to the safety of persons and property within this City caused by such conditions as air pollution, fire, flood, storm, epidemic, riot, or earthquake, or other conditions, including conditions resulting from war or imminent threat of war, but other than conditions resulting from a labor controversy, which conditions are, or likely to be, beyond the control of the services, personnel, equipment and facilities of this City, requiring the combined forces of other political subdivisions to combat.
- (c) The Disaster Council shall consist of the following: The Mayor, who is the Chair; the Director of Emergency Services, who is the City Administrator and who shall be Vice-Chair; the Assistant Director of Emergency Services who is the Chief of Police or the person appointed by the Director in the Assistant Director's absence; such chiefs of emergency services as are provided for in a current emergency plan of the City adopted pursuant to this section; and such representatives of civic, business, labor, veterans, professional, or other organizations having an official emergency responsibility as may be appointed by the Director to fulfill the requirements of the Emergency Operations Plan.
- (d) The Disaster Council shall develop and recommend for adoption by the City Council, emergency and mutual aid plans and agreements and such ordinances and resolutions and rules and regulations as are necessary to implement such plans and agreements. The Disaster Council shall meet upon the call of the Chair, or in the Chair's absence from the City or inability to call such meeting, upon the call of the Vice Chair.
- (e) The Disaster Council shall be responsible for the development of the City Emergency Operations Plan, which plan shall provide for the effective mobilization of all of the resources of this City, both public and private, to meet any condition constituting a local emergency, state of emergency, or state of war emergency; and shall provide for the organization, powers and duties, services, and staff of the emergency organization. Such plan shall take effect upon adoption by resolution of the City.
- (f) As required by the Emergency Operations Plan and State statute, the Chairman shall:
 - (1) Request the City Council to proclaim the existence or threatened existence of a "local emergency" if the Council is in session, or to issue such proclamation if the City Council is not in session. The Council shall take action to ratify the proclamation within seven (7) days thereafter or the proclamation shall have no further force or effect.
 - (2) Request the Governor to proclaim a "state of emergency" when, in the opinion of the Chair, the locally available resources are inadequate to cope with the emergency.
- (g) As required by the Emergency Operations Plan and State statute the Director shall:
 - (1) Declare a local emergency, provided, whenever a local emergency is proclaimed, the Council shall take action to ratify the proclamation within seven (7) days thereafter or the proclamation shall have no further force or effect.
 - (2) Control and direct the effort of the emergency organization of this City for the accomplishment of the purposes of this

section.

(3)

Direct cooperation between and coordination of services and staff of the emergency organization of this City; and resolve questions of authority and responsibility that may arise between them.

(4)

Represent this City in all dealings with public and private agencies on matters pertaining to emergencies as defined herein.

(h)

In the event of the proclamation of a "local emergency" as herein provided, the proclamation of a "state emergency" by the Governor or the Director of the State Office of Emergency Services, or the existence of a "state of war emergency" the Director shall:

(1)

Make and issue rules and regulations on matters reasonably related to the protection of life and property as affected by such emergency; provided, however, such rules and regulations must be confirmed at the earliest practicable time by the City Council;

(2)

Obtain vital supplies, equipment, and such other properties found lacking and needed for the protection of life and property and to bind the City for the fair value thereof and, if required immediately, to commandeer the same for public use;

(3)

Require emergency services of any City officer or employee and, in the event of the proclamation of a "state of emergency" in Kern County or the existence of a "state of war emergency," to command the aid of as many citizens of this community as he deems necessary in the execution of his duties; such persons shall be entitled to all privileges, benefits, and immunities as are provided by state law for registered disaster service workers;

(4)

Requisition necessary personnel or material of any City department or agency; and

(5)

Execute all ordinary power as City Administrator, all of the special powers conferred by this section or by resolution of emergency plan pursuant hereto adopted by the City Council, all powers conferred by any statute, by any agreement approved by the City Council, and by any other lawful authority.

(i)

The Director of Emergency Services shall designate the order of succession to that office to take effect in the event the Director is unavailable to attend meetings and otherwise perform his duties during an emergency. Such order of succession shall be approved by the City Council.

