

ORDINANCE NO. 92-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIDGECREST AMENDING THE RIDGECREST MUNICIPAL CODE AS IT RELATES TO APPLICATIONS FOR DEVELOPMENT REVIEW

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

Section 1. Purpose

This ordinance amends the Ridgcrest Municipal Code by changing the requirements for tentative map applications and for site plan review.

Section 2. Amendment

Section 19-2.2 of the Ridgcrest Municipal Code is hereby amended and reenacted to read as follows:

"19-2.2 Tentative Map - Form and Content.

(a) The tentative map shall be clearly and legibly drawn and contain the following information:

1. The title, which shall contain the subdivision number obtained from the County Engineer.

2. Names and addresses and telephone numbers for:

(a) Legal owner of the property

(b) Subdivider, and

(c) Person or persons who prepared the map.

3. A topographical contour map with approximate contours at one foot intervals and showing in their correct location existing drainage channels, roads, culverts, overhead and underground utility lines, wells, springs, major structures, irrigation ditches, and other improvements which may affect the design of the subdivision. The map shall be drawn to an engineer's scale large enough to show all information clearly, but no smaller than 100 feet to the inch. Contour interval shall not be greater than one foot if the ground slope is less than ten percent and at such intervals that the contour lines will not be spread more than 150 feet (ground distance) apart. The boundary lines of the

subdivision shall be shown by a heavy line. The map shall show:

(a) The outline of existing areas subject to inundation or ponding.

(b) The edges and type of pavement of existing paved roads within public rights-of-way and easements or within private common rights-of-way.

(c) Location of existing property lines and approximate boundaries of existing easements within the subdivision with the names of the owners of record, of easements, exclusions, and the properties abutting the subdivision.

(d) The proposed lot and street layout with scaled dimensions and area of each lot.

(e) The location of all proposed easements for drainage and access.

(f) Street names, width of streets and easements, approximate grade, and radius of curves along property lines of each street, as well as intersections on the adjacent property.

(g) Typical geometric sections for streets showing pavement width, curbs, sidewalks, grading in marginal strips, slopes of cuts and fills and other construction proposed or applicable.

(h) Areas to be used for public purposes.

(i) Location, approximate grade direction of flow and type of facilities of existing drainage channels and storm drains.

(j) A vicinity map showing roads, adjoining subdivisions, towns, creeks, railroads, and other data sufficient to locate the proposed subdivision and show its relation to community development including a legal description of the property comprising the subdivision.

(k) North arrow and scales for maps and contour interval.

(l) Boundary lines of existing land use zones shall be delineated.

(m) Statement or plan as to proposed plans for draining the areas subject to flooding or inundation by waters flowing into or from the subdivision.

(n) If to be developed in increments, the map shall indicate the approximate sequence of development by units.

(b) Data which shall accompany the tentative map:

1. A written statement of general information which shall contain the following information:

(a) Existing use or uses of the property.

(b) A description of the proposed subdivision, including the number of lots, their average and minimum size, and nature of development.

(c) Source of water supply.

(d) Existing sanitary sewer facilities and proposed method of providing sewer services for the entire property.

(e) Other improvements proposed.

2. If the property proposed for subdivision is included in areas of identified seismic hazard as described in the Seismic Safety Element of the General Plan, the following data shall also be submitted at the time the map is filed.

(a) Two copies of a geological site reconnaissance report and a soils report prepared by a registered geologist regarding existing or anticipated seismic conditions, geologic features and soil conditions within or immediately adjoining the proposed development and their effect on the design and layout of the proposed subdivision.

(b) Four copies of a preliminary grading and site development plan, including drainage.

3. A copy of all covenants, conditions or restrictions proposed to be attached to the property.

(c) The City Engineer may require additional information or materials when necessary to accurately and adequately review a tentative map. City Engineer may waive any information described above upon determination that it is not relevant to the review. Any decision made by the City Engineer pursuant to this subsection shall include a written justification which shall become part of the project record and accompany the application before the Planning Commission."

Section 3. Amendment

Section 20-22.2 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-22.2 **Included Projects.** These projects shall not be considered for approval or permit until site plan review has been completed:

- a. Conceptual development plans
- b. Preliminary development plans required by subsection 20-23.4.
- c. Municipal reorganizations and annexations.
- d. Specific plans.
- e. Tentative tract maps.
- f. Parcel maps.
- g. Precise development plans required by subsection 20-23.5.
- h. Conditional use permit applications where new buildings or substantial alterations are proposed.
- i. Conversions or residential structures to commercial or industrial uses.
- j. Any proposed new development, a building, or substantial alteration within a zoning district that requires site plan review."

