City of Santa Paula

City Council/Geologic Hazard Abatement District
Agenda

MAYOR/CHAIR MARTIN F. HERNANDEZ
VICE MAYOR/VICE CHAIR JENNY CROSSWHITE
COUNCILMEMBER/DIRECTOR JAMES A. TOVIAS
COUNCILMEMBER/DIRECTOR GINGER GHERARDI
COUNCILMEMBER/DIRECTOR JOHN PROCTER

REGULAR MEETING OF THE
SANTA PAULA CITY COUNCIL

April 4, 2016

6:30 P.M – REGULAR MATTERS

SANTA PAULA CITY HALL
970 VENTURA STREET
SANTA PAULA, CA 93060

JUDY RICE, CITY CLERK/AGENCY SECRETARY
JAIME M. FONTES, CITY MANAGER/EXECUTIVE DIRECTOR
JOHN C. COTTI, CITY ATTORNEY/AGENCY ATTORNEY

Spare Copies of staff reports or other written documentation relating to each item of business referred to on this agenda are on file in the Office of the City Clerk and are available for public inspection. If you have any questions regarding any agenda item, contact the City Clerk at (805) 933-4208.

CITY COUNCIL MEETING

You are invited to attend all City Council, commission, and board meetings. Agendas are posted in the front of City Hall in advance of the scheduled meetings. Information for commission and board meetings may be obtained by contacting the City Clerk's Office. The Santa Paula City Council's regular meetings start at 6:30 p.m. the first and third Monday of each month in the City Hall Council Chambers located at 970 Ventura Street in Santa Paula.

BRINGING ITEMS BEFORE THE CITY COUNCIL

If you wish to speak at a City Council meeting, please fill out a yellow ***Public Comment Form*** noting your name and address and submit the form to the City Clerk. Include the Agenda item number, when appropriate.

1. ***Items Not on the Agenda*:** If you wish to discuss an item which is not scheduled on the Agenda, you may address the City Council during *Public Comment*. Please realize that due to the limitations placed on the City Council by provisions of the *California Government Code*, the City Council ordinarily cannot take action on any item that is not on the agenda. Because of these restrictions, expect that matters that you identify during public comment will be referred to staff or considered on a future agenda.

2. ***Agenda Items:*** Items being considered by the City Council may appear on the Consent Calendar, as an Order of Business, or as a Public Hearing. Public comments on each type of item are handled differently, as explained below:

   a. For items appearing on the Consent Calendar, please submit a Public Comment Form before the Council takes action on the Consent Calendar. Items that receive a Public Comment Form may be pulled from the Consent Calendar by the Mayor and discussed separately by the City Council.
   b. For items appearing as an Order of Business, the Mayor will announce the Agenda item and request the staff report, the staff member responsible will give a brief summary of the report; the City Council will have an opportunity to ask questions of staff; members of the public will be given an opportunity to comment on the item and ask additional questions (all members of the public should speak directly into the microphone at the speaker's platform); and the City Council will discuss the item and then take appropriate action.
   c. For items on which a Public Hearing is scheduled, the Mayor will open the public hearing and receive the staff report; members of the public will be given an opportunity to comment on the item and ask additional questions (all members of the public should speak directly into the microphone at the speaker's platform); the City Council will discuss the item; and the Mayor will close the public hearing after City Council action.

Your Participation in this meeting is in the public domain; meetings are cablecast; minutes of this meeting will reflect your participation in this meeting and are posted on the city's website.

PLEASE NOTE: *Be advised that if you bring a legal challenge to an action, you may be limited to raising only those issues you or someone else raised at the meeting described in this Agenda, or in written correspondence delivered to the City Council at or before the meeting. Any action is subject to the ninety-day time period set forth in Code of Civil Procedure § 1094.6.*

In compliance with the ***Americans with Disabilities Act***, if you need special assistance to participate in this meeting, please contact the City Clerk at (805) 933-4208. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35, 102-35.104 ADA Title II). Written materials distributed to the City Council within 72 hours of the City Council meeting are available for public inspection immediately upon distribution in the City Clerk's office

CITY OF SANTA PAULA

CITY COUNCIL

AGENDA ● APRIL 4, 2016

I. REGULAR MATTERS - COUNCIL CHAMBERS

1. **CALL TO ORDER**
2. **INVOCATION**
3. **FLAG SALUTE**
4. **ROLL CALL**
5. **PUBLIC COMMENT**

REMINDER: in order to minimize distractions during public meetings, all personal communication devices should be turned off or put in a non-audible mode.

At this time, members of the public may comment on any item not appearing on the agenda that is within the subject-matter jurisdiction of the City Council. A Public Comment Form must be submitted to the City Clerk prior to the beginning of the Public Comment period in order to be recognized to speak. Individuals submitting Public Comment Forms after the beginning of the Public Comment period will not be allowed to speak at this time, but may be recognized to speak by the Mayor at the conclusion of the meeting. Individual Councilmembers may briefly respond to Public Comments or ask questions for clarification. The City Council may direct staff to report to the City Council on the item at a later meeting. For items appearing on the Agenda, the public will be invited to make comments at the time the item comes up for City Council consideration. If a member of the public wishes to address a Consent Calendar item, please submit a Public Comment Form for that item. It may then be discussed separately by the Council, and the public will be invited to make comments at that time. At all times, please use the microphone and write your name and address on the Public Comment Form provided.

6. **CITY COUNCIL, STAFF COMMUNICATIONS**
7. **APPROVAL OF FINAL AGENDA**
8. **CONSENT CALENDAR**

Background information has been provided to the City Council on all matters listed under the Consent Calendar and these items are considered to be routine by the City Council and are normally approved by one motion. If discussion is requested by a Councilmember on any item, or a member of the public wishes to comment on an item, that item may be removed from the Consent Calendar for separate action.

A. **Planning Commission Action Report** – **Recommendation:** It is recommended that the City Council receive and file the Planning Director's report regarding Planning Commission actions taken on March 22, 2016.

Report by: Janna Minsk, Planning Director

B. **Discussion and Possible Action and GHAD - Transfer from Comstock to GHAD Board of Directors** – **Recommendation:** It is recommended that the Board of Directors of the Santa Paula Geologic Hazard Abatement District (GHAD): (1) adopt Resolution No. 6974, accepting responsibility for GHAD-maintained improvements within the Ridgeview at Vista Glen Development (Tract 5605) identified in the adopted Plan of Control dated March 10, 2008 and revised May 23, 2008; and (2) take such additional, related action that may be desirable.

Report by: Brian J. Yanez, Interim Public Works Director

C. **Authorize the Filing of a Notice of Completion for the George Harding Park Game Scoreboard Installation Project** – **Recommendation:** It is recommended that the City Council: 1) accept the work performed by Tenaya Engineering, Inc. on the Harding Park Game Scoreboard Installation Project; 2) authorize City staff to file the Notice of Completion with the County Recorder; 3) take such additional action that may be desired.

Report by: Brian J. Yanez, Interim Public Works Director
John L. Ilasin, Capital Projects Engineer

9. PUBLIC HEARING

- Verification of posting notice by City Clerk
- Declaration of conflicts (if any)
- Declaration of ex parte contacts (if any)
- Open public hearing
- Staff presentation
- Discussion and action
- Close public hearing

A. **DIF & GP Fee Studies** – **Recommendation:** It is recommended that the City Council: 1) open the public hearing; 2) receive testimonial and documentary evidence; 3) adopt Resolution No. 6969, adopting the proposed increases in the 2016 Development Impact Fee study as well as the decreases in the 2016 General Plan Maintenance Fee study; 4) receive and file the "Five Year Report on the Unexpended Development Impact Fee Funds"; and 5) take such additional, related, action that may be desirable.

Report by: Sandra K. Easley, Finance Director
Janna Minsk, Planning Director

B. **Public Hearing for the Geologic Hazard Abatement District Special Assessment Adopting Resolution No. 6966** – **Recommendation:** It is recommended that the City Council: (1) conduct a public hearing on the proposed assessment for the Geological Hazard Abatement District (GHAD); (2) adopt Resolution No. 6966 placing a $1,414.00 per parcel special assessment onto the December 2016 tax roll for the Geological Hazard Abatement District; and (3); take such additional, related action that may be desirable.

Report by: Brian J. Yanez, Interim Public Works Director

10. ORDER OF BUSINESS

A. **Update on the East Area 1 Project from Representatives of Limoneira Lewis Community Builders** – **Recommendation:** It is recommended that the City Council: (1) receive and file the attached report; and (2) take such additional, related action that may be desirable.

Report by: Janna Minsk, Planning Director

B. **Formal Adoption of a CFD (Community Facilities District) Policy** – **Recommendation:** It is recommended that the City Council: 1) Adopt Resolution No. 6973 establishing Guidelines and Policies concerning use of the Mello-Roos Community Facilities Act of 1982; and 2) take such additional, related action that may be desired.

Report by: Sandra K. Easley, Finance Director

C. **Santa Paula Materials Update** – **Recommendation:** It is recommended that the City Council: (1) receive and file this report; (2) take such additional, related action as may be desirable.

Report by: Janna Minsk, Planning Director

D. **Wastewater Rebate Jan-Mar 2016** – **Recommendation:** It is recommended that the City Council: 1) receive and file the report by the Ad Hoc Committee; and 2) take such additional, related action that may be desired.

Report by: Sandra K. Easley, Finance Director

E. **Further Update on Application for Certification for the Mission Rock Energy Center (15-AFC-02)** – **Recommendation:** It is recommended that the City Council: (1) receive and file the record of presentation and materials from Mitch Weinberg, Calpine Director of Origination and Development; and (2) take such additional, related action that may be desirable.

Report by: Jaime M. Fontes, City Manager

11. REQUEST FOR FUTURE AGENDA ITEMS

Any Councilmember may propose items for placement on a future agenda. Members may discuss whether or not the item should be placed on a future agenda and the description of the agenda item. Any direction to the City

Manager to place an item on a future Council Agenda, do research, or a staff report must be accompanied with a majority vote of the City Council. The City Manager has discretion as to when the item will come back on the Agenda, unless the City Council identifies a specific meeting for the item's return.

12. ADJOURNMENT

State of California)-
County of Ventura)- ss
City of Santa Paula)-

I declare under penalty of perjury that I posted this City Council Agenda on the bulletin board near the front door of City Hall, 970 Ventura Street, Santa Paula, California.

On_____at_____Signed:_____
Lucy Blanco, Deputy City Clerk

For the City Council Regular Meeting of April 4, 2016

Agenda Item # 1.8.A

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: Janna Minsk, Planning Director
Tom Tarantino, Planning Technician

Subject: Planning Commission Action Report

Date: April 4, 2016

Recommendation: It is recommended that the City Council receive and file the Planning Director's report regarding Planning Commission actions taken on March 22, 2016.

Report by: Janna Minsk, Planning Director

Fiscal Impacts: None

Personnel Impacts: None

General Discussion: None

Alternatives: In accordance with SPMC § 16.206.060, the City Council may place an item on a future agenda to consider issuing an order of review regarding an action.

Attachments:

A. 03-22 PC ACTIONS final

ACTIONS BY THE SANTA PAULA PLANNING COMMISSION

March 22, 2016
6:30 P.M.

Commissioners Present: Chairman Gail "Ike" Ikerd, Vice Chairman Fred Robinson, Commissioners John Demers, Michael Sommer and Fred Wacker

Commissioners Absent: None

Staff Present: Planning Director Janna Minsk, Assistant City Attorney Gregg Kettles, Associate Planner N.D. Doberneck, and Planning Technician Tom Tarantino

CONSENT CALENDAR:

A. Minutes of the Planning Commission Meeting on February 23, 2016

ACTION: It was moved by Commissioner Sommer, seconded by Commissioner Robinson to approve the minutes as submitted. All were in favor and the motion carried.

PUBLIC HEARING:

- **Project No. 2016-CUP-01:**
  - **Location:** 118 N. Mill Street (APN 103-0-112-355)
  - **Applicant:** Sean Oliver, Thermo Air Spraybooth
  - **Zoning:** General Commercial (C-G)
  - **General Plan Designation:** Commercial
  - **Environmental:** Staff has determined the project to be Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines per § 15301 (Class 1, Existing Facilities)
  - **Staff Presentation:** N.D. Doberneck, Associate Planner

RECOMMENDED ACTION: Adopt Resolution No. 3746 approving a Conditional Use Permit (and Landscape Review) for a new auto body repair, paint shop, and used-auto sales business at an existing legal nonconforming vacant commercial storefront and parking lot, subject to the Conditions of Approval stated in the Resolution. The proposed business, Santa Paula Collision Center, would primarily provide auto body repairs and auto body painting. Also, the business would

Attachment: A. 03-22 PC ACTIONS final (1112 : Planning Commission Action Report)

secondarily engage in limited auto sales of custom and other types of used vehicles as an accessory use.

ACTION: Vice Chairman Robinson moved to adopt Resolution No. 3746 approving Conditional Use Permit 2016-CUP-01 (and Landscape Review) for a new auto body repair, paint shop, and used-auto sales business at an existing legal nonconforming vacant commercial storefront and parking lot, subject to the Conditions of Approval stated in the Resolution. Commissioner Sommer seconded the motion. All were in favor and the motion carried.

B. Project No. 2015-CUP-02:

- **Location:** 1450 E. Santa Paula Street (APN: 101-0-200-195)
- **Applicant:** Henry Alvis McNelly, Econo Storage
- **Representative:** Lauren Evans, Rasmussen & Associates
- **Zoning:** Commercial-Light Industrial (C-LI)
- **General Plan Designation:** Commercial-Light Industrial
- **Environmental:** Based upon review of the policies and objectives of the General Plan, the SPMC requirements, and other City policies, staff has determined that the proposed Project is Categorically Exempt from the requirements of CEQA, the Santa Paula Guidelines and CEQA Guidelines, §15301, (Class 1, Existing Facilities) since the Project consists of remodeling and minor site improvements to an existing site.
- **Staff Presentation:** N.D. Doberneck, Associate Planner

RECOMMENDED ACTION: Adopt Resolution No. 3744 approving a Conditional Use Permit to allow conversion of four storage units and a portion of an office area into a caretaker residence at an existing self-storage facility, Econo Storage, subject to the Conditions of Approval stated in the Resolution.

ACTION: Commissioner Sommer moved to adopt Resolution No. 3744 approving Conditional Use Permit 2015-CUP-02 to allow conversion of four storage units and a portion of an office area into a caretaker residence at an existing self-storage facility, Econo Storage, subject to the Conditions of Approval stated in the Resolution. Commissioner Demers seconded the motion. All were in favor and the motion carried.

ADJOURNMENT: 7:38 p.m.

NOTICE: Actions by the Planning Commission on the above items cannot be appealed to the City Council after 4:30 p.m. Friday, April 1, 2016. Be advised that if you bring a legal challenge to a Planning Commission decision, you may be limited to raising only

Attachment: A. 03-22 PC ACTIONS final (1112 : Planning Commission Action Report)

those issues you or someone else raised at the meeting or in written correspondence delivered to the Planning Commission at or before the meeting.

Attachment: A. 03-22 PC ACTIONS final (1112 : Planning Commission Action Report)

For the City Council Regular Meeting of April 4, 2016

Agenda Item # 1.8.B

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: Brian Yanez, Interim Public Works Director

Subject: Discussion and Possible Action and GHAD - Transfer from Comstock to GHAD Board of Directors

Date: April 4, 2016

Recommendation: It is recommended that the Board of Directors of the Santa Paula Geologic Hazard Abatement District (GHAD): (1) adopt Resolution No. 6974, accepting responsibility for GHAD-maintained improvements within the Ridgeview at Vista Glen Development (Tract 5605) identified in the adopted Plan of Control dated March 10, 2008 and revised May 23, 2008; and (2) take such additional, related action that may be desirable.

Report by: Brian J. Yanez, Interim Public Works Director

Fiscal Impacts: Inspections and maintenance will be required and will be funded from the GHAD parcel assessments.

Personnel Impacts: Interim Public Works Director Brian Yanez will continue to oversee the plan of control and the GHAD operations.

General Discussion: The GHAD jurisdiction includes the Ridgeview at Vista Glen property, consisting of 75 parcels on approximately 14.1 acres at the northern terminus of 10th Street, immediately north of the existing Santa Paula Hospital facility in Santa Paula. The seventy-five single family homes with appurtenant improvements have been constructed within the development. Due to the potential for geologic hazards and related required ongoing maintenance, the Conditions of Approval for the Ridgeview at Vista Glen development required that it be included within a GHAD. In 2008, the Santa Paula City Council adopted Resolution No. 2008-1 (G) approving the formation of the Santa Paula Geologic Hazard Abatement District (GHAD) and appointed itself to serve as the GHAD Board of Directors.

In connection with the GHAD formation, a Plan of Control was prepared. The Plan of Control describes the work contemplated for the Ridgeview at Vista Glen development and the following GHAD maintenance activities:

- Concrete-lined surface ditches
- Subsurface drain outlets and horizontal drilled drain outlets
- Retaining walls, splash walls, and GEOBRUGG screen walls
- Inlets, outfalls, and trash racks
- Underground detention basin and CDS water quality treatment unit
- Trails
- Slopes and vegetative cover

As specified in Section VI in the Santa Paula Plan of Control, a monitoring event was completed to determine the suitability of improvements for which the GHAD will have maintenance and monitoring responsibilities. As stated in the Plan of Control, the transfer was eligible to occur exactly three years after the first residential permit is issued or one year after completion of the initial mass rough grading (as defined by the City approved plans), whichever is later.

The GHAD Plan of Control also specifies the process in which the GHAD would acquire ownership of Parcel C, as well as assume monitoring and maintenance responsibilities from Comstock Homes. In 2008, the Santa Paula GHAD accepted ownership of Parcel C (Assessor's Parcel Number 100-0-310-215). Parcel C is approximately 2.35 acres of open space on the east side of the development.

GHAD staff conducted a thorough inspection of the GHAD facilities to be transferred and verified that they are operational and in a well-maintained condition. Comstock Homes has fulfilled the conditions as specified in the Plan of Control and is now requesting that the GHAD accept monitoring and maintenance responsibilities with the Ridgeview at Vista Glen development.

Alternatives:

A. Approve City staff's recommendation as presented.

B. Deny City staff's recommendation as presented.

C. Provide staff with additional direction.

Attachments:

GHAD Plan of Control

Resolution No. 6974 - GHAD Transfer

SANTA PAULA GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD) PLAN OF CONTROL

SANTA PAULA, CALIFORNIA

PREPARED

BY

ENGEO INCORPORATED

PROJECT NO. 7290.200.101

MARCH 10, 2008
REVISED MAY 23, 2008

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

ENGEO INCORPORATED

GEOTECHNICAL
ENVIRONMENTAL
WATER RESOURCES
CONSTRUCTION SERVICES

Project No.
7290.200.101

March 10, 2008
Revised May 23, 2008

Ms. Tiffany Sukay
Comstock Homes
312 12th Street
Manhattan Beach, CA 90266

Subject: Santa Paula Geologic Hazard Abatement District (GHAD)
Santa Paula, California

GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
PLAN OF CONTROL

Dear Ms. Sukay:

ENGEO Incorporated is pleased to present this Santa Paula Geologic Hazard Abatement District (GHAD) Plan of Control.

We are pleased to be of service to you on this project. If you have any questions concerning the contents of our report, please do not hesitate to contact us.

Very truly yours,

ENGEO Incorporated

PROFESSIONAL GEOLOGIST
ERIC HARRELL
No. 2189
Exp. 8/31/2009
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

Eric Harrell, CEG

Uri Eliahu, GE

Jeffrey A. Adams, PhD, PE
jaa/ue/rc

2010 Crow Canyon Place, Suite 250 • San Ramon, CA 94583 • (925) 866-9000 • Fax (888) 279-2698
www.engeo.com

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

ENGEO INCORPORATED

TABLE OF CONTENTS

Page

I. **AUTHORITY AND SCOPE** 1
Property Identification 1

II. **BACKGROUND** 2
Proposed Development 3
Open Space 3

III. **SITE GEOLOGY** 5
Geologic Units 5
Fill 5
Colluvium 5
Terrace Deposits 6
Bedrock - Saugus Formation 6
Landslides and Surficial Features 7
East Bluff Slopes 7
Seismicity 8
Faulting. 8
Groundwater 10

IV. **GEOLOGIC HAZARDS** 11
Slope Instability 11
Landslides 11
Soil Creep 13
Erosion 13
Debris Flows 14
Expansive Soils 14
Compressible Terrace Deposits 15
Seismically Induced Ground Shaking 15
Ground Rupture. 15
Ground Shaking. 15

V. **CRITERIA FOR GHAD RESPONSIBILITY** 16
Prevention, Mitigation, Abatement and/or Control of Geologic Hazards 16
Exceptions 16
Isolated or Remote Slope Instability 16
Single Property 16
Geologic Hazards Resulting From Negligence of Property Owner 17
Property Not Accepted 17

7290.200.101
March 10, 2008
Revised May 23, 2008

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

TABLE OF CONTENTS (Continued)

Geologic Hazard Which Requires Expenditure in Amount Exceeding the Value of the Threatened or Damaged Improvement 18

VI. ACCEPTANCE 19
Activation of Assessment 19
Responsibility for GHAD Activities 19

VII. GHAD MAINTENANCE AND MONITORING RESPONSIBILITIES 20
Geotechnical Techniques for Mitigation of Landslide and Erosion Hazards 21

VIII. PRIORITY OF GHAD EXPENDITURES 22

IX. MAINTENANCE AND MONITORING SCHEDULE 23

X. RIGHT OF ENTRY 26

XI. MISCELLANEOUS PROVISIONS 27

SELECTED REFERENCES
FIGURES
APPENDIX A – GEOBRUGG, Rocco® Rockfall Protection System Maintenance Manual
APPENDIX B - ALBUS-KEEFE AND ASSOCIATES, Supplemental Geotechnical Investigation and Rough Grading Plan Review
APPENDIX C - ALBUS-KEEFE AND ASSOCIATES, Recommendations for Stabilizations of Upper Easterly Bluff
APPENDIX D - KANE GEOTECH INC., Santa Paula Debris Flow Investigation
APPENDIX E - ALBUS-KEEFE AND ASSOCIATES, Rough Grading Report for Phase 1 Construction Area
APPENDIX F - CONTECH CONSTRUCTION PRODUCTS, INC., Detention System Maintenance Guide

7290.200.101
March 10, 2008
Revised May 23, 2008

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

I. AUTHORITY AND SCOPE

The Santa Paula Geologic Hazard Abatement District ("GHAD" or "District") is proposed to be formed under authority of Public Resources Code §§ 26500, *et seq.*

Section 26509 of the Public Resources Code requires a Plan of Control, prepared by a State-Certified Engineering Geologist, as a prerequisite to formation of a GHAD. Pursuant to Section 26509, this Plan of Control was prepared by an Engineering Geologist certified pursuant to Section 7822 of the Business and Professions Code and describes, in detail, the geologic hazards, their location, and the areas affected by them. It also provides a plan for the prevention, mitigation, abatement, or control thereof.

As used in this Plan of Control, and as provided in Section 26507, "geologic hazard" means an actual or threatened landslide, land subsidence, soil erosion, earthquake, fault movement, or any other natural or unnatural movement of land or earth.

Property Identification

The GHAD boundary is shown on Figure 1 and incorporated by reference. The legal description of the land to be included within the Ridgeview at Vista Glen GHAD is included in Exhibit A, which is incorporated by reference.

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

II. BACKGROUND

The initial GHAD jurisdiction includes the Ridgeview at Vista Glen property, consisting of approximately 14.1 acres at the northern terminus of 10th Street, immediately north of the existing Santa Paula Hospital facility in Santa Paula, California. This GHAD will provide for the prevention, mitigation, abatement, and control of geologic hazards including earth movements that could impact this development.

The majority of the proposed District is situated on an elevated hillside terrace located on the southern flank of the east-west trending ridge of Sulphur Mountain, approximately 1.5 miles northwest of the confluence of the Santa Clara River and Santa Paula Creek. The topography within the area of proposed GHAD boundary varies from a relatively flat slope of 10:1 (horizontal:vertical) or flatter on the terrace portion of the site (location of an old avocado orchard) to steeper ascending slopes along the western side of the site (approximately 3:1), and to very steep descending slopes along the eastern and northern portions of the site. Elevations range from approximately 595 feet above mean sea level (msl) at the southern boundary to approximately 720 feet above msl along the western boundary of the District (Albus-Keefe [AKA], 2006; DRC, 2006).

The descending slopes along the northern and eastern sides of the site range from 1:1 to as steep as ½:1 near the upper part of the slope, and decrease to approximately 1:1 to 1½:1 on the lower flanks. The slopes at the eastern side (referred to in the referenced reports as the easterly bluff) extend down over a horizontal distance of 260 to 360 feet to the rear of existing single-family homes with a change in elevation of 180 to 200 feet. The slopes at the northern side of the site extend into a narrow east-draining canyon with a runout that is over 600 feet from existing homes at the base of the slope.

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

The western site boundary lies adjacent to an ascending slope that rises at about 3:1 to the top of a north-south-southwest trending ridge with an elevation of about 800 feet above msl. Several existing homes are located along the eastern flank of this ridge; they are aligned along the southern portion of the western site boundary. The grading plan indicates cuts of up to 24 feet into this slope and the installation of retaining walls or Verdura walls.

Proposed Development

The project development plan includes 75 residential lots, three parks, an underground detention basin, and associated streets (Figure 2). Several retaining walls and Verdura walls will be constructed at the site, reaching a maximum height of 21 feet. Verdura walls are segmental wall units that are used in conjunction with geogrid to help armor an engineered fill slope. Cut and fill slopes are proposed at a maximum ratio of 2:1 to heights of 35 feet or less. Fills over cut slopes are proposed to a maximum height of approximately 43 feet. Additionally, three GEOBRUGG screen walls will be installed at the base of the debris flow-prone areas.

Open Space

It is anticipated that title for the open space will pass to the GHAD. As the open space within and immediately adjacent to the proposed development and within the tract boundary is an amenity that benefits all of the property owners within the development, the funding of the maintenance of the open space will be shared by all current and future property owners within the GHAD's boundaries. Oversight of the actual physical maintenance responsibility for parcels of open space will pass to the GHAD.

The GHAD will assume responsibilities that relate to its position as a GHAD and other duties as a responsible land owner within GHAD-owned open space areas as shown in Figure 2. The

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

GHAD is charged with responsibilities that relate to the prevention, mitigation, abatement, or control of geologic hazards, which includes the maintenance of facilities that enhance geologic as well as hydrogeologic stability, such as drainage facilities and associated improvements. These duties may include the monitoring and maintenance of drainage facilities which, if subject to improper care, could result in decreased slope stability, the prime concern of the GHAD. As currently planned, the drainage facilities to be maintained by the GHAD include Integrated Management Practice (IMP) water quality treatment facilities, the detention basin, concrete-lined drainage ditches, and open space storm drain facilities.

The GHAD intends to mitigate or abate landslide or erosion hazards that could directly affect improved, developed, and accepted properties (as defined in Section VI) within the project, in accordance with Section VII. The GHAD will also perform maintenance of water control and conveyance facilities in open space areas and may assume other peripherally related open space responsibilities in GHAD-owned open space areas, such as erosion control, retaining and screen wall maintenance, mowing, trail maintenance, and selected other maintenance associated with open space.

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

III. SITE GEOLOGY

The following section is a summary of geologic conditions at the site as described by AKA in the 2006 and 2007 reports, the latter of which was produced following rough grading of the site and preparation of building pads for Phase 1 development in the southeastern portion of the site. The relevant references are presented in their entirety in Appendices B through E to provide more detail regarding geologic conditions.

Geologic Units

The site is situated on an elevated alluvial terrace associated with the ancestral Santa Paula Creek. The terrace was covered with varying amounts of non-engineered fill associated with past agricultural activities. Beneath the fill, the material was described as "Older colluvium" – a finer grained and more weathered material than the underlying terrace deposits. Older colluvium is labeled Q_{colo} on the rough grading map of the AKA October 2007 report. Underlying the colluvium are Late Pleistocene-age non-marine terrace deposits, which, in turn unconformably overlie Saugus Formation bedrock (Dibblee, 1992). Each of these units is described more completely below.

Fill. Non-engineered fill associated with previous agricultural activities was reported throughout much of the site during the initial exploration (AKA, May 2006). Fill encountered during field investigations typically consisted of soft to dense combinations of clay, silt, sand, and rock fragments ranging from a few inches to 4 feet in thickness. These materials were reportedly completely removed during preliminary site grading in the Fall of 2007 (AKA, 2007).

Colluvium. Colluvial deposits were mapped over nearly the entire site, with thicker accumulations observed within drainage swales of the easterly descending slope. Older

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

colluvium (labeled Q_{colo} on the rough grading map) underlies the majority of the relatively level portions of the site. These deposits typically consist of silt, clayey silt, sandy silt, silty clay, and sandy clay. During grading, the upper 5 to 7 feet of weathered material were removed to expose competent older colluvium prior to placement of engineered fill (AKA, 2007).

Terrace Deposits. Underlying the colluvium, Late Pleistocene-age stream terrace deposits (Qt) were mapped across the flatter portion of the site during excavation for the rough grading (AKA, 2007). Terrace deposit materials typically consist of poorly to locally well-stratified gravels, cobbles, and boulders in a matrix of clayey sand, silty sand, and sand. These materials were reportedly moist and dense to very dense. During the excavation of the keyway along the easterly bluff, the AKA Geologist observed that the base of the terrace deposits was generally sloping down slightly to the southeast out of the slope face. AKA also noted some local scour features at the base of the unit, particularly where the underlying bedrock unit was composed of granular materials.

Bedrock - Saugus Formation. The Plio-Pleistocene-age Saugus Formation underlies the entire project area. Even though this formation is only slightly older than the nearly flat-lying terrace deposits, it is a tilted and folded sequence of non-marine sediments comprising massive to thinly bedded clayey siltstone, sandy siltstone, silty sandstone, sandstone, and conglomerate interbeds, generally 1 foot to 6 feet in thickness with thin clay seams, typically ¼-inch thick or less. The bedrock units were reportedly observed to be light brown, reddish-brown, pale olive-gray to olive-brown in color, soft to moderately hard, damp to moist, slightly to moderately weathered, and locally contained some calcium carbonate mineralization along joints. A number of clay seams were described as appearing to be tectonically sheared, polished, and locally striated in the down dip direction. AKA attributed these features to flexural slip along bedding planes during rapid uplift and folding of the bedrock in the region.

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

Bedding orientation of the bedrock was explored in the backcut and exploratory trench excavated during the Phase 1 east bluff stabilization (AKA, 2007). Bedding plane surfaces between sandstone and siltstone units were the most useful for determining strike and dip. The orientation of these bedding planes was N63°E ± 20°, dipping 48° ± 11° to the southeast. Joints exposed in the large diameter boreholes, in the keyway backcut, and in the exploratory trench were observed to be high-angle, discontinuous, non-planar, tight, and lined with calcium carbonate and/or iron oxide staining. Joint attitudes measured in the exploratory trench along the bluff top were oriented generally north-south and northwest-southeast with moderate (mainly to the east) to vertical dip angles (AKA, 2006 & 2007).

Landslides and Surficial Features

East Bluff Slopes. The California Geological Survey has placed the easterly descending natural slope within a seismically induced landslide hazard zone in accordance with the Seismic Hazards Mapping Act (CGS, 2002). No deep-seated landslides were identified by AKA within or immediately adjacent the site; however, localized surficial failures have occurred within over-steepened portions of the eastern slopes and similar events are anticipated to occur over time within the steep terrain.

Historical debris flows and surficial failures have been reported within the swales of the east bluff slope by local residents and city officials. Apparently the historical debris flows originated within the natural drainage swales and locally inundated city streets as well as some private residential properties with muddy runoff. According to AKA, some surficial slope failures have also occurred near the base of the eastern slopes as a result of non-engineered over-steepened construction excavations created by homeowners.

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

Based on observations of the eastern bluff, AKA and Kane (2007) have identified those portions within the project boundaries that are susceptible to future surficial instabilities. They consider the entire area, except for the areas identified as natural drainage swales (chutes), as posing low risk to down-slope properties. AKA anticipates that surficial failures will generally result in isolated failures that move short distances. These mobilized earth materials would likely migrate down-slope over extended periods of time through the natural process of erosion and creep without directly impacting downhill properties. Surficial failures within and adjacent the natural drainage swales are anticipated to continue to generate debris flows during periods of prolonged rainfall that could impact downhill properties. This adverse condition can be mitigated through the implementation of debris barrier systems within the natural drainage swales (Kane, 2007).

Seismicity

The closest Type A fault is the San Andreas fault, located approximately 32 miles northeast of the site. The closest Type B fault is the onshore segment of the Oak Ridge Fault, located approximately 1.7 miles southeast of the site. The San Cayetano Fault is 4 miles northeast of site. AKA performed a deterministic analysis to estimate peak horizontal ground acceleration (PHGA) for the site. The largest estimated mean PHGA is 0.64g with a standard deviation of 0.43g, corresponding to a 7.0 moment magnitude event along the onshore segment of the Oak Ridge Fault (AKA, 2006).

Faulting. The site is not located within an Alquist-Priolo Earthquake Zone (CGS, 1998 & 1999). Alquist-Priolo Earthquake Zones are specified zones that delineate areas of known active faults, as defined by the State of California. Several active fault zones have been designated by the State north and south of the site. The closest known fault zones are located approximately 1.5 miles or more northeast of the site and include the Orcutt, Timber Canyon and San Cayetano,

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

and a few unnamed faults. Other known fault zones located greater distances to the southeast and southwest of the site include the Oak Ridge and Ventura faults (Dibblee 1990 & 1992).

The San Cayetano and Oak Ridge faults located northeast and southeast of the site, respectively, are considered the most significant of the mentioned faults. The San Cayetano fault to the north is an active north-dipping reverse fault that trends roughly east-west. Studies indicate that this fault displaces Tertiary and Quaternary rocks with as much as 9 km of stratigraphic separation (Rockwell, 1988). The Oak Ridge fault to the south is an active, mostly south-dipping, reverse fault that trends to the northeast along the south side of the Santa Clara River Valley (Leighton, 2007). The 1994 Northridge earthquake is believed to have occurred on a continuation of the Oak Ridge fault system (Yeats & Huftile, 1995).

Previous subsurface investigations for the site, geologic mapping during rough grading, review of geologic literature and review of topographic expression for the site and nearby vicinity have not found evidence of active faulting within or immediately adjacent to the site. Furthermore, there are no known active fault zones that project directly towards or through the site.

AKA (2007) observed bedding-plane reverse faults in at least two areas of the site during rough grading. To evaluate the relative age of fault activity, AKA excavated exploratory trenches roughly parallel to the fault traces to expose several vertical feet of bedrock overlain by terrace deposits and/or older colluvial soils. Dr. Thomas Rockwell was contracted by AKA to visit the site and conduct an independent evaluation of the fault features. Dr. Rockwell concluded that the bedding plane thrusts exposed on the Santa Paula terrace are inactive and should not be considered a constraint to development based on the following lines of evidence: (1) there is no scarp or lineament that can be identified in aerial photography of the site, nor is there any known active bedding plane fault that projects towards or through the site; (2) the fault cuts a basal gravel deposit, but does not cut the soil developed through the gravel; and (3) the fault does not

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

penetrate or offset the overlying colluvial deposits which are capped by a late Pleistocene soil. These three observations all support the conclusion that the faults are inactive in the Holocene time frame.

Groundwater

Static groundwater was not encountered during the 2006 AKA field exploration. AKA did report slight seepage in one boring at a depth of 53.5 feet below ground surface. Additionally, perched groundwater was encountered at a bedrock contact ranging in depth between 20 and 28 feet below the ground surface in four additional borings. Based on available publications and reports, the historic high groundwater level is reported to be approximately 40 feet below the ground surface in the lower Santa Paula Creek Valley; approximately 200 feet below the site (AKA, 2006).

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

IV. GEOLOGIC HAZARDS

The following geologic hazards were identified for the site in the previous site studies and are expected to remain to some extent after site grading has been completed.

- Slope instability
- Expansive soils
- Compressible terrace deposits
- Seismically induced ground shaking

Slope Instability

Slope stability is the GHAD's prime geotechnical concern at this site. Slope instability is an important consideration for hillside projects throughout the Southern California area, and this site has slope-related geotechnical issues typical of many other similar hillside sites. Future stability depends on numerous factors, including changes in the occurrence of natural or artificial groundwater, future grading, and earthquake ground shaking.

This section describes several types of slope instability that are within the GHAD's responsibility, subject to the provisions of Sections VI and VII.

Landslides. Landslides are a common geologic phenomenon and are part of the process of mass wasting. Weathered or fractured bedrock and soil are transported downslope over geologic time as a result of gravitational and hydrostatic forces. Landslides include a variety of morphologies and are further defined by type of materials, wetness, and mode of movement. They can consist of mass movements of earth materials that are primarily intact and occur along discrete shear surfaces, or they can consist of flowing earth materials. In the case of movement of coherent blocks, the slip or shear surfaces can be rotational (conchoidal or concave), such as for earth

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

slumps, or planar, as for translational earth slide or bedrock block glides. Most landslides are actually "complex landslides", sliding, falling and flowing with more than one type of movement and/or material.

Landslides and earth movement in the Saugus Formation are typically rotational slumps and earthflows but can also include translational landslides with a basal contact along weak bedding planes or discontinuities, along a component of the true dip, or as wedge-type failures formed by intersecting planes of weakness (FUGRO, 2007). Depth of movement may exceed 25 feet below the ground surface (FUGRO, 2007). The orientation of Saugus Formation beds at the site is such that the down-dip direction does not intersect the slope face and, therefore, is less likely to fail due to adverse dip conditions. Mapped joints were nearly vertical or dipped more steeply than the slope face. As with the bedding, this orientation is favorable for stability of the bedrock along the easterly bluff.

Mass movements involving soil and colluvium are generally in the form of an earthflow or a debris flow. The sources of these features are confined to the upper 3- to 5-foot-thick clayey soil mantle. In the winter rainy season, earthflows can typically move at a rate of several feet per day. Debris flows are much faster due to their higher water content. Kane (2007) estimated velocities of 2 to 6 meters per second for the design of debris flow mitigative measures.

AKA (2006) identified the upper portion of the easterly bluff of the site as having a factor of safety of less than 1.5 against gross failure by landslide. They recommended excavating this slope, installing drainage, and rebuilding the slope with geogrid to reinforce the slope. In the Fall of 2007, this work was done on a portion of the bluff at the rear of Lots 21 through 25 and 28 through 30.

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

The keyway back cut was formed at a 1:1 (horizontal:vertical) slope with a 25- to 35-foot-wide keyway cut at least 2 feet into competent rock. A backdrain was installed at the heel of the keyway (AKA, 2007) and the slope was reconstructed with select granular material and geogrid reinforcement. As described in the Rough Grading Report by AKA (2007), Mirafi 10XT grids were installed from the slope face into the slope extending a length equal to the height of the slope. Intermediate geogrid layers (Mirafi 2XT) were placed between layers of the Mirafi 10XT for slope facing stability. Cohesive on-site soils were placed on the outer 2 to 4 feet of the slope face to mitigate piping of granular soils through the geogrid. Verdura wall blocks were also installed every 2.5 feet to anchor the geogrid and to help armor the slope (AKA, 2007).

Soil Creep. Soil creep is the slow, often imperceptible, deformation of slope materials under low stress levels, which normally affects the shallow portion of the slopes, but can be deep seated where a weak zone of soil or bedrock exists. It results from gravitational and seepage forces, and may be indicative of conditions favorable for landsliding. Creep can be caused by wetting and drying of clays, by solution and crystallization of salts, by the growth of roots, by burrowing animals and by down-slope movement of saturated ground. Colluvium refers to the mantle of loose soil and weathered bedrock debris that moves down hillsides by creep-related processes. Areas susceptible to soil creep are shown on Figure 2 in yellow.

Erosion. The GHAD is also concerned with erosion and sedimentation in open space or affecting developed lots or improvements, subject to the provisions of Sections VI and VII. Erosion is defined as the process by which earth materials are loosened and removed by running water on the ground surface or in the subsurface. Sedimentation is the consequent depositing or settling of soil or rock particles from a state of suspension in a liquid.