(j)

The Assistant Director shall, under the supervision of the Director and with the assistance of emergency service chiefs, develop emergency plans and manage the emergency programs of this City; and shall have such other powers and duties as may be assigned by the Director.

(k)

All officers and employees of this City, together with those volunteer forces enrolled to aid them by agreement or operation of law, including persons impressed into service under the provisions of this Code, shall be charged with duties incident to the protection of life and property in this City during such emergency, and shall constitute the emergency organization of the City.

(l)

Any expenditures made in connection with emergency activities, including mutual aid activities, shall be deemed conclusively to be for the direct protection and benefit of the inhabitants and property of the City.

(m)

It shall be a misdemeanor promulgated in the California Emergency Act and the California Penal Code for any person during an emergency to:

(1)

Willfully obstruct, hinder, or delay any member of the emergency organization in the enforcement of any lawful rule or regulation issued pursuant to this section, or in the performance of any duty imposed upon him by virtue of this section;

(2)

Do any act forbidden by any lawful rule or regulation issued pursuant to this section, if such act is of such a nature as to give or be likely to give assistance to the enemy or to imperil the lives or property of inhabitants of his City, or to prevent, hinder, or delay the defense or protection thereof;

(3)

Wear, carry, or display, without authority, any means of identification specified by the emergency agency of the State.

(Ord. No. 96-03)

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

SUBJECT:

A Resolution to approve the Revised Rate Request for Solid Waste Services (attached) and adjust the contract management fee by 2.5% for FY 13/14.

PRESENTED BY:

Dennis Speer, Public Works Director

SUMMARY:

Background

In 2011 the City issued a competitive request for proposals for collection services and entered into a new agreement with Waste Management (WM) effective January 1, 2012. The Agreement provides for the following:

- No change in initial rates, as proposed, from January 1, 2012 through June 30, 2013.
- The first rate adjustment is due to be effective July 1, 2013 through June 30, 2014.
- An annual adjustment of the rates after each rate year to accommodate changes in the contractor's cost (i.e. - fuel, employment costs/benefits, and general inflation) and costs associated with the County disposal system.

Summary

On April 1, 2013, WM submitted a request for an adjustment to customer rates. The rate request was reviewed by HF&H Consultants. They determined that the rates were calculated in accordance with the procedures in Section 11.2 and Exhibit B of the agreement between the City and WM dated September 7, 2011 (Agreement). HF&H recommends that the attached rate schedule be effective retroactively to July 1, 2013. HF&H believes the rate schedule is reasonable based on the following:

- It was arrived at through an independent analysis conducted in accordance with the procedures in the Agreement.
- It considers both the adjustment to WM compensation and the fees paid to Kern County.
- In addition to the standard rate adjustment request, WM requested the clarification of certain rate rules be formally adopted.
- Adjust contract management fee by 2.5% for FY 13/14.

Discussion

FISCAL IMPACT: None

Reviewed by Finance Director

ACTION REQUESTED:

That the City Council adopt the resolution that approves the Revised Rate Request for Solid Waste Services (attached) that is to be effective retroactively to July 1, 2013, and adjust the contract management fee by 2.5% for FY 13/14.

CITY MANAGER / EXECUTIVE DIRECTOR RECOMMENDATION:

Action as requested:

Submitted by: Dennis Speer
(Rev. 02/13/12)

Action Date: August 7, 2013

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RESOLUTION NO. 13-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST TO APPROVE THE REVISED RATE REQUEST FOR SOLID WASTE SERVICES (ATTACHED) AND ADJUST THE CONTRACT MANAGEMENT FEE BY 2.5% FOR FY 13/14

WHEREAS, the City of Ridgecrest and entered into a new agreement with Waste Management (WM) effective January 1, 2012, and

WHEREAS, The Agreement provides for the following:

- No change in initial rates, as proposed, from January 1, 2012 through June 30, 2013.
- The first rate adjustment is due to be effective July 1, 2013 through June 30, 2014.
- An annual adjustment of the rates after each rate year to accommodate changes in the contractor's cost (i.e. - fuel, employment costs/benefits, and general inflation) and costs associated with the County disposal system, and

WHEREAS, WM submitted a request for an adjustment to customer rates on April 1, 2013, and,

WHEREAS, The rate request was reviewed by HF&H Consultants, and

WHEREAS, the rates were determined to be calculated in accordance with agreement procedures, and

WHEREAS, HF&H Consultants recommends that the attached rate schedule be effective retroactively to July 1, 2013.

