

ORDINANCE NO. 87-29

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
RIDGECREST AMENDING THE RIDGECREST MUNICIPAL CODE  
BY PROVIDING FOR THE ADOPTION OF A SUBSTANDARD  
RESIDENTIAL STREET DEVELOPMENT FEE

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

Section 1. Purpose

This ordinance amends the Ridgecrest Municipal Code by authorizing the establishment of fees to offset the cost of improving substandard residential streets.

Section 2. Findings

The Council finds as follows:

(a) Many residential streets within the City have not been constructed to standards adequate to safely carry additional traffic. Additional traffic will be generated by the construction of new dwellings which front upon such streets. The owners of these new dwellings should bear the cost of improvements to the streets necessary to safely accommodate additional traffic.

(b) The most equitable and efficient way of collecting monies to offset the cost of such street improvements is by conditioning the issuance of building permits upon the payment of fees for the rehabilitation of substandard residential streets. The substandard residential street development fee should be equal to the cost of the rehabilitation of the substandard street which is located adjacent to the property.

Section 3. Amendment: Conditions for Permit Issuance

Section 9-1.10 is hereby added to the Ridgecrest Municipal Code to read as follows:

**"Section 9-1.10 Prerequisites to Issuance of Building Permit**

(a) A building permit shall be issued when:

- 1) Workers' Compensation Insurance is provided for those who will work on the project;
- 2) Arrangements have been made to provide water service to the property;
- 3) Arrangements have been made to provide for sewage disposal;
- 4) School impact fees have been paid; and
- 5) Substandard residential street development fees have been paid.

(b) An applicant shall satisfy the requirements of this section by:

- 1) Providing a certificate of insurance showing worker's Compensation coverage of insurance showing Worker's Compensation coverage or filing an affidavit that the project will be undertaken by the owner of the property as the builder;
- 2) Obtaining a certificate from the Indian Wells Valley Water District for water service;
- 3) Making arrangements with the Sanitation Department of the City for sewage disposal;
- 4) Paying the impact fees established by the Sierra Sands Unified School District; and
- 5) Paying the Building Official the substandard residential school development fees."

Section 4. Amendment: Substandard Street Development  
Fees

Section 9-1.11 is hereby added to the Ridgecrest Municipal Code to read as follows:

"Section 9-1.11 Substandard Development Fees

(a) The Council may from time to time by resolution designate substandard residential streets. As used herein, 'substandard residential street' refers to a street or street segment in a residential zone which is not constructed in accordance with the Standard Specifications For Public Works Construction, as heretofore approved by the Council.

(b) Whenever the Director of Public Works believes that a residential street is substandard, the Director shall prepare a report and recommendation describing the substandard street, whether substandard residential development fees should be levied, and the amount of such fees. To the extent practicable, the fees recommended by the Director shall be uniform throughout the City for like classes. The Director's report and recommendation shall be presented to the Council at a public hearing preceded by ten (10) days prior published notice. At the hearing, the Council shall determine whether the street or street segment is substandard, whether substandard residential street development fees should be levied, and the amount of such fees. The testimony of the Director and all interested persons shall be considered by the Council. The Council's decision shall be final.

(c) The Building Official shall collect the fees described in this section as a prerequisite to the issuance of a building permit for any residential structure fronting upon a street which the Council has determined to be substandard. In no event shall the substandard residential street development fee exceed cost of rehabilitating that portion of the street in front of the property for which the permit is to be issued."

**Section 5. Amendment: Fees**

Section 9-2 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"Section 9-2 Fees

(a) The Council shall, from time to time, establish fees for the cost of reviewing and issuing each application for a permit or other entitlement for use as set forth in this Chapter including all costs incurred by staff to review applications, inspect property, hear appeals and provide legally required notices and other reports and recommendations.

(b) The Building Official may establish fees for miscellaneous services and materials not set by the Council provided the Official shall establish no fee in excess of the cost of providing the service or material for which the fee is levied and provided further the Official shall submit a report to the Council at least twenty (20) days before the effective date of the fee. The fee shall not effective if the Council disapproves."

Section 6. Other

Except as provided herein, the Ridgcrest Municipal Code is hereby reaffirmed and readopted.

APPROVED AND ADOPTED this 15th day of July, 1987, by the following vote:

AYES: Mayor Mower, Councilmembers Wiknich, Bergens, Condos, and Corlett.

NOES: None.

ABSTAIN: None.

ABSENT: None.

*Michael R Mower*  
Michael R. Mower, Mayor

ATTEST:

*Joyce M Taft*  
Joyce M. Taft, City Clerk