Undeveloped hilly terrain either in a natural condition or particularly on cut or fill slopes can be subject to erosion. Landslide deposits, which are sometimes in a loosened condition, are

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

particularly prone to erosion. Earth flow-, debris flow- and mud flow-type landslides typically have an area of deposition or accumulation (sedimentation area) at their base. Graded slopes in the GHAD, particularly those in excess of 20 feet in vertical height and those not sufficiently vegetated, can be subject to erosion and, therefore, can become a source of transported sediment. Slopes with higher susceptibility to erosion are shown in blue on Figure 2.

Debris Flows. Three areas have been identified as being prone to debris flows (AKA, 2007; Kane, 2007). The debris flow areas are located down-slope of the easterly bluff, below Lots 23 through 25, 28, 29, and 30 (orange areas on Figure 2). The Kane report (2007) lists the characteristics of the debris flow chutes as follows:

Debris Flow Chute	Soil	Area (ft^2)	Total Volume (ft^3)
A	Silt w/Cobbles	5,032	15,096
B	Silt w/Cobbles	10,793	32,379
C	Silt w/Cobbles	5,705	17,115

To mitigate the risk posed by the debris flows to adjoining properties, GEOBRUGG debris flow screen walls designed by Kane and Associates (2007) will be installed at the locations indicated as green dashed lines on Figure 2.

Expansive Soils

Near-surface soil and clayey bedrock at the site could exhibit a moderate potential for expansion. These potentially expansive soils could impact the planned site development. Expansive soils shrink and swell as a result of moisture changes. This can cause heaving and cracking of slabs-on-grade, pavements, and structures founded on shallow foundations. The potential for expansive soils has been identified in previous reports for the site. Shrink and swell of expansive soils on slopes contributes to the mechanism of creep, which can result in shallow slope instability.

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

Compressible Terrace Deposits

AKA (2007) indicates that some terrace deposits are expected to undergo settlement due to the weight of proposed overlying fills. Total settlements and differential settlements of 2½ inches and ½ inch over 30 feet, respectively, can be expected in localized areas. The majority of the anticipated settlement will occur during loading by the fill (AKA, 2007).

Seismically Induced Ground Shaking

As identified in the geotechnical report (AKA, (2006), an earthquake of moderate to high magnitude generated within the Southern California region could cause considerable ground shaking at the site, similar to that which has occurred in the past. It appears that seismic slope stability has been considered in the remedial grading plans; however, seismically generated slope failures could occur within the oversteepened portions of the natural easterly slope. Measures have been taken to mitigate this risk, such as the rebuilt upper portion of the easterly bluff and the installation of the GEOBRUGG debris flow control systems.

Ground Rupture. No known active faults are known to project through the site nor does the site lie within the bounds of an "Earthquake Fault Zone" as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act. The potential for ground rupture due to an earthquake beneath the site is considered very small.

Ground Shaking. The site is in a seismically active area that has historically been affected by generally moderate to occasionally high levels of ground motion. The site lies in relative close proximity to several active faults; therefore, during the life of the proposed development, the property will probably experience similar moderate to occasionally high ground shaking from these fault zones, as well as some background shaking from other seismically active areas of the southern California region.

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

V. CRITERIA FOR GHAD RESPONSIBILITY

Prevention, Mitigation, Abatement and/or Control of Geologic Hazards

Subject to the following exceptions, the primary mission of the GHAD is the prevention, mitigation, abatement and control of geologic hazards within its jurisdictional boundaries that have damaged, or that pose a significant threat of damage to site improvements within developed areas. As used herein, the term "site improvements" means buildings and outbuildings, roads, sidewalks, improved paths, utilities, improved trails, swimming pools, tennis courts, gazebos, cabanas, geologic stabilization features, or similar improvements.

Exceptions

The intent of this Plan of Control is not to extend the GHAD's responsibilities to every potential situation of slope instability. Specifically, the following are excluded from the GHAD's responsibilities.

Isolated or Remote Slope Instability

The GHAD does not have responsibility to monitor, abate, mitigate or control slope instability that does not involve damage to or pose a significant threat to damage site improvements.

Single Property

The GHAD will not prevent, mitigate, abate or control geologic hazards which are limited in area to a single parcel of property unless the geologic hazard has damaged, or poses a significant threat of damage to site improvements located on other property within the GHAD jurisdictional

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

boundaries. As used herein, the term "site improvements" means buildings, roads, sidewalks, utilities, improved trails, swimming pools, tennis courts, gazebos, cabanas, geologic stabilization features, or similar improvements. This exclusion does not apply to geologic hazards existing on recreational property, and open space property within the GHAD-owned property.

Geologic Hazards Resulting From Negligence of Property Owner

The GHAD may decline to prevent, mitigate, abate or control geologic hazards which occurred or resulted from any negligence of the homeowner and/or the homeowner's contractors, agents or employees in developing, investigating, grading, constructing, maintaining or performing or not performing any post-development work on the subject property.

Property Not Accepted

The GHAD does not have responsibility to repair damaged site improvements which are situated on a parcel of real property that the GHAD has not accepted in accordance with Section VI, below. The GHAD, however, may monitor, abate, mitigate or control slope instability on a parcel of real property which (1) the GHAD has not accepted in accordance with Section VI, below, and (2) that is not excluded from GHAD responsibility by Paragraphs 1, 2 and 3; provided that GHAD responsibility on such parcel is limited to the extent necessary to address damage or a significant threat to damage site improvements which are within a parcel of real property which the GHAD has accepted in accordance with Section VI, below.

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

Geologic Hazard Which Requires Expenditure in Amount Exceeding the Value of the Threatened or Damaged Improvement

The GHAD may elect not to prevent, mitigate, abate or control a geologic hazard where the anticipated expenditure required to be funded by the GHAD to prevent, mitigate, abate or control the geologic hazard will exceed the value of the structure(s) and site improvement(s) threatened with damage or loss.

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

VI. ACCEPTANCE

Activation of Assessment

Subject to applicable law, an annual assessment must be promptly implemented on all residential parcels in the GHAD. The assessment will be levied by the GHAD on each individual residential parcel beginning the first fiscal year after the City of Santa Paula issues a building permit for that parcel.

Responsibility for GHAD Activities

The party that, on the date that the Final Map within the boundaries of the GHAD is recorded by the City of Santa Paula, owns the developable parcels shown on that Final Map has the responsibility to perform all the activities of the GHAD on property within that Final Map. Following a period of at least 3 years after the first residential building permit is issued by the City of Santa Paula, or 1 year after the completion of the initial mass grading (as defined by the City-approved grading plans), whichever is later, the suitability of transfer of GHAD-related shall be determined by the GHAD Manager. If determined to be appropriate, maintenance responsibility shall be transferred to the GHAD. This transfer date may be extended at the sole discretion of the project developer provided that the assessments continue to be levied during the extension period and that notice of such extension is delivered to the GHAD General Manager at least 30 days before the transfer date. The petitioners for formation of the GHAD intend that the approximately 4-year period between the levying of the GHAD assessment and the GHAD becoming responsible to perform activities on property within each Final Map will allow the District to accumulate reserve funds without incurring significant expenses. Such reserve funds are needed to address periodic major events which cannot be funded from annual revenues.

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

VII. GHAD MAINTENANCE AND MONITORING RESPONSIBILITIES

The GHAD is responsible for maintaining geologic stabilization features (e.g. ditches, benches, walls) in the common open space and the unimproved areas including hillside slopes extending uphill from debris benches and outside of the private lot boundaries. The GHAD's maintenance responsibilities include prevention, abatement, vegetation control, and control of landslide and erosion hazards within the subdivision open space and hillsides exclusively within the GHAD Boundary, as provided in Section VI. Adjacent slopes, open space, and improvements outside of the GHAD boundary are not maintained by or the responsibility of the GHAD.

General maintenance of the surface drainage improvements in the open space and on the hillsides, such as the concrete V-ditches, will be the GHAD's responsibility. The GHAD is also responsible for general maintenance of the detention basin, storm drain inlets and outlets in open space and subdrain outlets. Potential geologic hazards such as landslides and slope erosion within the open space are the GHAD's responsibility. The GHAD has the following maintenance responsibilities:

- Trail maintenance.
- Inspection and maintenance of CDS water quality treatment unit and underground detention system.
- Inspection and maintenance of concrete-lined drainage ditches in open space area.
- Subdrains.
- Storm drain inlets, outfalls and pipelines within the open space area.
- Slopes.
- Vegetation control within the open space.

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

- Maintenance of retaining walls and GEOBRUGG screen walls.
- Splash walls.

Geotechnical Techniques for Mitigation of Landslide and Erosion Hazards

The techniques which may be employed by the GHAD to prevent, mitigate, abate, or control geologic hazards include, but are not limited to, the following.

A. Removal of the unstable earth mass.

B. Stabilization (either partial or total) of the landslide by removal and replacement with compacted, drained fill.

C. Construction of structures to retain or divert landslide material or sediment.

D. Construction of erosion control devices such as gabions, riprap, geotextiles, or lined ditches.

E. Placement of drained engineered buttress fill.

F. Placement of subsurface drainage devices (e.g. underdrains, or horizontal drilled drains).

G. Slope correction (e.g. gradient change, biotechnical stabilization, slope trimming or contouring).

H. Construction of additional surface ditches and/or detention basins, silt fences, sediment traps, or backfill or erosion channels.

Potential landslide and erosion hazards can often be mitigated best by controlling soil saturation and water runoff and by maintaining the surface and subsurface drainage system. Maintenance shall be provided for lined surface drainage ditches and drainage terraces including debris benches or drop inlets. Maintenance of the open space, including the clearing of fire trails, will be the responsibility of the GHAD. The GHAD also shall monitor the use of the open space by other entities.

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

VIII. PRIORITY OF GHAD EXPENDITURES

Emergency response and scheduled repair expenditures by the GHAD may be prioritized by the General Manager, based upon available funds and the approved operating budget. When available funds are insufficient to undertake all of the identified remedial and preventive stabilization measures, the expenditures must be prioritized in accordance with the GHAD Board of Director's directions or as follows in descending order of priority:

A. Prevention, mitigation, abatement or control of geologic hazards that have either damaged or pose a significant threat of damage to residences, critical underground utilities or paved streets.

B. Prevention, mitigation, abatement or control of geologic hazards which have either damaged or pose a significant threat of damage to ancillary structures, including but not limited to detention basins.

C. Prevention, mitigation, abatement or control of geologic hazards which have either damaged or pose a significant threat of damage to open space amenities.

D. Prevention, mitigation, abatement or control of geologic hazards which have either damaged or pose a significant threat of damage limited to loss of landscaping or other similar non-essential amenities.

E. Prevention, mitigation, abatement or control of geologic hazards existing entirely on open space property and which have neither damaged nor pose a significant threat of damage to any site improvements.

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

IX. MAINTENANCE AND MONITORING SCHEDULE

Geologic features and GHAD maintained facilities should be inspected by the GHAD General Manager's designees as presented below. The site inspections should be undertaken at appropriate intervals as determined by the GHAD General Manager using supporting documents prepared for the site and its improvements. The GHAD budget should provide for four or more inspections in years of heavy rainfall. Generally, the inspections should take place in October, before the first significant rainfall; mid-winter, as necessary during heavy rainfall years (cumulative rainfall exceeding the historic average); and in early April at the end of the rainy season. The frequency of the inspections should increase, depending upon the intensity and recurrence of rainfall. Site inspections should increase sufficiently to provide for mitigation of potential hazards. Additionally, site inspections should be performed following moderate to significant seismic events to evaluate potential damage or displacement to geologic facilities or GHAD-maintained facilities related to ground shaking.

The GHAD should obtain copies of geologic or geotechnical exploration reports related to site development and keep these reports on file in the records of the GHAD. In addition, copies of any earthwork-related testing and observation reports that will be finalized at the completion of grading, when as-built drawings are available, must be provided to the GHAD and maintained as part of the GHAD records.

Following are guidelines for a monitoring plan. The actual timing, scope, frequency and other details regarding such maintenance, inspection and similar activities shall be at the discretion of the GHAD General Manager.

- The Engineer and/or Geologist retained by the District should carry out an inspection of lined surface ditches at least twice a year. One inspection should be in the fall prior to the onset of winter rains. The inspection shall check for sedimentation and cracking or shifting of the

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

concrete-lined ditches. Repairs and maintenance, as needed, should be undertaken including removal of excess silt or sediment in ditches and patching or replacement of cracked or broken ditches, prior to the beginning of the next rainy season.

- Subsurface drain outlets and horizontal drilled drain outlets, if any, should be checked. Water flowing from these outlets should be measured and recorded during each inspection. The inspections should take place at least twice annually, preferably in the fall and spring. Any suspicious interruption in flow should signal a need to unplug or clean the affected drain. If included, animal/rodent screens and covers should be checked and replaced as necessary.

- Retaining walls, splash walls and GEOBRUGG screen walls should be inspected as part of the site monitoring program. At a minimum, repairs and maintenance should be performed according to the manufacturer's recommendations. Recommendations for the proposed GEOBRUGG products have been included in Appendix A. During the twice-yearly scheduled site monitoring events any barriers should be viewed for debris or larger rocks against the barrier and for sagging ropes. In addition, the braking elements and wire rope clips should be checked. During repairs and maintenance, the GEOBRUGG walls shall be accessed from the top of the descending slope; i.e., from adjacent properties within the GHAD boundary. In case of emergency situations in which access from the top of the slope is not efficient or practical, the GEOBRUGG walls may be accessed from adjacent properties outside of the boundary, provided express permission to enter these properties is granted by the landowners. Two properties in particular that would likely provide suitable emergency access include Lot 6 within the Harvey Tract (at the end of Harvey Drive) and Parcel A, accessible at the end of Cadway Street. Procedures to secure Right-of-Entry for properties within the GHAD are presented in Section X.

- Inlets, outfalls, or trash racks, if used, must be kept free of debris and spillways maintained. It is anticipated that initially at least once every 2 years, cleanup of vegetation and removal of silt would be in order. Attention should be given to plantings or other obstructions which may interfere with access by power equipment.

- The underground detention basin and CDS water quality treatment unit should be checked and/or serviced as part of the site monitoring program. At a minimum, repairs and maintenance should be performed according to the manufacturer's recommendations. A maintenance guide is presented in Appendix F.

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

- The trails should be inspected on an annual basis. Positive drainage should be maintained. Depressions, rutting, and other surface expressions that could collect and allow water to infiltrate into the subsurface should be repaired. Additionally, ground cover along the trails should be maintained to allow for intended trail performance.

- An annual inspection of slopes and vegetative cover shall be made by the Engineer and/or Engineering Geologist to assess the effectiveness of the preventive maintenance program and to make recommendations as to which landslide or erosion measures should be undertaken in the next fiscal year. Any appropriate site-specific study of landslide or erosion conditions shall be determined at that time. Consultants, if necessary, will be retained to undertake the needed studies. An annual inspection report to the GHAD shall be prepared by the District Engineer and/or Engineering Geologist.

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

X. RIGHT OF ENTRY

GHAD officers, employees, consultants, contractors, agents, and representatives shall have the right to enter upon all lands within the GHAD's jurisdiction, as shown on Figure 1, which is incorporated by reference, for the purpose of performing the activities described in this Plan of Control. Such activities include, without limitation: (1) the inspection, maintenance and monitoring of site improvements including detention, water quality and sedimentation basins, maintenance roads, deflection walls, drainage ditches, storm drains, outfalls and pipelines; (2) the monitoring, maintenance and repair of slopes, including repaired or partially repaired landslides; and (3) the management of erosion and geologic hazards within the open space areas shown on Figure 1. Should the GHAD need to access private residential lots to fulfill its duties under the Plan of Control, the GHAD endeavors to provide the affected landowner and/or resident with 72 hours advanced notice unless, in the reasonable judgment of the GHAD, an emergency situation exists which makes immediate access necessary to protect the public health and safety, in which case no advance notice is required, but the GHAD must inform the landowner and/or resident as soon as reasonably possible.

The foregoing right-of-entry and indemnity provision must be recorded in the chain of title for all residential parcels and common area lots, and it shall be included in all Covenants, Conditions and Restrictions (CC&Rs) and homebuyer disclosure statements prepared for parcels within the District boundary.

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

XI. MISCELLANEOUS PROVISIONS

The GHAD may, in accordance with applicable law, expand its jurisdictional boundaries as depicted in attached Exhibit A, which is incorporated by reference, to include other real property that requires geologic hazard abatement. Nothing in this Plan is intended to, nor will it, limit the GHAD's ability to take such action either upon request by a developer or upon the motion of the Board of Directors.

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

SELECTED REFERENCES

Albus-Keefe and Associates, Inc. (AKA); Foundation Design Recommendations for Retaining and Screen Walls, Santa Paula, California; April 17, 2006; Project No. 1489.00.

AKA; Supplemental Geotechnical Investigation and Rough Grading Plan Review, Proposed 75-Lot Residential Development, Western Terminus of 10th Street, Santa Paula, California; May 3, 2006; Project No. 1489.00.

AKA; Recommendations for Stabilizations of Upper Easterly Bluff, Proposed 75-Lot Residential Development, Western Terminus of 10th Street, Santa Paula, California; August 31, 2006; Project No. 1489.00.

AKA; Rough Grading Report for Phase 1 Construction Area, Lots 26 through 35 and 44 through 50, Associated Streets and Slopes, Tract 5606, Santa Paula, California; October 23, 2007; Project No. 1489.00.

California Geological Survey, 2002, State of California Seismic Hazard Zones, Santa Paula Quadrangle.

Dibblee, T. W., Jr., 1990, Geologic Map of the Santa Paula Peak Quadrangle, Ventura County, California; DF-26.

Dibblee, T. W., Jr., 1992, Geologic Map of the Santa Paula Quadrangle, Ventura County, California; DF-41.

DRC; Tentative Map, Tract 5606–Ridgeview at Vista Glen, Santa Paula, California; May 25, 2005; Sheet 1.

DRC; Mass Grading Plans, Tract 5606–Ridgeview at Vista Glen, Santa Paula, California; April 10, 2006; Sheets 1-16.

FUGRO West, Inc.; Review of GHAD by ENGEO Inc. for Comstock Residential Development, Western Terminus of 10th Street, Santa Paula, California; October 2, 2007; Project No. 3322.010.01.

Kane GeoTech Inc.; Santa Paula Debris Flow Investigation, Ventura County, California; July 3, 2007; Project No. GT06-24.

Land America Lawyers Title; Preliminary Title Report, Tenth Street, Santa Paula, California; December 14, 2005.

7290.200.101
March 10, 2008
Revised May 23, 2008

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

SELECTED REFERENCES (Continued)

Leighton & Associates, 2007, Preliminary Geotechnical Investigation Report for the East Area 1 Specific Plan, Santa Paula Area of Unincorporated Ventura County, California; April 2007.

Rockwell, Thomas, 1988, Neotectonics of the San Cayetano Fault, Transverse Ranges, California, GSA Bulletin; April 1988; v. 100; no. 4; p. 500-513.

USGS; Topographic Map, 7.5-Minute Series, Santa Paula Peak Quadrangle, Ventura County, California; 1951, Photorevised 1988.

USGS; Topographic Map, 7.5-Minute Series, Santa Paula Quadrangle, Ventura County, California; 1951, Photorevised 1967.

Yeats, R.S., and G.J. Huftile, 1995, The Oak Ridge fault system and the 1994 Northridge earthquake; Nature v. 373, p. 418-420.

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

ENGEO INCORPORATED

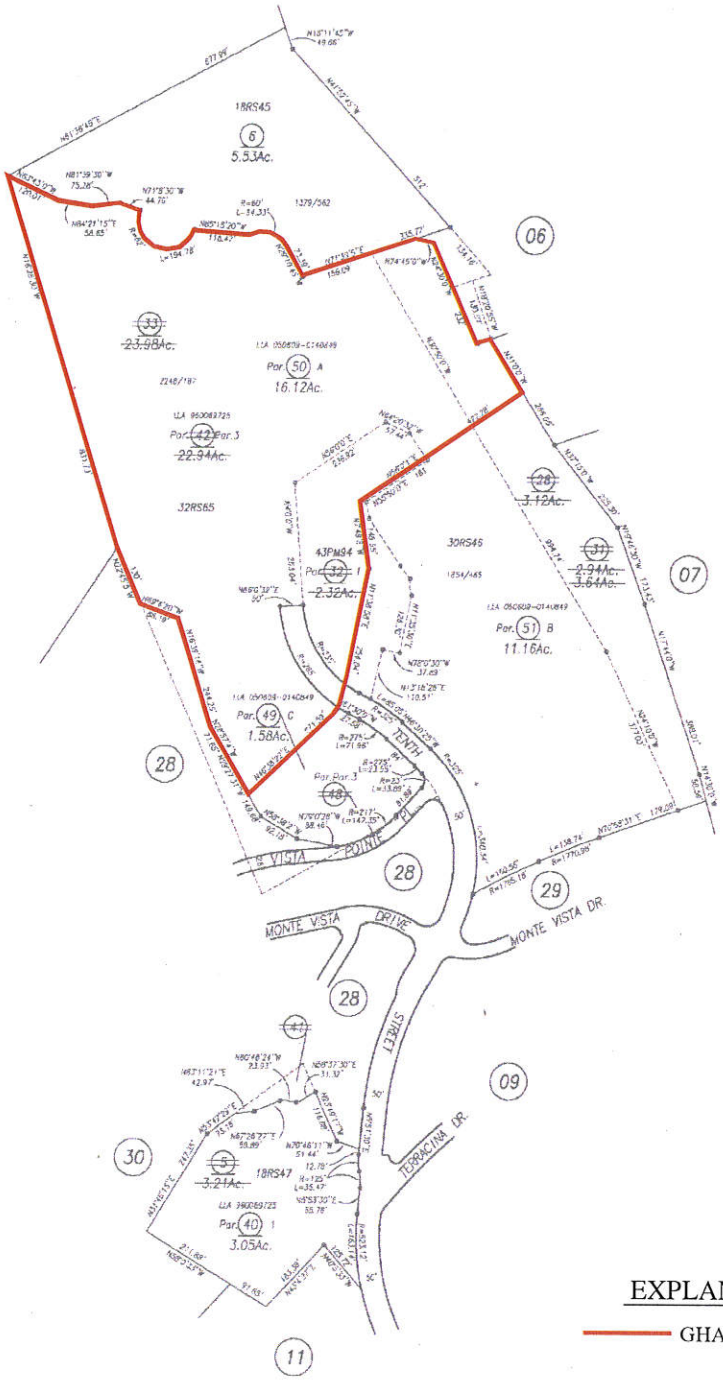
LIST OF FIGURES

Figure 1	GHAD Boundary Map
Figure 2	Site Map with GHAD Boundary and Geologic Hazards
Exhibit A	Legal Description

7290.200.101
March 10, 2008
Revised May 23, 2008

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

COPYRIGHT © 2008 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED OR EXCERPTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.



BASE MAP SOURCE: LAND AMERICA LAWYERS TITLE

ENGEO INCORPORATED
EXCELLENT SERVICE SINCE 1971

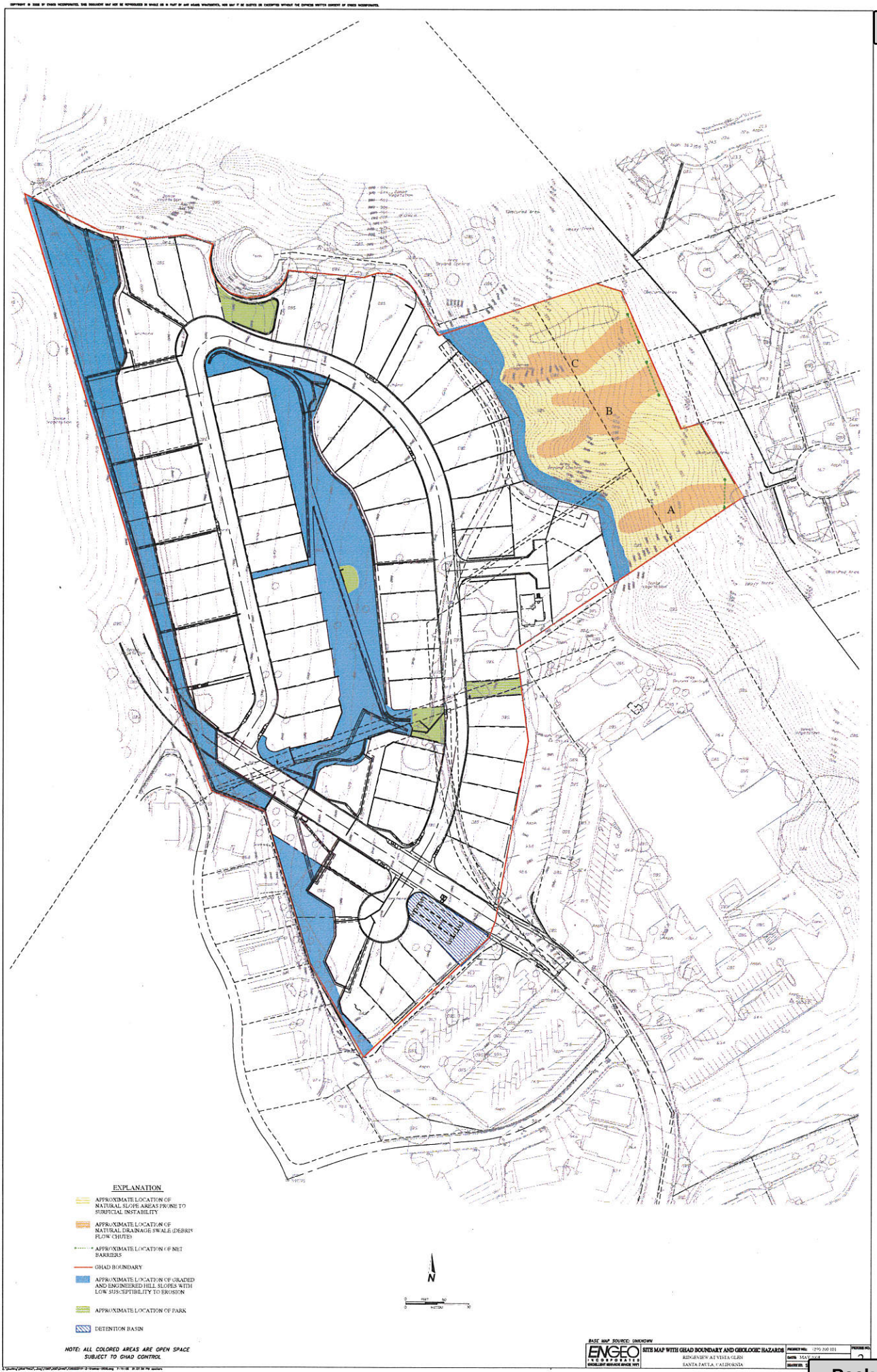
GHAD BOUNDARY
RIDGEVIEW AT VISTA GLEN
SANTA PAULA, CALIFORNIA

PROJECT NO.: 7290.200.101		FIGURE NO
DATE: MAY 2008		1
DRAWN BY: DLB	CHECKED BY: JA	

G:\Drafting\DRAFTING2_Dwg\7290\200\GHAD\7290200101-1GhadBoundary-0508.dwg 7-14-09 01:05:43 PM spatters

ORIGINAL FIGURE PRINTED IN COLOR

Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)



Attachment: GHAD Plan of Control (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

RESOLUTION NO. 6974

A RESOLUTION ADOPTED BY THE BOARD OF DIRECTORS FOR THE SANTA PAULA GEOLOGIC HAZARD ABATEMENT DISTRICT TRANSFER OF COMSTOCK HOMES TO THE GHAD BOARD OF DIRECTORS

BE IT RESOLVED by the Board of Directors of the Santa Paula Geologic Hazard Abatement District as follows:

SECTION 1: The Board of Directors finds as follows:

A. The Santa Paula Geologic Hazard Abatement District ("GHAD") was formed in 2008 to include the Ridgeview at Vista Glen development (Subdivision 5605), pursuant to the Public Resources Code § 26500; and

B. The GHAD Board of Directors adopted Resoultion No. 2008-1 (G) 2008, Adopting the Plan of Control; and

C. Comstock Homes has requested pursuant to the Plan of Control that th eCity assume GHAD monitoring and maintenance responsibilities; and

D. GHAD Staff has verified the Comstock Homes has fulfilled the requirements set forth in the adopted Plan of Control.

SECTION 2: The GHAD Board of Directors accepts ownership and responsibility for GHAD maintained improvements within the Ridgeview at Vista Glen Development (Tract 5605) identified in the adopted Plan of Control dated March 20, 2008 and revised May 23, 2008.

SECTION 3: This Resolution will take effect immediately upon adoption.

PASSED AND ADOPTED this 4th day of April, 2016

_____

Martin F. Hernandez, Mayor

Attachment: Resolution No. 6974 - GHAD Transfer (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

ATTEST:

_____
Judy Rice, City Clerk

APPROVED AS TO FORM:

_____
John C. Cotti, City Attorney

APPROVED AS TO CONTENT:

_____
Jaime M. Fontes, City Manager

Attachment: Resolution No. 6974 - GHAD Transfer (1110 : GHAD - Transfer from Comstock to GHAD Board of Directors)

For the City Council Regular Meeting of April 4, 2016

Agenda Item # 1.8.C

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: John Ilasin, Capital Projects Engineer
Brian Yanez, Interim Public Works Director

Subject: Authorize the Filing of a Notice of Completion for the George Harding Park Game Scoreboard Installation Project

Date: April 4, 2016

Recommendation: It is recommended that the City Council: 1) accept the work performed by Tenaya Engineering, Inc. on the Harding Park Game Scoreboard Installation Project; 2) authorize City staff to file the Notice of Completion with the County Recorder; 3) take such additional action that may be desired.

Report by: Brian J. Yanez, Interim Public Works Director
John L. Ilasin, Capital Projects Engineer

Fiscal Impacts: The contractor completed this project with no change orders; therefore, $4,300.00 will remain in the Harding Trust Fund Account 803.5.1532.209. The process of filing the Notice of Completion has no fiscal impact on the City.

Personnel Impacts: None

General Discussion: On November 2, 2015, the City Council awarded the George Harding Park Game Scoreboard Installation Project to Tenaya Engineering, Inc., in an amount of $43,000.00, and allocated $47,300.00 from the Harding Trust Fund Account 803.5.1532.209 for the Project budget. City staff issued the Notice of Award on November 5, 2015, and authorized the Notice to Proceed with the Project on January 13, 2016.

The Project involved installing an 8-foot tall by 20-foot wide electronic game-field scoreboard at Tom Moore Field in George Harding Park. Tom Moore Field is the largest of the George Harding Park fields and is used by various youth groups including Santa Paula Little League, Santa Paula Unified School District, Santa Paula Halos, and Team Clutch Fall Ball League.

The following table summarizes the total cost of construction:

For the City Council Regular Meeting of April 4, 2016

Agenda Item # 1.8.C

Total Construction Cost

a.	Allocated Project Budget	$ 47,300.00
b.	Original Contract Price	$ 43,000.00
c.	Contract Change Orders	$ 0.00
d.	Adjusted Contract Price	$ 43,000.00
f.	Percent (%) Allocated Project Budget DECREASE	(9.1)

The Project was constructed in accordance with the contract documents.

Alternatives:

A. Approve City staff's recommendation as presented.

B. Deny City staff's recommendation as presented.

C. Provide staff with additional direction.

Attachments: Notice of Completion

Attachments:

20160404_Notice of Completion Form_George Harding Park Game Scoreboard Installation Proj

Attachment: 20160404_Notice of Completion Form_George Harding Park Game Scoreboard Installation Proj (1099 : Authorize the Filing of a

Recording Requested by
and When Recorded Mail To:
City Clerk, City Hall
P. O. Box 569
Santa Paula, CA 93061

NOTICE OF COMPLETION OF CONSTRUCTION PROJECT

Project Name: George Harding Park Game Scoreboard Installation Project
Project No.: 614

Notice is hereby given pursuant to State of California Civil Code Section 3093 et seq that:

1. The undersigned is an agent of the owner of the interest stated below in the property hereinafter described.

2. The full name of the owner is: City of Santa Paula.

3. The full address of the owner is: City Hall, 970 Ventura Street, Santa Paula, CA 93060.

4. The nature of the interest of the owner is: Public park.

5. A Work of improvement on the property hereinafter described was field reviewed by the Engineer in March 3, 2016. The Work done was: George Harding Park Game Scoreboard Installation Project.

6. On April 4, 2016, the City of Santa Paula accepted the Work on of this contract as being complete and directed the recording of this Notice of Completion in the Office of the County Recorder.

7. The name of the Contractor for such Work of improvement was: Tenaya Engineering, Inc.

8. The property on which said Work of improvement was completed is in the City of Santa Paula, County of Ventura, State of California, and is described as follows: Assessor Parcel Number 101-0-310-015, Santa Paula, CA 93060.

9. The street address of said property is: Assessor Parcel Number 101-0-310-015, Santa Paula, CA 93060.

Dated: _____

_____
Brian J. Yanez
Interim Public Works Director

VERIFICATION

I, the undersigned, say: I am the Interim Public Works Director of the City of Santa Paula, the declarant of the foregoing Notice of Completion; I have read said Notice of Completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury the foregoing is true and correct.

Executed on _____, 2016 at Santa Paula, California.

_____
Brian J. Yanez
Interim Public Works Director

For the City Council Regular Meeting of April 4, 2016

Agenda Item # 1.9.A

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: Sandra Easley, Finance Director
Janna Minsk, Planning Director

Subject: DIF & GP Fee Studies

Date: April 4, 2016

Recommendation: It is recommended that the City Council: 1) open the public hearing; 2) receive testimonial and documentary evidence; 3) adopt Resolution No. 6969, adopting the proposed increases in the 2016 Development Impact Fee study as well as the decreases in the 2016 General Plan Maintenance Fee study; 4) receive and file the "Five Year Report on the Unexpended Development Impact Fee Funds"; and 5) take such additional, related, action that may be desirable.

Report by: Sandra K. Easley, Finance Director
Janna Minsk, Planning Director

Fiscal Impacts: The proposed development impact fees are estimated to provide $83.6 million in total revenues for public improvements between 2016 and 2035. This estimate is based on assumptions of population growth, development activity and adoption of maximum fee levels. Actual revenues will depend on development activity and some improvements will be provided directly as part of a project when stipulated in a development agreement. The proposed general plan maintenance fees are estimated to cover the costs of completing the current general plan update and continued maintenance to meet State mandates.

Personnel Impacts: None at this time.

General Discussion: On February 1, 2016, the City Council received a presentation by Dino Serafini regarding the status of the Developer Impact Fee/General Plan Maintenance Fee Study. The final report is completed and attached for your review. (The DIF study is Attachment A and the General Plan Maintenance Fee is Attachment B). The current DIF study and schedule being used by the City was last updated and adopted in 2011.

Developer Impact Fees are due at the time certificate(s) of occupancy are issued and

are used to fund capital improvement projects and equipment that are needed to accommodate the new development. The intent of Developer Impact Fees is to ensure that new development pays its fair share for impacting public services.

The City of Santa Paula retained "PMC Consultants" (now Michael Baker International) to prepare a new DIF study that analyzed the cost of public facilities to accommodate new development in the City and to calculate DIF for new development in accordance with State Law. This attached DIF study identifies the relationship between new development in Santa Paula and the cost of public facilities to serve growth through year 2035. In addition, the study provides estimates of the cost of facilities necessary for the anticipated growth and calculates the DIF fee by land use type in order to generate revenues sufficient to cover the cost of the facilities. The DIF study is a result of over 15 months of staff and consultant effort to present accurate data, methodology and analysis.

The study also includes proposed DIF schedules (on page 3 and 4 of Attachment A) for new development in expansion areas and infill areas (within City limits). The methods used and the calculations performed by Michael Baker International are intended to be in compliance with the Mitigation Fee Act (Government Code § 66000, et seq) and reflect the maximum allowable DIF allowed under State law. The attached report provides the analysis and necessary documentation for the adoption of increased DIF in the following facility categories:

- Police Facilities
- Fire Protection Facilities
- General Government Facilities & Equipment
- Libraries
- Park Facilities
- Circulation
- Drainage
- Public Use Facilities
- Wastewater
- Water Facilities

As noted in the DIF study, a comparison of DIF across Ventura County cities reflects a wide variance of fees dependent on other alternative funding mechanisms a particular community may use to fund a public facility need, differences in service standards, or DIF calculation methods. Many communities in Ventura County use special assessment districts, Mello-Roos districts or other special taxes to finance public facilities or improvements, which are not reflected as DIF.

General Plan Maintenance Fee Update

California planning law requires each city to prepare and adopt a comprehensive general plan for the physical development of the city and any land outside its

boundaries which the city deems important for planning purposes. Government Code Sections 65105 and 66014 *et seq*. also allows cities to impose fees to support the work required to prepare, adopt and maintain the general plan and general plan updates. This fee is known as the "General Plan Maintenance Fee" and is required to be paid at the time of building permit issuance.

The General Plan Maintenance fee is reviewed periodically to determine if the fee is sufficient to cover the costs of maintaining the city general plan and any general plan updates. This review was undertaken by Michael Baker International who prepared a General Plan Maintenance Fee study, dated January 2016 (Attachment B).

Methodologies to Calculate General Plan Maintenance Fee

There are various methodologies used to calculate the general plan maintenance fee such as:

- Fee based upon building permit valuation (i.e. cost per $1,000 of permit valuation)
- Assessment of a flat rate for each application for development services
- Impose a percentage surcharge on the sum of all planning and permit fees

The City currently uses a flat rate fee per square footage ($2 per square foot) with no distinction regarding the type of development proposed. It could be argued that this flat fee rate unfairly penalizes large commercial/industrial projects, as they would pay substantially more than the cost directly related to their "share" of required General Plan related maintenance.

Annual Development Forecast

The total recoverable cost of the General Plan update, maintenance and implementation is spread over a 20-year update cycle (coincides with the General Plan tenure) to arrive at a maximum amount to be collected each year from building permits for new construction to recover the General Plan maintenance cost.

The development forecast is based upon the City's recent history of permit activity from 2010-2015. The basic cost per unit is determined by dividing the amortized total cost of the General Plan update and maintenance cost by the development unit, say for this example it would be : per $1,000 of permit valuation.

As stated in the City of Santa Paula General Plan Maintenance Fee Study, a fee based upon building permit valuation is proposed which is different than the current flat fee. It is anticipated that proposed fee will generate the expected monies necessary to maintain the General Plan and cover the costs for the general plan update currently underway.

As shown on page 7 of the report, the calculation for the General Plan Maintenance fee is based upon an annual cost per $1,000 permit valuation with the following assumptions:

Average annual General Plan update and maintenance cost: $58,799

Projected Annual Permit Valuation ($1,000's): $11,186

Calculation:

Average annual General Plan updates and maintenance cost is divided by the projected annual permit valuation (in thousands of dollars) is the proposed General Plan Maintenance Fee per $1,000 of value:

$58,799/$11,186=$5.26 per $1,000 of permit valuation

The table below provides an example of the General Plan Maintenance fee on sample construction projects.

Sample if Fees Charged by Permit Valuation

Sample Project	Representative Permit Valuation	Proposed General Plan Fee	Current General Plan Fee*
Single family Home (2,500 sq. ft.)	$300,000	$1,578	$5,000
Multi family (1,000 sq. ft.)	$195,000	$1,026	$2,000
10,000 sq. ft. Commercial Building @$75 per sq. ft.	$750,000	$3,945	$20,000
50,000 sq. ft. Industrial/Warehouse @$50 per sq. ft.	$2,500,000	$13,150	$100,000

*Current General Plan fee is $2 per square foot

This change in fee calculation methodology would cover the anticipated costs for General Plan maintenance and more equitably distribute the cost among new development and construction projects. Therefore, it is recommended that a General Plan Maintenance Fee of $5.26 be charged for every $1,000 of building valuation.

A fee based on permit valuation acknowledges that new development benefits from local planning efforts that maintain property values. Whereas, the current flat fee does not account for the greater benefit that development of higher value derives from the General Plan. Additionally, the current flat fee places a heavier burden on large building projects that are of lower value per square foot.

For the City Council Regular Meeting of April 4, 2016

Agenda Item # 1.9.A

Five Year Report on Unexpended Development Impact Fee Funds

In conjunction with the DIF study, there is a reporting requirement for unexpended DIF fees. The attached report (Attachment C) has been prepared to meet the state requirements for reviewing and reporting on development impact mitigation fee revenues pursuant to Government Code Section 66001(d) pertaining to findings that shall be made by the City Council five years after the initial deposit of funds into an impact fee account and every five years thereafter.

