

RESOLUTION NO. 446

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
RIDGECREST, CALIFORNIA, APPROVING REPORT AND FIXING
TIME AND PLACE OF HEARING THEREON IN CONNECTION WITH
CERRO COSO ASSESSMENT DISTRICT, CITY OF RIDGECREST,
KERN COUNTY, CALIFORNIA

ASSESSMENT DISTRICT NO. 4

WHEREAS, the City Council of the City of Ridgecrest,
Kern County, California, did heretofore order the preparation by
FRAPWELL AND CHEZZI of a report under the provisions of the Special
Assessment Investigation, Limitation and Majority Protest Act of
1931, for the improvements and acquisitions to be made in Cerro
Coso Assessment District, City of Ridgecrest, Kern County, California,
said report to be in the form and manner as set forth in Part 2,
Division 4 of said Act, which said report was to cover the improve-
ments and acquisitions to be made in said assessment district; and

WHEREAS, said report has been duly completed and presented
to this City Council,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the
City of Ridgecrest that said report has been fully examined and
considered by said City Council; and

BE IT FURTHER RESOLVED that said report is hereby approved
and it is hereby ordered that said report be forthwith filed with the
City Clerk of the City of Ridgecrest and that said Clerk endorse
thereon the fact and date of this approval; and

BE IT FURTHER RESOLVED that this City Council hereby fixes March 15, 1973, at 8:00 P.M., as the time for hearing upon said report and hereby orders that said hearing shall be held and conducted by this Council at the meeting place of the City Council, located in the City Hall, 139 Balsam, Ridgecrest, California; and

BE IT FURTHER RESOLVED that the City Clerk of the City of Ridgecrest is hereby ordered and directed to give notice of said hearing in the time, form, and manner provided by law.

APPROVED AND ADOPTED THIS 1st DAY OF February, 1973, by the following vote:

- AYES: Mayor Smith, Councilmen Fox, Shacklett, and Wilson.
- NOES: None
- ABSENT: Councilman Mettenburg.

Kenneth M. Smith
KENNETH M. SMITH, Mayor

ATTEST:

James R. Heck
JAMES R. HECK, City Clerk



I hereby certify that the foregoing was duly and regularly passed by the City Council of the City of Ridgecrest at a regular meeting thereof held 2-1-1973.

James R. Heck
Clerk of the City of Ridgecrest

CERRO COSO ASSESSMENT DISTRICT

REPORT UNDER THE "SPECIAL ASSESSMENT
INVESTIGATION, LIMITATION AND MAJORITY
PROTEST ACT OF 1931" ON THE PROPOSED
PUBLIC IMPROVEMENTS IN THE CITY OF
RIDGECREST, COUNTY OF KERN,
STATE OF CALIFORNIA.

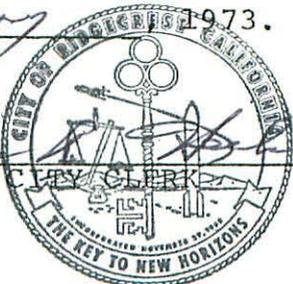
Prepared by:

FRAPWELL AND GHEZZI, ARCHITECTS A.I.A.
1717 28TH STREET
BAKERSFIELD, CALIFORNIA 93303
FEBRUARY 1, 1973

APPROVED by the City Council of the City of
Ridgecrest, Kern County, California by
Resolution No. 446 this 1st day of
February, 1973.


MAYOR

Filed in the office of the City Clerk this
1st day of February 1973.

ORIGINAL

TO THE CITY COUNCIL OF THE CITY OF RIDGECREST:

Pursuant to Resolution No. 446, adopted by the City Council on February 1, 1973, we hereby submit the following report upon the proposed improvements and property to be assessed in the Cerro Coso Assessment District, City of Ridgecrest, Kern County, California. This report is made in accordance with the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (Division 4 of the Streets and Highways Code), and contains the information set forth in Section 2825, Streets and Highways Code, as follows:

- A. Plans showing the nature, location and extent of the proposed improvement, and a map showing the lands to be assessed to pay the cost thereof are attached hereto as Exhibit "A". *(SEE AD 4 FOLDER FOR MAP.)*
- B. The total estimated cost of the proposed improvement, stating separately the estimated cost of each class of construction proposed, and including the incidental expenses of the same, is set forth in the Engineer's Estimate of Cost attached hereto as Exhibit "B".
- C. There are no acquisitions of improvements or property proposed as a part of the Cerro Coso Assessment District project.
- D. The single parcel of real property proposed to be assessed is in public ownership and, therefore, no assessed value for such parcel is shown on the last equalized assessment roll.

The County Assessor has assigned a market value or full cash value of \$48,000.00, pursuant to Section 2825, subsection (d) of the Streets and Highways Code. Pursuant to Section 401 of the Revenue and Taxation Code, assessed value is treated as twenty-five per cent (25%) of market value. Therefore, the assessed value of said parcel for the purposes of this report is \$12,000.00.

- E. There are no improvements located upon said parcel at the time of this report.
- F. The total true value of the lands to be assessed, calculated in accordance with the provisions of Part 8, Division 4 of the Streets and Highways Code, is \$24,000.00.
- G. The true value of each parcel of the lands to be assessed is as follows:
- | | |
|-------------------------|--------------|
| Assessment Parcel No. 1 | \$24,000.00. |
|-------------------------|--------------|
- H. There are no special assessments which are a lien upon said parcel and, as near as may be determined, there are no pending assessment proceedings other than that contemplated in the instant proceedings for the levy of either a direct or ad valorem assessment upon said parcel.
- I. The estimated amount of the assessment upon said parcel is \$889,180.77 in the Cerro Coso Assessment District proceedings.
- J. Bonds proposed to be issued to represent the assessment in the Cerro Coso Assessment District, shall mature over a period of ten (10) years; the number of installments of the principal of such bonds is ten (10); and the maximum interest rate at which said bonds shall be issued is to be fixed at seven per cent (7%) per annum until such bonds are sold.