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

Adopts the resolution that approves the Revised Rate Request for Solid Waste Services (attached) effective retroactively to July 1, 2013, and adjusts the contract management fee by 2.5% for FY 13/14.

APPROVED AND ADOPTED this 7th day of August 2013 by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

Daniel O. Clark, Mayor

ATTEST:

Rachel J. Ford, CMC, City Clerk

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HF&H Rate Adjustment for City of Ridgecrest 2013/14

	Current Rates	Proposed 2013-2014 Rate	Proposed Rate Change from Current	
			\$	%
Residential Service				
	2011-2013			
35-Gallon Cart Service	\$11.96	\$ 12.26	\$0.30	2.4%
64-Gallon Cart Service	\$13.46	\$ 13.80	\$0.34	2.5%
95-Gallon Cart Service	\$14.95	\$ 15.32	\$0.37	2.4%
Additional 95-Gallon Cart (Resi)	\$7.00	\$ 7.18	\$0.18	2.5%
Commercial Service				
96g Cart 1x	\$36.00	\$ 37.09	\$1.09	2.9%
1.5yd x1	\$109.40	\$ 112.76	\$3.36	3.0%
1.5yd x2	\$175.67	\$ 181.30	\$5.63	3.1%
1.5yd x3	\$242.03	\$ 249.94	\$7.91	3.2%
1.5yd x4	\$308.21	\$ 318.39	\$10.18	3.2%
1.5yd x5	\$374.59	\$ 387.05	\$12.46	3.2%
3yd x1	\$158.55	\$ 163.75	\$5.20	3.2%
3yd x2	\$254.59	\$ 263.43	\$8.84	3.4%
3yd x3	\$350.78	\$ 363.27	\$12.49	3.4%
3yd x4	\$444.68	\$ 460.75	\$16.07	3.5%
3yd x5	\$542.89	\$ 562.65	\$19.76	3.5%
4yd x1	\$182.34	\$ 188.55	\$6.21	3.3%
4yd x2	\$292.78	\$ 303.40	\$10.62	3.5%
4yd x3	\$403.39	\$ 418.43	\$15.04	3.6%
4yd x4	\$513.68	\$ 533.13	\$19.45	3.6%
4yd x5	\$624.32	\$ 648.19	\$23.87	3.7%
6yd x1	\$253.68	\$ 262.49	\$8.81	3.4%
6yd x2	\$407.35	\$ 422.49	\$15.14	3.6%
6yd x3	\$561.24	\$ 582.70	\$21.46	3.7%
6yd x4	\$714.69	\$ 742.47	\$27.78	3.7%
6yd x5	\$868.62	\$ 902.72	\$34.10	3.8%
3yd Temp Bin Service (two week maximum)	\$109.40	\$ 112.42	\$3.02	2.7%
3yd Temp Bin Additional Pickup	\$54.70	\$ 56.35	\$1.65	2.9%
Multi-Family Service				
Duplex 96g cart service (Single Billed)	\$21.95	\$ 22.50	\$0.55	2.4%
Duplex 64g cart service (Single Billed)	\$20.46	\$ 20.97	\$0.51	2.4%
Duplex 32g cart service (Single Billed)	\$18.96	\$ 19.43	\$0.47	2.4%
Triplex 96g cart service (Single Billed)	\$35.95	\$ 36.85	\$0.90	2.4%
Triplex 64g cart service (Single Billed)	\$34.46	\$ 35.32	\$0.86	2.4%
Triplex 32g cart service (Single Billed)	\$32.96	\$ 33.78	\$0.82	2.4%
Quadplex 96g cart service (Single Billed)	\$49.95	\$ 51.20	\$1.25	2.4%
Quadplex 64g cart service (Single Billed)	\$48.46	\$ 49.67	\$1.21	2.4%
Quadplex 32g cart service (Single Billed)	\$46.96	\$ 48.13	\$1.17	2.4%
1.5yd x1	\$104.62	\$ 107.24	\$2.62	2.4%
1.5yd x2	\$161.80	\$ 165.85	\$4.05	2.4%
1.5yd x3	\$219.08	\$ 224.56	\$5.48	2.4%
1.5yd x4	\$276.16	\$ 283.06	\$6.90	2.4%
1.5yd x5	\$333.46	\$ 341.80	\$8.34	2.4%
3yd x1	\$142.97	\$ 146.54	\$3.57	2.4%
3yd x2	\$217.18	\$ 222.61	\$5.43	2.4%
3yd x3	\$291.55	\$ 298.84	\$7.29	2.4%
3yd x4	\$363.40	\$ 372.49	\$9.09	2.4%
3yd x5	\$440.00	\$ 451.00	\$11.00	2.4%
4yd x1	\$158.66	\$ 162.63	\$3.97	2.4%
4yd x2	\$238.23	\$ 244.19	\$5.96	2.4%
4yd x3	\$317.99	\$ 325.94	\$7.95	2.4%
4yd x4	\$397.39	\$ 407.32	\$9.93	2.4%
4yd x5	\$477.18	\$ 489.11	\$11.93	2.4%
6yd x1	\$216.18	\$ 221.58	\$5.40	2.4%
6yd x2	\$322.34	\$ 330.40	\$8.06	2.4%
6yd x3	\$428.75	\$ 439.47	\$10.72	2.4%
6yd x4	\$534.67	\$ 548.04	\$13.37	2.4%
6yd x5	\$641.12	\$ 657.15	\$16.03	2.4%
Residential Recycling Service (Every Other Wk)				
One or Two 95-Gallon Cart Service	\$0.00	\$ -	\$0.00	
Additional 95-Gallon Cart (Resi)	\$7.00	\$ 7.18	\$0.18	2.5%