Section 66001(d) requires that the City shall make findings with respect to any portion of the impact fees remaining unexpended, whether committed or uncommitted. These findings must:

1. Identify the purpose of the fee;
2. Demonstrate the reasonable relationship between the fee and the purpose for which it was charged;
3. Identify all sources and amounts of funding anticipated to complete financing of incomplete improvements;
4. Designate the approximate dates on which these funding sources can be expected to be deposited into the appropriate account or fund.

The information documenting these findings shall be made public and reviewed at a noticed hearing pursuant to GC Section 66006(b).

When sufficient funds have been collected to complete financing on incomplete public improvements, the local agency has 180 days to identify an approximate date by which construction of the public improvement will begin or else is required to refund the unexpended fees, including accrued interest, to the current owner of lots or units of the development project.

Staff is recommending that the City Council adopt the fee schedule as shown on pages 3 and 4 of the 2016 Development Impact Mitigation Fee Update as well as the schedule shown on page 7 of the 2016 General Plan Maintenance Fee Study. Adoption of the proposed DIF will be a first step in preparing for future economic recovery that will fuel new growth and development in Santa Paula. In addition, staff recommends receiving and filing the “Five Year Report on Unexpended Development Impact Fee Funds” dated March 14, 2016. The City’s representative from Michael Baker International, Dino Serafini, will be in attendance to discuss the report and answer questions.

Alternatives:

1) Open the public hearing; 2) receive testimonial and documentary evidence; 3) Adopt Resolution No. 6969 – adopting the proposed increases in the 2016 Development Impact Fee study as well as the decreases in the 2016 General Plan Maintenance Fee study; 4) Receive and file the “Five Year report on the

Unexpended Development Impact Fee Funds"; and 5) take such additional, related, action that may be desirable.

2) Refer the matter back to staff for additional review and/or revision.

Attachments:

A. Final Draft Update 3-10-2016

B. Final Draft GPM Fee Study 1-21-16

C. Five Year DIF Final Report 3-14-16

D. Resolution No. 6969

Development Impact Mitigation Fee Update

DRAFT REPORT

Prepared for the

CITY OF SANTA PAULA

Prepared by

Michael Baker INTERNATIONAL

2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670
Phone: (916) 361-8384

www.mbakerintl.com

Final Draft Report: March 10, 2016

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

TABLE OF CONTENTS

Table of Contents i

List of Tables iv

Executive Summary 1

Background and Study Objectives 1

Population Projections 1

Fee Schedules and Revenues 2

Funds Needed to Complement Fee Program 5

Fee Comparisons 5

Additional Considerations 7

1. Introduction 9

Public Facilities Financing in California 9

Mitigation Fee Act and Required Findings 10

Organization of the Report 10

Facility Standards, Level of Service, and Deficiencies 11

2. Growth Projections 13

Introduction 13

Occupancy Rates 13

Population, Housing, and Employment Estimates 13

Land Use Categories 14

Service Population 15

3. Police Facilities 16

Police Facilities Service Population 16

Existing Police Facilities 16

Police Facilities Standards and Unit Costs 17

Use of Fee Revenues 20

Fee Schedule 20

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

4. Fire Protection Facilities 21

Fire Facilities Service Population 21

Existing Fire Protection Assets 21

Fire Facilities Standards and Unit Costs 23

Fire Facilities for New Development and Use of Fee Revenues .. 24

Fee Schedule 25

5. General Government Facilities and Equipment 26

General Government Facilities Service Population 26

Existing and Planned Municipal Facilities 26

General Government Facilities Standards and Unit Costs 28

General Government Facilities for New Development 28

Use of Fee Revenues 28

Fee Schedule 29

6. Libraries 30

Library Service Population 30

Existing and Planned Library Facilities 30

Library Facilities Standards and Unit Costs 30

Use of Fee Revenues 31

Fee Schedule 31

7. Park Facilities 32

Parks Service Population 32

Current Park Facilities 32

Park Standards and Unit Costs 34

Parks for New Development 35

Use of Fee Revenues 36

Fee Schedule 36

Quimby Act Dedication of Parkland and Park Impact Fees 36

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

8. Circulation 38

Traffic Demand from New Development 38

Roadway Facilities Standards 39

Traffic Improvements for New Development 39

Traffic Facility Impact Costs per DUE 41

Fee Schedule 41

Improvements Serving Specific Development Projects 42

9. Drainage 43

Planned Drainage Improvements 43

Drainage Facilities Standards and Unit Costs 44

Fee Schedule 45

Improvements Serving Specific Development Projects 45

10. Public Use Facilities 47

Existing Public Use Buildings 47

Public Use Facilities Service Population and Current Standard 47

Public Use Facilities Unit Costs 48

Use of Fee Revenues 48

Fee Schedule 48

11. Wastewater 49

Wastewater Generation 49

Wastewater Improvements 49

Wastewater Recycling Facility Financing 49

Wastewater Asset Values 50

Improvements Cost per EDU 53

Wastewater Facilities Fee Schedules 54

12. Water Facilities 57

Water Supply and Demand 57

Water System Improvements 57

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Water Enterprise Revenue Bonds....59

Water Asset Values and Improvements Cost per EDU 64

Residential Water Facilities Fee Schedule 65

Nonresidential Water Facilities Fees 66

Use of Water Facilities Fee Revenues 67

13. Implementation 68

Impact Fee Program Adoption Process....68

Programming Revenues and Projects with the CIP 68

Funds Needed to Complement Impact Fee Program....68

Inflation Adjustment 68

Combining Fees 69

Compliance Requirements....69

Appendix A: Water Recycling Facility Capacity Fee Schedule.72

Appendix B: Water Enterprise Debt Service Payment Schedule for New Development....73

LIST OF TABLES

Table 1.1: Population, Employment, and Housing Projections 2

Table 1.2a: Summary of Proposed Development Impact Fees – Expansion Areas 3

Table 1.2b: Summary of Proposed Development Impact Fees – Infill 4

Table 1.3: Total Impact Fee Revenues 5

Table 1.4: Comparison of Impact Fees in Selected Communities 6

Table 2.1: Occupancy Assumptions 13

Table 2.2: Population, Housing, and Employment Projections 14

Table 3.1: Police Service Population....16

Table 3.2: Police Vehicles and Equipment....17

Table 3.3: Police Facilities – Existing Inventory and Current Standard....18

Table 3.4: Planned Police Facilities Standard and Total Cost....19

Table 3.5: Police Facilities Cost per Capita for New Development 20

Table 3.6: Police Facilities Impact Fees 20

Table 4.1: Fire Protection Service Population 21

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Table 4.2: Fire Protection Stations, Vehicles, and Equipment Inventory 22

Table 4.3: Fire Personal Protection Equipment 23

Table 4.4: Per Capita Fire Protection Standards and Costs 24

Table 4.5: Fire Protection Facilities Impact Fee 25

Table 5.1: General Government Service Population 26

Table 5.2: General Government Facilities Inventory 26

Table 5.3: General Government Vehicles and Equipment Inventory 27

Table 5.4: General Government Facilities, Vehicles, and Equipment – Current Standards and per Capita Costs 28

Table 5.5: General Government Facilities Impact Fees 29

Table 6.1: Library Service Population 30

Table 6.2: Current Library Facilities and Standards 30

Table 6.3: Library Costs per Capita 31

Table 6.4: Library Facilities Impact Fee 31

Table 7.1: Parks Service Population 32

Table 7.2: Current Parks Facilities Inventory 33

Table 7.3: Current Parks Level of Service 34

Table 7.4: Cost Estimate – Typical 5-Acre Neighborhood Park 35

Table 7.5: Parks Cost per Capita 36

Table 7.6: Parks Impact Fees 36

Table 7.7: Parks in-Lieu Fees Applicable to Subdivisions 37

Table 8.1: Trip Generation by Existing and New Development 38

Table 8.2: Trip Generation Factors for Land Uses 39

Table 8.3: Circulation System Improvements for New Development 40

Table 8.4: Circulation System Costs per Trip and per DUE 41

Table 8.5: Circulation Impact Fee 41

Table 8.6: Sample Circulation Impact Fee Calculations 42

Table 9.1: Storm Drainage System Improvements for New Development 43

Table 9.2: Drainage Impacts of Existing and New Development 44

Table 9.3: Drainage Improvements Costs for New Development 45

Table 9.4: Drainage Impact Fee 45

Table 10.1: Existing Public Use Facilities and Current Standard 47

Table 10.2: Public Use Facilities Cost per Capita 48

Table 10.3: Public Use Facilities Impact Fee 48

Table 11.1a: Projected Wastewater Generation 51

Table 11.2: Wastewater Improvements Costs 52

Table 11.1b: Wastewater Generation Increase – Infill Only 53

Table 11.3: Wastewater Valuation Summary 53

Table 11.4a: Wastewater Facilities Cost per EDU – Expansion Areas 54

Table 11.4b: Wastewater Facilities Cost per EDU – Infill 54

Table 11.5: Wastewater Facilities Impact Fee for Residential 55

Table 11.6: Wastewater Facilities Fee Schedule for Nonresidential 56

Table 12.1: Water System Improvements 58

Table 12.2: Water Rate Study Capital Improvements 60

Table 12.3: Water System Assets Valuation Summary 61

Table 12.4: Current and Projected Water Demands 62

Table 12.5a: Water Facilities Cost per EDU – Expansion Areas 64

Table 12.5b: Water Facilities Cost per EDU – Infill 65

Table 12.6: Water Facilities Impact Fee for Residential 66

Table 12.7: Water Facilities Fee Schedule for Nonresidential 67

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

EXECUTIVE SUMMARY

This report presents an analysis of the cost of public facilities to accommodate new development in Santa Paula. This report documents the maximum impact fee that could be imposed on new development in accordance with state law in the following facility categories:

- Police Facilities
- Fire Protection
- General Government
- Parks
- Libraries
- Circulation
- Drainage
- Public Use Facilities
- Wastewater
- Water Facilities

BACKGROUND AND STUDY OBJECTIVES

The City of Santa Paula is facing increasing challenges funding public facilities to accommodate growth. Since the passage of Proposition 13, property tax revenues have been insufficient for capital funding, and federal and state assistance has not replaced the decline in local revenue sources. These funding shortfalls have caused declining facility standards (i.e., the ratio of facility capacity to service population), which has accelerated the rate of physical deterioration, increased operating costs, and reduced the efficiency of many departments. Given these funding difficulties and in the face of continued growth, the City requires new development to pay fees to fund the facilities necessary to provide City services.

This study documents the relationship between new development in Santa Paula and the cost of public facilities to serve growth through the year 2035. The study also provides estimates of the cost of facilities necessary for growth and calculates the updated public facilities fees by land use type that would generate revenues equal to these costs. The estimates of public facilities required to serve growth assume that new development will provide facilities that, at a minimum, will ensure the City will maintain its current level of service standards for these facilities.

The City will rely on its authority to levy public facilities fees under the police powers granted by the California Constitution pursuant to the procedures of the Mitigation Fee Act, contained in Government Code Section 66000 et seq. This report provides the necessary documentation for the adoption of updated public facilities fees.

POPULATION PROJECTIONS

The population and employment projections to the year 2035 used in this analysis are summarized in **Table 1.1.** The projections are based on Southern California Association of Government (SCAG) forecasts for the City of Santa Paula.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Table 1.1: Population, Employment, and Housing Projections

	2015	2035	Net Growth	Average Annual Growth Rate
Population [1, 2]	30,556	35,934	5,378	0.8%
Employment [3]	8,055	11,506	3,451	1.8%
Housing [1,4]				
Single-Family Units	5,670	6,855	1,185	
Multi-Family Units	2,112	2,723	611	
Mobile Homes	801	801	—	

Sources: California Department of Finance 2015; SCAG 2015, 2016; US Census Bureau 2000

[1] Population and housing estimates for City of Santa Paula from California Department of Finance, Demographics Research Unit, January 1, 2015; DOF Table E-5

[2] 2035 population and employment projections from SCAG 2016 Draft Sub-regional Growth Forecast for Santa Paula

[3] Estimate of current employment (for 2013) from SCAG Santa Paula Local Profile 2015

[4] 2035 projection for housing (total number of households) from SCAG 2016 Sub-regional Growth Forecast for Santa Paula

FEE SCHEDULES AND REVENUES

Table 1.2a for expansion areas and **Table 1.2b** for current city limits (infill) summarize the schedule of impact fees recommended for each facility category and within each land use category based on the analysis contained in this report. Total fee revenues in the year 2035 (in constant 2015 dollars) for all facility categories are summarized in **Table 1.3.**

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Table 1.2a: Summary of Proposed Development Impact Fees – Expansion Areas

Facility Category	Single Family	Multi-Family	Mobile Home	Commercial Lodging	Office	Commercial	Industrial	Warehouse
	Fee per Dwelling Unit				*Fee per 1,000 Building Square Feet**			
Police	$908.27	$917.91	$614.35	$421.70	$128.36	$96.56	$38.74	$38.74
Fire Protection	$676.64	$683.82	$457.67	$492.70	$95.73	$71.80	$28.72	$28.72
General Government Facilities &	$660.92	$667.93	$447.04	$175.31	$93.40	$70.26	$28.19	$28.19
Libraries	$2,233.73	$2,257.43	$1,510.88	N/A	N/A	N/A	N/A	N/A
Parks	$9,343.76	$9,442.89	$6,320.05	N/A	N/A	N/A	N/A	N/A
Circulation	$6,022.90	$5,059.24	$5,420.61	$1,184.83	$5,601.30	$14,153.82	$1,746.64	$2,951.22
Drainage	$1,948.42	$1,124.09	$1,826.65	$779.37	$993.99	$993.99	$1,298.60	$1,298.60
Public Use Facilities	$1,461.25	$1,476.76	$988.38	N/A	N/A	N/A	N/A	N/A
Wastewater	$9,867.19	$9,965.86	$6,709.69	$2,565.47	$9,867.19	$9,867.19	$9,867.19	$9,867.19
Water Facilities	$8,794.00	$8,881.94	$4,502.53	$1,059.68	$8,794.00	$8,794.00	$8,794.00	$8,794.00
Total Public Facilities Fee	$41,917.08	$40,477.86	$28,797.84	$6,679.06	$25,573.97	$34,047.62	$21,802.08	$23,006.66

***** Nonresidential fees are based on 1,000 square feet of floor area except for wastewater and water fees, which are based on water meter size. Shown here are fees for a 1-inch water meter; see Tables 11.6 and 12.7.

Table 1.2b: Summary of Proposed Development Impact Fees – Infill

Facility Category	Single Family	Multi-Family	Mobile Home	Commercial Lodging	Office	Commercial	Industrial	Warehouse
	Fee per Dwelling Unit				*Fee per 1,000 Building Square Feet*			
Police	$908.27	$917.91	$614.35	$421.70	$128.36	$96.56	$64.18	$38.74
Fire Protection	$676.64	$683.82	$457.67	$492.70	$95.73	$71.80	$47.87	$28.72
General Government Facilities &	$660.92	$667.93	$447.04	$175.31	$93.40	$70.26	$46.70	$28.19
Libraries	$2,233.73	$2,257.43	$1,510.88	N/A	N/A	N/A	N/A	N/A
Parks	$9,343.76	$9,442.89	$6,320.05	N/A	N/A	N/A	N/A	N/A
Circulation	$6,022.90	$5,059.24	$5,420.61	$1,184.83	$5,601.30	$14,153.82	$1,746.64	$2,951.22
Drainage[1]	$1,948.42	$1,124.09	$1,826.65	$779.37	$993.99	$993.99	$1,298.60	$1,298.60
Public Use Facilities	$1,461.25	$1,476.76	$988.38	N/A	N/A	N/A	N/A	N/A
Wastewater	$3,546.28	$3,581.74	$2,411.47	$922.03	$3,546.28	$3,546.28	$3,546.28	$3,546.28
Water Facilities	$5,099.59	$5,150.59	$2,610.99	$614.50	$5,099.59	$5,099.59	$5,099.59	$5,099.59
Total Public Facilities Fee	$31,901.76	$30,362.39	$22,608.08	$4,590.44	$15,558.65	$24,032.30	$11,849.86	$12,991.34

* Nonresidential fees are based on 1,000 square feet of floor area except for wastewater and water fees, which are based on water meter size. Shown here on fees for a 1-inch water meter; see Tables 11.6 and 12.7.

Packet Pg. 70

1.9.A.a

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Table 1.3: Total Impact Fee Revenues

Facility Category	Revenues from Impact Fees	General Fund/Other Sources[1]	Program Total
Police	$1,392,733	$2,527,000	$3,919,733
Fire Protection	$1,037,519	$0	$1,037,519
General Government Facilities & Equipment	$1,013,467	$0	$1,013,467
Libraries	$3,186,465	$0	$3,186,465
Parks	$13,329,093	$0	$13,329,093
Circulation	$19,943,339	$0	$19,943,339
Drainage	$4,344,986	$4,641,739	$8,986,725
Public Use Facilities	$2,084,513	$0	$2,084,513
Wastewater[2]	$17,324,373	$8,610,868	$25,935,241
Water Rights and Land	$12,075,829	N/A	$12,075,829
Water Facilities	$7,897,069	$38,022,372	$45,919,441
Total	**$83,629,386**	**$53,801,980**	**$137,431,365**

[1] Funds identified under General Fund/Other Sources are a City obligation to the program.
[2] Wastewater program total does not include Water Recycling Facility buyout cost.

FUNDS NEEDED TO COMPLEMENT FEE PROGRAM

Government Code Section 66000 prohibits using impact fees to remedy an existing facility deficiency. Impact fees imposed on new development may pay for two forms of capital improvements: (1) additional facilities needed to accommodate growth and maintain the current standard of service, or (2) facilities that provide an increase in the level of service or standard, if existing development also pays for its fair share of facilities needed to raise the standard. The analysis contained in this report indicates that in the Police, Drainage, Wastewater, and Water Facilities categories, existing development would derive a more than incidental benefit from the capital improvements included in these categories. Therefore, existing development is obligated to pay for its fair share of the improvements. The impact fee rates presented in this report for these facilities may be imposed on new development only if existing development provides the funding necessary to augment existing facilities from sources other than the impact fee revenues. These funds may come from grants, user fees, taxes, and assessments imposed on current residents. In the wastewater and water categories, substantial funding (33% and 83%, respectively) is expected from the wastewater and water rate revenues for these services. The level of funding required from existing development is listed under General Fund/Other Sources in **Table 1.3**. If the entire fee program as presented herein is adopted, the total amount the City and its current residents would need to contribute is $53.8 million from sources other than fee revenues in order to provide facilities to existing residents at the same level of service proposed for new development.

FEE COMPARISONS

The proposed impact fees for similar facilities are compared to Santa Paula's current fee schedule and selected cities in Ventura County in **Table 1.4**. The fees listed are applicable to detached single-family homes in a typical suburban subdivision.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Table 1.4: Comparison of Impact Fees in Selected Communities[1]

City	Population	Police	Fire	General Government/ Municipal Facilities or Other	Parks[4]	Libraries	Traffic	Drainage	Public Use Facilities	Waste-water	Water Facilities	Totals
Oxnard[2]	195,000			$2,088	$2,100		$8,030	$2,129		$5,256	$6,265	$25,868
Camarillo[3]	65,500	$39	$979		$2,900		$6,215			$7,282	$3,266	$20,681
Thousand Oaks[3]	128,650	$439	$979		$3,078		$7,800			$9,521	$8,200	$30,017
Moorpark[3]	36,800	$1,027	$979		$2,900	$926	$6,326					$12,158
Ventura	108,000		$729		$3,050		$5,245			$6,775	$4,292	$20,091
Average Fee:		**$502**	**$917**	**$2,088**	**$2,806**	**$926**	**$6,723**	**$2,129**		**$7,209**	**$5,506**	**$21,763**
Santa Paula Fees												
Current (est. 2011)	30,556											
Infill		$877	$560	$645	$5,679	$2,014	$5,962	$1,404	$1,440	$2,437	$4,451	$25,469
Expansion Area		$877	$560	$645	$5,679	$2,014	$5,962	$1,404	$1,440	$7,403	$5,474	$31,459
Proposed	35,934											
Infill		$908	$677	$661	$9,344	$2,234	$6,023	$1,948	$1,461	$3,546	$5,100	$31,902
Expansion Area		$908	$677	$661	$9,344	$2,234	$6,023	$1,948	$1,461	$9,867	$8,794	$41,917

[1] Survey of AB 1600 fees as adopted by each agency; a typical unit assumes a 3-bedroom/2-bath single-family detached 1,800 square foot floor area. Fees reported for comparable cities are for facilities that are similar to the Santa Paula facility categories. **Fee survey conducted in 2011.**

[2] The City of Oxnard's $2,088 "Growth Requirements Capital Fee" is for police, fire, park facilities, libraries, and other municipal facilities

[3] Fire services to the Cities of Camarillo, Thousand Oaks, and Moorpark are provided by the Ventura County Fire Protection District for which the County Board of Supervisors has adopted a fee of $979.46 for a single-family home.

[4] Except for the City of Ventura, the park fees are in lieu of Quimby Act parkland dedication based on the rate of dedication (in acres per 1,000 residents) and the single family-household occupancy, both as defined in the respective city's municipal code. A value of $180,000 per acre is used in each case to derive the in-lieu fee amount. The City of Ventura fee is a AB 1600 park impact fee.

The fee comparison table is provided to give a general idea of fees charged for similar facilities in nearby cities. Even though each local agency in California, in order to adopt impact fees, must follow the same general principles established by state law, as described in the Introduction of this report, fee comparisons, even among neighboring jurisdictions, tend to vary widely due several factors:

- The methods used to calculate the impact fees and allocate the fees to types of development differ from jurisdiction to jurisdiction.
- The types of facilities that are covered by impact fees vary.
- Cities adopt different standards, or levels of service, for facilities and may use different ways to calculate those standards.
- Cities may not have kept up with public improvements over the years and as a consequence, have created deficiencies between adopted or desired levels of service and the levels currently provided. This factor may actually work to reduce the impact fee, since the costs to remedy the existing deficiencies cannot be passed on to new development. In Santa Paula, for example, the current police facilities are not adequate to meet the department's needs to serve the existing population; the planned facility expansion must be funded by both new development and the City.

Furthermore, cities may allow alternatives to impact fees to finance public facilities. Assessment districts and Mello-Roos districts may be used for improvements that serve specific land development projects. District assessments and special taxes levied to provide public improvements sometimes replace impact fees that would otherwise be used for those improvements.

ADDITIONAL CONSIDERATIONS

The City at its sole discretion may reduce the recommended impact fees for one or more categories. However, the recommended fees are established based on the infrastructure required by new development. By reducing fees, it is inevitable that, over time, there will be a continued reduction in the levels of service provided by the public facilities funded by the impact fees, unless other funds are used to replace the fee revenues. Alternatively, the City may consider the following ways to reduce the effect the fees may have on land development in the city, while leaving the fee rates and standards of service intact:

- Phase in the fee increases over two or more years to provide time for the real estate market to adjust. However, the net loss of revenue during the phase-in period may not be passed on to future development.

- Defer the impact fees to a later date. The City may elect to grant a deferral of payment until units are sold or leased. For residential units, impact fees are not payable until the date of the final inspection or issuance of a certificate of occupancy, whichever comes first according to Government Code Section 66007. Notwithstanding state law, it is not uncommon for cities to collect the fees at issuance of a building permit, which they may do if certain facility financing requirements are met. These requirements are explained in Chapter 13 under Compliance Requirements, Collection of Fees. If the City chooses to defer impact fees to point in time after issuance of a building permit or certificate of occupancy, suitable security should be obtained to ensure future payment of the fee, through a surety bond, letter of credit, provisions in the escrow agreements, or a lien hold as appropriate.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Fee Updates

This impact fee study and the recommended fees assume a given level of development activity over the study period. The development that actually occurs will result in different impacts and fee revenues than those projected in this study. For that reason, regular updates are recommended to adjust the growth impact fee to match the needs created by actual development.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

1. INTRODUCTION

This report presents an analysis of the need and related cost of public facilities to accommodate new development in Santa Paula. This chapter explains the study approach and summarizes results under the following sections:

- Public Facilities Financing in California
- Mitigation Fee Act and Required Findings
- Organization of the Report
- Facility Standards, Level of Service, and Deficiencies

PUBLIC FACILITIES FINANCING IN CALIFORNIA

The changing fiscal landscape in California during the past three decades has steadily undercut the financial capacity of local governments to fund infrastructure needed for growth. Three dominant trends stand out:

- The passage of a string of tax limitation measures, starting with Proposition 13 in 1978 and continuing through the passage of Proposition 218 in 1996
- Declining popular support for bond measures to finance infrastructure for the next generation of residents and businesses
- Steep reductions in federal and state assistance

Faced with these trends, many cities and counties have had to shift the burden of funding infrastructure expansion from existing rate- and taxpayers to new development. This funding shift has been partly accomplished by the imposition of development impact fees, also known as public facility, capital facility, and mitigation fees. A key advantage of this approach in an era of voter approval requirements is that impact fees are not taxes and are thus exempt from the requirements of Proposition 218, needing only a majority vote of the legislative body for adoption.

Some fee programs address only a few specific facilities, such as traffic, fire, or storm drainage. Other programs are comprehensive, funding a variety of facility categories from parks and recreation improvements to expanding or refurbishing city office space to meet the needs of future growth.

In most local agencies that have implemented impact fee programs, new development pays close to the full cost required to maintain existing level of service standards as growth occurs. If local agencies do not collect the full amount, the effect is often a decline in facility standards, though some communities are able to increase other revenue sources to compensate. In another rather typical situation, a city's general plan may state that, as a policy, a certain level of service should be attained for a particular facility. However the current level of service for that facility is less than the stated general plan policy. In that event the city will have, in effect, a deficiency which it must remedy in order to collect fees from new development commensurate with the policy standard. The deficiency must be remedied using funds other than impact fee revenues and new development cannot be required to pay for an increase in the level of

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

service for the benefit of existing development, unless existing development is committed to paying its share of the cost.

MITIGATION FEE ACT AND REQUIRED FINDINGS

As a result of the growing use of impact fees after the passage of Proposition 13 and concern over inconsistencies in their application, the State Legislature passed the Mitigation Fee Act, starting with Assembly Bill 1600 in 1988. The act, contained in California Government Code Section 66000 et seq., establishes ground rules for the imposition and ongoing administration of impact fee programs. The act became law in April 1989 and requires local governments to document the following when adopting an impact fee:

1) Identify the purpose of the fee.

2) Identify the use of fee revenues.

3) Determine a reasonable relationship between the fee's use and the type of development paying the fee.

4) Determine a reasonable relationship between the need for the fee and the type of development paying the fee.

5) Determine a reasonable relationship between the amount of the fee and the cost of the facility attributable to development paying the fee.

This report complies with California Government Code Section 66000 et seq. by providing the required documentation for the above findings and determinations that establish the basis for imposition of the recommended fees contained herein.

The fundamental premise of the Mitigation Fee Act is that the burden of the impact fees cannot total more than the actual cost of the public facility needed to serve the development paying the fee. Also, fee revenues can only be used for their intended purposes. In addition, the act has specific accounting and reporting requirements, both annually and after every five-year period, for the use of fee revenues. These requirements are covered in more detail in Chapter 13 of this report.

In addition, the impact fee revenues may not be used for staffing, operations, and maintenance of either existing or new facilities.

ORGANIZATION OF THE REPORT

Chapter 2 presents the population and employment assumptions used for the public facilities fee analysis. Chapters 3 through 12 are devoted to documenting the maximum justified impact fee for each of the following facility categories:

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

- Police Facilities
- Fire Protection Facilities
- General Government Facilities and Equipment
- Libraries
- Park Facilities
- Circulation
- Drainage
- Public Use Facilities
- Wastewater
- Water Facilities

Each chapter is generally organized using the following sections to clearly document the requirements of the Mitigation Fee Act discussed above.

- The chapter begins by identifying the purpose of the fee by stating the types of facilities that would be funded.

- The Existing and Future Planned Facilities Inventory section summarizes the investment of existing development in this type of facility to date and identifies future planned facilities, if any.

- The Service Population section defines what type of development requires this type of facility, whether (1) only residents, or (2) residents and businesses (measured by employment). It also projects the service population growth or demand for facility capacity anticipated to occur over the planning horizon.

- The Facility Standards and Unit Costs section establishes a reasonable relationship between the need for the fee and the type of development paying the fee. This section also estimates the cost per capita for facilities to accommodate growth.

- The Facility Costs to Accommodate Growth section establishes a reasonable relationship between the use of fee revenues and the type of development paying the fee. This section estimates the total facilities costs associated with new development over the planning horizon, equal to the revenues that would be collected through the impact fee.

- The Fee Schedule section establishes a reasonable relationship between the amount of the fee and the cost of the facility attributable to development paying the fee. Using a common factor for facility costs per capita, the fee schedule ensures that each development project pays its fair share of total facility costs.

Finally, Chapter 13 provides a summary of fee implementation procedures and recommendations for the ongoing administration of the fee. The recommendations are provided to ensure compliance with the act and to ensure that fees are updated in the future for construction cost inflation, a change in the standards, or changes in development assumptions.

FACILITY STANDARDS, LEVEL OF SERVICE, AND DEFICIENCIES

Throughout this report the words "standard" and "level of service" are used (at times interchangeably) to describe the level of investment in capital facilities that are needed to serve the community. A standard is defined as the adopted policy or benchmark that the City would

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

like to achieve for any particular facility. For example, the number of acres of parks per 1,000 residents required for new development would be a standard. On the other hand, level of service refers to the actual level of benefit that the current population experiences. Level of service may be different from the standard for a given facility. When the existing level of service is less than the standard, in other words when the facility is over capacity relative to the stated or policy standard, a deficiency exists for that facility. If the opposite is the case—if there is a surplus of capacity—the City may recoup a portion of its investment in that facility that is available to serve new development. Frequently there is no stated policy standard for a given facility, in which case the existing level of service becomes the de facto "current standard" and the terms may be interchanged.

New development alone cannot be asked to improve the level of service provided by those facilities that serve both new and existing development. Additionally, new development alone cannot correct an existing facility deficiency. Either way, facility standards cannot be increased compared to the existing level of service solely by imposing impact fees on new development.

By policy, the City of Santa Paula can adopt its own reasonable facility standards to reduce, maintain, or increase the existing facility standard. However, basing an impact fee on a standard that is higher than the existing level of service is fair to new development only if the City were to use alternative funds to increase the capacity in facilities that benefit existing development. This extra funding is needed to correct the existing deficiency.

This study uses three approaches for establishing facility standards:

- The existing level of service method uses a standard based on the ratio of existing facilities to the current service population. Under this approach, new development funds the expansion of facilities at the same level of service, or current standard, currently enjoyed by the service population (residents and workers) in existing development. By definition, this approach results in no facility deficiencies attributable to existing development. This is the basic method used throughout this report for all facility categories.

- The master plan method establishes the standard based on the ratio of all existing plus planned facilities to total future demand (current and future development). This method is used when the local agency anticipates increasing its facility standards above the existing inventory standard and planned facilities are part of a system that benefits both existing and new development. This method typically results in existing deficiencies that must be funded outside of the impact fee program.

- The engineering standard approach is based on standards adopted by the City and/or standard engineering or planning criteria. This method is typically used for infrastructure (such as water, sewer, and drainage) and traffic facilities. The basic approach is to maintain the appropriate level of service as defined by accepted planning and engineering practice for all roadway segments/intersections, treatment plants, trunk lines, and drainage channels. Any costs related to existing deficiencies are not passed on to new development.

Use of these standards is not meant to label them as city policy. Indeed, many jurisdictions consider their existing levels of service to be deficient compared to the policies stated in their general plans. The City of Santa Paula may, as a policy decision, raise any facility standard, and in doing so, possibly create a deficiency relative to the existing level of service.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

2. GROWTH PROJECTIONS

INTRODUCTION

Estimates of existing development (number and type of housing) and projections of growth are used throughout the public facility fee chapters that follow in this report. Current residential population estimates are based on the latest California Department of Finance county/city estimate dated January 2015. Current employment (jobs in the city as opposed to employed residents who live in the city but may work elsewhere) are from the 2015 Santa Paula local profile prepared by SCAG.

OCCUPANCY RATES

The use of occupancy rates ensures a reasonable relationship between the increase in service population and the amount of the fee. To do this, the fee must vary by the estimated service population generated by a particular development project. Developers pay the fee based on the number of additional housing units or building square feet, so the fee analysis must convert service population estimates to these measures of project size to derive a fee per unit of development. This conversion is done with average occupancy factors by land use category, shown in **Table 2.1**.

Table 2.1: Occupancy Assumptions

Land Use	Occupancy Rate		Employees per 1,000 Square Feet
Residential[1]			
Single-Family	3.77	persons per dwelling unit	—
Multi-Family	3.81	persons per dwelling unit	—
Mobile Home	2.55	persons per dwelling unit	—
Nonresidential[2]			
Office	450	building square feet per worker	2.22
Commercial/Retail	600	building square feet per worker	1.67
Industrial	900	building square feet per worker	1.11
Warehouse	1,500	building square feet per worker	0.67
Institutional	500	building square feet per worker	2.00

[1] Based on US Census 2000, Tables H33 & H30 Summary File 3 and adjusted for projected housing and population.
[2] Building area per worker factors are based on the Employment Density Summary Report prepared for SCAG by the Natelson Company in 2001.

Employment occupancies—workers per nonresidential floor area—were based on values suggested in the Employment Density Summary Report prepared for SCAG by the Natelson Company in 2001.

POPULATION, HOUSING, AND EMPLOYMENT ESTIMATES

The 2035 projections for occupied housing, population, and employment are all based on SCAG forecasts for Santa Paula. The population and housing estimates are summarized in **Table 2.2.**

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Note that the net growth in units is based on a constant percentage growth rate and not on total build-out of the expansion areas or infill.

Table 2.2: Population, Employment, and Housing Projections

	2015	2035	Net Growth	Average Annual Growth Rate
Population[1,2]	30,556	35,934	5,378	0.8%
Employment[3]	8,055	11,506	3,451	1.8%
Housing[1,4]				
Single-Family Units	5,670	6,855	1,185	
Multi-Family Units	2,112	2,723	611	
Mobile Homes	801	801	—	

Sources: California Department of Finance 2015; SCAG 2015, 2016; US Census Bureau 2000

[1] Population and housing estimates for City of Santa Paula from California Department of Finance, Demographics Research Unit, January 1, 2015; DOF Table E-5.

[2] 2035 population and employment projections from SCAG 2016 Draft Sub-regional Growth Forecast for Santa Paula.

[3] Estimate of current employment (for 2013) from SCAG Santa Paula Local Profile 2015

[4] 2035 projection for housing (total number of households) from SCAG 2016 Sub-regional Growth Forecast for Santa Paula

These population estimates are used as follows:

- Estimates of future growth are used to provide a rough estimate of the total amount of public facilities required to accommodate growth over the planning horizon.
- Estimates of existing population and land development are used to determine current facility standards; for example, square feet of public buildings per capita or average daily trips per household to correlate with traffic level of service.
- Future employment estimates are used to establish the level of service and facilities that are applicable to future nonresidential development.

LAND USE CATEGORIES

Measuring the impact of growth requires land use types for summarizing different categories of new development. The land use types used in this analysis are defined below.

- **Single-Family:** Detached and attached (townhomes and condominiums) one-family dwelling units.
- **Multi-Family:** Dwellings units such as duplexes and condominiums (unless considered attached townhomes), apartments, and dormitories.
- **Mobile Homes:** Includes manufactured housing units located in mobile home parks.
- **Commercial/Office:** All commercial, retail, educational, and hotel/motel development. All general, professional, and medical office development.

- **Industrial:** All manufacturing, fabrication, food processing, motor vehicle repair, warehousing, truck yards and warehousing terminals, and distribution centers. This category may also encompass business parks, research and development space, including "back-office" uses, and ancillary employee-serving retail and services.
- **Infill and Expansion Areas:** Impact fees for water, wastewater, and the alternative impact fees for drainage are calculated differently for infill areas (undeveloped property within the current city limits) and the expansion areas (Adams Canyon, Fagan Canyon, and East Area 1).

Applying the Impact Fees to Development Projects Involving More Than One Land Use

Some developments may include more than one land use category, such as a mixed-use development with both residential and commercial uses. In these cases, the impact fee would be calculated separately for each land use category contained within the project.

The amount of impact fees payable should be evaluated prior to the issuance of a building permit and be based on the information provided in the permit application, including number and type of units, intended occupancy, and floor area per occupancy. In a single-use structure, the total of the fees would be the sum of each of the products of the fee rate for each facility category multiplied by the number of units or the floor area (1,000-square-foot increments) in the structure. For a mixed-use project, wherein more than one use will occupy a single permitted structure, an impact fee calculation would apply the appropriate fee rate to each portion of the structure containing an identified use. For a commercial-residential structure, the applicable residential fee rates would be applied to each residential unit (the unit may be defined as either a single-family or multi-family unit depending on the type of construction) and the applicable nonresidential rates will be applied to each unit of nonresidential floor area.

SERVICE POPULATION

Different types of development use public facilities at different rates in relation to each other, depending on the services provided. In each succeeding chapter, a specific service population is identified for each facility type to reflect this. The service population is calculated by weighting one land use category against another based on each category's demand for services.

Different service populations are used to estimate impacts for different types of fees. To measure existing development and future growth, this reports uses:

- Citywide residents and workers for public facilities such as those used by city administration, fire, and police facilities.
- Citywide residents for parks, libraries, and public use facilities.
- Dwelling units and building square feet to estimate vehicle trips for transportation facilities and impervious acreage for drainage impacts.

The specific service population for each facility category is shown separately in each chapter of this report. When residents and workers are part of the same service population, it is reasonable to assume that one resident places greater demand on public services and associated facilities than one worker. Therefore, workers are factored for purposes of determining their relative demand and the demand nonresidential development has on public facilities.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

3. POLICE FACILITIES

This chapter summarizes the analysis of the need for police facilities, vehicles, and equipment to accommodate new development. The chapter documents a reasonable relationship between new development and the maximum justified impact fee for the funding of such facilities and vehicles.

POLICE FACILITIES SERVICE POPULATION

The police facilities serve both residents and workers in Santa Paula. **Table 3.1** shows the estimated service population for 2015 and 2035. In calculating the service population, residents weighted at 1.0 and workers are weighted at 0.24 to reflect lower per capita service demand. Nonresidential buildings are typically occupied less intensively than dwelling units are, so it is reasonable to assume that average per-worker demand on services is less than average per-resident demand.

Table 3.1: Police Service Population

	Residents	Workers	Factored Workers	Service Population
Existing (2015)	30,556	8,055	1,933	32,489
New Development (2015–2035)	5,378	1,678	403	5,781
Total	35,934	11,506	2,336	38,270
Weighting factor	*1.00*	*0.24*		

[1] The resident-to-worker weighting factor is calculated by dividing a 40-hour workweek into 168 total hours in a week.

EXISTING POLICE FACILITIES

The Santa Paula Police Department operates out of a City-owned building located at 214 South 10th Street and a community policing facility at Las Piedras Park. Vehicles and equipment with a service life of at least five years that are essential to providing police protection services may also be considered as impacted facilities. The Police Department assets included in this study are summarized in **Table 3.2,** along with the current value of these assets.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Table 3.2: Police Equipment

Item	Year Acquired		Useful Life	Original Cost	Replacement Cost (original cost inflated @ 2% per year)	Current Value of Asset (based on straight-line depreciation)
2012 Eagle Command Post & Equipment #491	2012	15	$215,056	$228,219	$182,575	$45,644
2010 Dui Trailer #401(MCT Trailers)	2010	10	$9,998	$11,039	$5,520	$5,520
Radar Trailer	1997	15	$14,032	$20,040	$1,002	$19,038
Intoximeter/Alco-Sensor IV	1998	10	$17,104	$23,950	$1,198	$22,753
Pistol Range Improvements	1998	10	$18,107	$25,354	$1,268	$24,087
Motorola HT1000 system	1998	5	$20,434	$28,612	$1,431	$27,182
PD Lighting Supres/CAD system	1999	10	$293,118	$402,389	$20,119	$382,269
Surveillance Van & equip CLEEP	2001	15	$40,742	$53,758	$3,584	$50,174
CCTV project/CLEEP	2001	5	$19,073	$25,167	$1,258	$23,909
Dispatch Furniture	2005	5	$34,030	$41,482	$2,074	$39,408
Communications & Computers						
Base Transmitter	2002	5	$11,781	$15,240	$762	$14,478
DX 400 Emergency Dictation System	2003	5	$35,520	$45,048	$2,252	$42,795
Voice Recorder	2008	5	$13,877	$15,940	$797	$15,143
TRAK Software/Hardware	2000	5	$10,189	$13,713	$686	$13,027
E 9-1-1 Cellular Upgrade	2006	5	$29,000	$34,658	$1,733	$32,925
Software (PD dispatch/records)	2001	5	$50,000	$65,974	$3,299	$62,675
Software Upgrade	2011	5	$26,025	$28,170	$5,634	$22,536
Starnet System	2010	5	$9,822	$10,844	$542	$10,302
	Total Current Value of Assets Claimed:					**$235,733**

Source: City of Santa Paula 2015a

POLICE FACILITIES STANDARDS AND UNIT COSTS

This section discusses the standard used to determine the future needs for police facilities.