Pursuant to Section 2826 of the Streets and Highways Code, a copy of Resolution No. 443, is attached hereto as Exhibit "C".

Respectfully submitted,

FRAPWELL AND GHEZZI, ARCHITECTS A.I.A.

A handwritten signature in blue ink, reading "C. Robert Frapwell", is written over a horizontal line. The signature is cursive and extends above and below the line.

ENGINEER'S ESTIMATE OF COST,
CERRO COSO ASSESSMENT DISTRICT, CITY OF RIDGECREST,
COUNTY OF KERN, STATE OF CALIFORNIA

I. ESTIMATED CONSTRUCTION COSTS

A. SEWER

| | | |
|----|---|--------------|
| 1. | 9,380 l.f. 8" V.C.P. @ Six Dollars and Twenty Cents (\$6.20) per l.f. | \$ 58,156.00 |
| 2. | 2,641 l.f. 10" V.C.P. @ Seven Dollars and Eighty Cents (\$7.80) per l.f. | 20,599.80 |
| 3. | 2,588 l.f. 12" V.C.P. @ Ten Dollars and Twenty Cents (\$10.20) per l.f. | 26,397.60 |
| 4. | 1,953 l.f. 18" V.C.P. @ Seventeen Dollars (\$17.00) per l.f. | 33,201.00 |
| 5. | 743 l.f. 18" V.C.P. (in pavement) @ Nineteen Dollars and Fifty Cents (\$19.50) per l.f. | 14,488.50 |
| 6. | 53 Each Manholes @ Four Hundred Dollars (\$400.00) per each. | 21,200.00 |
| 7. | 1 Each Tie into existing M.H. @ Four Hundred Dollars (\$400.00) per each. | 400.00 |

TOTAL ESTIMATED COSTS - SEWER

\$174,442.90

B. ROAD

| | | |
|----|---|--------------|
| 1. | 6,734 Tons A.C. Paving @ Eleven Dollars and Fifty Cents (\$11.50) per ton. | \$ 77,441.00 |
| 2. | 10,896 Tons Aggregate Base @ Five Dollars and Fifty Cents (\$5.50) per ton. | 59,928.00 |
| 3. | 13,280 Cu. Yds. Excavation @ Sixty-five Cents (\$.65) per cu. yd. | 8,632.00 |
| 4. | 47,623 Sq. Yds. Fine Grading @ Twenty-five Cents (\$.25) per sq. yd. | 11,905.75 |
| 5. | 13.4 Acres Clear & Grub @ Two Hundred Dollars (\$200.00) per acre. | 2,680.00 |
| 6. | Stripping @ Lump Sum of One Hundred and Fifty Dollars (\$150.00) | 150.00 |
| 7. | Signs and Barricades @ Lump Sum of Two Hundred and Fifty Dollars | 250.00 |

TOTAL ESTIMATED COSTS - ROAD

160,986.75

EXHIBIT B

C. WATER

Purchase of capacity in domestic water production, storage and distribution facilities per the agreement between the City of Ridgecrest and Indian Wells Valley County Water District. 318,950.00

TOTAL ESTIMATED COSTS - WATER 318,950.00

D. UNDERGROUND ELECTRICAL

1. Southern California Edison cost to District:
a. 5078' of trench and ducts
b. Five 5 x 5 x 3 traffic type Pull-boxes
c. Cabling, risers, potheads, etc. 33,194.89 33,194.89

TOTAL ESTIMATED CONSTRUCTION COSTS \$687,574.54
Contingency Allowance @ 10% 68,757.45

TOTAL ESTIMATED PROJECT COST \$756,331.99

II. ESTIMATED INCIDENTAL EXPENSES

1. Engineering Fees
9% of \$335,429.65 (A & B) \$30,188.67
10% of \$318,950.00 (C) 31,895.00 \$62,083.67

2. Plan Check and Inspection (City)
3-1/2% of \$335,429.65 (A & B) 11,740.04

3. Engineer of Work
2% of \$687,574.54 13,751.49

4. Litigation Expenses 1,500.00

5. Legal Fee @ 3% 22,689.96

6. Out-of-pocket expenses of Special Bond Counsel 1,000.00

7. Publications and miscellaneous cost of proceedings 1,000.00

8. Bond Printing, Register, Auditor's Record 1,300.00

TOTAL ESTIMATED INCIDENTAL EXPENSES 115,065.16

TOTAL PROJECT COST INCLUDING INCIDENTAL EXPENSES \$871,397.15

Bond Discount @ 98% of Par 17,783.62

TOTAL ESTIMATED AMOUNT OF BOND ISSUE AND
TOTAL ESTIMATED AMOUNT TO BE ASSESSED \$889,180.77

DATED: February 1, 1973

FRAPWELL & GHEZZI, Engineer of Work

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST, CALIFORNIA, DIRECTING PREPARATION OF INVESTIGATION REPORT, CERRO COSO ASSESSMENT DISTRICT, CITY OF RIDGECREST, KERN COUNTY, CALIFORNIA

BE IT RESOLVED by the City Council of the City of Ridgecrest, Kern County, California, that FRAPWELL AND GHEZZI be, and they are hereby directed to make a report in the form and manner as set forth in Part 2, Division 4 (Sections 2820-30, inclusive), Streets and Highways Code of the State of California, for the proposed Cerro Coso Assessment District, City of Ridgecrest, Kern County, California.

APPROVED AND ADOPTED THIS 1st DAY OF February, 1973, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

JAMES R. HECK, City Clerk

EXHIBIT C