



CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, California 93555-4054

MEETING OF THE CITY OF RIDGECREST INFRASTRUCTURE COMMITTEE
1ST FLOOR CITY COUNCIL CONFERENCE ROOM AREA B
Thursday April 12, 2012 at 5:00 pm

Committee Members: Chairman Jerry Taylor, Council Member Steven Morgan
Planning Commissioner Craig Porter
Planning Commissioner James Sanders
Recording Secretary: Karen Harker
Staff: Dennis Speer, Loren Culp

1. CALL TO ORDER:
2. APPROVAL OF AGENDA:
3. APPROVAL OF MINUTES:
4. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA
5. DISCUSSION ITEMS:
 - A. How to Engage the Public regarding excess Street Lighting
 - B. Signage for Handicap on Vulcan from Downs to Mahan
 - C. Building Inspector In-House vs County Inspector
 - D. Informational Items from the City Engineer
 - E. Wal-Mart Pilot Channel
6. DIRECTOR'S COMMENTS
7. COMMITTEE'S COMMENTS
8. FUTURE AGENDA ITEMS
9. ADJOURNMENT



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MEETING OF THE CITY OF RIDGECREST INFRASTRUCTURE COMMITTEE
1ST FLOOR CITY COUNCIL CONFERENCE ROOM AREA B
Monday March 19, 2012 at 5:00 pm

Committee Members: Chairman Jerry Taylor, Council Member Steven Morgan
Planning Commissioner Craig Porter
Planning Commissioner James Sanders
Recording Secretary: Karen Harker
Staff: Dennis Speer - Absent, Loren Culp

DRAFT MINUTES

1. CALL TO ORDER: Meeting was called to order at 5:08
2. APPROVAL OF AGENDA: Chairman Jerry Taylor asked for a motion to approve the agenda. Councilman Steven Morgan made the motion, seconded by Planning Commission James Sanders. The Agenda was then approved as submitted.
3. APPROVAL OF MINUTES: Jerry Taylor asked for a motion to approve the minutes from February 8, 2012. Dave Matthews would like to note that in 5B "Where are we going" should be "What are we doing on Drummond". Craig Porter would like to note on 5d. Second line - Moving distribution line poles from Church to Upjohn. Councilman Steven Morgan made the motion to approve the minutes with changes above; motion was seconded by Planning Commission James Sanders. Minutes were approved as submitted.
4. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA
Went to the play at the College drives nice but doesn't look very nice. Loren will address that in his informational items.
5. DISCUSSION ITEMS:
 - A. Workshop – Land Development
Loren Culp opened with the cover letter and minutes of the Land Development workshop that was given on February 29, 2012. Karen Harker will have available audio CD if anyone wants one. Went over the bulleted items that were discussed in the in the workshop and that were supposed to be brought back to the Infrastructure Committee. They were Paving, Parcel Maps, Traffic Studies, Subdivision Agreement, Bonding, Site Plan Review, Street Lights, Municipal Code, Grading Plan Submittal, Issues with the Master Drainage Plan. The final recommendations to the Infrastructure Committee from the workshop was to have some subjectiveness, refer only to the Subdivision Map Act and do away with Chapter 19, Impact Fees need facilities identified, Drainage Issues, Lien Agreement for Bonding. Their recommendations were very nebulous. Loren referred to the Big Issues list or the sore spots by the Developers.

Jerry Taylor – wanted to have the minutes put out to the developers and have the developers vote on what their top three issues. Gave examples of what the developer stated at the Land Development meeting.

Loren Culp – Discussed how the Bonding was handled in the past and how it is stated in the municipal code. Loren gave an example of Rader Street. You need the bond to have

Jerry Taylor – good meeting; Loren are you looking for recommendation

Loren Culp – I can't really make staff recommendations with the Big Issues and I can't be subjective.

Craig Porter – shocked about the number of people

Steve Morgan – review of the subdivision map act and chapter 19. Will you take care of traffic studies, bonding. Could we do a review of Chapter 19. Do we need to update it.

Craig Porter – the subdivision map act is inconsistency with our chapter 19. There are legal issues with these

Steve Morgan – this becomes a codification issue and doing this every few years

Discussion of the subdivision map act and the municipal code and what the differences are. Discussion of Land Development and how make it easier for the development to divide a piece of property to divide it so that they can sell it. The law states that we can ask them to make the conditions that the City Engineers places on it. There are many different ways to look at this issue.

Steve Morgan – Eliminate or modify and come up with a set criteria Chapter 19.

Craig Porter – discussed the Whitten development and how it drainage issue.