Current per Capita Standards

To ensure equity between the level of existing facilities and the facilities for which new development should be responsible, a Police Department standard has been developed based on the number of Police Department Fulltime Employees (FTE). The current standard, as shown in **Table 3.3**, is used to project the number of Police Department FTE in 2035. The projected number of Police Department employees then used to determine the need for expanded police facilities based on a national standard of floor area per employee, shown in **Table 3.4**.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Table 3.3: Police Facilities – Existing Inventory and Current Standard

Facility Inventory	
10th Street Police Facility	6,409
Las Piedras Park Community Policing Station	650
Total Current Police Space	7,059
Current Police Dept. FTE Standards	
Service Population (2015)	32,489
Current Police Department FTE Employees[1]	46
Current Standard (FTE per 1,000 service pop.)	1.42
Current Police Facility Standard (square feet per FTE)	153 sq. ft.
Population Growth (2035)	5,781
Addition Police Department FTE 's for new development	8
2035 Police Department FTE's	54

[1] FY 2015-16 City of Santa Paula Budget

Police Facilities for New Development and Planned Standard

Table 3.4 shows the method for determining the needed expansion of Police facilities. A gross floor area of 310 sq. ft. per FTE is recommended for police facilities by the *American Architectural Institute Standards,* this is the rate assumed in this study as the "planned standard" for the police facilities floor area. This rate is multiplied by the projected number of employees in 2035 to arrive at a total area of 16,759 square feet. The existing floor area of 7,059 sq. ft. is subtracted from the total to result in an additional area of 9,700 square feet needed by 2035. New development's share of this area is 2,480 sq. ft. based on 8 new Police Department employees needed for growth. Existing development would be required to make up the difference of 7,220 sq. ft. to achieve the standard of 310 sq. ft. per employee. The cost of both future and existing development's share of the additional facilities is shown in the table and is based on $350 per square foot which includes construction cost, furnishings, land purchase, site development and contingencies.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Table 3.4: Planned Police Facilities Standard and Total Cost

		Standards and Floor Area	Cost per Sq. Ft.	Total Cost
Police Department FTE in 2035		54		
Space Needs				
Existing facilities	7,059 sq. ft.			
Planned Expansion	9,700 sq. ft.			
Total Planned Floor Area	16,759 sq. ft.			
Planned Facility Standard per FTE[1]		310 sq. ft.		
Additional Police FTE required for Growth		8		
Additional space needed for growth		**2,480 sq. ft.**	**$350**	**$868,000**
Planned Expansion		9,700 sq. ft.		
Existing Deficiency to be provided by current population		7,220 sq. ft.	$350	$2,527,000

[1] Floor area per full-time equivalent law enforcement employee recommended by the *American Architectural Institute Standards*

At the assumed planned standard, the current population in the City's existing development would be responsible for approximately $2.53 million toward the cost of new Police facilities. This reflects the difference between the planned standard and the current floor area per employee. New development will pay for the additional facilities at the level of the planned standard. This approach ensures that new development pays only for the facilities that are provided to serve existing development. New development will therefore pay $868,000 toward the new facilities. This level of funding by the impact fee is consistent with the cost of the facility expansion for the additional 8 FTE's needed to serve new development. New development can be required to pay for the expansion at the higher planned standard if the existing population pays its fair share toward the existing facility deficiency.

The above analysis presents a possible scenario for meeting the Police Department's space needs, which are currently inadequate. The planned standard of 310 square feet per employee is not an adopted City standard, however it is a number used in the East Area 1 Fiscal Impact Analysis to determine the annual cost of police services for that development.

As part of the Police facilities solution, the City has a plan to expand the current Police facility by adding up to 5,400 square feet of space and purchasing additional property for a future parking lot that would serve both Police and General Government. In addition, the City also plans to replace the current mobile unit shared by the Police and Fire Departments with a larger unit and for the Police Department to occupy a portion of the planned new fire station to be located in East Area 1 (see Chapter 4, Fire Protection Facilities). The above analysis is consistent with that approach in that the fee revenues may be used for the construction of the East Area 1 facility, or, if the East Area 1 developer constructs the facility, the revenues may be used to reimburse the developer for over-sizing of the facility to serve more than the project's need.

In **Table 3.5** new development's share of the cost of the facility expansion is added to the cost of vehicles and equipment needed to serve growth. Police vehicles and equipment costs are shown as 1) depreciated replacement value of all equipment, except patrol vehicles; and 2) incremental cost of patrol vehicles and personal equipment for additional officers needed for growth. Table 3.5 calculates the cost per capita by dividing the total cost by the growth in the service population.

Table 3.5: Police Facilities Cost per Capita for New Development

Total Building Facilities to Serve New Development	$868,000
Existing Police Equipment, buy-in charge	$235,733
Incremental patrol vehicles (5 x $45,000)	$225,000
Personal equipment (8 x $8,000)	$64,000
Total New Development Cost	$1,392,733
Service Population Growth (2015–2035)	5,781
Cost per Capita for Police Facilities	**$240.92**

USE OF FEE REVENUES

The police facilities impact fee revenues may be the planned expansion and land purchase discussed above, to construct new facilities, upgrade existing facilities, purchase vehicles and equipment with a minimum five-year life span, enhance the utility of existing systems, and/or perform refurbishment within the parameters allowed by Government Code Section 66000.

FEE SCHEDULE

Table 3.6 shows the police facilities impact fee for new development based on the facilities cost per capita shown in **Table 3.5**. The facility cost per capita is converted to a fee rate per unit of development using the population occupancy factors found in **Table 2.1**. Use of occupancy factors ensures that the fee rate is based on the relative impact generated by each development type in terms of demand for police services from the new service populations generated by residential and nonresidential development. The fee represents the amount required to fully fund all facilities needed to accommodate growth based on the existing standard.

Table 3.6: Police Facilities Impact Fees

Land Use[1]	Costs per Resident or Worker	Occupancy Factor[2]	Proposed Police Facilities Fee[3]	Current Fee
Residential				
Single-Family	$240.92	3.77	$908.27	$867.92
Multi-Family	$240.92	3.81	$917.91	$877.13
Mobile Home	$240.92	2.55	$614.35	$587.06
Lodging (per unit)[4]		N/A	$421.70	$402.96
Nonresidential				
Office	$57.82	2.22	$128.36	$92.27
Commercial	$57.82	1.67	$96.56	$92.27
Industrial	$57.82	1.11	$64.18	$61.33
Warehouse	$57.82	0.67	$38.74	$61.33

[1] See Chapter 2 for land use type descriptions.
[2] Persons per dwelling unit for residential land uses and employee per 1,000 square feet for nonresidential land uses.
[3] Fee per dwelling unit for residential uses and per 1,000 square feet for nonresidential land uses.
[4] Lodging fee is the ratio of police calls of lodging units to single-family units multiplied by the single-family unit fee.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

4. FIRE PROTECTION FACILITIES

This chapter summarizes the analysis of the need for fire facilities to accommodate new development. The chapter documents a reasonable relationship between new development and the maximum justified impact fee for funding such facilities.

FIRE FACILITIES SERVICE POPULATION

The Santa Paula Fire Department provides fire protection services, emergency medical services, rescue services, fire prevention services, and public education services to residential and nonresidential populations within the Santa Paula city limits. The fire service population is calculated in **Table 4.1** in the same manner as for police, services with the impact of the nonresidential population factored at 24% of the residential population.

Table 4.1: Fire Protection Service Population

	Residents	Workers[1]	Factored Workers	Service Population
Existing (2015)	30,556	8,055	1,933	32,489
New Development (2015–2035)	5,378	1,678	403	5,781
Total	35,934	11,506	2,336	38,270
Weighting factor	*1.00*	*0.24*		

[1] Current employment from County Business Patterns, US Census Bureau 2005. Employment projections are based on assumed nonresidential land development over the study period and worker occupancy per floor area.
[2] The resident-to-worker weighting factor is calculated by dividing a 40-hour workweek into 168 total hours in a week.

EXISTING FIRE PROTECTION ASSETS

The City of Santa Paula owns and operates the fire stations, vehicles, and equipment listed in **Table 4.2**. Firefighting vehicles and equipment are included in the facility costs because they represent integral capital investments needed to provide fire protection services and have at least a five-year service life.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Table 4.2: Fire Protection Stations, Vehicles, and Equipment Inventory

Item	Floor Area (Square Feet)	Current Value of Fire Apparatus and Equipment
Fire Stations		
Station No. 81	3,722	
Station No. 82	2,966	
Total Existing Stations:	**6,688**	
Fire Vehicles		
2002 Dodge Durango Command Vehicle #303		$1,491
2006 Dodge Durango Command Vehicle #121		$598
2002 Chevrolet Tahoe Command Vehicle #320		$1,763
2015 Pierce Arrow Pumper #310		$534,770
2001 Ferrara Custom Pumper #312		$169,746
2007 Ferrara/Spartan Pumper #316		$275,486
1992 Pierce Pumper #313		$1,624
1990 Pumper #317		$1,230
2005 Ford Light & Air Unit #304		$12,229
Chevrolet Flatbed Dump		$1,287
EOC Trailer #491 & Chevrolet Truck #490		$360,811
Fire Equipment		
Thermal Imaging Camera (2013) (E81)		$8,424
Thermal Imaging Camera (2013) (E82)		$8,424
Breathing Air Station (2004)		$19,086
Command light mounted on #312 (2014)		7,344
Rescue Cutting Tool (2000)		$1,319
Extrication System (2011)(Station 82)		$14,938
Extrication System (2012)(E81 & E82)		$37,142
Portable Air Filling Unit #320 (2003)		$36,525
Exhaust System Station (2006)		$8,466
Scene Lighting (E81) (2015)		$1,600
CERT Trailer,enclosed (2014) (Station 82)		$4,760
MCI Trailer (2008) (Station 82)		$7,964
CERT Trailer,enclosed w equipment (2005) (Station 81)		$1,707
Fitness Test Equipment (shared w/ Fillmore) (2015)[1]		$7,024
Communications & Computers		
AM Radio Emergency System (2006)		$3,003
iPads & computers (2012)		$7,428
XTS1500 Radio & Bluetooth (2013)		$7,938
HT APX6000 radios (2014)		$53,529
Mobile dispatch computers, modems & GPS (2015)		$45,000
EMS computers (2015)		$4,800
Total Existing Fire Department Asset Value Claimed:		**$1,647,456**

Source: City of Santa Paula 2015a

[1] The City of Santa Paula's share is indicated.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

The cost of personal protection equipment required for the additional firefighting staff is presented in **Table 4.3.** The total cost is based on the cost for each set of turnout gear and the projected additional firefighters based on the current staffing per 1,000 service population.

Table 4.3: Fire Personal Protection Equipment

Description	No. of Items[1]	Cost per Item	Total Cost of Equipment for Growth
Protective Clothing & Equipment[2]	4	$4,000	$16,000
Projected Growth in Service Population			5,781
Cost per Capita for New Development			**$2.77**
Current Firefighters (including chief, assistant chief, captains, engineers, and firefighters)		20	
Current Service Population (Residents + Factored Workers)		32,489	
Firefighters per 1,000 Service Population		0.616	
Projected Growth in Service Population		5,781	
Additional Positions for Growth		4	

[1] Projected additional items based on firefighters needed for growth.
Source: Santa Paula Fire Department e-mail correspondence

FIRE FACILITIES STANDARDS AND UNIT COSTS

This section discusses the standard used to determine the future needs for fire facilities.

Per Capita Standards and Unit Costs

To ensure equity between the level of existing facilities and the facilities for which new development should be responsible, a per capita facility standard is used. The standard, as shown in **Table 4.4**, is based on the existing level of service method, which assumes that fire protection facilities and equipment will be needed to serve new development at the current ratio of fire facilities to the total residential and worker populations in terms of square feet per individual. This method is appropriate when the current facilities are deemed adequate to serve the current population. Use of the existing level of service to calculate the impact fee ensures that new development pays only for the facilities which are equivalent to those provided to existing development. **Table 4.4** also shows the total cost per capita of fire protection facilities required for new development to the year 2035.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Table 4.4: Per Capita Fire Protection Standards and Costs

	Fire Service Standards
Fire Facilities	
Existing Fire Facilities	6,688 sq. ft.
2015 Service Population	32,489
Current Standard per Capita	0.21 sq. ft.
Estimated replacement cost per square foot (average including land)[1]	$600.00
Cost per Capita of Fire Stations at the Proposed Standard	**$126.00**
Fire Equipment	
Existing Fire Equipment Current Value (depreciated replacement value)	$1,647,456
2015 Service Population	32,489
Current Fire Equipment Standard per Capita	**$50.71**
Cost per Capita of Fire Personal Protection Equipment	**$2.77**
Total Cost per Capita at Current Standard	**$179.48**
Growth in Service Population	5,781
Total Cost for New Development	$1,037,519

[1] Based on 2005 cost estimate for Station 1 replacement to serve the East Area expansions: 6,000-square-foot facility at $3.2 million, including land and equipment plus 20% for inflation.

FIRE FACILITIES FOR NEW DEVELOPMENT AND USE OF FEE REVENUES

The Fire Department is considering immediate and long-term needs for fire protection that rely, in part, on impact fees. The planning effort includes:

- Development of a Five-Year Strategic Plan to identify increased service needs as development occurs. The plan will include studies addressing response times, staffing needs for structure firefighting responses, the need for a battalion chief for each shift, and needs for additional prevention and support staff.

- Ongoing planning for a new fire station to be built in the East Area 1 and 2 expansion areas as described in the Stanley Hoffman report dated December 17, 2013. The transition to the department's third station will be coordinated with growth of population and expansion of geographic service area to ensure that service levels are maintained and resources and stations are positioned for optimal coverage.

- Upgrades to current Station 81 (114 S. Tenth Street) and Station 82 (536 W. Main St) are needed to meet the current standards to house fire equipment and personnel, upgrade alerting systems, fulfill storage/work area needs, address security (fencing), and plan for possible future needs (e.g., multiple pieces of equipment responding out of a single station).

The fire protection impact fee revenues may be used to purchase land for the planned expansions discussed above and/or to construct new facilities, upgrade existing facilities, purchase vehicles and equipment with a minimum five-year life span, enhance the utility of existing systems, and/or perform refurbishment within the parameters allowed by Government Code Section 66000.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

FEE SCHEDULE

Table 4.5 shows the fire protection facilities impact fee for new development based on the facilities cost per capita shown in **Table 4.4**. The fee represents the amount required to fully fund all facilities needed to accommodate growth based on the existing standard. Citywide residential and nonresidential development would pay the fee based on the fire protection service population.

Table 4.5: Fire Protection Impact Fee

Land Use[1]	Costs per Capita	Occupancy[2]	Proposed Fire Facilities Fee[3]	Current Fee
Residential				
Single-Family	$179.48	3.77	$676.64	$560.12
Multi-Family	$179.48	3.81	$683.82	$566.06
Mobile Home	$179.48	2.55	$457.67	$378.86
Lodging (per unit)[4]		N/A	$492.70	$407.85
Nonresidential				
Office	$43.08	2.22	$95.73	$59.43
Commercial	$43.08	1.67	$71.80	$59.43
Industrial	$43.08	1.11	$47.87	$39.62
Warehouse	$43.08	0.67	$28.72	$39.62

[1] See Chapter 2 for land use type definitions.
[2] Persons per dwelling unit for residential land uses and employee per 1,000 square feet for nonresidential land uses.
[3] Per dwelling unit for residential uses and per 1,000 square feet for nonresidential land uses.
[4] Lodging fee is determined by the ratio of fire calls of lodging units to single-family units multiplied by the single-family unit fee.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

5. General Government Facilities and Equipment

This chapter summarizes an analysis of the need for general government facilities, vehicles, and equipment to accommodate new development. The chapter documents a reasonable relationship between new development and the maximum justified impact fee for funding such facilities.

General Government Facilities Service Population

The general government facilities serve both residents and workers in Santa Paula.

Table 5.1 shows the estimated service populations for 2015 and 2035. In calculating the service population, residents weighted at 1.0 and workers are weighted at 0.24 to reflect lower per capita service demand. Nonresidential buildings are typically occupied less intensively than dwelling units are, so it is reasonable to assume that average per-worker demand on services is less than average per-resident demand.

Table 5.1: General Government Service Population

	Residents	Workers[1]	Factored Workers	Service Population
Existing (2015)	30,556	8,055	1,933	32,489
New Development (2015–2035)	5,378	1,678	403	5,781
Total	35,934	11,506	2,336	38,270
Weighting factor	*1.00*	*0.24*		

Existing and Planned Municipal Facilities

The City of Santa Paula owns and operates the facilities listed in **Table 5.2** and the vehicles and equipment in **Table 5.3**. Note that police vehicles and equipment are also included in **Table 5.2**.

Table 5.2: General Government Facilities Inventory

Facility	Existing Floor Area (Square Feet)
City Hall	7,121
Community Development	4,244
Corp Yard	
Storage Bay	540
Mechanics Bay	1,416
Office	504
Trailer	720
Locker Room/Lounge	800
Storage Building	4,080
Auxiliary building	432
Trailer Annex	960

Source: City of Santa Paula, e-mail correspondence

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Table 5.3: General Government Vehicles and Equipment Inventory

General Government Vehicles	
2005 Ford Explorer #120	$1,445
2006 Dodge Durango #121	$1,381
Ford F450 Truck #205	$2,383
Ford F450 Truck #206	$2,383
2007 Ford Explorer #122	$1,621
2008 Chevrolet Silverado #132	$1,224
2011 Ford F350 #204	$12,978
2014 Chevrolet Equinox #123	$20,839
2014 Dodge Charger #414	$30,827
1999 Ford Super Duty Truck #291	$872
2008 Ford F-450 #240	$2,415
2001 Dodge Ram PU #219	$2,225
2002 Dodge Ram PU #220	$1,580
General Government Equipment	
Kubota Lawnmower	$13,059
Asphalt Patch Truck #210	$7,064
2005 Caterpillar Backhoe #281	$429
2005 John Deere Loader #279	$308
Loader #245	$1,912
Water Truck Mobile Trailer #225	$465
2009 International w/Dump Body #221	$14,764
Broom Street Sweeper #235	$3,509
2 YD Grapple Bucket	$760
Excel Hustler 4600 Mower	$1,231
Broom Street Sweeper #235	$5,879
Mobile Water Pressure Cleaner #242	$2,969
8" Scarifier	$401
Roll off storage box	$320
2003 Hustler Z, 23 Kawa 60"	$771
2003 Hustler Tractor	$2,141
Mobile Column Lifting Sys	$3,814
Communications & Computers	
GPS System/Antenna/Installation	$743
Telephone System	$3,619
PC Server w/CMAS Contact	$901
WIN NT 4.0 Computer & ARC Info for	$783
Xeon Server for Novel	$556
WAN/LAN (Cabling)	$965
64 MB Main storage & 64MB expansion	$1,679
IBM AS/400 Upgrade Installation	$330
IT Upgrades	$42,702
Software (Incode)	$7,431
Imaging System Software	$1,131
Software (Incode)	$524
Current Value of Assets Claimed:	**$203,329**

Source: City of Santa Paula Government Fixed Asset Inventory Report, 2015

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

GENERAL GOVERNMENT FACILITIES STANDARDS AND UNIT COSTS

This section discusses the standard used to determine future development's share of the costs of facilities for services related to general government facilities.

Per Capita Standards and Unit Costs

To ensure equity between the level of existing facilities and the facilities for which new development should be responsible, a per capita facility standard is used. The standard, as shown in **Table 5.4**, is based on the existing level of service method, which assumes that general government facilities vehicles and equipment will be needed to serve new development at the current ratio of those facilities to the present total resident and factored worker populations. This method is appropriate when the current facilities are deemed adequate to serve the current service population. Use of the existing level of service to calculate the impact fee ensures that new development pays only for the facilities which are equivalent to those provided to existing development.

Table 5.4: General Government Facilities, Vehicles, and Equipment – Current Standards and per Capita Costs

Item	Total Floor Area (sq. ft.)	Cost per Square Foot[3]	Replacement/ Current Value	Current Standard per Capita	Cost per Capita
Facilities					
Current Service Population				32,489	
General Government					
Office Space[1]	12,669	$330	$4,180,770	0.39 sq. ft.	$128.70
Corporation Yard	7,428	$165	$1,225,620	0.23 sq. ft.	$37.95
Trailer Annex	960	$80	$76,800	0.03 sq. ft.	$2.40
			Facilities cost per capita:		$169.05
Vehicles and Equipment			$203,329		$6.26
Total Value of Existing General Government Assets			$5,686,519		
Total per Capita Cost of Government Facilities, Vehicles & Equipment					**$175.31**
Service Population Growth 2015–2035			5,781		
Total Cost for New Development			$1,013,467		

[1] Based on cost estimate for 1999 Civic Center Master Plan: 20,000 square feet at $4.2 million inflated by 50%, plus land and site development.

GENERAL GOVERNMENT FACILITIES FOR NEW DEVELOPMENT

The City of Santa Paula is planning a new Corporation Yard to serve the growing needs of Public Works and other departments. Also, a Civic Center Master Plan was prepared in 1999 that proposed a 20,000-square-foot building situated between the police facility and the current City Hall. The cost estimate for the proposed Civic Center forms the basis for the cost per capita new development can be required to pay for its fair share of general government facilities.

USE OF FEE REVENUES

The general government impact fee revenues may be used to construct new facilities, upgrade existing facilities, purchase vehicles and equipment with a minimum five-year life span, enhance

the utility of existing technology systems, and/or perform refurbishment within the parameters allowed by Government Code Section 66000.

FEE SCHEDULE

Table 5.5 shows the General Government facilities impact fee for new development based on the facilities cost per capita shown in Table 5.3. The fee represents the amount required to fully fund all facilities needed to accommodate growth based on the existing standard. Citywide residential and nonresidential development would pay the fee based on the service population for the facilities.

Table 5.5: General Government Facilities Fees

Land Use[1]	Costs per Capita	Occupancy Factor[2]	Proposed General Government Facilities Fee	Current Fee
Residential				
Single-Family	$175.31	3.77	$660.92	$644.86
Multi-Family	$175.31	3.81	$667.93	$651.70
Mobile Home	$175.31	2.55	$447.04	$436.18
Lodging (per unit)[3]	$175.31	1.00	$175.31	$171.05
Nonresidential				
Office	$42.07	2.22	$93.40	$68.56
Commercial	$42.07	1.67	$70.26	$68.56
Industrial	$42.07	1.11	$46.70	$45.57
Warehouse	$42.07	0.67	$28.19	$45.57

[1] See Chapter 2 for land use type definitions.
[2] Persons per dwelling unit for residential land uses and employee per 1,000 square feet for nonresidential land uses.
[3] Lodging unit average occupancy is assumed at 1 per unit.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

6. LIBRARIES

This chapter summarizes an analysis of the need for library facilities to accommodate new development. This chapter documents a reasonable relationship between new development and the impact fee for the funding of those facilities.

LIBRARY SERVICE POPULATION

Table 8.1 shows the library service populations estimated for 2015 and projected in 2035.

Table 6.1: Library Service Population

	Service Population
Existing (2015)	30,556
Projected Residents in New Development (2015–2035)	5,378
Total (2035)	35,934

EXISTING AND PLANNED LIBRARY FACILITIES

The City of Santa Paula is served by the independent Blanchard/Santa Paula Library District, which staffs and operates the facility indicated in **Table 6.2**.

Table 6.2: Current Library Facilities and Standards

Item	Area (Sq. Ft.) /Number
Blanchard Community Library,119 North 8th Street	22,500 sq. ft.
Current Service Population	30,556
Current Library Space per Capita	0.74 sq. ft.
Approximate Volumes	79,500
Current Volumes per Capita	2.60

LIBRARY FACILITIES STANDARDS AND UNIT COSTS

Table 6.2 also calculates the current library service levels in terms of floor space and volumes per capita used to determine future development's share of the costs of facilities for library services. **Table 6.3** shows the estimated per capita cost of new library space and volumes.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Table 6.3: Library Costs per Capita

	Current Facility Standard Sq. Ft./Number of Volumes per Capita	Unit Cost[1]	Facility Expansion Cost Per Capita
Library Space	0.74 sq. ft.	$625	$462.50
Volumes	2.60	$50	$130.00
Total Cost per Capita for New Development			**$592.50**
Population Growth (2015–2035)			5,378
Total Cost for New Development			$3,186,465

[1] Library cost from "Construction Cost Escalation for Public Buildings Contracts," City of San Diego Engineering and Capital Projects Department, Report to City Manager, January 2004, inflated 25%.

USE OF FEE REVENUES

The library impact fee revenues may be used to contribute to the cost of a new library and/or acquisition of land, expand or upgrade existing libraries, purchase equipment with a minimum five-year life span, enhance the utility of existing technology systems, and/or perform refurbishment within the parameters allowed by Government Code Section 66000.

FEE SCHEDULE

Table 6.4 shows the library facilities impact fee for new development based on the facilities cost per capita shown in **Table 6.3**. The fee represents the amount required to fully fund all facilities needed to accommodate growth based on the master plan standard. Residential development in the city would pay the fee based on the service population for the facilities.

Table 6.4: Library Facilities Fees

Land Use[1]	Costs per Capita	Occupancy Factor[2]	Proposed Library Impact Fee	Current Impact Fee
Residential				
Single-Family	$592.50	3.77	$2,233.73	$2,013.73
Multi-Family	$592.50	3.81	$2,257.43	$2,035.09
Mobile Home	$592.50	2.55	$1,510.88	$1,362.07

[1] See Chapter 2 for land use type definitions.
[2] Persons per dwelling unit.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

7. PARK FACILITIES

This chapter summarizes an analysis of the need for parks to accommodate new development. The chapter documents a reasonable relationship between new development and the maximum justified impact fee for funding such facilities.

PARKS SERVICE POPULATION

In this impact fee study, Santa Paula's park facilities are considered to serve only residents of the city. The current service population and growth from 2015 to 2035 is shown in **Table 7.1.**

Table 7.1: Parks Service Population

	Service Population
Existing (2015)	30,556
Projected Residents in New Development (2015–2035)	5,378
Total	35,934

CURRENT PARK FACILITIES

The current Santa Paula park system includes two neighborhood parks, eight mini parks, and two special interest parks. These parks, along with their usable acres and amenities, are listed in **Table 7.2.** This inventory includes only public parks within the city limits and also does not include school playground or recreational facilities.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Table 7.2: Current Parks Facility Inventory

Location	Developed Park (acres)	Amenities											
		Basketball Full-Court	Basketball Half-Court	Lighted Practice Fields	Open Space/Passive Play Area	Restroom	Tot Lot	Barbeques	Picnic Tables	Picnic Shelters	Meeting Room	Informal Trail
Neighborhood Parks												
Teague Park	5.70	2		1		1	1	7	13			
Las Piedras Park	4.50	2		1		1	1	7	9			
Mini-Parks												
Railroad Plaza	3.00				X	1						
Mill Park	2.90		1		X	1			8		1	
Obergon Park	2.40	1			X		1					
Fagan Baranca Trail	2.00											X
Santa Paul Bike Path	5.00											
Veterans Memorial	1.50				X	1	1					
Recreation Park	0.80				X	1		4	5			
Ebell Park	0.80				X				4			
Moreton Bay Fig	0.10											
Special Interest Parks												
George Harding Park	12.20											
Includes following: softball, baseball, Little League, ASA Girl's Softball and practice/T-ball fields, restroom, concession/storage building 3 benches and bleachers (home & visitors)												
Skate Park at Veterans Park	0.28					1						
Total developed park acreage:	41.18											
Undeveloped Land Acres:	86.50											
Park Equivalent Acres[1]:	22.49											
Total all Park Equivalent Acres:	**63.67**											

Source: City of Santa Paula 2006

[1] Park equivalent acres for City-owned undeveloped land or open space is counted as 28% of developed parks based on the percentage of average land cost per acre to the total park acquisition and development cost per acre.

PARK STANDARDS AND UNIT COSTS

This section discusses the standard used to determine the applicable impact fees for park facilities.

Per Capita Standards

The existing park level of service shown in **Table 7.3** is based on total developed parks and park-equivalent open space acreage.[1]

Table 7.3: Current Parks Level of Service

	Total Acres, Service Population, and Level of Service
City Parks, including park equivalent acres	63.67 ac.
Current Service Population (2015)	30,556
Current Park Acres per 1,000 Residents	2.08

Park standards are typically stated in terms of acres of parkland per 1,000 residents. The adopted General Plan park standard for Santa Paula is 5 acres per 1,000 residents. However, for ministerial permits, to which Assembly Bill (AB) 1600 impact fees apply, the park fee recommended in this study is set to provide parks for new development at a level of service no higher than park facilities benefitting the city's current residents, at about 2.1 acres per 1,000 residents. On the other hand, where parkland dedications are concerned, for development projects involving discretionary approvals such as subdivisions, the City may apply California Government Code Section 66477 (the Quimby Act) in order to condition subdivisions to dedicate and improve park acreage up to 3 acres per 1,000 residents (see page 37 for further discussion about the Quimby Act).[2]

The general AB 1600 level of service restriction on the impact fees that may be charged to new development may be relaxed if the City is prepared to increase the park acreage rate per 1,000 residents using funds other than impact fee revenues. In this nexus analysis, it is assumed that the City would not fund additional park acquisition and development using the General Fund or sources other than the fee revenue.

[1] The park equivalent includes 86.5 acres of open space that the City owns in the Santa Paula riverbed. An acre of open space is counted toward the existing park level of service at 30% of a developed park acre based on the percentage of the total park acquisition and development cost that is the cost of the land.

[2] If it has not already done so, the City of Santa Paula would need to adopt a parkland dedication ordinance to implement the Quimby Act. In the case of a development project covered by a negotiated development agreement, the City is not limited by AB 1600 or the Quimby Act relative to parkland dedications. AB 1600 and the Quimby Act apply to building permits and subdivision approvals, respectively.

Park Cost Estimate

An estimate for a typical 5-acre neighborhood park, including land acquisition, is provided in **Table 7.4**. The amenities included in this typical park are similar to those found in Santa Paula's existing parks.

Table 7.4: Cost Estimate – Typical 5-Acre Neighborhood Park

Item Description	Quantity	Unit	Unit Cost	Item Cost
Mobilization	5	AC	$2,200	$11,000
Clearing and Grubbing and Demolition	5	AC	$7,300	$36,500
Earthwork and Drainage	5	AC	$8,000	$40,000
Off-site improvements (curb & gutter 1/2 street width)	500	LF	$90	$45,000
Utilities and irrigation	45,000	SF	$2.00	$90,000
Site Amenities (paving, curbs & headers, fencing, signage, steps & railing, lighting, parking)	5	AC	$120,000	$600,000
Site Furniture (trash receptacles, benches, tables, tree grates)	5	AC	$50,000	$250,000
Turf Installation for 3 acres, including site preparation	130,700	SF	$9.00	$1,176,300
Planting (including soil preparation, mulch, hydroseed, bedding plants, trees)	1	AC	$130,000	$130,000
Play Equipment and Tot Lot	1	LS	$150,000	$150,000
Hardcourt, 10,000 sq. ft. multi-use w/lighting	1	LS	$100,000	$100,000
Picnic Shelter	1	LS	$50,000	$50,000
Permanent Rest Rooms (one each male and female)	2	LS	$300,000	$600,000
Video Security System	1	LS	$80,000	$80,000
Total Construction				$3,358,800
Land Acquisition	5	AC	$300,000	$1,500,000
Contingency @ 15%				$503,820
Design & Engineering @ 6%				$201,528
CM & Inspection @ 5%				$167,940
City Administration @ 4% (1% design, 1% construction, 2% OH)				$134,352
Total Non-Construction				$1,007,640
Project Total w/Land Acquisition				$5,866,440
Cost per acre, including acquistion				**$1,173,288**

Source: Michael Baker International

PARKS FOR NEW DEVELOPMENT

New development can be required to provide its proportionate share of facilities related to new development at the existing level of service in terms of number of developed park acres per 1,000 residents. **Table 7.5** shows the allocation of citywide park costs for new development.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Table 7.5: Parks Cost per Capita

	Park Standards and Costs
Park Acquisition and Development Costs for Growth	
Existing Level of Service per 1,000 Residents	2.08 ac.
Service Population Growth to 2035	5,378
Park Acres Required for Growth	11.19
Estimated Park Acquisition and Development Cost per Acre	$1,173,288
Subtotal Park Acquisition and Development Cost	$13,129,093
Parks Master Plan	$200,000
Total Park Cost for New Development	$13,329,093
Service Population Growth to 2035	5,378
Cost per Capita at Existing Level of Service	**$2,478.45**

USE OF FEE REVENUES

The park impact fee revenues may be used to contribute to the acquisition and development of new parkland. Fee revenues may also be used to purchase and install park amenities to increase park user capacity and enhance functionality, such as playground equipment, hard courts, restrooms, turf, and ball-field and area lighting to extend hours of use, and/or perform refurbishment within the parameters allowed by Government Code Section 66000.

FEE SCHEDULE

Table 7.6 shows the parks impact fee for new development based on the facilities cost per capita shown in **Table 7.5**. The fee represents the amount required to fully fund all new park facilities needed to accommodate growth based on the existing facility standard. Citywide residential development would pay the fee based on the service population for the facilities.

Table 7.6: Parks Impact Fees

Land Use[1]	Cost per Capita	Occupancy[2]	Proposed Parks Impact Fee[3]	Current Impact Fee
Single-Family	$2,478.45	3.77	$9,343.76	$5,679.41
Multi-Family	$2,478.45	3.81	$9,442.89	$5,739.67
Mobile Home	$2,478.45	2.55	$6,320.05	$3,841.51

[1] See Chapter 2 for land use type definitions.

QUIMBY ACT DEDICATION OF PARKLAND AND PARK IMPACT FEES

Pursuant to the Quimby Act, upon adoption of an implementing ordinance, the City may, as a condition of subdivision approval, require the dedication of land for park purposes at a minimum rate of 3 acres per 1,000 residents, regardless of the existing rate of parks per population. The City may impose the full land dedication requirement at the subdivision stage (prior to final map approval), but then cannot collect the full AB 1600 park impact fees for park acquisition and development, indicated in **Table 7.6**, at the issuance of building permits. The City may collect on either the Quimby Act requirement or the impact fee, but not both in their entirety.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

In lieu of dedication and/or improvements, the Quimby Act provides for an equivalent fee that the subdivider may pay to meet the parkland dedication requirements. At the rate of 3 acres per 1,000 residents and also based on the park per capita costs stated above, the fee per dwelling unit type is calculated as shown in **Table 7.7**.

Table 7.7: Parks In-Lieu Fees Applicable to Subdivisions

Quimby Act In-Lieu Fee (applies only to subdivisions)	
Park Acquisition and Development Cost per Acre	$1,173,288
Per Capita Cost @ 3 Acres per 1,000 Residents	$3,519.86
Rate per Dwelling Unit Type	
Single-Family	$13,269.89
Multi-Family	$13,410.68
Mobile Home	$8,975.65

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

8. CIRCULATION

This chapter summarizes an analysis of the need for circulation element facilities that include arterial roadway and intersection improvements, bridges, and traffic signals to accommodate new development through 2035. The chapter documents a reasonable relationship between new development and the impact fee for funding these facilities.

TRAFFIC DEMAND FROM NEW DEVELOPMENT

Table 8.1 shows traffic demand that would be generated by new development from 2015 to 2035. To estimate the total demand for new traffic facilities across all land use types, a dwelling unit equivalent (DUE) factor is calculated that sets the demand from a single-family dwelling unit at 1.00 DUE. A single-family residence typically generates 10 vehicle trips per day (unadjusted for diverted or pass-by trips). DUE factors for all other land uses are calculated relative to the traffic capacity demand from a single-family dwelling unit. For example, an office building has a DUE factor of 0.93 per 1,000 square feet of building area. One thousand square feet of office space would therefore be expected to generate about 93% of the traffic impact in terms of daily trips of a single-family home.

Table 8.1: Trip Generation by Existing and New Development

Land Use[1]	Existing Dwelling Units or 1,000 Sq. Ft.	Growth 2015–2035 Units or 1,000 Square Feet	Total (units or 1,000 sq. ft.)	Trips per Unit	DUE Factor[2]	Adjusted Existing trips	Trip Growth
Residential (in units)							
Single-Family	5,670	1,185	6,855	9.15	1.00	51,881	10,843
Multi-Family	2,112	611	2,723	7.69	0.84	16,233	4,696
Mobile Home	801	0	801	8.24	0.90	6,596	0
Lodging (per unit)[2]	100	400	500	3.29	0.20	180	720
Nonresidential (in thousand sq. ft. units)[3]							
Office	2,000	314	2,314	8.47	0.93	17,019	2,672
Commercial/Retail[4]	2,000	236	2,236	21.50	2.35	43,005	5,075
Industrial	4,000	345	4,345	2.67	0.29	10,614	915
Warehouse	530	228	758	4.45	0.49	2,376	1,022
Institutional	900	387	1,287	11.25	1.23	10,129	4,355
Total						158,033	30,298

[1] See Chapter 2 for land use type definitions. Growth measured in dwelling units for residential uses and 1,000 square feet for nonresidential uses.

[2] The East Area 1 DEIR traffic impact analysis assumed 150 hotel units, additional lodging units assumed in Adams Canyon (200 rooms) and 50 units in the infill area.

[3] DUE means dwelling unit equivalent or traffic generation by land use per unit compared to a single-family dwelling unit (9.15 adjusted trips). Multi-family generates 7.69 adjusted trips per unit. The factor for nonresidential is per 1,000 square feet, adjusted by factors per Table 8.2.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Table 8.2: Trip Generation Factors for Land Uses

Land Use	Combined Diverted & Pass-By Factor[1]	Trips		Adjusted Trips
Single-Family Homes	8.5%	10	trips per unit	9.15
Multi-Family Homes	8.5%	8.4	trips per unit	7.69
Mobile Homes	8.5%	9	trips per unit	8.24
Senior Housing	8.5%	3.6	trips per unit	3.29
Lodging	80.0%	9	trips per unit	1.80
General Office	23.0%	11	trips/1,000 sq. ft	8.47
Commercial Retail	50.0%	43	trips/1,000 sq. ft	21.50
Industrial	11.0%	3	trips/1,000 sq. ft	2.67
Warehouse	11.0%	5	trips/1,000 sq. ft	4.45
Institutional	25.0%	15	trips/1,000 sq. ft	11.25

Source: San Diego Association of Governments 2002; Institute of Traffic Engineers 2003

[1] The combined diverted and pass-by percentage deducts the trips arriving and leaving the use that are not primarily generated by the given use, but stop there on the way to another primary destination.

Roadway Facilities Standards

The traffic facility standards are based on roadway level of service (LOS) stated in terms of the capacity of intersections and roadway segments.

Level of Service

A segment of roadway's level of service is measured by its volume to capacity ratio (v/c). A v/c of 1.00 or more is given LOS F, which indicates the segment has reached its capacity to handle traffic. A segment with LOS A has a v/c of 0.6 or better. A lower v/c typically means a lower time of travel over the segment of roadway.

Under current conditions, all road segments in Santa Paula operate at LOS C or better (v/c < 0.7) during the critical AM and PM peak hours. The capacities of these roadways are therefore adequate to meet the traffic demands of the current level of development.