HF&H Rate Adjustment for City of Ridgecrest 2013/14

	Current Rates	Proposed 2013-2014 Rate	Proposed Rate Change from Current	
Commercial Recycling Service				
96g Cart 1x	\$0.00	\$ -	\$0.00	
1.5yd Every Other Week	\$0.00	\$ -	\$0.00	
1.5yd x1	\$86.93	\$ 89.10	\$2.17	2.4%
1.5yd x2	\$130.72	\$ 133.99	\$3.27	2.4%
1.5yd x3	\$174.61	\$ 178.98	\$4.37	2.4%
1.5yd x4	\$218.32	\$ 223.78	\$5.46	2.4%
1.5yd x5	\$262.23	\$ 268.79	\$6.56	2.4%
3yd Every Other Week	\$0.00	\$ -	\$0.00	
3yd x1	\$113.60	\$ 116.44	\$2.84	2.4%
3yd x2	\$164.70	\$ 168.82	\$4.12	2.4%
3yd x3	\$215.94	\$ 221.34	\$5.40	2.4%
3yd x4	\$264.90	\$ 271.52	\$6.62	2.4%
3yd x5	\$318.16	\$ 326.11	\$7.95	2.4%
4yd Every Other Week	\$0.00	\$ -	\$0.00	
4yd x1	\$122.41	\$ 125.47	\$3.06	2.4%
4yd x2	\$172.93	\$ 177.25	\$4.32	2.4%
4yd x3	\$223.61	\$ 229.20	\$5.59	2.4%
4yd x4	\$273.97	\$ 280.82	\$6.85	2.4%
4yd x5	\$324.68	\$ 332.80	\$8.12	2.4%
6yd Every Other Week	\$0.00	\$ -	\$0.00	
6yd x1	\$163.79	\$ 167.88	\$4.09	2.4%
6yd x2	\$227.57	\$ 233.26	\$5.69	2.4%
6yd x3	\$291.57	\$ 298.86	\$7.29	2.4%
6yd x4	\$355.13	\$ 364.01	\$8.88	2.4%
6yd x5	\$419.17	\$ 429.65	\$10.48	2.4%
Regular Roll Off Service (Monthly Rate)				
3yd Compactor x1 (Solid Waste), Monthly	\$396.38	\$ 409.38	\$13.00	3.2%
6yd Compactor x1 (Solid Waste), Monthly	\$634.20	\$ 656.25	\$22.05	3.4%
10yd Compactor x1 (Solid Waste), per pull	\$190.00	\$ 194.75	\$4.75	2.4%
20yd Compactor x1 (Solid Waste), per pull	\$190.00	\$ 194.75	\$4.75	2.4%
Cost Per Ton (Solid Waste)	\$40.50	\$ 50.00	\$9.50	19.0%
3yd Compactor x1 (Recyclable Material) Monthly	\$131.14	\$ 134.42	\$3.28	2.4%
6yd Compactor x1 (Recyclable Material), Monthly	\$146.02	\$ 149.67	\$3.65	2.4%
10yd Compactor x1 (Recyclable Material), per pull	\$136.00	\$ 139.40	\$3.40	2.4%
20yd Compactor x1 (Recyclable Material), per pull	\$136.00	\$ 139.40	\$3.40	2.4%