Loren Culp – Discussed the Whitten development

Steven Morgan – I understand what engineering is trying to do so that the buyer knows what they are getting into so that the City

Jerry Taylor – please refresh my memory about the Whitten project

Loren Culp –

How can we protect ourselves if we get rid of the tentative tract map. Can we get a tentative parcel map waiver but the Planning Commission would still have to follow the conditions that are in the subdivision map act.

Steven Morgan -We would like to see what County and Lancaster has

James Sanders – like some regulations but need a little bit for freedom.

Craig Porter – need to make it clear in our code between the map act.

Public Comment

Jim McKernan – Loren is protecting the City. County is 10K for two year and will have to have a paved road.

Steven Morgan – how do we make sure that the buyer knows what needs to be done on the property

Jim McRea – a development agreement does this

Steven Morgan – the development agreement shows the details of what needs to be done to the property.

Steven Morgan – this will make sure that they have the information for the what they need for the final map.

B. How to Engage the Public regarding excess Street Lighting

Jerry Taylor spoke to the committee and the public as to placing a yellow ribbon on the street lights that need to be removed. How much of the inventory is over 10

years old. If you commit to have a street light remove after 10 years. When we come back would like a map so that we could maybe start looking at removing poles. Clarity to the light poles if they have two light if they are both LS2. Please come back with a recommendation or a standard of lights. How quickly would SCE stop charging us?

Public Comment

Dave Matthews - There are two on my block one at the end of the cul-de-sac and the other mid-block. Downs and Drummond are over lighted.

Jerry Taylor – Sierra View.

Jim McKernan – Lighting District – a sales tax.

C. Signage for Handicap on Downs from Ward to Drummond

At the last City Council of March 7, 2012 a concerned citizen with a child who has handicaps of blindness and deafness has seen signage in other areas of the City that post a warning of persons with these handicaps are present. She was wondering if there was a way to get it posted in the area of Downs from Ward to Drummond. There was a proposed sign presented to the committee that is approved by the MUTCD. Loren Culp was concerned that there might need to be a warrant study done to see if such a traffic control device can be placed in the area. Loren feels that this is a warning sign or information sign. Please bring back a recommendation as to where it would be placed and is this precedent we want to set. I would like contract with the person.

D. Building Inspector In-House vs County Inspector

Please move forward to the next meeting. Did the bid once before, pays for two salaries, has big implications to this.

Dave Matthews – A building inspector can sign off on everything. I might disagree with your statement.

Jim McRea – we have different inspectors for residential and commercial buildings

E. Informational Items from the City Engineer

- o RFP for construction management services
- o Caltrans was wanting us to ADA compliant routes they have backed up
- o Bike rest stations – bid documents are done and will go to bid on April 9
- o Signal at Upjohn and China Lake – environmental documental and we have a right of way issue with SCE. On schedule.
- o Drummond – Eastbound of 2nd week of April
- o SR2S – Helt has taken over for Penfield and Smith
- o SR2S – Helt is working on this
- o SRTS – waiting for feds to program
- o Ridgecrest Blvd – Having trouble to get agreements from attorney
- o Sunland Project - Combine the project, will need to combine and pick up the will to Upjohn. Bring to council once we know the number
- o City Bus Garage – State is ready to dump money on us – just doing the bus garage.
- o Street Improvements on Sanders - Substandard street
- o Sunland and Signal Coordination –
- o Downs Street Upjohn –
- o Horton – Have been working on the stripping and 18 new homes.
- o Downs Apartment – street plans due to pole location, poles should be behind walk.

- Digital 395 – do we need a franchise agreement, we will be coordinating
- Dr Tahari – paved his parking lot
- Chuck Rouland – Street vacation and Inyo Street vs. Ridgecrest blvd.
- Montessori School – going into Gordon Ave.

F. Wal-Mart Pilot Channel

Nothing new to add, no communication with engineer, very quiet.

6. DIRECTOR'S COMMENTS

7. COMMITTEE'S COMMENTS

8. FUTURE AGENDA ITEMS

Land Development – alternative process

Template of Chapter 19

Comparisons from different cities

Top 3 issues

Street Lights – Prepare map to circle street lights to be removed

Determine if street light with (2) lights are charged at LS-1 rate.

Check with other cities for recommendations for street lighting standards.

Ask SCE how quickly they could stop billing.

Signage - Determine signage

Contact Parent for location

Possible Contract so if family moves can we then remove the signs

Building Inspector In-House vs. County Inspector

Look at costs previous cost proposals

9. ADJOURNMENT Meeting was at 7:44 pm.