Traffic Improvements for New Development

Planned Projects

Improvements to the circulation system consisting of arterial roadway, intersection, bridge, and traffic signal projects needed to accommodate new development were originally identified in Santa Paula's General Plan Circulation Element. An updated list of circulation improvements, and cost estimates for these improvements, was provided in the Master Facilities Plan Project Detail completed as part of the Development Impact Fee and Calculation report commissioned by the City in 2005. These improvement projects are listed in **Table 8.3,** along with updated cost estimates inflated by the increase in the California Highway Construction Cost Index between 2005 and 2009 and the increase by the Engineering News Record, Construction Cost Index for Los Angeles between 2009 and 2015.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Table 8.3: Circulation System Improvements for New Development

Project	Project Costs (2005 Dollars)[1]	Project Costs (2009 Dollars)[2]	Current Project Costs (2015 Dollars)[2] (a)	Funding from Other Sources (b)	Funded by Traffic Impact Fee (a) - (b)
Main Street/Harvard Intersection	$956,826	$986,069	$1,105,946	$0	$1,105,946
10th Street @SR-126 Undercrossing	$681,750	$702,586	$788,000	$0	$788,000
Peck Road/SR-126 Eastbound Ramps	$875,394	$902,148	$1,011,823	$0	$1,011,823
Palm Avenue/SR-126 Eastbound Ramps	$465,480	$479,706	$538,025	$0	$538,025
Santa Barbara Street Across Fagan Barran	$1,147,500	$1,182,571	$1,326,337	$0	$1,326,337
Fourth Street and Main Street	$742,500	$765,193	$858,218	$0	$858,218
Santa Barbara and Palm Avenue	$877,500	$904,319	$1,014,257	$0	$1,014,257
Dean Drive and Main Street	$506,250	$521,722	$585,148	$0	$585,148
Steckel Drive and Main Street	$877,500	$904,319	$1,014,257	$0	$1,014,257
SR-150 and Virginia Terrace	$877,500	$904,319	$1,014,257	$0	$1,014,257
Eighth Street and Main Street	$128,250	$132,170	$148,238	$0	$148,238
SR-126 Offramp and Acacia Way	$1,012,500	$1,043,445	$1,170,297	$0	$1,170,297
Harvard Boulevard and 10th Street	$337,500	$347,815	$390,099	$0	$390,099
Hardisan Street	$1,215,000	$1,252,134	$1,404,356	$0	$1,404,356
Street	$742,500	$765,193	$858,218	$0	$858,218
SR-150 General Improvements	$2,160,000	$2,226,016	$2,496,634	$0	$2,496,634
Santa Paula Street between 10th Street and 12th Street	$607,500	$626,067	$702,178	$0	$702,178
Santa Cruz Street between Steckel Drive and Tirre Court	$945,000	$973,882	$1,092,277	$0	$1,092,277
Peck Road and Santa Paula Street	$1,012,500	$1,043,445	$1,170,297	$0	$1,170,297
Total Improvements (*2005 Master Plan*):	**$16,168,950**	**$16,663,118**	**$18,688,863**	$0	**$18,688,863**
Additional Road Improvements					
Telegraph Road Widening (Peck Road to Calavo Street)		$476,575	$534,512	$0	$534,512
Peck Road Extension from Corporation St. to Todd Lane		$426,000	$477,789	$0	$477,789
Peck Road Widening from Harvard Blvd. to Fillmore St.		$123,625	$138,654	$0	$138,654
East Side Main Street/Harvard Blvd. Roundabout		$92,300	$103,521	$0	$103,521
Total Circulation Improvements:		**$17,781,618**	**$19,943,339**	**$0**	**$19,943,339**

[1] Source: City of Santa Paula 2005

[2] Cost inflation factors:

		Percentage Change
California Highway Cost Construction Index 2005 (year)	268.3	
California Highway Cost Construction Index 1st quarter 2009	276.5	3.06%
ENR Construction Cost Index 1st quarter 2009 – Los Angeles	9,797.44	
ENR Construction Cost Index 1st quarter 2015 – Los Angeles	10,988.52	12.16%

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

TRAFFIC FACILITY IMPACT COSTS PER DUE

The total cost per DUE for the projects listed in **Table 8.3** is shown in **Table 8.4**.

Table 8.4: Circulation System Costs per Trip and per DUE

Roadway Improvements	$19,943,339
Other Funding Sources	$0
Total Cost of New Development's Share	$19,943,339
Total New Trips	30,298
Cost per Trip	$658.24
Cost per One DUE (cost per trip x 9.1)	$6,022.90

FEE SCHEDULE

Table 8.5 shows the traffic facilities impact fee for new development based on the road improvements cost per DUE in **Table 8.4**. The fee represents the amount required to fully fund all roadway improvements needed to accommodate growth based on the level of service approach. Citywide residential and nonresidential developments would pay the fee based on the trip-miles generated by development class indicated.

Table 8.5: Circulation Impact Fee

Land Use	Cost per DUE	DUE Factor	Proposed Circulation Fee	Current Fee
Residential, per unit				
Single-Family	$6,022.90	1.00	$6,022.90	$5,961.61
Multi-Family	$6,022.90	0.84	$5,059.24	$5,007.75
Mobile Home	$6,022.90	0.90	$5,420.61	$5,961.61
Lodging (per unit)	$6,022.90	0.20	$1,184.83	$2,146.18
Nonresidential, per 1,000 square feet of floor area				
Office	$6,022.90	0.93	$5,601.30	$3,003.78
Commercial/Retail	$6,022.90	2.35	$14,153.82	$9,912.10
Industrial	$6,022.90	0.29	$1,746.64	$2,102.09
Warehouse	$6,022.90	0.49	$2,951.22	N/A

The land uses listed in **Table 8.5** are the general land use categories used to determine the cost of circulation improvements per trip. It is valid to apply the cost per trip ($658.24)to any specific land use not listed in the table and determine an appropriate fee for that land use using a trip generation schedule such as the Institute of Traffic Engineers (ITE) manual of trip generation rates or another suitable schedule. **Table 8.6** shows sample calculations for typical nonresidential uses using the trip rates indicated in the ITE (2003) Trip Generation Manual, 7th edition.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Table 8.6: Sample Circulation Impact Fee Calculations

Land Use	ADT[1]	Combined Diverted & Pass-By Factor[2]	Adjusted ADT	DUE Factor[2]	Fee[3]
Single-Family (shown for reference)	10.00	0.085	9.15	1.00	$6,023
Freestanding Discount Store	49.21	0.55	22.14	2.42	$14,576
Discount Supermarket	96.82	0.55	43.57	4.76	$28,679
Shopping Center	42.94	0.46	23.19	2.53	$15,263
Medical Clinic	31.45	0.90	3.15	0.34	$2,070
Nursing Home (bed)	2.37	0.90	0.24	0.03	$156
Theatre (seat)	0.70	0.35	0.46	0.05	$299
Convenience Store	737.99	0.55	332.10	36.29	$218,599
Auto Parts/Service Center	44.60	0.55	20.07	2.19	$13,211
Restaurant	89.95	0.49	45.87	5.01	$30,196
Restaurant, Fast Food	716.00	0.49	365.16	39.91	$240,363

[1] Average daily trips from ITE Trip Generation Manual, 7th Edition.
[2] See Table 8.2 for explanation of combined and diverted trip factor.
[3] Fee per 1,000 square feet of floor area, unless notes otherwise

Bridge and Major Thoroughfare Fees

Pursuant to California Government Codes Sections 66484 and 66489, the City of Santa Paula enacted bridge and major thoroughfare fees (Municipal Code Section 16.80.991), which may require the payment of a fee as a condition of approval of a final map or as a condition of issuing a building permit for purposes of defraying the actual or estimated cost of constructing bridges over waterways, railways, freeways, and canyons or of constructing major roadways. Such fees if imposed either as a condition of subdivision approval or issuance of a building permit are considered an appropriate credit provided against any outstanding circulation impact fee levied pursuant to this chapter.

Improvements Serving Specific Development Projects

The fees indicated in **Table 8.5** cover only the circulation improvements indicated in **Table 8.3**. Road improvements necessary for development of individual properties, to provide access to individual property, and to mitigate on- or off-site project-specific traffic impacts are not included in the improvements covered by the circulation impact fee proposed in this chapter. Project-specific improvements not covered by the fee include but are not limited to the following:

- Local, in-tract, and backbone road improvements serving individual parcels
- Traffic signals and other modifications not included in **Table 8.2** but required as a condition of project approval
- Arterial roadways or any other transportation-related improvement required by a development agreement
- Project-specific mitigations identified in a Final EIR

Notwithstanding the above, a developer of a property may be required as a condition of approval to construct one or more or a portion of any of the circulation improvements covered by the fee. In such case, the value of constructed improvements that correspond to those listed in **Table 8.2** may be credited against the circulation impact fee at the City's discretion.

9. DRAINAGE

This chapter summarizes an analysis of the need for drainage facilities to accommodate new development. The chapter documents a reasonable relationship between new development and the impact fee for the funding of such facilities.

PLANNED DRAINAGE IMPROVEMENTS

Table 9.1 includes the major drainage projects that are necessary to prevent flooding of existing developed areas. This list of projects was taken from the Master Facilities Plan.[1] The project list was then updated by a construction cost inflation factor.

Table 9.1: Storm Drainage System Improvements for New Development

Project	Project Costs (2009 dollars)[2]	Current Project Costs (2015 dollars)[2]
Peck Road Ditch between Foothill Rd. and Harvard Blvd.	$1,391,260	$1,560,396
Railroad Storm Drainage Crossings	$1,288,204	$1,444,811
10th Street Storm Drain, Monte Vista Dr. to Railroad Ave.	$850,214	$953,575
Santa Paula Street Storm Drain,11th Street to 12th Street	$257,641	$288,962
11th Street Storm Drain, Saticoy Street to Santa Paula Street	$257,641	$288,962
Steckel Street Catch Basin and Lateral at Estriga Court Upgrade	$193,231	$216,722
Main Street Storm Drainage Upgrades between Palm Ave. and Dean Dr.	$618,338	$693,509
Fagan Barranca Crossing at Santa Paula Street Upgrade	$1,223,793	$1,372,571
Additional SR 126 Drain Pipe near 12th Street	$1,932,305	$2,167,217
Total Drainage Improvements	**$8,012,626**	**$8,986,725**

[1] Source: City of Santa Paula 2005

[2] Cost inflation factor

		Percentage Change
California Highway Cost Construction Index 2005 (year)	268.3	
California Highway Cost Construction Index 1st quarter 2009	276.5	3.06%
ENR Construction Cost Index 1st quarter 2009 – Los Angeles	9797.44	
ENR Construction Cost Index 1st quarter 2015 – Los Angeles	10988.52	12.16%

Existing Drainage Deficiencies

Several existing storm drain deficiencies were identified in Santa Paula's Storm Drain Master Plan, which recommends and provides cost estimates to improve 12 specific "problem areas." Only two projects from the problem area list appear to have elements in common with the drainage projects listed in **Table 9.1**. Those projects involve the crossings at State Route (SR) 126 and at various railroad locations. The cost of the problem area projects was estimated to be $4,964,028 (in 2005 dollars). However, in addition corrective measures associated with the problem areas,

[1] The Master Facilities Plan was completed as part of the Development Impact Fee Report prepared by Revenue & Cost Specialists, LLC, October 2005.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

the cost estimates included capacity improvements that would handle the projected increase in runoff from new development upstream of the problem areas. To ensure that new development is paying its fair share toward increasing capacity of downstream facilities in proportion to its impact on those facilities and is not being asked to correct deficiencies, a portion of the costs associated with the problem areas that are attributed to existing development has been subtracted from new development's share of the cost. That portion—about 78% of the master plan cost estimate—is roughly equivalent to the ratio of existing impervious area to the projected total in 2035. **Table 9.2** calculates the existing and future impervious acres based on existing and projected land use.

Table 9.2: Drainage Impacts of Existing and New Development

Land Use[1]	Existing Developed Acres (a)	Growth in Units or Sq. ft. 2015-2035[1] (b)	Average Density Units or Sq. Ft. of floor area per Acre (c)	Runoff Coefficient[2] (d)	Existing Impervious Area (acres) (e) = (a) x (d)	Impervious Area Growth (acres) 2015-2035 (f) = (b)/(c) x (d)	Total Impervious Area 2035 (f) + (e)
Residential (in acres)							
Single Family	814	1,185	5.0	0.50	407	119	526
Multi-family	177	611	13.0	0.75	133	35	168
Mobile Home	97	-	8.0	0.75	73	0	73
Lodging (in acres)	5	15	20.0	0.80	4	1	5
Non-residential (in acres)							
Commercial/Office	128	313,700	15,700	0.80	102	16	118
Industrial	296	236,000	13,500	0.90	266	16	282
Warehouse	39	344,800	13,500	0.90	35	23	58
Public/Institutional	83	227,800	10,900	0.60	50	13	63
			Total Impervious Acres:		1,070	223	1,293
			Impervious acreage growth as percentage of total in 2035:				17.25%

[1] See Chapter 2 for land use type definitions. Growth in acreage is based on forecast dwelling units and nonresidential development at assumed units per acre and floor area ratios (FAR) as follows:

	FAR
Commercial/Office	0.36
Industrial	0.31
Warehouse	0.31
Public/Institutional	0.25

DRAINAGE FACILITIES STANDARDS AND UNIT COSTS

The level of service applicable to drainage facilities and the general standards for new development relative to drainage, flood protection, and stormwater mitigation are contained in various documents that define hydrologic and hydraulic design and planning criteria, including but not limited to the following:

- City of Santa Paula General Plan
- *Hydrology Manual*, Ventura County Watershed Protection District
- *Engineering Standard Drawings and Drainage Criteria*, City of Santa Paula Public Works Department

New development can be required to provide its proportionate share of drainage facilities necessary to be consistent with the existing level of service standards pertaining to drainage, flood control, and stormwater management in general. **Table 9.3** shows the allocation of

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

citywide drainage facilities costs attributable to new development. New development is contributing to drainage improvements only to the extent of its impacts on the City's stormwater management system.

Table 9.3: Drainage Improvements Costs for New Development

Comprehensive Drainage Improvements (Table 9.1)		$8,986,725
Storm Drain Master Plan Improvements[1]		$5,609,352
Less Percentage Attributable to Existing Development	x	82.75%
	=	($4,641,739)
New Development's Share of Total Cost		**$4,344,986**
Growth of Impervious Acres (2015–2035)		223
Cost per Impervious Acre		**$19,484.24**

[1] Drainage Improvements identified in Storm Drain Master Plan benefitting existing and future development proportionately, cost escalated 13%.

FEE SCHEDULE

Table 9.4 shows the drainage facilities impact fee for new development based on the facilities cost per impervious acre shown in **Table 9.3**. The fee represents the cost to fully fund all facilities needed to mitigate the downstream impacts of new development. Citywide residential and nonresidential developments would pay the fee based on the impervious acreage factors and the density and floor areas ratios.

Table 9.4: Drainage Impact Fee

Land Use[1]	Cost per Impervious Acre	Acres per Unit or 1,000 Sq. Ft.[2]	Impervious Factor	Proposed Drainage Fee[3]	Current Fee
Residential					
Single-Family	$19,484.24	0.20	0.50	$1,948.42	$1,404.27
Multi-Family	$19,484.24	0.08	0.75	$1,124.09	$810.16
Mobil Home	$19,484.24	0.13	0.75	$1,826.65	$1,316.51
Lodging (per unit)	$19,484.24	0.05	0.80	$779.37	$561.71
Nonresidential					
Commercial/Office	$19,484.24	0.0638	0.80	$993.99	$716.39
Industrial	$19,484.24	0.0741	0.90	$1,298.60	$935.93
Warehouse	$19,484.24	0.0741	0.90	$1,298.60	N/A

[1] See Chapter 2 for land use type definitions.
[2] Residential acres per unit based on an assumed average density (units per acre). Impervious acres per nonresidential unit (1,000 square feet of net floor area) based on floor area ratios in Table 9.2.
[3] Fee per dwelling unit for residential land uses and per 1,000 square feet for nonresidential uses.

IMPROVEMENTS SERVING SPECIFIC DEVELOPMENT PROJECTS

The fees indicated in **Table 9.4** cover only the downstream improvements listed in **Table 9.1** and those recommended in Section 5 of the referenced Santa Paula Storm Drain Master Plan. Drainage improvements necessary for development of individual properties, to mitigate on- or off-site flood hazards, or for stormwater quality management are not included in the

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

improvements covered by the drainage impact fee proposed in this chapter. Project-specific improvements not covered by the fee include but are not limited to the following:

- Local and backbone storm drains and appurtenances serving individual parcels
- Storm drain trunk lines and their appurtenances required for larger master-planned developments
- Detention basins designed to attenuate peak runoff
- Retention and debris basins, for stormwater quality and other purposes
- Downstream flooding mitigation measures not listed in **Table 9.1** or in the Master Plan
- Project-specific National Pollutant Discharge Elimination System (NPDES) measures

Notwithstanding the above, a developer of a property may be required as a condition of approval to construct one or more or a portion of any of the drainage improvements covered by the fee. In such case, the value of constructed improvements that correspond to those listed in **Table 9.1** or the Storm Drain Master Plan, may be credited against the drainage impact fee at the City's discretion.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

10. PUBLIC USE FACILITIES

This chapter summarizes an analysis of the need for additional public building space used for community activities to serve new development. The chapter documents a reasonable relationship between new development and the maximum justified impact fee for funding such facilities. Public use facilities include all community facilities, other than parks and libraries, which are open to the public for civic events, cultural activities, public meetings, and athletic events. They do not include general government facilities that are intended primarily for use by City staff and are covered in Chapter 5.

EXISTING PUBLIC USE BUILDINGS

The City of Santa Paula owns and maintains the public buildings listed in **Table 10.1**.

Table 10.1: Existing Public Use Facilities and Current Standard

Facility	Area (sq. ft.)
Community Center (includes Senior Center)	17,095
Cultural Arts Building	3,000
Depot Community Room	4,776
Santa Paula Train Depot	1,000
Boys & Girls Club	7,817
Mill Park Scout Hut	1,080
Total Existing Facilities (sq. ft.)	34,768
Current Population	30,556
Current Public Use Facilities Standard (sq. ft. per capita)	1.14
Population Growth (2015–2035)	5,378
Facilities Required for Growth to Buildout (total sq. ft.)	6,119

PUBLIC USE FACILITIES SERVICE POPULATION AND CURRENT STANDARD

The facility standard (existing level of service) for public use buildings is also calculated in **Table 10.1** and is based on the current residential population and the total floor area of the listed facilities.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

PUBLIC USE FACILITIES UNIT COSTS

The cost per capita for public use space is calculated in **Table 10.2**.

Table 10.2: Public Use Facilities Cost per Capita

Location	Cost per Square Foot[1]	Existing Standard	Cost per Capita
Public Use Building Replacement Cost	$340	1.140 sq. ft. per capita	$387.60
Total Cost for New Development			$2,084,513

Although the City of Santa Paula does not currently have a community facilities master plan, a plan for a new 15,500-square-foot community center was proposed for Las Piedras Park in 2005. The cost for that facility is used as the basis for the cost per capita that new development would pay to provide expanded public use space.

USE OF FEE REVENUES

The public use facilities fee revenues may be used to purchase land, to construct, upgrade, and expand facilities used by the general public for community events and activities, and/or to perform refurbishment within the parameters allowed by Government Code Section 66000.

FEE SCHEDULE

New development can be required to provide its proportionate share of facilities at the existing level of service standard. **Table 10.3** shows the public use facilities impact fee for new development based on the facilities cost per capita shown in **Table 10.2**. The fee represents the amount required to fully fund new public facilities needed to accommodate growth based on the existing level of service approach.

Table 10.3: Public Use Facilities Impact Fee

Land Use	Costs per Capita	Occupancy Factor[1]	Proposed Public Use Facilities Fee[2]	Current Fee
Single-Family	$387.60	3.77	$1,461.25	$1,440.49
Multi-Family	$387.60	3.81	$1,476.76	$1,455.77
Mobile Home	$387.60	2.55	$988.38	$974.34

[1] Persons per dwelling unit.
[2] Fee per dwelling unit.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

11. WASTEWATER

This section pertains to the collection, treatment, and disposal facilities required to provide sanitary sewer service to new development in Santa Paula. The City owns and maintains all of its wastewater collection, treatment, and disposal facilities.

WASTEWATER GENERATION

The average wet and dry weather flow in the sanitary sewer system is currently estimated to be approximately 1.97 million gallons per day (mgd) based on data in the City's current Wastewater System Master Plan (2012b). **Table 11.1a** shows the estimated existing and projected future wastewater generation by land use. Average dry weather flow in 2035 is projected to be 3.2 mgd at current generation rates.[1]

WASTEWATER IMPROVEMENTS

The City's Wastewater System Master Plan recommended several improvement projects that are needed to provide adequate sanitary sewer service to existing residents, to perform needed reconstruction, replacements, and rehabilitation in a number of areas, and to correct inflow and infiltration conditions throughout the system. These improvement projects are not generally considered to provide additional capacity to serve growth in the expansion areas, but may be necessary to accommodate minor infill development. The master plan recommended three major collection system extension projects that are needed to provide service to three expansion areas: Fagan Canyon, Adams Canyon, and East Area 1. In addition to the extension projects, the plan identified future capacity deficiencies in four segments of the existing sanitary sewer system: the mains in Steckel Avenue and Acacia Drive and two located along Harvard Boulevard. Mitigation of these deficiencies involves replacement of sections of sewer main with larger-diameter pipes. Since these latter improvements would provide corrections to existing deficiencies, the City must contribute a portion of the cost. These improvements are summarized in **Table 11.2.** Allocation between new development's share and the City's share for the deficient sections is 24% and 76%. The expansion area/infill share is further broken down to 20% and 4% of the costs. The extension project costs are allocated 100% to the new expansion area development.

WASTEWATER RECYCLING FACILITY FINANCING

The City's wastewater effluent is treated in the City's Wastewater Recycling Facility (WRF) completed in May 2010. The WRF has a current capacity of 4.2 mgd. Treated effluent (tertiary treatment) is disposed of in three City-owned percolation ponds. The excess capacity of the WRF is more than sufficient to accommodate development of East Area 1, expected to be built out over the next five to ten years.

The WRF was initially constructed, financed, and operated under a design, build, operate, and finance (DBOF) agreement with Pacific Environmental Resources Corporation. The City is buying out the DBOF agreement with Wastewater Enterprise Revenue (WER) bonds that were issued this year. The buyout price for the WRF is $70.8 million.[2] The average annual aggregate debt service of the City's wastewater enterprise is $4.75 million (including 2010A, 2010B, and proposed 2015 series bonds) to the year 2050. The annual financing cost of the Wastewater Recycling Facility

[1] The Wastewater System Master Plan projected 4.0 mgd at buildout with 6,600 equivalent residential units versus the 2035 growth of 2,141 EDU used in this report.
[2] Official Statement for Wastewater Enterprise Revenue, 2015 Series A&B Bonds, Jones Hall, April 14, 2015.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

both under the DBOF and now with the WER bonds was a primary factor in the City's adoption in 2009 of revised water and wastewater rates. The annual operating and financing costs of the WRF are fully incorporated into the wastewater rates. Over the next 20 years, Santa Paula ratepayers will have contributed approximately $98.1 million to the financing of the WRF and other wastewater capital improvements.[3] By reducing the outstanding debt, the ratepayers are in effect building equity in the WRF and other wastewater improvements. This equity may be capitalized and valued in terms of capacity for new development. The equity value of the capacity may be charged to new development. Equity increases as the outstanding bond debt decreases; therefore, the capacity charge to new development will increase accordingly. The WRF capacity value in terms of the cost to provide the capacity needed to serve the equivalent of one single-family dwelling unit (EDU) is $408 beginning in 2016 and increases to $6,964 per EDU in 2035. The annual capacity value is based on the cumulative principal and interest paid in bond debt service to the given year. The complete schedule of WRF capacity fees for each year is provided in **Appendix A**.

WASTEWATER ASSET VALUES

In addition to the WRF, the City has other capital assets used in providing wastewater treatment and disposal service. The City's investment in these assets is represented by the current value of the facilities summarized in **Table 11.3**. New development may be charged for the capacity in these facilities that is available to serve its needs. Two items in the wastewater valuation study are considered to provide capacity for new development: the percolation ponds and the WRF land. While it is true that portions of the sewer collection system and fixtures may be used by new expansion area or infill development, in the case of the expansion areas, new development will be funding, through the impact fee, the extensive collection system improvements identified in **Table 11.2**. As for infill, **Table 11.2** also identifies new infill development's share of collection system improvements.

.

[3] Cumulative interest and principal payments on bonds including $18.6 million principal and interest on Series 2010A&B Wastewater Enterprise Revenue bonds.

Table 11.1a: Projected Wastewater Generation

Land Use	Existing Residential, Units/Non-residential, Thousand Square Feet (TSF)	Growth 2015-2035 Residential, Units/Non-residential,TSF	Total 2035	EDU Factor Residential, per unit/ Non-residential, per TSF	EDU 2015	EDU Growth	EDU 2035	Gallons per Day 2015	Gallons per Day Growth	Gallons per Day 2035
Residential (in units)										
Single Family	5,670	1,185	6,855	1.00	5,670	1,185	6,855	1,332,450	278,475	1,610,925
Multi-family	2,112	611	2,723	1.01	2,133	617	2,750	501,255	145,021	646,250
Mobile-homes	801	0	801	0.68	545	-	545	128,075	-	128,075
Lodging (in units)	100	300	400	0.26	26	78	104	6,110	18,330	24,440
Non-residential (in thousand square feet)[2]										
Office	2,000	314	2,314	0.0085	17.00	3	20	3,995	628	4,700
Commercial	2,000	236	2,236	0.0064	13.00	2	14	3,055	354	3,290
Industrial	4,000	345	4,345	0.0043	17.00	1	18	3,995	345	4,230
Warehouse	530	228	758	0.0021	1.00	0	2	235	114	470
Public/Institutional	900	387	1,287	0.0085	8.00	3	11	1,880	774	2,585
Total					8,430	1,890	10,319	1,981,050	444,041	2,424,965

Wastewater Generation Factors	
Single-family (1 EDU)[1]	235 gpd/du
Multi-family	238 gpd/du
Mobile Home	159 gpd/du
Lodging	62 gpd/du
Non-residential:	
Office	2.0 gpd/1,000 sf
Commercial/Retail	1.5 gpd/1,000 sf
Industrial	1.0 gpd/1,000 sf
Warehouse	.5 gpd/1,000 sf
Public/Institutional	2.0 gpd/1,000 sf

[1] Average gallons per day per dwelling unit derived from the Wastewater System Master Plan with a 21% reduction factor for observed current flow rates.

[2] Estimate of existing nonresidential office, commercial, and industrial floor areas are derived from Ventura County Tax Assessor data.

Table 11.2: Wastewater Improvements Costs

Project/Description			Project Costs (2010 dollars)[4]	Current Project Costs (2015 dollars)[4]	Cost Distribution New Development/City	New Development Cost	City Cost
Wastewater Master Plan Improvements[1]					Expansion Area Allocation[2]		
Fagan Canyon Segment			$6,447,478	$7,259,041	1.00/0.00	$7,259,041	$0
Adams Canyon Segment			$1,239,900	$1,395,969	1.00/0.00	$1,395,969	$0
East Area 1 Segment			$4,339,649	$4,885,893	1.00/0.00	$4,885,893	$0
*Harvard Boulevard capacity upgrade	7D25	4D06	$157,505	$177,330	1.00/0.00	$177,330	$0
*Harvard Boulevard capacity upgrade	2D09	3D19	$302,986	$341,124	1.00/0.00	$341,124	$0
*Acacia Rd. capacity upgrade			$148,487	$167,178	1.00/0.00	$167,178	$0
*Steckel Ave. capacity upgrade			$54,706	$61,592	1.00/0.00	$61,592	$0
		Sub-total	$12,690,711	$14,288,128		$14,288,128	$0
Infill Projects[1]					Infill Allocation[3]		
Walden and Elm St.	2E45	2E06	$368,213	$414,561	0.05/0.95	$20,728	$393,833
Walden and Elm St.	2E06	2D48	$473,416	$533,007	0.05/0.95	$26,650	$506,356
Acacia Rd.	2D09	2C20	$742,437	$835,890	0.05/0.95	$41,794	$794,095
Steckel Ave.	3D33	3D19	$273,529	$307,959	0.05/0.95	$15,398	$292,561
Garcia St.	7D45	7D26	$710,124	$799,510	0.05/0.95	$39,975	$759,534
13th St.	8E03	8D04	$439,601	$494,935	0.05/0.95	$24,747	$470,188
W. Santa Paula St.	2E48	2E45	$197,257	$222,086	0.05/0.95	$11,104	$210,982
Harvard Blvd.	7D25	6D30	$178,846	$201,358	0.05/0.95	$10,068	$191,290
Harvard Blvd.	6D30	6D20	$81,157	$91,373	0.05/0.95	$4,569	$86,804
Harvard Blvd.	6D20	4D06	$527,521	$593,922	0.05/0.95	$29,696	$564,225
Harvard Blvd.	4D06	3D19	$1,014,463	$1,142,157	0.05/0.95	$57,108	$1,085,049
Harvard Blvd.	2D09	2D48	$315,611	$355,338	0.05/0.95	$17,767	$337,571
Harvard Blvd.	2D48	3D19	$1,199,321	$1,350,283	0.05/0.95	$67,514	$1,282,769
Main St.	7D45	8D04	$67,631	$76,144	0.05/0.95	$3,807	$72,337
Peck Rd. Eastbound Offramp	2C20	2C08	$601,163	$676,834	0.05/0.95	$33,842	$642,992
800' E. of Peck Rd. Eastbound Offramp	2C08	430'SW	$323,125	$363,798	0.05/0.95	$18,190	$345,608
to WWTP	2C20	2C01	$537,290	$604,920	0.05/0.95	$30,246	$574,674
		Sub-total	$8,050,706	$9,064,072	0.05/0.95	$453,204	$8,610,868
Total Wastewater Improvements:			**$20,741,417**	**$23,352,200**		**$14,741,332**	**$8,610,868**

*** 20% of total project costs allocated to expansion areas, 4% to new infill and 76% to the City and other funding sources**

[1] City of Santa Paula Wastewater Master Plan, 2005; costs include engineering and contingency at 35%.
[2] Cost allocation for expansion areas per Table 1-1 of the Wastewater Master Plan.
[3] Allocation for infill is based on projected infill water use.
[4] Cost inflation factor: ENR Construction 20-City Cost Index, Los Angeles

	March 2010	April 2015
	9770	10989
Percentage Change	11.44%	12.89%

Table 11.1b: Wastewater Generation Increase – Infill Only

Land Use	Growth 2015–2035 Residential, Units/Nonresidential TSF	EDU Factor Residential, per Unit/ Nonresidential, per TSF	EDU Infill Growth
Residential (in units)			
Single-Family	178	1.00	178
Multi-Family	0	1.01	—
Mobile Homes	0	0.68	—
Lodging (in units)	100	0.26	26
Nonresidential (in thousand square feet)			
Office	100	0.0085	1
Commercial	200	0.0064	1
Industrial	500	0.0043	2
Warehouse	100	0.0021	1
Public/Institutional	—	0.0085	—
	Total Infill EDUs		**208**

Residential		
Single-Family (1 EDU)	235 gpd/du	79.0 gpd/capita
Multi-Family	238 gpd/du	79.0 gpd/capita
Mobile Home	159 gpd/du	79.0 gpd/capita
Lodging	62 gpd/du	79.0 gpd/capita
Nonresidential		
Office		2.0 gpd/1,000 sf
Commercial		1.5 gpd/1,000 sf
Industrial		1.0 gpd/1,000 sf
Warehouse		0.5 gpd/1,000 sf
Public/Institutional		2.0 gpd/1,000 sf

Table 11.3: Wastewater Valuation Summary

Item	Replacement Cost Less Depreciation	Cost per 2035 EDU (10,318)
Percolation Ponds	$8,400,000	$814.11
Sewer Collection System & Fixtures[1]	$8,243,915	N/A
WRF Land Value	$1,500,000	$145.38
Total Water System Valuation	$18,143,915	$959.49

Source: City of Santa Paula 2009a

[1] The value of these items is not included in the fee allocation, but rather new collection system improvements required for new development are listed in Table 1.2.

IMPROVEMENTS COST PER EDU

Tables 11.4a and **11.4.b** calculate the cost of improvements and asset valuations in terms of a single-family equivalent dwelling unit (EDU) for the expansion areas and infill, respectively. The improvement cost per EDU for infill is based on the projected new EDU given in **Table 11.1b**.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

The value of the percolation ponds and the WWTP land listed in **Table 11.3** is estimated at $8.4 million and $1.5 million, respectively. These amounts are divided by 10,319, the total number of EDUs projected in year 2035, resulting in a total cost for the percolation ponds of $814 per EDU and $145 per EDU for the WRF land. These values are added to the improvements costs respective of the expansion areas and infill.

Use of Wastewater Fee Revenues

Wastewater fee revenues may be used for any of the improvements listed in **Table 11.2** or for similar capacity expansion or sanitary sewer service extension projects. The asset valuation and WRF equity components of the fee may also be used for future capacity expansions of the WRF and service extensions. However, since they represent current equity in the system, these portions of the revenues may also be used for capital replacements, for system rehabilitation, and/or be placed in the capital reserve account of the wastewater enterprise to be used to offset future rate increases.

Table 11.4a: Wastewater Facilities Cost per EDU – Expansion Areas

	Wastewater Facilities Total Cost and Cost per EDU
Master Plan Improvements Attributable to New Development in Expansion Areas	$14,288,128
Projected Growth in EDUs in Expansion Area (2015–2035)	1,681
Subtotal Net Improvements Cost per EDU	$8,499.78
WRF Capacity Cost in 2016	$408.02
Asset Valuations per EDU	
Percolation Pond	$814.03
WRF Land	$145.36
Total Cost per EDU for New Development	**$9,867.19**
Total Cost for New Expansion Area Development	$16,586,746

Table 11.4b: Wastewater Facilities Cost per EDU – Infill

	Water Facilities Total Cost and Cost per EDU
Master Plan Improvements in Infill	$453,204
Projected Growth in EDUs (2015–2035)	208
Subtotal Net Improvements Cost per EDU	$2,128.87
WRF Capacity Fee 2016	$408.02
Asset Valuations per EDU	
Percolation Pond	$814.03
WRF Land	$145.36
Total Cost per EDU for New Development	**$3,546.38**
Total Cost for New Infill Development	$737,626

WASTEWATER FACILITIES FEE SCHEDULES

The wastewater facilities impact fees for residential uses are presented in **Table 11.5** for both the expansion and infill areas.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

The nonresidential fee schedule is provided in **Table 11.6.** The fee for nonresidential development is based on the size of the water meter installed (or recommended to be installed, based on a project's fixture unit analysis). A wastewater facilities fee based on water meter size more accurately reflects the probable daily wastewater generation of the project and therefore the impact on the system than would a fee based on floor area.

Table 11.6 lists typical meter sizes and corresponding water use factors in terms of a standard 1-inch meter. The 1-inch meter is the standard for single-family homes and therefore corresponds to the cost per EDU of wastewater facilities in either the infill or expansion areas. The fees for the other meter sizes are stated in terms of the wastewater facility cost relative to a 1-inch meter.[1] The fee for a 5/8-inch meter is given in the case of small nonresidential uses and also be may applied to high-density or low occupancy per unit residential uses where installation of a meter less than 1 inch is allowed.

Table 11.5: Wastewater Facilities Impact Fee for Residential

Land Use[1]	Wastewater Demand Factor	Proposed Wastewater Facilities Fee, per Unit or 1,000 Sq. Ft.	Current Fee
Residential, Expansion areas			
Single-Family	1.00	$9,867.19	$7,403.28
Multi-Family	1.01	$9,965.86	$7,403.28
Mobile Home	0.68	$6,709.69	$5,034.23
Lodging (in units)	0.26	$2,565.47	$3,627.61
Residential, Infill			
Single-Family	1.00	$3,546.38	$2,437.01
Multi-Family	1.01	$3,581.84	$2,437.01
Mobile Home	0.68	$2,411.54	$1,657.16
Lodging (in units)	0.26	$922.06	$1,194.13

[1] See Chapter 2 for land use type definitions.

[2] Per dwelling unit for residential uses and per 1,000 square feet for nonresidential land uses.

[1] In terms of water fixture units, an EDU is equal to 20 water fixture units.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Table 11.6: Wastewater Facilities Fee Schedule for Nonresidential

			Proposed Fees per Meter Size		Current Fees	
Size of Meter (inches)	Volume Factor	Adjusted Equivalency Factor	Infill	Expansion Areas	Infill	Expansion Areas
5/8 [1]	1	0.4	$1,418.55	$3,946.88	$974.80	$2,961.31
1 [2]	2.5	1	$3,546.28	$9,867.19	$2,437.01	$7,403.28
1½	5	2	$7,092.56	$19,734.38	$4,874.01	$14,806.56
2	8	3.2	$11,348.10	$31,575.01	$7,798.42	$23,690.50
3	16	6.4	$22,696.19	$63,150.02	$15,596.84	$47,381.01
4	25	10	$35,462.80	$98,671.90	$24,370.07	$74,032.82
6	50	20	$70,925.60	$197,343.80	$48,740.13	$148,065.65
8	80	32	$113,480.96	$315,750.08	$77,984.21	$236,905.04
10	115	46	$163,128.88	$453,890.74	$112,102.30	$340,550.99
12	215	86	$304,980.08	$848,578.34	$209,582.57	$636,682.28

Source: American Water Works Association

[1] 5/8-inch meters installed for high-density residential and small nonresidential uses.

[2] Based on meter capacity, the equivalency factor is adjusted by the 1-inch meter factor which is standard for a single-family home (5/8-inch: 1/2.5 = 0.4).

An EDU is assumed to be approximately 20 water fixture units.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

12. WATER FACILITIES

This section pertains to the water supply, treatment, and distribution facilities needed to provide domestic and fire service water to new development in Santa Paula. The City Public Works Division currently maintains water wells, storage tanks, pump stations, and water mains serving the entire incorporated area.

WATER SUPPLY AND DEMAND

Santa Paula presently obtains nearly all of its domestic water from groundwater aquifers. The City currently relies on five active wells to supply its potable and fire service water needs. The City has the adjudicated right to pump up to 5,488 acre-feet per year (AF/yr) from the Santa Paula Groundwater Basin.[1] The City also has rights to 500 AF/yr of surface water in Santa Paula Creek, which is traded to the Canyon Irrigation Company in exchange for the right to pump a like amount of groundwater. The City operates the Steckel Conditioning Facility, which removes iron and manganese from three of the wells' production (Wells 11, 13, and 14) before distribution. A fourth well (Well 12) has its own iron and manganese removal facility. Well 1B operates without treatment due its low concentration of these metals. The City also maintains ten storage tanks and seven pumping stations for distribution of water in four main pressure zones.

According to the Santa Paula Urban Water Management Plan (UWMP), the City's water demand in 2010 was 4,416 AF/yr, which if accurate, represents a substantial reduction from the approximately 5,400 AF/yr demand reported in the City's 2005 Potable Water Master Plan. In 2005, the City conducted a residential water consumption data logging test on 12 residences and found the per capita water use for these homes to be 132 gallons per day per capita (gpcd). Using this water demand factor and the number of occupied dwelling units estimated in **Table 2.2** results in a current water demand estimate of 5,117 AF/yr as shown in **Table 12.4,** which is still less than the Potable Water Master Plan estimate for 2005. The UWMP projected that water demand would grow to approximately 6,120 AF/yr by the year 2035. However, this projection may significantly understate the potential increase in future water use. This study uses the higher per capita water use factor for future development of 163 gpcd that was assumed in the 2012 update of the Water Master Plan. This factor results in a projected demand of 6,751 AF/year (see **Table 12.4**).

In any case, the City will need to secure additional sources of water beyond its current groundwater rights to accommodate the expected demands of growth. One source of water will be the recently completed Wastewater Recycling Facility (WRF), which will deliver reclaimed water to replace potable groundwater to be used for irrigating parks, public landscaping, and school grounds. The WRF is addressed in Chapter 11, Wastewater.

WATER SYSTEM IMPROVEMENTS

The 2005 Potable Water Master Plan identified a number of water supply storage and distribution system improvements that would be needed to accommodate anticipated growth in the expansion areas. These improvements and their estimated costs, inflated to 2015 dollars, are shown in **Table 12.1**. The improvement costs are allocated between the City's share of the cost to maintain water service to the current population and the cost to provide capacity to new development.