Section 4. Amendment

Section 20-22.3 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-22.3 **Application Content.** Site plans for staff review shall be submitted to the Director of Community Development in a number the director determines necessary to facilitate staff review. All site plans shall be on folded sheets of a minimum eight and one-half by eleven inch (8 1/2" x 11") size to a maximum twenty-four by thirty-six inch (24" x 36") size, and shall be at an easily readable scale.

a. All submittals shall include the following information:

1. Name, address, and telephone number of the property owner.
2. Name, address, and telephone number of the property developer.
3. Name, address, and telephone number of person preparing plan.
4. North arrow oriented to top of plan sheet.
5. Scale.
6. Vicinity map showing site location.
7. Property lines of the entire legal parcel(s).
8. Delineations of any easements on the property.
9. Names of adjacent streets and intersections.
10. Width of adjacent streets and alleys.
11. Legal description of the subject property.
12. Street address of the subject property (if assigned).
13. Zoning designation of the subject property and surrounding properties.
14. Existing land uses of the site and surrounding properties.
15. Area of the subject property.

b. Projects described in subsection 20-22.2, paragraphs e. through i., shall also include the following:

1. Street and/or alley dedications, if applicable.
2. All existing and proposed public improvements within adjacent streets and alley rights-of-way (curb, gutter, sidewalk, street lights, parkways, fire hydrants, power poles, water lines, gas lines, sewer lines, telephone lines, etc.).
3. Existing and proposed public rights-of-way within the subject property.
4. Existing or proposed easements within or immediately outside the site.
5. Location of on-site and off-site drainage facilities.
6. Area of each parcel (gross and net).
7. Physical features on the property and immediately adjacent to property lines (fences, walls, power poles, buildings, slopes, etc.).

c. Project described in subsection 20-22.2, paragraph h. through j. shall also include the following:

1. Location of all buildings (main and accessory), fences and/or walls, paved areas and landscape areas, and all shall be labeled as either existing or proposed.
2. Percentage of area covered by buildings, landscaping and pavement on each parcel.
3. Location of existing and proposed on-site water lines, sewer lines, septic tanks and fire hydrants.
4. Type of construction per Uniform Building Code.
5. Height and number of stories of all buildings and structures.
6. Dimensions from building(s) to property lines and to other buildings or structures on the property.
7. Uses of all buildings (existing and proposed) and areas on the property.
8. Exterior building materials including materials of fences, walls and accessory structures.

9. Off-street parking including dimensions of individual parking spaces, internal circulation pattern for pedestrian and vehicular traffic, wheel stops and type of surfacing proposed.

10. Driveway widths.

11. Computation of total parking required per use on each parcel and identification of total number of spaces provided (covered and uncovered indicated separately) on each parcel by type (e.g.: normal stall size, compact stall, handicap stall).

12. Computation of landscape areas required and the square footage of areas proposed for landscaping.

13. Location of landscaping including existing and proposed trees, shrub masses and ground cover area.

14. Loading spaces including dimensions.

15. Estimated quantities of earth to be moved.

16. Direction of drainage flow with slope in percentage.

17. Signs including area, location, height, illumination and mechanical movement.

18. On-site lighting.

19. Trash enclosures.

20. Location of outdoor storage areas.

21. Exterior architecture projections.

22. Location of all entrances.

23. Location of mechanical equipment and proposed screening.

24. Proposed swimming pools, patios and/or recreation areas.

d. The Director of Community Development may require additional information or materials when necessary to accurately and adequately review a specific project. The Director of Community Development may waive any information

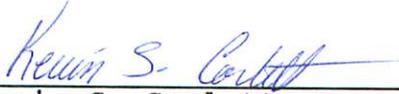
described above upon determination that it is not relevant to the review. Any decision made by the Director pursuant to this subsection shall include a written justification which shall become part of the project record and accompany the application before the Planning Commission."

Section 5. **Other**

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

APPROVED AND ADOPTED this 20th day of May, 1992, by the following vote:

AYES: Mayor Corlett, Council Members Auld, Bitney, Bryan, and Parode.
NOES: None.
ABSTAIN: None.
ABSENT: None.



Kevin S. Corlett, Mayor

ATTEST:



Joyce M. Taft, City Clerk

(SEAL)