

RESOLUTION NO. 80-44

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 4362, A PROPOSAL TO DIVIDE 2-1/2 ACRES INTO NINE (9) RESIDENTIAL LOTS, GENERALLY LOCATED IN THE 300 BLOCK OF WEST MAMIE AVENUE, MICHAEL R. MOWER, APPLICANT; WESTERN ENGINEERING AND SURVEYING, ENGINEERS.

WHEREAS, Michael R. Mower has made an application for a tentative tract map to divide 2-1/2 acres into nine (9) residential lots; and

WHEREAS, on August 6 and 14, 1980, the City Council considered the application; and

WHEREAS, the staff recommended the application be denied; and

WHEREAS, comments in favor of the application were offered at the time of consideration by Michael R. Mower and Joe Pollock; and

WHEREAS, no comments in opposition to the application were offered at the time of consideration; and

WHEREAS, no letters in favor of the proposal were noted by the City Council; and no letters in opposition to the proposal were noted by the City Council; and

WHEREAS, no other comments pertaining to the proposal were offered by the audience; and

WHEREAS, this Council has considered all of the plans, comments, testimony, and evidence offered at the time of consideration and makes the findings prescribed in Paragraph 66474 of State Subdivision Map Act which is necessary to approve the application:

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGECREST RESOLVES:

That this Council approves Tentative Tract Map No. 4362, a proposal to divide 2-1/2 acres into nine (9) residential lots, generally located in the 300 block of West Mamie Avenue, Michael R. Mower, applicant; Western Engineering and Surveying, Engineers, subject to the following conditions:

1. That all proposals of the developer as indicated on the approved tentative map be conditions of approval if not mentioned herein.
2. That utility easements be provided as deemed necessary by the utility companies not to exceed 20 feet in width.
3. That one foot reserve strips be provided as approved by the City Engineer for part-width and stub streets.
4. That street name signs and stop signs be provided as deemed necessary by the staff at the expense of the subdivider.
5. That grant deed restrictions be filed with the Planning Department prior to the filing of a final tract map.

6. That street numbers be stenciled on the curb next to the drive approaches.
7. That access be provided to the rear of each lot in accordance with Ordinance No. 80.
8. That the applicant incorporate barrier-free design pursuant to the standards adopted by the California State Architect in all applicable buildings and site improvements to assure that they are accessible to and usable by physically handicapped persons.
9. That all new utilities be through underground installation.
10. That if conflict exists between the conditions of the tentative map and the Subdivision Ordinance of the City, the Ordinance shall control unless specific exceptions have been granted by the City.
11. That street names for the proposed tract be submitted to the staff for review and approval.
12. That the developer construct Type "B" (6") curb and gutter with 4.0 foot wide sidewalk on N. Helena Street, W. Mamie Avenue, and N. Warner Street the full width of the property.
13. That the developer construct N. Helena Street, W. Mamie Avenue, and N. Warner Street to the centerline the full width of the property to an approved engineered structural section (minimum 2" A.C./4" A.B.). Provide slope easement and construction as may be required on Mamie, Helena, and Warner. All sewer manholes, water valves, etc., should be adjusted to design grade per City standard. That N. Helena Street be paved to half-width from existing pavement on Howell Avenue to the new pavement required by this tract and a pavement transition be provided from the southwest corner of Howell and Helena to the centerline of Helena at an angle of approximately 30 degrees.

NOTE: It will be necessary to eliminate parking on Mamie from Helena to Warner and on Helena and Warner from Howell to Mamie.

14. That the developer dedicate to the City of Ridgecrest for street purposes 30 feet on N. Helena Street, N. Mamie Avenue, and N. Warner Street.
15. That the developer dedicate to the City of Ridgecrest that portion of the corner cut-off for wheelchair ramps per City standard at the northeast corner of Mamie and Helena and the northwest corner of Mamie and Warner as required.
16. That the project hook-up to City sewers per City standards.
7. That the developer pay the sewer reimbursement required to John Deeter in the amount of \$413.59.

18. That driveways shall be installed in accordance with Standard S-4 and driveways shall be no closer than 5.0 feet from property line.
9. That all sanitary sewer improvements be subject to the approval of the City Engineer.
20. That the developer shall be responsible for the relocation of all obstructions including fire hydrants, trees, fences, water valves, etc., subject to the approval of the City Engineer.
21. That street lighting be installed as recommended by Southern California Edison and approved by the City staff.
22. That drainage and floor heights shall be in accordance with City standard subject to the approval of the City Engineer.
23. City of Ridgecrest permit is required for any work in the City right-of-way.
24. That the developer enlarge the Norma Street sump or contribute to future enlargement in an amount relative to the tract area, subject to the approval of the City Engineer.
25. That the applicant either obtain a drainage easement from this tract to the Norma Street Sump or submit and implement a drainage plan that will insure that downstream property will not be injured by the drainage caused by the development of this tract.
5. That the developer remove existing curb and gutter not to exceed 30 feet and construct a curb and gutter transition on Warner Street from the north property line to provide a smooth transition.
27. That the applicant have soils test prepared by a registered engineer and any special requirements shown on final tract map; test and requirements to be subject to the approval of the City Engineer.
28. That all water facilities and fire hydrants necessary to serve the proposed project be in accordance with the Indian Wells Valley County Water District standards and approved by the Water District, Fire Chief, and City Engineer.
29. That construction be accomplished in accordance with City standards.
30. That the proposal conform to Uniform Fire Code and Kern County Fire Department standards.
31. That a geologist/seismic study be performed to determine the location and potential activity of the fault which appears to cross this property. That the developer agrees to sign an agreement with the City stating that if the geologic/seismic study recommends changes that affect this tentative map as approved, the applicant will submit an amended tentative tract map for approval showing the changes.

32. That the applicant secure grading permits.

APPROVED AND ADOPTED this 14th day of August, 1980, by the following roll call vote:

AYES: Mayor Hockett, Vice-Mayor Bergens, Councilmen Burnett, Cheshire and Grossman

NOES: None

ABSENT: None

ABSTAIN: None

Harold J. Hockett
HAROLD J. HOCKETT, Mayor

ATTEST:

Joyce M. Taft
JOYCE M. TAFT, Deputy City Clerk