[1] Memorandum from Public Works Department to the June 1, 2015, regular City Council meeting.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Table 12.1: Water System Improvements

Project/Description	2010 Project Costs	Current Project Costs (2015 dollars)[4]	Cost Allocation New Development/City	New Development Cost	City cost
			Expansion Area		
Water Master Plan Improvements, for expansion areas[1]			Allocation[2]		
New Cherry Hill Tank 1.75 MG (Fagan Canyon)	$2,106,228	$2,368,918	0.25/0.75	$592,229	$1,776,688
New 200 Zone Tank 2 MG (Fagan Canyon)	$2,407,118	$2,707,335	0.50/0.50	$1,353,667	$1,353,667
New Well Field, 4 wells and conditioning facility (for Fagan Canyon, etc.)	$5,572,031	$6,266,978	0.75/0.25	$4,700,234	$1,566,745
20" & 16" Cross-Town Pipeline (Fagan Canyon)	$2,161,948	$2,431,588	1.00/0.00	$2,431,588	$0
20" Fagan Transmission Pipe	$2,774,872	$3,120,955	1.00/0.00	$3,120,955	$0
Adams Connection Pipeline-12" Main extension 16" upgrade	$858,093	$965,115	0.50/0.50	$482,557	$482,557
New Terracina Hydropneumatic Pump Station (for Fagan Canyon 400 & 600 zones)	$2,228,813	$2,506,791	0.30/0.70	$752,037	$1,754,754
Sub-total	$18,109,102	$20,367,680		$13,433,268	$6,934,412
Infill Projects[1]			Infill Allocation[3]		
20" Cross-town transmission pipeline	$1,872,203	$2,105,705	0.06/0.94	$126,342	$1,979,362
New Andersen tank 2 MG	$4,557,922	$5,126,388	0.06/0.94	$307,583	$4,818,805
Andersen tank inlet/outlet	$824,661	$927,513	0.06/0.94	$55,651	$871,862
Sub-total	$7,254,785	$8,159,606		$489,576	$7,670,030
Recycled Water System Projects[1]					
Recycled Water Tank 4 MG	$4,574,867	$5,145,447	1.00/0.00	$5,145,447	$0
pipes	$3,851,399	$4,331,748	1.00/0.00	$4,331,748	$0
Phase 2 Pipelines - 20", 12" & 10" mains and connection to Farmer's irrigation	$1,563,966	$1,759,025	1.00/0.00	$1,759,025	$0
Phase 3 Pipelines - 14" & 12" mains and distribution to Schools and Parks	$1,982,088	$2,229,295	1.00/0.00	$2,229,295	$0
Main pump Station-200 HP, 3000 gpm	$851,138	$957,292	1.00/0.00	$957,292	$0
Sub-total	$12,823,457	$14,422,806		$14,422,806	$0
Total Water Improvements:	**$38,187,345**	**$42,950,092**		**$28,345,651**	**$14,604,441**

[1] City of Santa Paula Water Master Plan, 2005, Appendix E – Opinion of Probable Cost
[2] Cost allocation for expansion areas per Table 13-4 of Water Master Plan.
[3] Allocation for infill is based on projected infill water use.
[4] Cost inflation factor: ENR Construction 20-City Cost Index, Los Angeles

	March 2010	April 2015
	9770	10,989
Percentage Change		12.48%

In addition, the City completed a water rate study in 2009 that included an extensive program of capital improvements to be funded by rate revenues.[1] The projected costs of the rate-funded projects are shown in **Table 12.2.** Since a number of the improvements in **Table 12.2** are duplicative of the master plan projects listed in **Table 12.1**, the costs of these rate-funded improvements and others that would provide capacity for new development have been deducted from the final total cost that new development would pay in the form of an impact fee.

WATER ENTERPRISE REVENUE BONDS

Since the 2009 water rate study, the City issued water improvement bonds in the total amount of $50.99 million.[2] These bonds were intended to fund the water supply and distribution improvements identified in the water rate study and many other such projects expected to be needed over the next 25 years. The projects are a combination of facilities that serve both existing and future water customers. Some portion of the bond proceeds will likely finance capital improvements that are included in the impact fees paid by new development. Therefore, the debt service for bond-financed capital improvements attributable to new development must also be deducted from the net cost of improvements included in the fee calculation (see **Table 12.5a**).

Finally, the City commissioned a valuation study of its water and wastewater assets for the purpose of determining a fair market lease value of these assets to use in conjunction with the former design, build, operate, and finance agreement for the WRF. The value of water facility assets represents the existing development's investment in water infrastructure and, to the extent that this investment provides capacity that may be used by new development, it is reasonable and justifiable to charge new development a fair share of the value of these assets. The water asset values are summarized in **Table 12.3.** Assets include water rights and land value in addition to infrastructure assets such as reservoirs, pipelines, and booster pump stations. The water rights are the single most valuable asset and may be given a value per acre-foot. The $42.8 million value of water rights is divided by the total number of acre-feet, resulting in a value of $7,265 per acre-foot ($42.8 million/5,900 AF/yr).[3] This amount would be one component of the water facilities impact fee. The other components of the asset valuation to consider are land value and infrastructure values. The value to new development of the existing groundwater wells, distribution system, reservoirs, and booster pumps is arguable since a substantial investment in these items is found in both the water master plan improvements and the capital improvements included in the water rate study. Therefore, to avoid double-counting the costs attributable to new development, only the land value component, in addition to the water rights, should be included in the impact fee. The single-family equivalent value of the land is determined by dividing the land value by the current number of single-family equivalent dwelling units in 2015 which is calculated in **Table 12.4** and totals 8,150 EDUs. The equivalent land value is therefore $792,500/9,137 = $86.74 per EDU.

[1] City of Santa Paula Water and Wastewater Utility Rate Study, 2009.

[2] Series 2010A WER bonds.

[3] This value for water rights may be substantially out of date. Current prices range from $10,000 to $17,000 for the right to pump 1 acre-foot per year.

Table 12.2: Water Rate Study Capital Improvements

Item	2008-09	2009-10	2010-11	2011-12	2012-13	Total	Deduct from New Development's Cost
Misc Waterline Upgrades	$400,000					$400,000	No
Water Main Replacement Program Phase III		$2,000,000				$2,000,000	No
Crosstown Pipeline		$2,500,000				$2,500,000	Yes
Water Service Corrosion Study					$120,000	$120,000	No
Cherry Hill/Case Tank Slope Repair		$480,000				$480,000	No
New 4.0MG Reservoir (Gooding Tank)	$6,000,000					$6,000,000	No
New 400 Zone Tank Design		$300,000				$300,000	No
New 400 Zone Tank Construction (Cherry Hill)			$2,000,000			$2,000,000	Yes
Teague Tank Demolition		$200,000				$200,000	No
Main Reservoir Pre-Design		$150,000				$150,000	No
Renovation 4MG Main Reservoir 200 Zone			$5,000,000			$5,000,000	Yes
Upgrade Cherry Hill Inlet/Outlet Pipe				$580,000		$580,000	Yes
400 Zone #2/600 Zone #1 Booster Stat. Design	$275,000					$275,000	Yes
400 Zone #2/600 Zone #1 Booster Stat. Const.		$1,000,000				$1,000,000	Yes
Canyon Booster Station Upgrade		$500,000				$500,000	Yes
New Well #15 Design and Construction		$1,500,000				$1,500,000	Yes
New Well #16 Construction			$1,500,000			$1,500,000	Yes
Well 11 Rehabilitation Program	$180,000					$180,000	Yes
New Well Field				$1,400,000		$1,400,000	Yes
Well Replacement (Wells 1B & 11)			$3,300,000			$3,300,000	Yes
Well Rehabilitation (10 total, next 10 years)		$300,000	$300,000	$300,000	$300,000	$1,200,000	Yes
New Well Field Transmission Pipe				$730,000		$730,000	Yes
Total Current Values	$6,855,000	$8,930,000	$12,100,000	$3,010,000	$420,000	$31,315,000	
Total to deduct from improvement costs attributable to new development:							**$21,665,000**

Source: City of Santa Paula 2009b

Packet Pg. 126

1.9.A.a

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Table 12.3: Water System Assets Valuation Summary

Item	Reproduction Cost Less Depreciation	Replacement Cost Less Depreciation
Water Rights	$42,863,415	$42,863,415
Groundwater Wells	$3,457,516	$3,457,516
Water Treatment	$8,129,183	$8,129,183
Water Distribution Piping & Fixtures	$14,881,018	$23,310,893
Water System Reservoirs	$2,602,982	$2,602,982
Booster Pump Stations	$84,591	$84,591
Land Value	$792,500	$792,500
Total Water System Valuation	**$72,811,205**	**$81,241,080**

Source: City of Santa Paula 2009a

Packet Pg. 127

1.9.A.a

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Table 12.4: Current and Projected Water Demands

Land Use	Existing Dwelling Units, Thousand Square Feet (TSF) or Acres	Growth 2015-2035 Units, TSF or Acres	Total (units, TSF or Acres)	Equivalent Dwelling Unit (EDU) Water Use Demand Factor[1]	Existing Water Use in EDU	Growth in EDU	Total 2035 EDU	Current Estimated Demand AF/year	AF/year Increase due to Growth	Total AF/year 2035
Residential (in units)										
Single Family	5,670	1,185	6,855	1.0000	5,670	1,185	6,855	3,175	818	3,993
Multi-family	2,112	611	2,723	1.0100	2,133	617	2,750	1,194	426	1,620
Mobile Homes	801	0	801	0.5120	410	-	410	230	-	230
Lodging (in units)	100	300	400	0.1205	12	36	48	7	25	32
Non-residential (in thousand square feet)										
Office	2,000	314	2,314	0.0825	165	26	191	92	18	110
Commercial	2,000	236	2,236	0.0550	110	13	123	62	9	71
Industrial	4,000	345	4,345	0.0138	55	5	60	31	3	34
Warehouse	500	228	728	0.0028	1	1	2	1	1	2
Public/Institutional (acres)										
Schools	18	36	54	3.1884	57	116	173	32	80	112
Parks/Greenways	36	66	102	3.1884	115	210	325	64	145	209
Irrigated Ag. Preserve	0	55	55	2.8986	-	159	159	-	110	110
Open Space/Golf Cours	141	0	141	2.8986	409	-	409	229	-	229
				Totals	9,137	2,368	11,505	5,117	1,634	6,751

[1] The water use factor converts each unit of land use to an equivalent dwelling unit (EDU) which represents the water use of the land use in terms of the amount of water used by a single-family household: approximately 615 gallons per day (water use factor for new development), approximately 0.7 acre-feet per year.

Water Use Assumptions:

	Current demand factors			Factors for growth		
Residential						
Single Family:	498 gpd/du	132 gpd/capita	0.56 acre-feet per year	615 gpd/du	163 gpd/capita	0.69 acre-feet per year
Multi-family:	503 gpd/du	132 gpd/capita		621 gpd/du	163 gpd/capita	
Mobile Home:	255 gpd/du	100 gpd/capita		255 gpd/du	100 gpd/capita	
Lodging:	60 gpd/du	60 gpd/capita		60 gpd/du	60 gpd/capita	
Non-residential						
Office:	41 gpd/1,000 sf	15.0 gal/sf/yr				
Commercial:	27 gpd/1,000 sf	10.0 gal/sf/yr				
Industrial:	7 gpd/1,000 sf	2.5 gal/sf/yr				
Warehouse	1 gpd/1,000 sf	0.5 gal/sf/yr				
Public/Institutional						
Schools	2.2 acre-feet per year					
Parks	2.2 acre-feet per year					
Ag. Preserve	2.0 acre-feet per year					
Open Space/Golf Cours	2.2 acre-feet per year					

WATER ASSET VALUES AND IMPROVEMENTS COST PER EDU

Tables 12.5a and **12.5b** calculate the new development cost per EDU separately for expansion and infill, respectively. The expansion area cost per EDU calculated in **Table 12.5a** is a summation of master plan improvement costs attributable to new development (see **Table 12.1**), the deductions for capital improvements that will be funded by the water rates (see **Table 12.**2) (with financing through the Water Enterprise Bonds), the bond debt-service for 2016, and the cost per EDU for water rights and land value. The cost per EDU for water rights:

$7,265 per acre-foot x 0.69 acre-foot per EDU per year = $5,012.85 per EDU

On the other hand, the cost per EDU for infill (in **Table 12.5b**) includes only water rights and land value since it is assumed that the improvements attributable to new development in the infill area are so minor (less than $500,000) that they would be funded entirely out of the water rates on a pay-as-you-go basis.

Table 12.5a: Water Facilities Cost per EDU – Expansion Areas

		Water Facilities Total Cost and Cost per EDU
Master Plan Improvements Attributable to New Development		$28,345,651
Less Infill Improvements		($489,576)
Less Capacity Related, Rate-Funded, and Bond-Financed Capital Improvements		($21,665,000)
Net Cost of Improvements for Expansion Area Development		$6,191,075
Projected Growth in Expansion Area EDUs (2010–2030)	2,138	
Subtotal net expansion area improvements cost per EDU		$2,896.31
Water Enterprise Revenue Series 2010A Bond Payment per EDU for 2016		$798.10[1]
Subtotal for Improvements per EDU		$3,694.41
Asset Valuations per EDU		
Water Rights (cost for only the first 1,130+/- EDU)		$5,012.85[2]
Land Value		$86.74
Subtotal Water Assets per EDU		$5,099.59
Total Cost per EDU for Expansion Area Development in 2016		**$8,794.00**
Total Cost of Improvements for New Development Paid through Fee		$7,897,069
Total Cost of Water Rights and Land for New Development		$10,900,731
Total Cost for New Expansion Area Development		$18,797,800

[1] The debt-service share for new development in the year 2016 only; see Appendix B for a complete schedule of this fee component to the year 2040.
[2] The water rights component would not be charged to new development that brings new water supply with it.

In this cost analysis for the expansion areas, it is assumed that approximately $21.7 million will be spent for capacity-related capital improvements from water utility rate revenues (financed

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

primarily from the 2010 WER bonds). Therefore, this amount is deducted in **Table 12.5a** from the $28.3 million in the water and recycled water system improvements recommended in the Water Master Plan. As the capacity-related improvements are added to the water assets, their value may be added to the total valuation of assets that would subsequently be charged to future development in the form of a higher fee that is commensurate with the increased investment in water supply capacity. As time goes on, the improvement cost per EDU may be increased in future impact fee updates to reflect both the change in asset valuations and the revised number of future EDUs. Note also that the value of water rights pertains to the current groundwater source, which will supply only an additional 1,130 EDUs at current rates of demand (780 AF/yr in available groundwater rights divided by 0.69 AF/yr/EDU). Therefore, the current value of water rights is only applicable to the first 1,130 or so EDUs before the water supply component will need to be revised to reflect the cost of future supplies. This impact fee study projects about 2,370 new EDUs by the year 2035, indicating the need to secure an additional 1,240 EDUs or 856 AF/yr of water supply. As indicated earlier in this section, the cost of water rights is expected to increase substantially over the next few years. Currently, Santa Paula Municipal Code Section 52.021, Water Rights Dedication and Water Resource In-Lieu Fee, requires a fee of $2,000 per acre-foot of water supply (approximately $1,380 per EDU) to be charged to new development that does not provide its own water supply. Combined with the $5,013 water rights fee recommended in this study, the total applicable water supply charge for new development is $6,383 per EDU.

Table 12.5b: Water Facilities Cost per EDU – Infill

	Water Facilities Total Cost and Cost per EDU
Asset Valuations per EDU	
Water Rights	$5,012.85
Land	$86.74
Total Cost per EDU for New Development	**$5,099.59**
Estimated New Infill EDU	230
Total Cost for New Infill Development	$1,175,099

RESIDENTIAL WATER FACILITIES FEE SCHEDULE

In **Table 12.6,** the water facilities impact fees are calculated for residential development in the infill and expansion areas.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Table 12.6: Water Facilities Impact Fee for Residential

Land Use[1]	Water Demand Factor	Proposed Water Facilities Fee, per Unit or 1,000 Sq. Ft.	Current Fees
Residential Expansion Areas			
Single-Family	1.00	$8,794.00	$5,474.15
Multi-Family	1.01	$8,881.94	$5,397.05
Mobile Home	0.51	$4,502.53	$2,328.24
Lodging (per unit)	0.12	$1,059.68	$710.14
Residential Infill			
Single-Family	1.00	$5,099.59	$4,450.55
Multi-Family	1.01	$5,150.59	$4,387.86
Mobile Home	0.51	$2,610.99	$1,892.88
Lodging (per unit)	0.12	$614.50	$577.35

The fee schedule for nonresidential development is based on the size of the water meter installed (or recommended to be installed, based on a project's fixture unit analysis). A water facilities fee based on water meter size more accurately reflects the probable daily water demand of the project and therefore impact on the system than would a fee based on floor area.

NONRESIDENTIAL WATER FACILITIES FEES

Table 12.7 lists typical meter sizes and corresponding water use factors in terms of a standard 1-inch meter. The 1-inch meter is the standard for single-family homes and therefore corresponds to the cost per EDU of water facilities in either the infill or expansion areas. The fees for the other meter sizes are stated in terms of the water facility cost of a 1-inch meter. The fee for a 5/8-inch meter is given in the case of small nonresidential uses and also be may applied to high-density or low occupancy per unit residential uses where installation of a meter less than 1 inch is allowed.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Table 12.7: Water Facilities Fee Schedule for Nonresidential

Size of Meter (inches)	Factor	Adjusted Equivalency Factor	Proposed Fees per Meter: Infill	Proposed Fees per Meter: Expansion Areas	Current Fees per Meter: Infill	Current Fees per Meter: Expansion Areas
5/8 [1]	1	0.4	$2,039.84	$3,517.60	$1,780.22	$2,189.66
1[2]	2.5	1	$5,099.59	$8,794.00	$4,450.55	$5,474.15
1½	5	2	$10,199.18	17,588.0	$8,901.09	$10,948.30
2	8	3.2	$16,318.69	$28,140.80	$14,241.75	$17,517.28
3	16	6.4	$32,637.38	$56,281.60	$28,483.49	$35,034.56
4	25	10	$50,995.90	$87,940.00	$44,505.46	$54,741.50
6	50	20	$101,991.80	$175,880.00	$89,010.92	$109,483.01
8	80	32	$163,186.88	$281,408.00	$142,417.47	$175,172.81
10	115	46	$234,581.14	$404,524.00	$204,725.11	$251,810.91
12	215	86	$438,564.74	$756,284.00	$382,746.95	$470,776.92

Source: American Water Works Association

[1] 5/8-inch meters installed for high-density residential and small nonresidential uses.

[2] Based on meter capacity, the equivalency factor is adjusted by the 1-inch meter factor which is standard for a single-family home (5/8 inch: 1/2.5 = 0.4).

An EDU is assumed to be approximately 10 water fixture units.

USE OF WATER FACILITIES FEE REVENUES

Water facilities fee revenues may be used for any of the improvements listed in **Table 12.1** or for water supply capacity expansion or water service extension projects. The asset valuation component of the fee, the water rights portion in particular, is most appropriately applied to the acquisition of water rights needed to supply future development. However, since they represent current equity in the system, these portions of the revenues may also be used for capital replacements or for system rehabilitation and/or be placed in the capital reserve account of the water enterprise to be used to offset future rate increases.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

13. IMPLEMENTATION

This chapter identifies tasks that the City should complete when implementing the fee program.

IMPACT FEE PROGRAM ADOPTION PROCESS

Impact fee program adoption procedures are found in California Government Code Section 66000 et seq. Adoption of an impact fee program requires the City Council to follow certain procedures, including holding a public hearing. Mailed notice 14 days prior to the public hearing is required only for those individuals who request such notification. Data, such as this impact fee report and referenced material, must be made available at least 10 days prior to the public hearing. The City's legal counsel should inform the City of any other procedural requirements as well as advice regarding adoption of an enabling ordinance and/or a resolution. After adoption, there is a mandatory 60-day waiting period before the fees go into effect, unless an urgency ordinance, valid for 30 days, is adopted making certain findings regarding the urgency being claimed. The ordinance must be re-adopted at the end of the first period (and possibly at the end of the second period, depending on City Council meeting dates) to cover the next 30 days and therefore the entire 60-day waiting period. Fees adopted by urgency go into effect immediately. This procedure must also be followed for fee increases.

PROGRAMMING REVENUES AND PROJECTS WITH THE CIP

The City should update its Capital Improvement Plan (CIP) to identify specific projects and program fee revenues to those projects. Use of the CIP in this manner documents a reasonable relationship between new development and the use of fee revenues.

For the planning period of the CIP, the City should allocate all existing fund balances and projected fee revenue to facilities projects. The City should plan its CIP expenditures at least five years in advance and show where all collected development impact fee revenues will be spent. The City can hold funds in a project account for longer than five years if necessary to collect sufficient funds to complete a given project.

FUNDS NEEDED TO COMPLEMENT IMPACT FEE PROGRAM

In adopting the fees as presented in this report, additional funds will need to be identified to fund the share of costs not related to new development. **Table 1.3** identifies the facilities studied in this report and the funding sources for the facilities. The General Fund/Other Sources column identifies the additional funding that the City needs to obtain for the facilities shown to cover the City's share related to existing development.

INFLATION ADJUSTMENT

For the majority of the projects, the costs in this report are shown in 2015 dollars based on the consultant's experience and actual construction costs where available. To ensure that the fee program stays current with the prevailing cost of construction, the City should identify appropriate inflation indexes in the fee ordinance and include an automatic annual inflation adjustment in the fee ordinance for those facilities or systems that have not been completed. In addition, for those facilities for which the City is recouping funds for building excess capacity into the facilities, no annual adjustment factor is recommended. For these projects, the annual adjustment factor is not necessary because the facilities have been constructed and the costs determined.

A construction cost index can be based on the City's recent capital project experience or taken from any reputable source, such as the Engineering News Record.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

COMBINING FEES

Each facility category has been presented separately for the purpose of analysis and reporting. However, fees may be combined into two or more fee categories at the City's discretion to facilitate administration.

COMPLIANCE REQUIREMENTS

The California Mitigation Fee Act (Government Code Section 66000 et seq.) mandates procedures for administration of impact fee programs, including collection, accounting, refunds, updates, and reporting. The City should comply with the annual and five-year reporting requirements. For facilities to be funded with a combination of impact fees and other revenues, the City must identify the source and amount of the other revenues. The City must also identify when the other revenues are anticipated to be available to fund the project. The City's compliance obligations vis-à-vis the act include but are not limited to the following specific requirements:

Collection of Fees. Section 66007 provides that a local agency shall not require payment of fees by developers of residential projects prior to the date of final inspection or issuance of a certificate of occupancy, whichever comes first. In a residential development of more than one dwelling unit, the local agency may choose to collect fees either for individual units or for phases upon final inspection, or for the entire project upon final inspection of the first dwelling unit when it is completed. The local agency may require the payment of those fees or charges at an earlier time if: (A) the local agency determines that the fees or charges will be collected for public improvements or facilities for which an account has been established and funds appropriated and for which the local agency has adopted a proposed construction schedule or plan prior to final inspection or issuance of the certificate of occupancy; or (B) the fees or charges are to reimburse the local agency for expenditures previously made. "Appropriated," as used in this section, means authorization by the governing body of the local agency for which the fee is collected to make expenditures and incur obligations for specific purposes.

Fee Exemptions, Reductions, and Waivers. In the event that a development project is found to have no impact on facilities for which fees are charged, such project must be exempted from the fees. If a project has characteristics that indicate its impacts on a particular public facility or infrastructure system will be significantly and permanently smaller than the average impact used to calculate impact fees in this study, the fees should be reduced accordingly.

In some cases, the City may desire to voluntarily waive or reduce impact fees that would otherwise apply to a project to promote goals such as affordable housing or economic development. Such a waiver or reduction may not result in increased costs to other development projects and are allowable only if the City offsets the lost revenue from other fund sources.

Credit for Improvements by Developers. If the City requires a developer, as a condition of approval, to construct facilities or improvements for which impact fees have been or will be charged, the impact fee imposed on that development project for that type of facility must be adjusted to reflect a credit for the cost of facilities or improvements constructed or otherwise provided by the developer. If the reimbursement would exceed the amount of the fee to be paid by the development for that type of facility, the City may seek to negotiate a reimbursement agreement with the developer.

Earmarking of Fee Revenues. Section 66006 mandates that the City "deposit…fees for the improvement in a separate capital facilities account or fund in a manner to avoid any

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

commingling of the fees with other revenues and funds of the City, except for temporary investments." Fees must be expended solely for the purpose for which they were collected. Interest earned on the fee revenues must also be placed in the capital account and used for the same purpose. The Mitigation Impact Fee Act is not clear as to whether depositing fees "for the improvements" refers to a specific capital improvement or a class of improvements (e.g., park facilities). Recommended practice is for the City is to maintain separate funds or accounts for impact fee revenues by facility category, but not necessarily for individual projects.

Reporting. Section 66006 requires that once each year, within 180 days of the close of the fiscal year, the City must make available to the public the following information for each account established to receive impact fee revenues:

1. The amount of the fee.

2. The beginning and ending balance of the account or fund.

3. The amount of the fees collected and interest earned.

4. Identification of each public improvement on which fee revenues were expended and the amount of the expenditures on each improvement, including the percentage of the cost of the public improvement that was funded with fee revenues.

5. Identification of the approximate date by which the construction of a public improvement will commence, if the City determines sufficient funds have been collected financing of an incomplete public improvement.

6. A description of each inter-fund transfer or loan made from the account or fund, including interest rates, repayment dates, and a description of the improvements on which the transfer or loan will be expended.

7. The amount of any refunds or allocations made pursuant to Section 66001, paragraphs (e) and (f).

The above information must be reviewed by the City Council at its next regularly scheduled public meeting, but not less than 15 days after the statements are made public.

Findings and Refunds. Section 66001 requires that, for the fifth fiscal year following the first deposit of any impact fee revenue into an account or fund as required by Section 66006, and every five years thereafter, the City must make all of the following findings for any fee revenues that remain unexpended, whether committed or uncommitted:

1. Identify the purpose to which the fee will be put.

2. Demonstrate the reasonable relationship between the fee and the purpose for which it is charged.

3. Identify all sources and amounts of funding anticipated to complete financing of incomplete improvements for which the impact fees are to be used.

4. Designate the approximate dates on which the funding necessary to complete financing of those improvements will be deposited in to the appropriate account of fund.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

Annual Update of Capital Improvement Program. Section 66002 provides that if the City adopts a CIP to identify the use of impact fees, that program must be adopted and annually updated by a resolution of the governing body at a noticed public hearing. The alternative is to identify improvements in other public documents.

.

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

APPENDIX A: WATER RECYCLING FACILITY CAPACITY FEE SCHEDULE

Year	Aggregate Annual Debt Service	Cumulative Debt Service	Cumulative Percentage	Cumulative Cost per Gallon for WRF Capacity	Cost per EDU (298 gallons per day)
2015	$882,520	$882,520	0.52%	$0.21	$62.62
2016	$4,868,070	$5,750,590	3.36%	$1.37	$408.02
2017	$4,863,380	$10,613,970	6.20%	$2.53	$753.09
2018	$4,860,420	$15,474,390	9.04%	$3.68	$1,097.94
2019	$4,861,895	$20,336,285	11.89%	$4.84	$1,442.91
2020	$4,857,765	$25,194,050	14.73%	$6.00	$1,787.58
2021	$4,864,165	$30,058,215	17.57%	$7.16	$2,132.70
2022	$4,863,965	$34,922,180	20.41%	$8.31	$2,477.81
2023	$4,862,365	$39,784,545	23.25%	$9.47	$2,822.81
2024	$4,864,365	$44,648,910	26.10%	$10.63	$3,167.95
2025	$4,864,132	$49,513,042	28.94%	$11.79	$3,513.07
2026	$4,862,932	$54,375,975	31.78%	$12.95	$3,858.10
2027	$4,864,432	$59,240,407	34.63%	$14.10	$4,203.25
2028	$4,863,182	$64,103,590	37.47%	$15.26	$4,548.30
2029	$4,861,882	$68,965,472	40.31%	$16.42	$4,893.26
2030	$4,862,285	$73,827,757	43.15%	$17.58	$5,238.26
2031	$4,863,010	$78,690,767	46.00%	$18.74	$5,583.30
2032	$4,867,510	$83,558,278	48.84%	$19.89	$5,928.66
2033	$4,863,510	$88,421,788	51.68%	$21.05	$6,273.74
2034	$4,861,260	$93,283,048	54.52%	$22.21	$6,618.65
2035	$4,861,613	$98,144,661	57.37%	$23.37	$6,963.60
2036	$4,860,963	$103,005,623	60.21%	$24.53	$7,308.49
2037	$4,863,713	$107,869,336	63.05%	$25.68	$7,653.59
2038	$4,867,213	$112,736,548	65.90%	$26.84	$7,998.93
2039	$4,861,213	$117,597,761	68.74%	$28.00	$8,343.84
2040	$4,864,125	$122,461,886	71.58%	$29.16	$8,688.96
2041	$4,862,250	$127,324,136	74.42%	$30.32	$9,033.95
2042	$4,863,000	$132,187,136	77.26%	$31.47	$9,378.99
2043	$4,861,250	$137,048,386	80.11%	$32.63	$9,723.91
2044	$4,861,750	$141,910,136	82.95%	$33.79	$10,068.86
2045	$4,864,000	$146,774,136	85.79%	$34.95	$10,413.97
2046	$4,862,500	$151,636,636	88.63%	$36.10	$10,758.98
2047	$4,862,000	$156,498,636	91.47%	$37.26	$11,103.95
2048	$4,862,000	$161,360,636	94.32%	$38.42	$11,448.92
2049	$4,862,000	$166,222,636	97.16%	$39.58	$11,793.89
2050	$4,861,500	$171,084,136	100.00%	$40.73	$12,138.83

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

APPENDIX B: WATER ENTERPRISE DEBT SERVICE PAYMENT SCHEDULE FOR NEW DEVELOPMENT

Year	Principal	Interest	Total 2010A	Cumulative	Cumulative Percentage	Cumulative Cost per Acre-Foot for Water Capacity Improvements (6,751 AF/yr.)	Cost per EDU (0.69 AF/yr, per day)
2015	$1,370,000	$2,536,750	$3,906,750	$3,906,750	4.50%	$578.69	$399.30
2016	$1,420,000	$2,481,950	$3,901,950	$7,808,700	9.00%	$1,156.67	$798.10
2017	$1,485,000	$2,425,150	$3,910,150	$11,718,850	13.51%	$1,735.87	$1,197.75
2018	$1,545,000	$2,365,750	$3,910,750	$15,629,600	18.02%	$2,315.15	$1,597.46
2019	$1,620,000	$2,288,500	$3,908,500	$19,538,100	22.53%	$2,894.10	$1,996.93
2020	$1,878,000	$2,028,900	$3,906,900	$23,445,000	27.03%	$3,472.82	$2,396.25
2021	$1,878,000	$2,028,900	$3,906,900	$27,351,900	31.54%	$4,051.53	$2,795.56
2022	$1,878,000	$2,028,900	$3,906,900	$31,258,800	36.04%	$4,630.25	$3,194.87
2023	$1,878,000	$2,028,900	$3,906,900	$35,165,700	40.55%	$5,208.96	$3,594.18
2024	$1,878,000	$2,028,900	$3,906,900	$39,072,600	45.05%	$5,787.68	$3,993.50
2025	$2,393,000	$1,510,400	$3,903,400	$42,976,000	49.55%	$6,365.87	$4,392.45
2026	$2,393,000	$1,510,400	$3,903,400	$46,879,400	54.05%	$6,944.07	$4,791.41
2027	$2,393,000	$1,510,400	$3,903,400	$50,782,800	58.55%	$7,522.26	$5,190.36
2028	$2,393,000	$1,510,400	$3,903,400	$54,686,200	63.05%	$8,100.46	$5,589.32
2029	$2,393,000	$1,510,400	$3,903,400	$58,589,600	67.55%	$8,678.66	$5,988.27
2030	$2,636,000	$845,965	$3,481,965	$62,071,565	71.57%	$9,194.43	$6,344.15
2031	$2,636,000	$845,965	$3,481,965	$65,553,530	75.58%	$9,710.20	$6,700.03
2032	$2,636,000	$845,965	$3,481,965	$69,035,495	79.60%	$10,225.97	$7,055.92
2033	$2,636,000	$845,965	$3,481,965	$72,517,460	83.61%	$10,741.74	$7,411.80
2034	$2,636,000	$845,965	$3,481,965	$75,999,425	87.63%	$11,257.51	$7,767.68
2035	$1,463,000	$325,550	$1,788,550	$77,787,975	89.69%	$11,522.44	$7,950.48
2036	$1,463,000	$325,550	$1,788,550	$79,576,525	91.75%	$11,787.37	$8,133.28
2037	$1,463,000	$325,550	$1,788,550	$81,365,075	93.81%	$12,052.30	$8,316.09
2038	$1,463,000	$325,550	$1,788,550	$83,153,625	95.88%	$12,317.23	$8,498.89
2039	$1,463,000	$325,550	$1,788,550	$84,942,175	97.94%	$12,582.16	$8,681.69
2040	$1,700,000	$88,738	$1,788,738	$86,730,913	100.00%	$12,847.12	$8,864.51
	$50,990,000	$35,740,913	$86,730,913				

California Department of Finance. 2015. Demographics Research Unit. DOF Table E-5.

City of San Diego, Engineering and Capital Projects Department. 2004. "Construction Cost Escalation for Public Buildings Contracts." Report to City Manager, January.

City of Santa Paula. 2005a. *Master Facilities Plan.*

———. 2005b. *Potable Water Master Plan.*

———. 2006. *Parks and Recreation Master Plan*.

———. 2008. *Storm Drain Master Plan.*

———. 2009a. *Santa Paula Water and Wastewater Asset Valuation Study.*

———. 2009b. *Water and Wastewater Utility Rate Study*.

———. 2011. *Urban Water Management Plan.*

———. 2012a. *Amendment to the 2005 Potable Water System Master Plan.*

———. 2012b. *Wastewater System Master Plan.*

———. 2015a. *Government Fixed Asset Inventory Report*.

———. 2015b. Memorandum from Public Works Department to the June 1, 2015, regular City Council meeting.

Institute of Traffic Engineers. 2003. *Trip Generation Manual,* 7th ed.

Jones Hall. 2015. Official Statement for Wastewater Enterprise Revenue, 2015 Series A&B Bonds.

Natelson Company. 2001. *Employment Density Study Summary Report.* Prepared for the Southern California Association of Governments.

San Diego Association of Governments. 2002. *Brief Guide to Traffic Generation Rates—Traffic Generators.*

SCAG (Southern California Association of Governments). 2015. Santa Paula Local Profile.

———. 2016. Sub-regional Growth Forecast for Santa Paula.

US Census Bureau. 2000. US Census 2000, Tables H33 & H30 Summary File 3.

American Water Works Association M1 Manual, Principles of Water Rates, Fees, and Charges, Sixth Edition, 2012, Table B-1

Attachment: A. Final Draft Update 3-10-2016 (1108 : DIF & GP Fee Studies)

CITY OF SANTA PAULA
GENERAL PLAN MAINTENANCE FEE STUDY

Prepared for:

CITY OF SANTA PAULA

970 VENTURA STREET
SANTA PAULA, CA 93060

Prepared by:

Michael Baker INTERNATIONAL

3900 KILROY AIRPORT WAY, SUITE 120
LONG BEACH, CA 90806

FINAL DRAFT: JANUARY 18, 2016

Attachment: B. Final Draft GPM Fee Study 1-21-16 (1108 : DIF & GP Fee Studies)

Page intentionally left blank

TABLE OF CONTENTS

Table of Contents i

List of Tables i

Introduction 1

Scope of Project 1

Background and Assumptions 1

Methodology 2

Cost of General Plan Update, Implementation, and Maintenance 2

General Plan Update Cost Recovery 3

Annual Development Forecast 6

Cost per Unit Calculations 6

Impact of Fee on Sample Construction Projects 7

Comparable Fees Charged by other Jurisdictions 7

Conclusion 8

LIST OF TABLES

Table 1: General Plan Costs Incurred to Date 2

Table 2: General Plan Implementation Summary of Estimated Future Costs 3

Table 3: Total General Plan Update and Implementation 1996-2024 3

Table 4: General Plan Update Cost Recovery Summary and Annual Cost to Recover 4

Table 5: Annual General Plan Update and Implementation Cost Schedule 5

Table 6: Building Permits Valuations 2010-2015 6

Table 7: Sample of Fees Charged by Permit Valuation 7

Attachment: B. Final Draft GPM Fee Study 1-21-16 (1108 : DIF & GP Fee Studies)

This page intentionally left blank.

INTRODUCTION

California's planning law requires each city to prepare and adopt a comprehensive, long-term general plan for the physical development of the city and any land outside its boundaries which the city deems important for planning purposes (California Government Code Section 65301). State law also requires that the seven mandated elements of a city's general plan (land-use, circulation, housing, conservation, open space, noise and safety) must be must also be updated periodically. Compliance with State planning law is required to avoid challenges to a city's authority to implement its general plan, including a city's ability to adopt specific plans, revise its zoning ordinance, issue conditional use and building permits and approve planning applications in general. Government Code Sections 65105 and 66014 et. Seq. allow cities to impose fees to support the work required to prepare and adopt the general plan and its elements. Michael Baker International was retained to prepare an analysis of the costs to update and maintain the City of Santa Paula's General Plan and to calculate a fee (General Plan Maintenance Fee) on building permits sufficient to recoup those costs.

SCOPE OF PROJECT

Task 1 Gather cost data related to the City of Santa Paula's update of its General Plan and related long-range planning elements, including policy amendments and implementation of the General Plan.

Task 2 Identify alternative fee models to fund up to 100% of all identified costs. Compare the resultant proposed fee to those charged by other California jurisdictions.

Task 3 Develop a General Plan Maintenance Fee model applicable to Santa Paula based on projected number and valuation of building permits. Provide sample valuations.

Task 4 Prepare documentation that supports the findings of the General Plan Maintenance Fee study and attend meetings.

Task 5 Assist in the preparation of an ordinance and/or resolution that implements the General Plan Maintenance Fee.

BACKGROUND AND ASSUMPTIONS

In the past, state law only permitted jurisdictions with populations in excess of 3 million to collect funds through a property tax assessment for long-range planning activities (California Government Code Section 65250). In September 2002, Assembly Bill 2936 was passed by the state legislature and signed by the governor addressing the need for other jurisdictions in the state to fund General Plan maintenance and updates. The bill, enacted as Government Code Section 66014, provides that a local jurisdiction may impose a fee to recoup costs that are reasonably necessary to prepare and revise the plans and policies that a local agency is required to adopt before it can make any necessary findings and determinations. Included in these plans are city and county general plans and associated elements and reports.

In the California cities and counties that are known to have adopted a fee for this purpose, there are basically four methodologies used to calculate the fee. These methodologies are described below:

Attachment: B. Final Draft GPM Fee Study 1-21-16 (1108 : DIF & GP Fee Studies)

- The fee is based on building permit valuation.
- Assessment of a flat rate for each application to development services (including building permits), without regard to the value or scope of the application.
- Impose a percentage surcharge on the sum of all planning and permit fees for each building permit and planning application.
- Apply a dollar value to each dwelling unit or square foot of new non-residential construction.

Each methodology has advantages and disadvantages related to the development of an appropriate fee rate, the cost/benefit nexus between the type of application and the City's cost, and the assessment of the actual fee on building permits. From analysis of the building permit data provided by the City, this report will structure the General Plan Maintenance Fee in terms of a dollar amount per unit of building permit valuation ($1,000 units) as the most direct way of estimating the appropriate cost recovery fee rate using the available building permit valuation data. Based on the data gathered by the Building Department and the type of development expected over the next several years, this methodology is the most appropriate for the City of Santa Paula.

METHODOLOGY

COST OF GENERAL PLAN UPDATE, IMPLEMENTATION, AND MAINTENANCE

Calculation of the General Plan Maintenance Fee requires obtaining the following information:

- Actual costs incurred for the Santa Paula General Plan update completed in 1998.
- Actual costs incurred for General Plan implementation programs (1996-2015) (such as Housing Elements, amendments, ordinances, and programs needed to put the General Plan policies into effect).
- Estimated new General Plan update and future implementation costs (through FY 2033-34, assuming a 20-year implementation cycle;
- Annual construction valuation for building permits issued in the City.

The Santa Paula Planning Department collected and estimated various cost data pertaining to the preparation and adoption of the 1998 General Plan update and ensuing implementation documents including related General Plan Elements and amendments. These costs are summarized in Table 1.