Cost Per Ton (Recyclable Material)	\$0.00	\$ -		
On Call Roll Off Service (Cost Per Pull)				
10yd Drop Box (Solid Waste)	\$190.00	\$ 194.75	\$4.75	2.4%
20yd Drop Box (Solid Waste)	\$190.00	\$ 194.75	\$4.75	2.4%
30yd Drop Box (Solid Waste)	\$190.00	\$ 194.75	\$4.75	2.4%
40yd Drop Box (Solid Waste)	\$190.00	\$ 194.75	\$4.75	2.4%
3yd Compactor (Solid Waste)	\$91.54	\$ 94.54	\$3.00	3.2%
6yd Compactor (Solid Waste)	\$146.47	\$ 151.56	\$5.09	3.4%
10yd Compactor (Solid Waste)	\$190.00	\$ 194.75	\$4.75	2.4%
20yd Compactor (Solid Waste)	\$190.00	\$ 194.75	\$4.75	2.4%
Cost Per Ton (Solid Waste)	\$40.50	\$ 50.00	\$9.50	19.0%
10yd Drop Box (Recyclable Material)	\$136.00	\$ 139.40	\$3.40	2.4%
20yd Drop Box (Recyclable Material)	\$136.00	\$ 139.40	\$3.40	2.4%
30yd Drop Box (Recyclable Material)	\$136.00	\$ 139.40	\$3.40	2.4%
40yd Drop Box (Recyclable Material)	\$136.00	\$ 139.40	\$3.40	2.4%
3yd Compactor (Recyclable Material)	\$131.14	\$ 134.42	\$3.28	2.4%
6yd Compactor (Recyclable Material)	\$146.02	\$ 149.67	\$3.65	2.4%
10yd Compactor (Recyclable Material)	\$136.00	\$ 139.40	\$3.40	2.4%
20yd Compactor (Recyclable Material)	\$136.00	\$ 139.40	\$3.40	2.4%
Cost Per Ton (Recyclable Material)	\$0.00	\$ -		
Other Services				
Extra Bulky Waste Collection (beyond 3 per yr)	\$16.70	\$ 17.12	\$0.42	2.5%
Extra Appliance or Bulky Waste Item Collection (beyond 1 per event) - per item	\$2.85	\$ 2.92	\$0.07	2.4%
Extra Bulky Waste Collection Volume (beyond 3 yds per event)	\$5.50	\$ 5.64	\$0.14	2.5%
On Property Service (Except Senior/Disabled)	\$27.75	\$ 28.44	\$0.69	2.4%
Extra Can/Bag on Customer Service Day	\$2.85	\$ 2.92	\$0.07	2.4%
Extra Can/Bag Not on Regular Service Day	\$5.50	\$ 5.64	\$0.14	2.5%
Extra Pickup/Overage Charge (Commercial) per yard	\$19.23	\$ 19.81	\$0.58	2.9%
Lock/Unlock	\$28.25	\$ 28.96	\$0.71	2.5%
Steam Cleaning	\$75.00	\$ 76.88	\$1.88	2.4%