Table 1: General Plan Costs Incurred to Date

Project	Staff	Consultant	Staff + Consultant
1996-98 General Plan Update[1]	$37,000	$93,622	$130,622
1996-98 General Plan CEQA Documents[1]	$21,000	$52,234	$73,234
2008-2014 Housing Element Update	$44,019	$60,905	$104,924
2013-2021 Housing Element Update	$30,290	$24,940	$55,230
Revisions to Density Bonus Ordinance[2]	$5,730	$0	$5,730
Farm worker Housing Emergency Shelter[2]	$3,920	$0	$3,920
General Plan Amendments-implement State law	$5,600	$0	$5,600
General Plan Update	$8,170	$0	$8,170
Capital Improvement Plan	$540	$0	$540
Affordable Housing Overlay[2]	$3,380	$0	$3,380
Total	**$159,649**	**$231,701**	**$391,350**

[1] Staff costs are estimated

[2] Work related to the Housing Element

The estimated future costs to prepare the new General Plan update and associated documents over the next 20 years are summarized in Table 2.

Table 2: General Plan Implementation Summary of Estimated Future Costs

Description	Cost
Planned 2015 General Plan Update	$515,000
Annual Review and Reporting ($1,000 per year)	$20,000
Implementation and Amendments post-2015 Update ($10,000 per year)	$200,000
Housing Element Update (2022-2030 & 2031-2039)	$170,000
Total Cost of General Plan Implementation (2015-2024)	**$905,000**

The costs that the City has incurred to date and is projected to incur over the next 20 years amounts to an estimated $1,296,350, as shown in Table 3.

Table 3: Total General Plan Update and Implementation 1996-2034

Description	Cost
General Plan Update (costs incurred for period 1996-2015)	$391,350
General Plan Update and Implementation (estimated costs 2015-2034)	$905,000
Total	**$1,296,350**

GENERAL PLAN UPDATE COST RECOVERY

Following adoption of the 1998 General Plan and through 2015, the City undertook actions that were required to implement the General Plan, including the update of the Development Code to achieve consistency with the new General Plan, clarification of Open Space Standards and Safety Element Updates as described in the General Plan. Because these implementation programs directly serve to guide new development (both in the existing community and in expansion areas), these costs are attributed to future development and shall be 100% recovered through the General Plan fee, as permitted by State law.

The City has anticipated the future efforts are also required to maintain a legally adequate General Plan over the time frame of the General Plan Maintenance Fee. Funded activities include periodic minor updates, mandatory Housing Element updates, preparation of General Plan annual reports and another significant General Plan update currently under way.

Fee revenues that have been collected during the period 1996 to 2014 are deducted from the net total cost to be recovered over the next 20 years. Table 4 presents a summary of these costs and the annual average amount to be recovered.

Attachment: B. Final Draft GPM Fee Study 1-21-16 (1108 : DIF & GP Fee Studies)

Table 4: General Plan Update Cost Recovery Summary and Annual Cost to Recover

Description	Cost
General Plan Update Costs incurred 1996-2015	$391,350
General Plan Impact Fees Collected 1996 to 2014	($120,380)
Subtotal-remaining expended costs to recover	$270,970
Total new General Plan Update and Implementation over 20 years	$905,000
Total General Plan Update and Implementation Cost for Recovery	$1,175,970
Years to Recover	20
Average Annual Recovery	**$58,799**

A detailed annual schedule of the costs for each year is provided in Table 5.

Attachment: B. Final Draft GPM Fee Study 1-21-16 (1108 : DIF & GP Fee Studies)

Table 5: Annual General Plan Maintenance Cost Schedule

Cost Item	2015	2016	2017	2018	2019	2020
General Plan Update and Implementation Costs (minus fees received) incurred from 1996 to 2015 (from Table 1, total net cost spread over 10 years)	$13,549	$13,549	$13,549	$13,549	$13,549	$13,549
General Plan Update & Draft Environmental Impact Report		$257,500	$257,500			
Housing Element Updates						$42,500
Major Review and City Council-initiated amendments of General Plan	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000
Annual Review	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000
Total Costs for Update and Maintenance	**$24,549**	**$282,049**	**$282,049**	**$24,549**	**$24,549**	**$67,049**

Cost Item	2021	2022	2023	2024	2025	2026	2027
General Plan Update and Implementation Costs to date	$13,549	$13,549	$13,549	$13,549	$13,549	$13,549	$13,549
General Plan Update Amendment & Draft Environmental Impact Report							
Housing Element Updates	$42,500						
Major Review and City Council-initiated amendments of General Plan	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000
Annual Review	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000
Total Costs for Update and Maintenance	**$67,049**	**$24,549**	**$24,549**	**$24,549**	**$24,549**	**$24,549**	**$24,549**

Cost Item	2028	2029	2030	2031	2032	2033	2034	Total
General Plan Update and Implementation Costs to date	$13,549	$13,549	$13,549	$13,549	$13,549	$13,549	$13,549	$270,970
General Plan Update Amendment & Draft Environmental Impact Report								$515,000
Housing Element Updates		$42,500	$42,500					$170,000
Major Review and City Council-initiated amendments of General Plan	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$200,000
Annual Review	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$20,000
Total Costs for Update and Maintenance	**$24,549**	**$67,049**	**$67,049**	**$24,549**	**$24,549**	**$24,549**	**$24,549**	**$1,175,970**

ANNUAL DEVELOPMENT FORECAST

The total recoverable cost of the General Plan update and implementation is spread over the 20-year update cycle to arrive at a maximum amount that shall be collected each year from building permits to recover the cost. The cost recovery method proposed in this study assesses the fee based on project valuation and is expressed as a dollar value per $1,000 of valuation.

The fee rate is directly dependent on an assumed rate of annual new construction. According to the City's building permit statistics reports, new construction includes new residential housekeeping buildings (dwellings), new residential non-housekeeping buildings (accessory structures), and new nonresidential buildings. The development forecast assumption is a key factor in setting the fee charged per building permit. Erring too high in the projections—assuming there will be more construction than actually occurs—will result in a fee rate that is too low and the total revenue from the fee will be less than the General Plan update and implementation costs. Conversely, assuming a rate of development that is too low means the fee rate will be set higher and revenues will exceed the overall cost of the program. It is a basic principle (and state law) that user charges must correspond to the reasonable costs of the program that the fee is intended to recover.

The development forecast used in this fee study is based on the City's recent history of permit activity from 2010 through 2015 to date. The permit valuation data compiled and provided by the City's Building & Safety Department is summarized in Table 6.

Table 6: Building Permits Valuations 2010-2015

Year	Total Valuation
2010	$14,191,564
2011	$11,076,418
2012	$9,916,866
2013	$15,859,754
2014	$9,072,967
2015 (est.)*	$7,000,000
Average Annual	**$11,186,262**

**Extrapolated annual total-to-date extrapolated to full-year*

COST PER UNIT CALCULATIONS

A basic cost per unit is determined by dividing the amortized total cost of the General Plan update and maintenance cost by the development unit; in this instance, per $1,000 of permit valuation.

Annual Cost per $1,000 of permit valuation:

Assumptions:

Average annual General Plan update and maintenance cost: **$58,799**

Projected Annual Permit Valuation ($1,000's): **$11,186**

Attachment: B. Final Draft GPM Fee Study 1-21-16 (1108 : DIF & GP Fee Studies)

Calculation:

The average annual General Plan update and maintenance cost is divided by the projected annual permit valuation (in thousands of dollars) is the proposed General Plan Maintenance Fee per $1,000 of value:

$58,799/$11,186 = $5.26 per $1,000 of permit valuation

IMPACT OF FEE ON SAMPLE CONSTRUCTION PROJECTS

The calculated General Plan Maintenance Fee would result in charges to representative construction projects as shown in Table 7:

Table 7: Sample of Fees Charged by Permit Valuation

Sample Projects	Representative Permit Valuation	Proposed General Plan Maintenance Fee	Current General Plan Fee*
Single-Family Home (2,500 sq. ft.)	$300,000	$1,578	$5,000
Multi-Family Home (1,000 sq. ft.)	$195,000	$1,026	$2,000
Deck (1,500 sq. ft)	$13,000	$68	$3,000
10,000 sq. ft. Commercial Building @ $75 per sq. ft.	$750,000	$3,945	$20,000
50,000 sq. ft. Industrial/Warehouse Building @ $50 per sq. ft.	$2,500,000	$13,150	$100,000

*The current General Plan fee is $2 per square foot.

COMPARABLE FEES CHARGED BY OTHER JURISDICTIONS

Examples of General Plan preparation and update fees charged by other jurisdictions under various fee methods are listed below. There is wide variance in General Plan program costs among California cities and counties, reflecting the different planning efforts involved and types of building permit activity. In addition, it is likely that these jurisdictions have differing policies regarding how much of the program cost should be passed on to new construction versus how much of the cost should be absorbed by current development through payment directly out of the General Fund.

Fees charged in selected municipalities based upon a dollar value of building permit valuation as proposed above (all rates per $1,000 of building valuation) are as follows:

Ventura County*	$5.00
City of Monterey Park	$2.00
City of Agoura Hills	$1.41

** $12.75 is added to the contract hourly rate for Planning and Code Compliance and is billed monthly as services are provided.*

Attachment: B. Final Draft GPM Fee Study 1-21-16 (1108 : DIF & GP Fee Studies)

The following cities impose a surcharge on the total of all planning and permitting fees for each building permit.

City of Moorpark*	5% of Building Permit Fee for valuation of $10,000 or greater*
City of Ventura	1% for Planning, Land Development and Permit & Code Enforcement
City of Oxnard	0.24% of the valuation of any building permit

** Called an "Advance Planning Fee" used for General Plan activities*

CONCLUSION

It is recommended that a General Plan Maintenance Fee of $5.26 be charged for every $1,000 of building valuation. A fee based on permit valuation recognizes the principle that new development benefits from local planning efforts that maintain property values. Therefore, the fee should reflect the proportionality of the benefit of the General Plan to a project's value. The valuation-based fee is a change from the current flat fee of $2.00 per square foot. The current flat fee does not account for the greater benefit that development of higher value derives from the General Plan. The flat fee also places a heavier burden on large building projects that are of lower value per square foot.

The proposed new fee will generate approximately $1.18 million over the next 20 years, assuming the average annual valuation estimated in Table 6 above is realized. This revenue is sufficient to recover the costs summarized below:

- The net unrecovered staff time and consultant's cost of the current General Plan Update and implementation estimated at: $270,970;
- Prior to adoption of the new General Plan and the associated Draft Environmental Impact Report, the City will incur expenses for consultants and for Planning Department staff, which expected to require 20% of a Planning Technician's time, 25% of an Associate Planner's time and 10%-15% of the Planning Director's time over a 2.5 year time-frame to adoption. Other expenses include public meetings, legal notices, promotion through utility bill inserts, etc. Total cost is estimated at: $515,000;
- On-going cost for General Plan implementation and maintenance over the next 20 years, including two updates to the Housing Element, annual reviews and reports, General Plan amendments and minor update, estimated at: $390,000.

It is recommended that the fee amount be reviewed on a regular basis, at least once every five years, to verify the building valuation assumptions and incorporate actual General Plan costs as they are incurred.

Attachment: B. Final Draft GPM Fee Study 1-21-16 (1108 : DIF & GP Fee Studies)

City of Santa Paula
Five Year Report on
Unexpended Development Impact Fee Funds
March 14, 2016

INTRODUCTION

This report has been prepared to meet the state requirements for reviewing and reporting on development impact mitigation fee revenues pursuant to Government Code Section 66001(d) pertaining to findings that shall be made by the City Council five years after the initial deposit of funds into an impact fee account and every five years thereafter.

Section 66001(d) requires that the City shall make findings with respect to any portion of the impact fees remaining unexpended, whether committed or uncommitted. These findings must:

1. Identify the purpose of the fee;
2. Demonstrate the reasonable relationship between the fee and the purpose for which it was charged;
3. Identify all sources and amounts of funding anticipated to complete financing of incomplete improvements;
4. Designate the approximate dates on which these funding sources can be expected to be deposited into the appropriate account or fund.

The information documenting these findings shall be made public and reviewed at a noticed hearing pursuant to GC Section 66006(b).

When sufficient funds have been collected to complete financing on incomplete public improvements, the local agency has 180 days to identify an approximate date by which construction of the public improvement will begin or else is required to refund the unexpended fees, including accrued interest, to the current owner of lots or units of the development project.

BACKGROUND

The City of Santa Paula originally adopted elements of its impact fee program on April 7, 2003 (Ordinance 1064) and on April 21, 2003 (Ordinance 1065 and 1066). The fees were subsequently updated based on an impact fee study prepared by Revenue and Costs Specialists, LLC in October 2005. The fee programs were adopted in compliance with Government Code Section 66000 et seq.

2011 Development Impact Fee Update

Michael Baker International (formerly PMC) was retained in April 2008 to complete a study leading to a further update of the impact fees. The City Council adopted an updated Development Impact Fee Study (2011 DIF Study), prepared by PMC dated May 2011, by Resolution No. 6743 on May 16, 2011, and imposed the updated development impact fees effective July 2, 2011, on new land development projects and building permits pursuant to the Resolution. The fees apply to the following facility categories:

Attachment: C. Five Year DIF Final Report 3-14-16 (1108 : DIF & GP Fee Studies)

Development Impact Fee Categories

- Police Protection
- Fire Protection
- General Government Facilities
- Libraries
- Parks and Recreation
- Transportation
- Drainage
- Water Facilities
- Wastewater Facilities
- Public Use Facilities

Current Fee Schedule

The fee schedules recommended in the May 2011 PMC DIF Study are shown in Tables 1a and 1b below. Table 1a applies to expansion areas (areas not within the city limits at the time the study was completed) and Table 1b applies to infill areas. The fees have not been revised since the adoption of the Resolution in 2011:

Table 1a – Development Impact Fee Schedule for Expansion Areas

Facility Category	Single Family	Multi-Family	Mobile Home	Commercial Lodging	Office	Commercial	Industrial	Light Industrial
	Fee per Dwelling Unit				*Fee per 1,000 Building Square Feet**			
Police	$877	$886	$593	$407	$93	$93	$62	$62
Fire Protection	$560	$566	$379	$408	$59	$59	$40	$40
General Government Facilities	$645	$652	$436	$171	$69	$69	$46	$46
Libraries	$2,014	$2,035	$1,362	N/A	N/A	N/A	N/A	N/A
Parks	$5,679	$5,740	$3,842	N/A	N/A	N/A	N/A	N/A
Transportation	$5,962	$5,008	$5,962	$2,146	$3,004	$9,912	$2,102	$2,102
Drainage[1]	$1,404	$810	$1,317	$562	$716	$716	$936	$936
Public Use Facilities	$1,440	$1,456	$974	N/A	N/A	N/A	N/A	N/A
Wastewater	$7,403	$7,403	$5,034	$3,628	$7,403	$7,403	$7,403	$7,403
Water Facilities	$5,474	$5,397	$2,328	$710	$5,474	$5,474	$5,474	$5,474
Subtotal Facilities Fees	$31,459	$29,953	$22,227	$8,032	$16,819	$23,727	$16,063	$16,063
Administration 2%	$629	$599	$445	$161	$336	$475	$321	$321
Total Public Facilities Fee	**$32,088**	**$30,552**	**$22,671**	**$8,192**	**$17,155**	**$24,202**	**$16,384**	**$16,384**

Attachment: C. Five Year DIF Final Report 3-14-16 (1108 : DIF & GP Fee Studies)

Table 1b – Development Impact Fee Schedule for Infill Areas

Facility Category	Single Family	Multi-Family	Mobile Home	Commercial Lodging	Office	Commercial	Industrial	Light Industrial
	Fee per Dwelling Unit				*Fee per 1,000 Building Square Feet*			
Police	$877	$886	$593	$407	$93	$93	$62	$62
Fire Protection	$560	$566	$379	$408	$59	$59	$40	$40
General Government Facilities	$645	$652	$436	$171	$69	$69	$46	$46
Libraries	$2,014	$2,035	$1,362	N/A	N/A	N/A	N/A	N/A
Parks	$5,679	$5,740	$3,842	N/A	N/A	N/A	N/A	N/A
Transportation	$5,962	$5,008	$5,962	$2,146	$3,004	$9,912	$2,102	$2,102
Drainage[1]	$1,404	$810	$1,317	$562	$716	$716	$936	$936
Public Use Facilities	$1,440	$1,456	$974	N/A	N/A	N/A	N/A	N/A
Wastewater	$2,437	$2,437	$1,657	$1,194	$2,437	$2,437	$2,437	$2,437
Water Facilities	$4,451	$4,388	$1,893	$577	$4,451	$4,451	$4,451	$4,451
Subtotal Facilities Fees	$25,469	$23,977	$18,414	$5,465	$10,829	$17,737	$10,073	$10,073
Administration 2%	$509	$480	$368	$109	$217	$355	$201	$201
Total Public Facilities Fee	**$25,978**	**$24,457**	**$18,783**	**$5,575**	**$11,046**	**$18,092**	**$10,274**	**$10,274**

The difference in the two schedules is in the Wastewater and Water Facilities categories. The expansion areas require more extensive water distribution pipelines, reservoirs, pumping stations, and trunk sewer extensions than does the infill area.

Phase-In of Development Impact Fees

The City Council approved a three-year phase-in period for the development impact fees (as shown on Attachment C of Resolution 6743). On July 1, 2011, the fees were charged at 70% of the recommended fee in Tables 1a and 1b. In July 2012, the fees increased to 85% and on July 1, 2013, the full 100% of the recommended fees went into effect.

Impact Fee Accounting

Government Code Section 66001 et seq. requires local agencies to provide an accounting of impact fees charged for development projects. Effective January 1, 1989, Assembly Bill 1600 required new accounting guidelines with respect to the imposition and use of such fees. Effective January 1, 1997, Senate Bill 1693 further amended and expanded the provisions of the Government Code with respect to accounting and reporting requirements.

Included in this report is the financial information required by the Government Code for administration of development impact mitigation fee programs. The information consists of beginning and ending fund balances for each fee category charged by the City, including interest earned, and details of all expenditures made

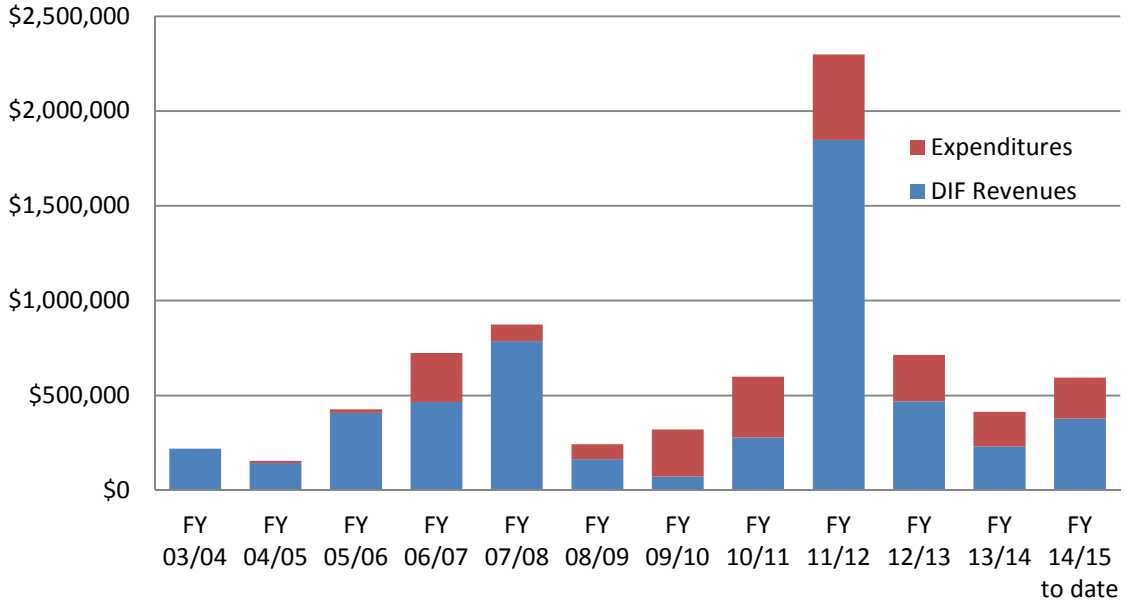
Attachment: C. Five Year DIF Final Report 3-14-16 (1108 : DIF & GP Fee Studies)

from these sources. Any changes to committed funds will be made through normal procedures for adoption of the City's Capital Improvement Program and budget. This report covers the period from the adoption of the current fees at the end of FY 2010-11 (ending balances as of June 30, 2011) to the present FY 2014-2015 (current estimated balances).

The City utilizes fund accounting to segregate development-related fees from other City revenues.

City finance staff examined the impact fee accounts going back to FY 2002-03 to verify revenues to and expenditures from the accounts and if any account balances remain unexpended or encumbered. If all fees that have been deposited into the accounts were expended, no additional findings would be required under Code Section 66001(d). However, as shown in **Table 2**, the unexpended balances total for all impact fee accounts as of March 24, 2015, is approximately $3.6 million. **Figure 1** is a chart of the impact fee revenues and expenditures showing the data in **Table 2**.

Figure 1 – Impact Fee Revenues and Expenditures 2003 to Present



Attachment: C. Five Year DIF Final Report 3-14-16 (1108 : DIF & GP Fee Studies)

Table 2 – Summary of Impact Fee Revenues and Unexpended Funds FY 2003 to FY 2015 (to date)

Fund Account	218	220	221	222	223	225	226	227	228	229	
	Water Distribution	Library	Police	Fire	Public Use Facilities	General Government	Parks	Sewer	Storm Drainage	Traffic	Annual Totals
REVENUE											
FY 03/04	$0	$18,813	$4,433	$6,530	$15,679	$21,302	$97,142	$0	$0	$54,579	$218,479
FY 04/05	$0	$7,646	$3,332	$17,679	$7,381	$11,016	$64,304	$0	$0	$30,944	$142,303
FY 05/06	$0	$46,307	$16,825	$17,180	$38,917	$44,845	$16,100	$0	$0	$227,772	$407,946
FY 06/07	$43,663	$27,205	$9,917	$13,290	$25,078	$29,529	$211,313	$7,382	$10,983	$87,933	$466,295
FY 07/08	$87,040	$38,827	$18,665	$15,890	$38,273	$37,954	$419,433	$18,473	$14,095	$97,825	$786,476
FY 08/09	$24,805	$8,664	$2,320	$2,416	$8,284	$7,611	$44,106	$7,360	$4,157	$53,702	$163,426
FY 09/10	$17,145	$5,124	$1,351	$1,513	$4,971	$4,179	$25,011	$2,911	$1,775	$7,994	$71,974
FY 10/11	$27,601	$6,996	$8,704	$24,264	$6,833	$41,932	$42,140	$4,858	$20,330	$94,387	$278,044
FY 11/12	$504,828	$130,986	$45,206	$43,352	$128,883	$97,926	$617,921	$84,672	$34,976	$158,973	$1,847,724
FY 12/13	$40,571	$33,729	$4,504	$10,513	$29,033	$28,644	$168,427	$8,365	$36,384	$108,010	$468,179
FY 13/14	$14,385	$16,200	$6,548	$5,268	$13,731	$14,045	$84,328	$5,438	$2,631	$67,463	$230,036
FY 14/15 to date	$40,156	$22,917	$9,872	$6,334	$16,669	$7,641	$65,867	$12,623	$12,635	$182,384	$377,097
Advances to Other Funds	$0	$0	$0	$0	$0	$0	$143,001	$0	$0	$0	$143,001
TOTAL REVENUE	**$800,194**	**$363,414**	**$131,676**	**$164,230**	**$333,732**	**$346,625**	**$1,999,093**	**$152,081**	**$137,966**	**$1,171,968**	**$5,600,979**
EXPENDITURES											
FY 03/04	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FY 04/05	$0	$0	$0	$0	$0	($12,340)	$0	$0	$0	$0	($12,340)
FY 05/06	$0	$0	$0	$0	$0	$0	($18,387)	$0	$0	$0	($18,387)
FY 06/07	$0	$0	$0	($35,000)	$0	$0	($222,918)	($118)	($117)	$0	($258,153)
FY 07/08	($584)	($701)	($26,421)	($38,605)	($631)	($667)	($16,778)	($147)	($142)	($2,606)	($87,281)
FY 08/09	($742)	($788)	($2,970)	($14,670)	($711)	($751)	($4,560)	($136)	($625)	($52,989)	($78,941)
FY 09/10	($689)	($732)	($280)	($188)	($661)	($697)	($30,173)	($79)	($77)	($214,318)	($247,895)
FY 10/11	($171)	($427)	($163)	($26)	($385)	($407)	($12,446)	$0	$0	($306,142)	($320,167)
FY 11/12	$0	($5,191)	($35,677)	$0	$0	($100,598)	($354,685)	($10,621)	$0	$56,193	($450,580)
FY 12/13	$0	($19,172)	$0	($9,891)	$0	($2,767)	($197,604)	($4,587)	$0	($10,649)	($244,670)
FY 13/14	$0	($88,419)	($45,110)	($32,600)	$0	($1,952)	($14,464)	$0	$0	($149)	($182,694)
FY 14/15 to date	($377)	($16,108)	$1,323	($33,190)	($5,086)	($64,696)	($60,059)	($37,864)	($377)	($377)	($216,811)
TOTAL EXPENDITURES	**($2,563)**	**($131,536)**	**($109,300)**	**($164,168)**	**($7,474)**	**($184,874)**	**($932,073)**	**($53,553)**	**($1,339)**	**($531,037)**	**($2,117,918)**
ACCOUNT BALANCES	**$797,631**	**$231,878**	**$22,377**	**$61**	**$326,258**	**$161,750**	**$1,067,020**	**$98,528**	**$136,627**	**$640,930**	**$3,483,061**

Packet Pg. 157
1.9.A.c
Attachment: C. Five Year DIF Final Report 3-14-16 (1108 : DIF & GP Fee Studies)

Uses of DIF Revenues

Revenues from the DIF program are expended as part of the City's Capital Improvement Plan (CIP). The CIP is the City's operating document and financial investment plan for all existing City infrastructure project improvements and outlays for new capital facilities. The City administers its CIP on a year-to-year basis. The goals of the CIP are as follows:

- Engineer and construct the projects approved by the City Council within the current fiscal year.
- Utilize all trusts, state or federal funds, and bonds within the time frames specified to ensure that the City does not lose any funds available to it.
- Manage each project to avoid cost overruns whenever possible.
- Design projects and facilities to reduce life cycle costs of operation to the extent possible.

The City organizes CIP into these four improvement areas:

1. **Streets and Storm Drains Improvement Projects:**
   This area includes all street, sidewalk, traffic signals, street lighting, traffic delineation striping, and marking. This area also includes drainage capital improvements.
2. **Water Improvement Projects:**
   This area includes all water utilities improvements.
3. **Sewer Improvement Projects:**
   All sewer collection and treatment facility improvements.
4. **Building and Grounds Projects:**
   All improvements to City-owned buildings, and public-related facilities, such as police, fire, parks and open space areas.

DIF Project Expenditures (2008 to date)

Since FY 2008-09 the City has spent over $2 million in DIF revenues. The major project expenditures are listed below for each facility category:

Police

Fire

General Government

Library

Parks and Recreation

Water

Wastewater

Drainage

Attachment: C. Five Year DIF Final Report 3-14-16 (1108 : DIF & GP Fee Studies)

DIF Expenditures in 2015-16 CIP

The adopted CIP budget for FY 2015-16 lists approximately $20 million in improvements. **Table 3** lists the revenue sources by sub-fund. The revenue sources identified as impact fees are shaded in the table; the total from impact fee sources is approximately $2.4 million.

Table 3 – CIP Funds and Revenue Sources

Fund Title	Fund No.	Revenue Source	Amount
Building & Grounds Projects			
	202	Harding Park Trust Fund	$73,533
	223	Public Meeting Facilities	$75,291
	225	General Government Facilities	$50,000
	226	Parkland Facility Fund	$928,815
	280	State Gas Tax (Fund 280)	$100,000
	4xx	Federal Grant	$118,000
	450	HUD-CDBG	$75,000
			$2,395,639
Street Projects			
	100	2010A Series Bond Proceeds	$2,278,409
	281	Local TDA	$301,754
	406	Congestion Management	$1,100,000
	4XX	Active Transportation Program	$1,452,000
			$4,424,181
Storm Water Projects			
	205	NPDES Storm Water Quality Fund	$14,000
	206	Storm Water Program Fund	$30,000
			$44,000
Sewer Projects			
	227	Sewer Collection Fees	$1,282,925
	610	Sewer Enterprise Fees	$767,863
	610	Sewer Bond Proceeds	$1,081,699
			$2,909,469
Water Projects			
	620	Water Enterprise Fund	$1,605,259
	620	Water Bond Proceeds	$5,604,115
			$7,209,374
		Total	**$16,938,662**

Longer Term Planned Uses for DIF Revenues

The following tables summarize the infrastructure improvement projects that were identified in the 2011 DIF Study as needed for future development in the city; all

Attachment: C. Five Year DIF Final Report 3-14-16 (1108 : DIF & GP Fee Studies)

costs are in 2011 dollars. **Table 4** is an overall summary of the fee program. This table indicates the DIF revenues that were projected for the years 2011 through 2030 in the 2011 DIF Study, based on development forecast assumptions in 2011. The table also shows the other funds needed to complete the improvements in each category and the total estimated cost of the improvements. The "Other Funding Sources" in the Police, Storm Drainage, Wastewater, and Water Facilities categories are the existing population's share of the cost needed to remedy existing facility deficiencies. For example, a planned 5,400-square-foot expansion of the police facility would have partially benefited the existing population by alleviating the department's space shortage. Only about 3,400 square feet of the expansion were needed to serve the forecasted growth (about 63% of the expansion). Similarly in Storm Drainage, Wastewater, and Water Facilities, a number of improvements in these areas were recommended to remedy existing flooding, water storage, sewer collection, and treatment issues (primarily in the infill area) as well as to provide capacity for future development. That portion of the cost of these improvements needed to remedy current problems may not be charged to future development through the impact fee.

Table 4 – Projected Impact Fee Revenues: 2011 to 2030 (2011 DIF Study)

Facility Category	Projected Revenues from Impact Fees	General Fund/Other Sources	Capital Improvement Program Total
Police	$2,059,777	$1,184,423	$3,244,200
Fire Protection	$1,315,566	$0	$1,315,566
General Government	$1,514,600	$0	$1,514,600
Libraries	$4,514,597	$0	$4,514,597
Parks	$12,532,718	$0	$12,532,718
Transportation	$17,781,618	$0	$17,781,618
Storm Drainage	$4,271,300	$3,741,326	$8,012,626
Public Use Facilities	$2,595,926	$0	$2,595,926
Wastewater	$15,497,831	$7,648,171	$23,146,001
Water Rights and Land	$14,440,695	n/a	$14,440,695
Water Facilities	$3,102,107	$35,085,238	$38,187,345
Subtotal	$79,626,734	$47,659,157	$127,285,891
Administration 2%	$1,592,535	N/A	$1,592,535

Funds identified under *General Fund/Other Sources* is a City obligation to the program.

The following **Tables 5** through **8** provide the details of specific projects in the larger fee categories that were identified in the 2011 DIF Study.

Attachment: C. Five Year DIF Final Report 3-14-16 (1108 : DIF & GP Fee Studies)

Table 5 – Planned Transportation Improvement Projects (2011-2030)

Street Improvement Project	Project Cost (2011 dollars)
Main Street/Harvard Intersection	$986,069
10th Street @SR-126 Undercrossing	$702,586
Peck Road/SR-126 Eastbound Ramps	$902,148
Palm Avenue/SR-126 Eastbound Ramps	$479,706
Santa Barbara Street Across Fagan Barranca	$1,182,571
Fourth Street and Main Street	$765,193
Santa Barbara and Palm Avenue	$904,319
Dean Drive and Main Street	$521,722
Steckel Drive and Main Street	$904,319
SR-150 and Virginia Terrace	$904,319
Eighth Street and Main Street	$132,170
SR-126 Offramp and Acacia Way	$1,043,445
Harvard Boulevard and 10th Street	$347,815
Foothill Road between Crest Drive and Hardisan Street	$1,252,134
SR-126 Eastbound Offramp and 10th Street	$765,193
SR-150 General Improvements	$2,226,016
Santa Paula Street between 10th Street and 12th Street	$626,067
Santa Cruz Street between Steckel Drive and Tirre Court	$973,882
Peck Road and Santa Paula Street	$1,043,445
Telegraph Road Widening (Peck Road to Calavo Street)	$476,575
Peck Road Extension from Corporation St. to Todd Lane	$426,000
Peck Road Widening from Harvard Blvd. to Fillmore St.	$123,625
East Side Main Street/Harvard Blvd. Roundabout	$92,300
Total Street Improvements:	**$17,781,618**

Source: *City of Santa Paula Master Facilities Plan - Circulation System (Streets, Signals and Bridges) October 2005, Revenue & Costs Specialists, L.L.C*

Attachment: C. Five Year DIF Final Report 3-14-16 (1108 : DIF & GP Fee Studies)

Table 6 – Planned Wastewater Improvement Projects (2011-2030)

Project/Description	Current Project Costs (2010 dollars)[4]	Cost Distribution New Development/City	New Development Cost	City Cost
Wastewater Master Plan Improvements[1]		Expansion Area Allocation[2]		
Fagan Canyon Segment	$6,447,478	1.00/0.00	$6,447,478	$0
Adams Canyon Segment	$1,239,900	1.00/0.00	$1,239,900	$0
East Area 1 Segment	$4,339,649	1.00/0.00	$4,339,649	$0
*Harvard Boulevard capacity upgrade	$157,505	1.00/0.00	$157,505	$0
*Harvard Boulevard capacity upgrade	$302,986	1.00/0.00	$302,986	$0
*Acacia Rd. capacity upgrade	$148,487	1.00/0.00	$148,487	$0
*Steckel Ave. capacity upgrade	$54,706	1.00/0.00	$54,706	$0
Sub-total	$12,690,711		$12,690,711	$0
Infill Projects[1]		Infill Allocation[3]		
Walden and Elm St.	$368,213	0.05/0.95	$18,411	$349,802
Walden and Elm St.	$473,416	0.05/0.95	$23,671	$449,745
Acacia Rd.	$742,437	0.05/0.95	$37,122	$705,315
Steckel Ave.	$273,529	0.05/0.95	$13,676	$259,853
Garcia St.	$710,124	0.05/0.95	$35,506	$674,618
13th St.	$439,601	0.05/0.95	$21,980	$417,621
W. Santa Paula St.	$197,257	0.05/0.95	$9,863	$187,394
Harvard Boulevard	$3,316,919	0.05/0.95	$165,846	$3,151,073
Main St.	$67,631	0.05/0.95	$3,382	$64,249
Peck Rd. Eastbound Offramp	$601,163	0.05/0.95	$30,058	$571,105
800' E. of Peck Rd. Eastbound Offramp	$323,125	0.05/0.95	$16,156	$306,969
to WWTP	$537,290	0.05/0.95	$26,864	$510,425
	$8,050,706	0.05/0.95	$402,535	$7,648,171
Total Wastewater Improvements:	**$20,741,417**		**$13,093,246**	**$7,648,171**

* 20% of total project costs allocated to expansion areas, 4% to new infill and 76% to the City and other funding sources

[1] *City of Santa Paula Wastewater Master Plan, October 2005,* Boyle Engineering Corp.; costs include Engineering and contingency at 35%

[2] Cost allocation for expansion areas per Table 1-1 of the Wastewater Master Plan

Packet Pg. 162

1.9.A.c

Attachment: C. Five Year DIF Final Report 3-14-16 (1108 : DIF & GP Fee Studies)

[3] Allocation for infill is based on projected water use

Table 7 – Planned Water Improvement Projects (2011-2030)

Project/Description	Project Costs (2005 dollars)[1]	Current Project Costs (2010 dollars)	Cost Allocation New Development/City[2]	New Development Cost	City cost
Water Master Plan Improvements, for expansion areas[1]					
New Cherry Hill Tank 1.75 MG (Fagan Canyon)	$1,890,000	$2,106,228	0.25/0.75	$526,557	$1,579,671
New 200 Zone Tank 2 MG (Fagan Canyon)	$2,160,000	$2,407,118	0.50/0.50	$1,203,559	$1,203,559
New Well Field, 4 wells and conditioning facility (for Fagan Canyon, etc.)	$5,000,000	$5,572,031	0.75/0.25	$4,179,024	$1,393,008
20" & 16" Cross-Town Pipeline (Fagan Canyon)	$1,940,000	$2,161,948	1.00/0.00	$2,161,948	$0
20" Fagan Transmission Pipe	$2,490,000	$2,774,872	1.00/0.00	$2,774,872	$0
Adams Connection Pipeline-12" Main extension 16" upgrade	$770,000	$858,093	0.50/0.50	$429,046	$429,046
New Terracina Hydropneumatic Pump Station (for Fagan Canyon 400 & 600 zones)	$2,000,000	$2,228,813	0.30/0.70	$668,644	$1,560,169
Sub-total	$16,250,000	$18,109,102		$11,943,649	$6,165,453
Infill Projects[1]			Infill Allocation[3]		
20" Cross-town transmission pipeline	$1,680,000	$1,872,203	0.06/0.94	$112,332	$1,759,870
New Andersen tank 2 MG	$4,090,000	$4,557,922	0.06/0.94	$273,475	$4,284,446
Andersen tank inlet/outlet	$740,000	$824,661	0.06/0.94	$49,480	$775,181
Sub-total	$6,510,000	$7,254,785		$435,287	$6,819,498
Recycled Water System Projects[1]					
Recycled Water Tank 4 MG	$4,300,000	$4,574,867	1.00/0.00	$4,574,867	$0
pipes	$3,620,000	$3,851,399	1.00/0.00	$3,851,399	$0
Phase 2 Pipelines - 20", 12" & 10" mains and connection to Farmer's irrigation	$1,470,000	$1,563,966	1.00/0.00	$1,563,966	$0
Phase 3 Pipelines - 14" & 12" mains and distribution to Schools and Parks	$1,863,000	$1,982,088	1.00/0.00	$1,982,088	$0
Main pump Station-200 HP, 3000 gpm	$800,000	$851,138	1.00/0.00	$851,138	$0
Sub-total	$12,053,000	$12,823,457		$12,823,457	$0
Total Water Improvements:	**$34,813,000**	**$38,187,345**		**$25,202,394**	**$12,984,951**

[1] *City of Santa Paula Water Master Plan, October 2005,* Boyle Engineering Corp., Appendix E "Opinion of Probable Cost"
[2] Cost allocation for expansion areas per Table 13-4 of Water Master Plan
[3] Allocation for infill is based on projected infill water use

Packet Pg. 163
1.9.A.c
Attachment: C. Five Year DIF Final Report 3-14-16 (1108 : DIF & GP Fee Studies)

In addition to the wastewater improvements listed in Table 6, the 2011 DIF Study included wastewater assets that were added to the impact fee basis and to the program's total cost. The City's percolation ponds and the wastewater treatment plant land value added $9.9 million to the cost basis of the expansion area's wastewater improvement needs.

Table 8 – Planned Storm Drainage Improvement Projects (2011-2030)

Project	2011 Project Costs
Peck Road Ditch between Foothill Rd. and Harvard Blvd.	$1,391,260
Railroad Storm Drainage Crossings	$1,288,204
10th Street Storm Drain, Monte Vista Dr. to Railroad Ave.	$850,214
Santa Paula Street Storm Drain,11th Street to 12th Street	$257,641
11th Street Storm Drain, Saticoy Street to Santa Paula Street	$257,641
Steckel Street Catch Basin and Lateral at Estriga Court Upgrade	$193,231
Main Street Storm Drainage Upgrades between Palm Ave. and Dean Dr.	$618,338
Fagan Barranca Crossing at Santa Paula Street Upgrade	$1,223,793
Additional SR-126 Drain Pipe near 12th Street	$1,932,305
Total Drainage Improvements:	**$8,012,626**

Other Public Facilities

The 2011 DIF Study included uses for DIF revenues in the other facility categories and amounts listed in **Table 9**. For most of these facility categories, the 2011 DIF Study did not give specific projects, since none were planned at that time. Fee revenues may still be used for replacement or expansion of existing facilities, and/or acquisition of additional assets as needed to serve new populations.

Table 9 – Other Impact Fee Revenue Uses (2011-2030)

Facility Category	General Description of Impact Fee Uses	Projected Fee (2011-2030)
Police	Planned 5,400 sq. ft. expansion of police headquarters. New development share determined to be 3,400 sq. ft.	$2,059,000
Fire	No specific fire facilities projects listed. Revenues may be used for eligible purposes as stated in the 2011 DIF report.	$1,316,000
General Government	No specific government facilities projects listed. Revenues may be used for eligible purposes as stated in the 2011 DIF report.	$1,514,600
Libraries	No specific library projects listed. Revenues may be used for eligible purposes as stated in the 2011 DIF report.	$4,415,600
Parks and Recreation	Up to 16.3 acres of park development and an update of the Park Master Plan.	$12,732,700
Public Use	No specific public use projects listed. Revenues may be used for eligible purposes as stated in the 2011 DIF report.	$2,696,000

Attachment: C. Five Year DIF Final Report 3-14-16 (1108 : DIF & GP Fee Studies)

Short-term Fee Revenue Projection 2016-2020

An impact fee revenue projection is made for the period 2016-2020 based on estimates of growth over this period. The development of the Gateway Project (formerly known as East Area 1) is expected to contribute significantly to the projected growth. Based on recent past permit activity, approximately 200 new housing units are reasonable to expect, and 1 million square feet of combined retail, industrial, and office floor area will be added based on an estimated 400 new workers. Assuming this level of development, Santa Paula's current population of 30,556 could increase over the next five years by up to 700 persons to approximately 31,256 (about 0.45% annual growth).

Table 10 shows a DIF revenue projection for the next five years based on the current fee rates and short-term growth projections. This table may be used for planning purposes to develop the next five-year CIP budget. The projected total fee revenues for the next five years (not including interest) is substantially more than the total actual revenues over the previous five years. Again, the Gateway Project could account for an increased rate of development activity. The fee revenues are based on the expansion area fee schedule.

Table 10 – Projected DIF Revenues 2016-2021

	2016	2017	2018	2019	2020	
Beginning Fund Balance	$3,483,061	$8,542,465	$13,601,870	$18,661,275	$23,720,680	Revenues
			Annual Revenues			(2016-2020)
Police	$53,689	$53,689	$53,689	$53,689	$53,689	$268,443
Fire Protection	$35,023	$35,023	$35,023	$35,023	$35,023	$175,113
General Government	$38,837	$38,837	$38,837	$38,837	$38,837	$194,185
Libraries	$81,083	$81,083	$81,083	$81,083	$81,083	$405,416
Parks	$228,683	$228,683	$228,683	$228,683	$228,683	$1,143,415
Transportation	$1,109,205	$1,109,205	$1,109,205	$1,109,205	$1,109,205	$5,546,023
Drainage	$221,760	$221,760	$221,760	$221,760	$221,760	$1,108,801
Public Use Facilities	$58,002	$58,002	$58,002	$58,002	$58,002	$290,008
Wastewater	$1,853,289	$1,853,289	$1,853,289	$1,853,289	$1,853,289	$9,266,445
Water Facilities	$1,379,835	$1,379,835	$1,379,835	$1,379,835	$1,379,835	$6,899,175
Subtotal Revenues	$5,059,405	$5,059,405	$5,059,405	$5,059,405	$5,059,405	$25,297,024

The City's CIP program is funded by a variety of revenue sources including federal, state, and regional sources in addition to being supported by City funds including development impact fee revenues. The majority of the City's CIP budget revenue base is expected to be from sources other than the DIF.

At this time, impact fee revenues have not been earmarked for specific projects within the CIP budget but will be assigned and committed as eligible projects move forward to final design and financing. It is the City's intent to expend impact fee revenues at the time DIF-eligible improvements are constructed. **Table 11** presents expected uses for the impact fee revenues projected in **Table 10** plus the current unexpended funds in the DIF accounts:

Attachment: C. Five Year DIF Final Report 3-14-16 (1108 : DIF & GP Fee Studies)

Table 11 – Potential Uses for Unexpended and Projected Impact Fee Revenues (2016-2020)

Fee Category	Project Description		Estimated Cost	Impact Fees Potentially Available (current balances plus projected revenues 2016-2020)	Funds Needed from Other Sources	Other Funding Sources
Police						
	Patrol vehicles for PD expansion		$60,000			
	Bearcat Police SWAT vehicle		$100,000			
	Records Management System		$20,000			
	New World (CAD) System		$30,000			
	Planning/design for facility expansion/remodeling		$95,000			General Fund, bond
		Total	$305,000	$290,820	$14,180	funds
Fire						
	Station No. 81 expansion for new engines, security enhancements		$200,000			
	Station No. 82 expansion for engine storage, security enhancements		$200,000			
	2 command vehicles for Chief's		$60,000			
	New light and air unit		$60,000			
	New engine for Station 82		$400,000			General Fund, bond
	New ladder truck for expansion		$700,000			funds, interfund
		Total	$1,620,000	$175,174	$1,444,826	borrowing
General Government						
	Vehicles		$120,000			
	Computer program for permit issuance		$150,000			
	Hand held radios		$80,000			
	iPads		$30,000			General Fund, bond
		Total	$380,000	$355,935	$24,065	funds
Parks						
	Security Cameras for Park Facilities		$20,000			
	Harding Park Master Plan and Improvements Phase II		$300,000			
	Teague Park Master Plan and Improvements Phase II		$400,000			
	Veterans Park Restroom Rehab Project		$200,000			
	Fagan Barranca Rehabilitation		$900,000			
	Playground Upgrades Various Parks		$800,000			CDBG, Harding Park
	Parks for new development		$800,000			Trust, Fed. Grant and
		Total	$3,420,000	$2,210,434	$1,209,566	General Funds

Packet Pg. 166

1.9.A.c

Attachment: C. Five Year DIF Final Report 3-14-16 (1108 : DIF & GP Fee Studies)

Table 11 – Potential Uses for Unexpended and Projected Impact Fee Revenues (2016-2020) continued

Fee Category	Project Description		Estimated Cost	Impact Fees Potentially Available (current balances plus projected revenues 2016-2020)	Funds Needed from Other Sources	Other Funding Sources
Library						
	Restroom Renovations		$100,000			
	Additions to library collections		$200,000			
	Conversion of storeroom to multi-purpose space		$75,000			
	Master Plan		$200,000			
	Children's Library Annex		$500,000			
		Total	$1,075,000	$637,294	$437,706	Prop.84, Grants
Transportation						
	10th Street Enhancement Project		$1,700,000			
	Railroad Bicycle Trail Construction Phase II		$1,300,000			
	Capacity improvements for growth		$4,000,000			
	Lighted Crosswalks Project		$100,000			Bond proceeds; Local
		Total	$7,100,000	$6,186,953	$913,047	Transportation TDA
Drainage						
	Foothill/Hardison/Cameron Storm Drain Project		$170,000			
	Capacity improvements for growth		$1,500,000			
						NPDES Storm Water
		Total	$1,670,000	$1,245,429	$424,571	Quality
Public Use						
	Community Center Meeting Room		$30,000			
	Community facliities for growth, land acquisition, planning		$600,000			General Fund, bond
		Total	$630,000	$616,266	$13,734	funds

Packet Pg. 167
1.9.A.c
Attachment: C. Five Year DIF Final Report 3-14-16 (1108 : DIF & GP Fee Studies)

Table 11 – Potential Uses for Unexpended and Projected Impact Fee Revenues (2016-2020) continued

Fee Category	Project Description		Estimated Cost	Impact Fees Potentially Available (current balances plus projected revenues 2016-2020)	Funds Needed from Other Sources	Other Funding Sources
Water						
	600 Zone Booster Station		$1,100,000			
	Water Main Replacement Project		$2,200,000			
	Canyon Booster Pump Station		$130,000			
	Cross Town Pipeline		$2,500,000			
	Well Rehabilitation Program		$240,000			
	Scada Land Line to Radio Conversion		$150,000			
	GIS/GPS Asset Management Program		$300,000			
	Capacity improvements for growth		$2,000,000			Water Fund; Bond
		Total	$8,620,000	$7,696,806	$0	Proceeds
Wastewater						
	Water Recycling Facility Floodwall		$285,000			
	Inflow Reduction Program		$250,000			
	Sewer Pipeline Rehabilitation Program		$895,000			
	Harvard Blvd. Sewer Line Replacement		$1,200,000			
	Water Recycling Facility Mitigation		$465,000			
	Inflow Reduction Program		$250,000			
	Manhole Rehab/Replacement Program		$300,000			
	Capacity improvements for growth		$6,000,000			Sewer fund and Bond
		Total	$9,645,000	$9,364,973	$280,027	Proceeds

Packet Pg. 168

1.9.A.c

Attachment: C. Five Year DIF Final Report 3-14-16 (1108 : DIF & GP Fee Studies)

Completion of the projects in Table 11 is contingent on the City receiving funds, both from impact fee revenues and the other funding sources indicated.

RECOMMENDED AND PLANNED IMPACT FEE PROGRAM REVISIONS

PMC has begun an update of the fee program that will include possible fee adjustments and revisions to fee schedules.

FINDINGS IN ACCORDANCE WITH GOVERNMENT CODE 66001(D)

As stated in the introduction of this report, four findings are required for unexpended funds in the impact fee program:

1. Identify the purpose of the fee.

   For each facility category in Santa Paula's impact fee program, the City identifies the improvements or funding amounts necessary to construct or acquire facilities needed to accommodate growth. **Tables 5** through **9** summarize the facility descriptions and costs listed in the 2011 DIF Study, which established the nexus and original findings for Santa Paula's fee program. The improvements identified in those tables, and more specifically in **Table 11** (projected five-year expenditures), remain applicable for the next five-year reporting cycle.

Attachment: C. Five Year DIF Final Report 3-14-16 (1108 : DIF & GP Fee Studies)

2. Demonstrate the reasonable relationship between the fee and the purpose for which it was charged.

   In the 2011 DIF Study, the fees were calculated by proportionately allocating the costs of each improvement between existing and future development on the basis of equivalent dwelling units. Through this procedure, future development will pay only its fair share for the improvements needed by the City's entire projected future population. The fee rates may remain in effect as they will be needed to fund new development's share of new, expanded, or upgraded facilities. However, as provided for in Ordinance 1754, the rates should be updated to reflect the increase in the established inflation index: the Engineering News Report, 20-cities Construction Cost Index for the Los Angeles Area. The increase would be based on the ENR-CCI for April 2015. The fees may also be increased to keep pace with increases in specific costs of providing facilities such as land acquisition, specialty construction, or local increases not reflected in the index.

3. Identify all sources and amounts of funding anticipated to complete financing of incomplete improvements.

   Table 11 lists both the projected impact fee revenues for the period of 2016-2020 and other potential funding sources. The time frame of when funding is anticipated is highly dependent on both the source and use of funds. This is particularly the case with bonds and grant funding, which are typically used for specific projects and a designated revenue stream.

4. Designate the approximate dates on which these funding sources can be expected to be deposited into the appropriate account or fund.

   Impact fee funds will be deposited when received. Other funds will be encumbered into specific project accounts when the projects are approved by City Council.

   Pursuant to Government Code 66001(e), within 180 days of a determination that sufficient funds have been collected, the City will identify an approximate date for the commencement of construction of public improvements for which the impact fees were collected.

Attachment: C. Five Year DIF Final Report 3-14-16 (1108 : DIF & GP Fee Studies)

RESOLUTION NO. 6969

A RESOLUTION ADOPTING NEW FEE SCHEDULES FOR DEVELOPER IMPACT FEES AND GENERAL PLAN MAINTENANCE FEES

BE IT RESOLVED by the Council of the City of Santa Paula as follows:

SECTION 1: The City Council finds and declares as follows:

A. This Resolution is adopted pursuant to Santa Paula Municipal Code ("SPMC") § 160.60 for the purpose of calculating development impact fees;

B. This Resolution is also adopting calculations for an update to the general plan maintenance fees;

C. This Resolution relies upon the documentary and testimonial evidence submitted to the City during the public hearing held on April 4, 2016 in addition to such additional information that may be in the administrative record;

D. The report entitled "Development Impact Mitigation Fee Update", dated March 2016 and the report entitled "General Plan Maintenance Fee Study" prepared by Michael Baker International sets forth reasonable methodology and analysis for the determination of the impact of new development on the need for and costs for additional capital facilities improvements in the City as well as the required comprehensive general plan updates; and

E. The Resolution relies upon the calculations and nexus computation set forth in those Reports in addition to all other matters in the City's records.

SECTION 2: **Calculation of Fees.**

Impact fees imposed pursuant to SPMC Chapter 160 will be calculated as follows:

A. Calculations of impact fees and maintenance fees were made in conformance with the procedures set forth in the studies.

B. Generally, such calculations complied with the following methodology;

Attachment: D. Resolution No. 6969 (1108 : DIF & GP Fee Studies)

1. Document the relationship between new development in the City of Santa Paula and the cost of public facilities to serve growth through the year 2035 and the cost of the future general plan updates.

2. Estimates of the cost of facilities necessary for growth and calculates the updated public facilities fees by land use type that would generate revenues equal to these costs.

3. The estimates of public facilities required to serve growth assume that new development will provide facilities that at a minimum will ensure that the City will maintain its current level of service standards for the adoption of updated public facilities fees.

C. The City Council adopts the assumptions, calculations, and methodology set forth in the studies by reference.

SECTION 3: **Schedule of Fees.** Based upon the foregoing calculations, the City Council adopts the following Fees:

A. The amount for Expansion Areas related Development Impact Fees is set forth in attached Exhibit "A", which is incorporated by reference as if fully set forth;

B. The amount for Infill Areas related Development Impact Fees is set forth in attached Exhibit "B", which is incorporated by reference as if fully set forth;

C. The Development Impact Fees adopted by this Resolution will be implemented as set forth in attached Exhibit "C", which is incorporated by reference.

D. The General Plan Maintenance Fees adopted by this Resolution will be implemented as set forth in the report as follows: $5.26 per $1,000 of permit valuation.

SECTION 4: Exempt under the California Environmental Quality Act. This Resolution is exempt from review under the California Environmental Quality Act (Cal. Pub. Res. Code §§21000, et seq.; "CEQA") and CEQA regulations (Cal. Code Regs. Title 14, §§ 15000, et seq) because it establishes, structures, and approves rates and charges to obtain funds for capital projects needed to maintain service within existing service areas. This Resolution, therefore, is categorically exempt from further CEQA review under Cal. Code Regs. Title 14, §§ 15273.

SECTION 5: **Effective Date of this Resolution.** Pursuant to Government Code § 66017, this Resolution will become effective in sixty (60) days and will remain in effect unless repealed or superseded.

PASSED AND ADOPTED this 4th day of April, 2016.

_____
Martin F. Hernandez, Mayor

ATTEST:

_____
Judy Rice, City Clerk

APPROVED AS TO FORM:

_____
John C. Cotti, City Attorney

APPROVED AS TO CONTENT:

_____
Jaime M. Fontes, City Manager

Attachment: D. Resolution No. 6969 (1108 : DIF & GP Fee Studies)

For the City Council Regular Meeting of April 4, 2016

Agenda Item # 1.9.B

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: Brian Yanez, Interim Public Works Director

Subject: Public Hearing for the Geologic Hazard Abatement District Special Assessment Adopting Resolution No. 6966

Date: April 4, 2016

Recommendation: It is recommended that the City Council: (1) conduct a public hearing on the proposed assessment for the Geological Hazard Abatement District (GHAD); (2) adopt Resolution No. 6966 placing a $1,414.00 per parcel special assessment onto the December 2016 tax roll for the Geological Hazard Abatement District; and (3); take such additional, related action that may be desirable.

Report by: Brian J. Yanez, Interim Public Works Director

Fiscal Impacts: The Geological Hazardous Abatement District (GHAD) Board established the assessment in 2008. The 2016 assessment totals $106,050 for 75 parcels. Finance Department staff will coordinate with the County of Ventura Assessor's office to collect assessments.

Personnel Impacts: Public Works Director continues to oversee the plan of control and the GHAD.

General Discussion: The City of Santa Paula Board of Directors of the Geological Hazard Abatement District (GHAD) currently oversees one district within the city limits. The City Council serves as the Board of Directors for the City's GHAD. The GHAD jurisdiction includes the Ridgeview at Vista Glen property, consisting of 75 parcels on approximately 14.1 acres at the northern terminus of 10th Street, immediately north of the existing Santa Paula Hospital facility in Santa Paula. See Exhibits A and B for location of parcels. The District was established to pay for the maintenance and repair of the drainage, open space and geologic slope stabilization facilities in the district.

GHADs are formed for the purpose of preventing, mitigating, abating or controlling geologic hazards and the structural hazards caused by geologic hazards. A geologic hazard is an actual or threatened landslide, land subsidence, soil erosion, earthquake, fault movement or any other natural or unnatural movement of land or earth. GHAD

finance the costs of its activities and improvements by assessing the landowners that own property within the district's boundaries. The assessments are recorded against the properties to ensure that future owners are aware of the existence of the GHAD and of the corresponding financial obligation.

State law requires that the City Council adopt a resolution initiating the formation of the GHAD and setting the date for a public hearing to consider formation of the district. If the council adopts a resolution, notice of a public objection hearing must be sent to each property owner within the proposed district. Any land owner that objects to the formation of the GHAD can submit a written objection to the City Clerk any time before the public hearing and the objections will be presented to the Council at the hearing. If owners from more than 50% of the assessed valuation of the land in the proposed GHAD object to the formation, the City Council may not form the district under state law. If less than 50% submit objections, then the Council can move forward and form the GHAD at that time.

This process was followed for the Ridgeview at Vista Glen GHAD after which, on July 21, 2008, the Geologic Hazard Abatement District Board (GHAD) adopted Resolution No. 2008-1 (G) to impose an assessment to finance the Santa Paula GHAD. The resolution also established a Board of Directors and Executive staff.

Letters were sent out to all 75 parcels the week of March 21, 2016, regarding the upcoming Public Hearing. The assessment amount is shared equally between the 75 parcels and currently amounts to $1,414.00 per parcel to cover annual expenses and to maintain the GHAD facilities. Staff recommends the assessment remain at the $1,414.00 amount. The balance at the end of fiscal year 2015/2016 is projected to be $262,000.00.

A separate item on the Board's agenda is the transfer of the GHAD responsibilities to the GHAD Board of Directors. Until that occurs, the developer is responsible for the GHAD the maintenance of the facilities. Pages 1-37 of the Plan of Control describe the responsibilities of the GHAD. The Plan of Control is available in the Administration offices for City Council review.

Alternatives:

A. Approve staff's recommendation.

B. Deny Staff's recommendation.

C. Provide staff with additional direction.

Attachments:

For the City Council Regular Meeting of April 4, 2016

Agenda Item # 1.9.B

Resolution No. 6966 - GHAD Special Assessment

2016_NOTICE OF PUBLIC HEARING - GHAD

Exhibit A - List of parcels and assessments

Exhibit B - Location of Parcels

GHAD Plan of Control Pages 1-37

RESOLUTION NO. 6966

A RESOLUTION ADOPTED BY THE BOARD OF DIRECTORS FOR THE SANTA PAULA GEOLOGIC HAZARD ABATEMENT DISTRICT LEVYING ASSESSMENTS WITHIN THE DISTRICT.

BE IT RESOLVED by the Board of Directors of the Santa Paula Geologic Hazard Abatement District as follows:

SECTION 1: The Board of Directors finds as follows:

A. The Santa Paula Geologic Hazard Abatement District ("GHAD") was established for the purpose of preventing, mitigating, abating and controlling geologic hazards, pursuant to Public Resources Code §§ 26500, *et seq*.

B. The GHAD Board of Directors was presented with an Engineer's Report for the District prepared by a registered professional engineer certified in the State of California in compliance with Public Resources Code § 26651(a) and § 4(b) of Article XIII(D) of the California Constitution. The Engineer's Report, entitled Engineer's Report for Santa Paula Geologic Hazard Abatement District and dated March 31, 2008 and revised May 1, 2008, was adopted by the Board pursuant to GHAD Resolution No. 1 on June 2, 2008, and is incorporated herein by reference.

C. The Engineer's Report describes the administration, monitoring and maintenance of improvements related to geologic hazards management within the Santa Paula GHAD and explains the estimated budget, the total assessment that will be chargeable to the entire Santa Paula GHAD, the assessment to be levied against each parcel of property within the boundaries of the Santa Paula GHAD, and a description of the method used in formulating the assessment.

D. The GHAD Board of Directors approved the Engineer's Report pursuant to GHAD Resolution No. 1, and found that a reliable source of funding is required to pay for the cost and expenses of maintaining and operating GHAD improvements acquired or constructed for the GHAD pursuant to Public Resources Code §§ 26500, *et seq*.

E. The special benefit derived from the GHAD by each parcel is proportionate to the entire costs of the GHAD, and the amount of the assessment is proportional to, and no greater than, the benefits conferred on each parcel. The assessment does not exceed the reasonable cost of the proportional special benefit conferred on each parcel.

Attachment: Resolution No. 6966 - GHAD Special Assessment (1069 : GHAD - Parcel Assessment 2016)

F. Public Resources Code §§ 26650, *et seq*. authorize, after a noticed public hearing, the levy and collection of an assessment upon specially benefited property within the GHAD to pay for the maintenance and operation of GHAD improvements. Article XIIID of the California Constitution imposes additional requirements for the levy and collection of an assessment.

G. On July 28, 2008, the Board held a public hearing to consider the results of a protest proceeding conducted in accordance with California Constitution Article XIIID, § 4. Because the valid number of protests received by the GHAD did not represent a majority protest, the Board is authorized to levy the assessment. By this Resolution, the Board proposes to levy this assessment against each parcel of property within the boundaries of the Santa Paula GHAD.

H. The Board further finds that levying assessments on the lots and parcels within Santa Paula GHAD is exempt from environmental review under Public Resources Code §§ 26601 and 21080(b)(4), as the California Environmental Quality Act does not apply to actions necessary to prevent or mitigate an emergency and all activities in furtherance of the GHAD are deemed necessary to prevent or mitigate an emergency.

I. It is in the public interest for the GHAD to levy the assessments described in this Resolution.

SECTION 2: The Board of Directors orders the levy and collection of the annual assessment against the lots and parcels within Santa Paula GHAD as set forth in the Engineer's Report.

SECTION 3: The Board of Directors directs the Clerk to file, in the office of the County Recorder for the County of Ventura, a copy of the assessment diagram, and comply with all other requirements set forth in Public Resources Code § 26654 and Streets and Highways Code § 3114.

SECTION 4: The assessments set forth in the Engineer's Report will be collected by the County Tax Collector in accordance with the procedures set forth in Public Resources Code § 26654.

SECTION 5: The revenues received by the GHAD as a result of the assessments to be levied pursuant to this resolution will be placed in a fund identified as the "Santa Paula Geologic Hazard Abatement District Fund." Payments from this fund can only be used in accordance with applicable law.

SECTION 6: This Resolution will take effect immediately upon adoption.

Attachment: Resolution No. 6966 - GHAD Special Assessment (1069 : GHAD - Parcel Assessment 2016)

PASSED AND ADOPTED this 21st day of March, 2016

Martin F. Hernandez, Mayor

ATTEST:

Judy Rice, City Clerk

APPROVED AS TO FORM:

John C. Cotti, City Attorney

APPROVED AS TO CONTENT:

Jaime M. Fontes, City Manager

Attachment: Resolution No. 6966 - GHAD Special Assessment (1069 : GHAD - Parcel Assessment 2016)

CITY OF SANTA PAULA
NOTICE OF PUBLIC HEARING

TAKE NOTICE that the Santa Paula City Council will hold a public hearing on **Monday, April 4, 2016**, commencing at 6:30 p.m., or as soon thereafter as possible, in the Santa Paula Council Chambers, 970 Ventura Street. The public hearing will allow testimony regarding the City's proposed assessments for the Santa Paula Geologic Hazard Abatement District ("GHAD") and placing a $1,414.00 per parcel assessment onto the December 2016 tax roll for the GHAD.

All interested persons are invited to be present and heard at said meeting. Anyone who seeks to challenge the decisions of the City Council in court with respect to these matters may be limited to raising only those issues raised by the public hearing described in this notice, or in written correspondence delivered to the city, at or before the public hearing.

Information relating to the above matter will be available for public review in the Office of the City Clerk of Santa Paula located in City Hall at 970 Ventura Street, Santa Paula, California, ten days before the hearing.

To be published in the Santa Paula Times Friday, March 25, 2016 and Wednesday, March 30, 2016.

Attachment: 2016_NOTICE OF PUBLIC HEARING - GHAD (1069 : GHAD - Parcel Assessment 2016)

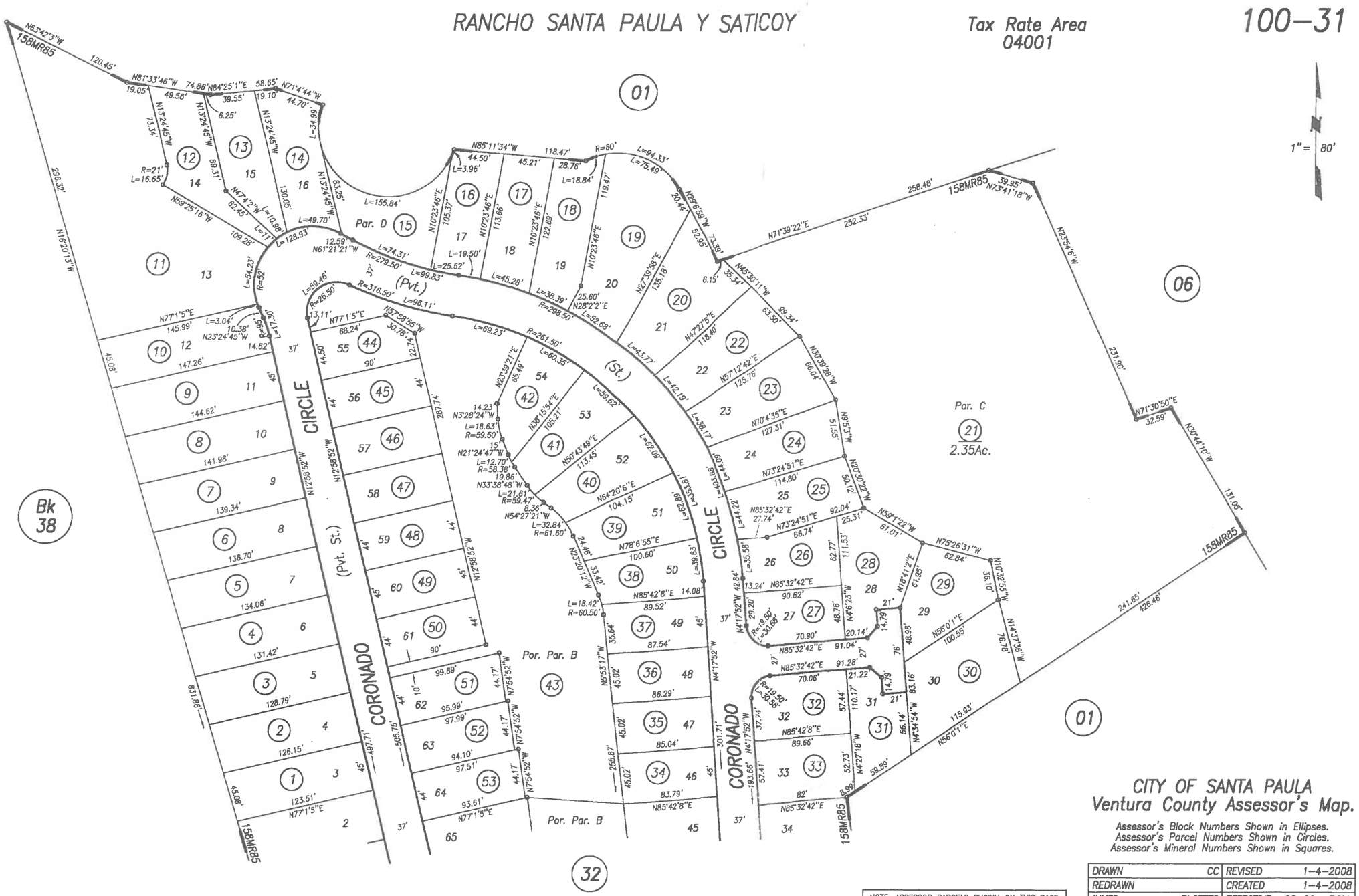
COMSTOCK PARCELS
SUBJECT TO GHAD

EXHIBIT A

		Current Year
1	100-0-310-0-015	1,414.00
2	100-0-310-0-025	1,414.00
3	100-0-310-0-035	1,414.00
4	100-0-310-0-045	1,414.00
5	100-0-310-0-055	1,414.00
6	100-0-310-0-065	1,414.00
7	100-0-310-0-075	1,414.00
8	100-0-310-0-085	1,414.00
9	100-0-310-0-095	1,414.00
10	100-0-310-0-105	1,414.00
11	100-0-310-0-115	1,414.00
12	100-0-310-0-125	1,414.00
13	100-0-310-0-135	1,414.00
14	100-0-310-0-145	1,414.00
15	100-0-310-0-165	1,414.00
16	100-0-310-0-175	1,414.00
17	100-0-310-0-185	1,414.00
18	100-0-310-0-195	1,414.00
19	100-0-310-0-205	1,414.00
20	100-0-310-0-225	1,414.00
21	100-0-310-0-235	1,414.00
22	100-0-310-0-245	1,414.00
23	100-0-310-0-255	1,414.00
24	100-0-310-0-265	1,414.00
25	100-0-310-0-275	1,414.00
26	100-0-310-0-285	1,414.00
27	100-0-310-0-295	1,414.00
28	100-0-310-0-305	1,414.00
29	100-0-310-0-315	1,414.00
30	100-0-310-0-325	1,414.00
31	100-0-310-0-335	1,414.00
32	100-0-310-0-345	1,414.00
33	100-0-310-0-355	1,414.00
34	100-0-310-0-365	1,414.00
35	100-0-310-0-375	1,414.00
36	100-0-310-0-385	1,414.00
37	100-0-310-0-395	1,414.00
38	100-0-310-0-405	1,414.00
39	100-0-310-0-415	1,414.00
40	100-0-310-0-425	1,414.00
41	100-0-310-0-445	1,414.00
42	100-0-310-0-455	1,414.00
43	100-0-310-0-465	1,414.00
44	100-0-310-0-475	1,414.00
45	100-0-310-0-485	1,414.00
46	100-0-310-0-495	1,414.00
47	100-0-310-0-505	1,414.00

Attachment: Exhibit A - List of parcels and assessments (1069 : GHAD - Parcel Assessment 2016)

48	100-0-310-0-515	1,414.00	
49	100-0-310-0-525	1,414.00	
50	100-0-310-0-535	1,414.00	
1	100-0-320-0-015	1,414.00	
2	100-0-320-0-025	1,414.00	
3	100-0-320-0-035	1,414.00	
4	100-0-320-0-045	1,414.00	
5	100-0-320-0-055	1,414.00	
6	100-0-320-0-075	1,414.00	
7	100-0-320-0-085	1,414.00	
8	100-0-320-0-095	1,414.00	
9	100-0-320-0-115	1,414.00	
10	100-0-320-0-125	1,414.00	
11	100-0-320-0-135	1,414.00	
12	100-0-320-0-145	1,414.00	
13	100-0-320-0-155	1,414.00	
14	100-0-320-0-165	1,414.00	
15	100-0-320-0-175	1,414.00	
16	100-0-320-0-185	1,414.00	
17	100-0-320-0-195	1,414.00	
18	100-0-320-0-205	1,414.00	
19	100-0-320-0-225	1,414.00	
20	100-0-320-0-235	1,414.00	
21	100-0-320-0-245	1,414.00	
22	100-0-320-0-255	1,414.00	
23	100-0-320-0-265	1,414.00	
24	100-0-320-0-275	1,414.00	
25	100-0-320-0-285	1,414.00	
75		**$ 106,050.00**	
	100-0-310-0-155	1,414.00	Open space granted to HOA
	100-0-310-0-215	1,414.00	Open space granted to GHAD
	100-0-310-0-435	1,414.00	Open space granted to HOA
	100-0-320-0-065	1,414.00	Open space granted to HOA
	100-0-320-0-105	1,414.00	Open space granted to HOA
	100-0-320-0-215	1,414.00	Open Space granted to HOA
	100-0-320-0-295	1,414.00	Detention Basin



Portion Tract 5606, M.R. Bk.158, Pg.85

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE DO NOT NECESSARILY CONSTITUTE LEGAL LOTS. CHECK WITH COUNTY SURVEYOR'S OFFICE OR PLANNING DIVISION TO VERIFY.

CITY OF SANTA PAULA
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

DRAWN	CC	REVISED	1–4–2008
REDRAWN		CREATED	1–4–2008
INKED	PLOTTED	EFFECTIVE 08–09	ROLL
PREVIOUS Bk.100, Portion Pg.01			
Compiled By Ventura County Assessor's Office			

EXHIBIT B

Roll–Year 08–09 BK. 100 , PG. 31 REVISION LOG

DATE	REFERENCE DOC.	EXPLANATION Code	EXPLANATION Description	VOID A.P.N.(s)	RESIDUAL A.P.N.(s)	NEW A.P.N.(s)
1/4/2008	158 MR 85	Subdiv	TR 5606	100–0–010–505		100–0–310–015 thru–535

Attachment: Exhibit B - Location of Parcels (1069 : GHAD - Parcel Assessment 2016)

RANCHO SANTA PAULA Y SATICOY

Tax Rate Area
04001

100–32

1" = 80'

Portion Tract 5606, M.R. Bk.158, Pg.85

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE DO NOT NECESSARILY CONSTITUTE LEGAL LOTS. CHECK WITH COUNTY SURVEYOR'S OFFICE OR PLANNING DIVISION TO VERIFY.

CITY OF SANTA PAULA
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

DRAWN	CC	REVISED	1–4–2008
REDRAWN		CREATED	1–4–2008
INKED	PLOTTED	EFFECTIVE	08–09 ROLL
PREVIOUS Bk.100, Portion Pg.01			
Compiled By Ventura County Assessor's Office			

Roll–Year 08–09 BK. 100 , PG. 32 REVISION LOG

DATE	REFERENCE DOC.	EXPLANATION Code	EXPLANATION Description	RESIDUAL A.P.N.(s)	VOID A.P.N.(s)	NEW A.P.N.(s)
1/4/2008	158 MR 85	Subdiv	TR 5606		100–0–010–505	100–0–320–015 thru–295

6

Attachment: Exhibit B - Location of Parcels (1069 : GHAD - Parcel Assessment 2016)

SANTA PAULA GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD) PLAN OF CONTROL

SANTA PAULA, CALIFORNIA

PREPARED

BY

ENGEO INCORPORATED

PROJECT NO. 7290.200.101

MARCH 10, 2008
REVISED MAY 23, 2008

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

ENGEO INCORPORATED

GEOTECHNICAL
ENVIRONMENTAL
WATER RESOURCES
CONSTRUCTION SERVICES

Project No.
7290.200.101

March 10, 2008
Revised May 23, 2008

Ms. Tiffany Sukay
Comstock Homes
312 12th Street
Manhattan Beach, CA 90266

Subject: Santa Paula Geologic Hazard Abatement District (GHAD)
Santa Paula, California

GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
PLAN OF CONTROL

Dear Ms. Sukay:

ENGEO Incorporated is pleased to present this Santa Paula Geologic Hazard Abatement District (GHAD) Plan of Control.

We are pleased to be of service to you on this project. If you have any questions concerning the contents of our report, please do not hesitate to contact us.

Very truly yours,

ENGEO Incorporated

PROFESSIONAL GEOLOGIST
ERIC HARRELL
No. 2189
Exp. 8/31/2009
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

Eric Harrell, CEG

Uri Eliahu, GE

Jeffrey A. Adams, PhD, PE
jaa/ue/rc

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

ENGEO INCORPORATED

TABLE OF CONTENTS

Page

I. **AUTHORITY AND SCOPE** 1
Property Identification 1

II. **BACKGROUND** 2
Proposed Development 3
Open Space 3

III. **SITE GEOLOGY** 5
Geologic Units 5
Fill 5
Colluvium 5
Terrace Deposits 6
Bedrock - Saugus Formation 6
Landslides and Surficial Features 7
East Bluff Slopes 7
Seismicity 8
Faulting. 8
Groundwater 10

IV. **GEOLOGIC HAZARDS** 11
Slope Instability 11
Landslides 11
Soil Creep 13
Erosion 13
Debris Flows 14
Expansive Soils 14
Compressible Terrace Deposits 15
Seismically Induced Ground Shaking 15
Ground Rupture. 15
Ground Shaking. 15

V. **CRITERIA FOR GHAD RESPONSIBILITY** 16
Prevention, Mitigation, Abatement and/or Control of Geologic Hazards 16
Exceptions 16
Isolated or Remote Slope Instability 16
Single Property 16
Geologic Hazards Resulting From Negligence of Property Owner 17
Property Not Accepted 17

7290.200.101
March 10, 2008
Revised May 23, 2008

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

TABLE OF CONTENTS (Continued)

Geologic Hazard Which Requires Expenditure in Amount Exceeding the Value of the Threatened or Damaged Improvement 18

VI. ACCEPTANCE 19
Activation of Assessment 19
Responsibility for GHAD Activities 19

VII. GHAD MAINTENANCE AND MONITORING RESPONSIBILITIES 20
Geotechnical Techniques for Mitigation of Landslide and Erosion Hazards 21

VIII. PRIORITY OF GHAD EXPENDITURES 22

IX. MAINTENANCE AND MONITORING SCHEDULE 23

X. RIGHT OF ENTRY 26

XI. MISCELLANEOUS PROVISIONS 27

SELECTED REFERENCES
FIGURES
APPENDIX A – GEOBRUGG, Rocco® Rockfall Protection System Maintenance Manual
APPENDIX B - ALBUS-KEEFE AND ASSOCIATES, Supplemental Geotechnical Investigation and Rough Grading Plan Review
APPENDIX C - ALBUS-KEEFE AND ASSOCIATES, Recommendations for Stabilizations of Upper Easterly Bluff
APPENDIX D - KANE GEOTECH INC., Santa Paula Debris Flow Investigation
APPENDIX E - ALBUS-KEEFE AND ASSOCIATES, Rough Grading Report for Phase 1 Construction Area
APPENDIX F - CONTECH CONSTRUCTION PRODUCTS, INC., Detention System Maintenance Guide

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

I. AUTHORITY AND SCOPE

The Santa Paula Geologic Hazard Abatement District ("GHAD" or "District") is proposed to be formed under authority of Public Resources Code §§ 26500, *et seq.*

Section 26509 of the Public Resources Code requires a Plan of Control, prepared by a State-Certified Engineering Geologist, as a prerequisite to formation of a GHAD. Pursuant to Section 26509, this Plan of Control was prepared by an Engineering Geologist certified pursuant to Section 7822 of the Business and Professions Code and describes, in detail, the geologic hazards, their location, and the areas affected by them. It also provides a plan for the prevention, mitigation, abatement, or control thereof.

As used in this Plan of Control, and as provided in Section 26507, "geologic hazard" means an actual or threatened landslide, land subsidence, soil erosion, earthquake, fault movement, or any other natural or unnatural movement of land or earth.

Property Identification

The GHAD boundary is shown on Figure 1 and incorporated by reference. The legal description of the land to be included within the Ridgeview at Vista Glen GHAD is included in Exhibit A, which is incorporated by reference.

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

II. BACKGROUND

The initial GHAD jurisdiction includes the Ridgeview at Vista Glen property, consisting of approximately 14.1 acres at the northern terminus of 10th Street, immediately north of the existing Santa Paula Hospital facility in Santa Paula, California. This GHAD will provide for the prevention, mitigation, abatement, and control of geologic hazards including earth movements that could impact this development.

The majority of the proposed District is situated on an elevated hillside terrace located on the southern flank of the east-west trending ridge of Sulphur Mountain, approximately 1.5 miles northwest of the confluence of the Santa Clara River and Santa Paula Creek. The topography within the area of proposed GHAD boundary varies from a relatively flat slope of 10:1 (horizontal:vertical) or flatter on the terrace portion of the site (location of an old avocado orchard) to steeper ascending slopes along the western side of the site (approximately 3:1), and to very steep descending slopes along the eastern and northern portions of the site. Elevations range from approximately 595 feet above mean sea level (msl) at the southern boundary to approximately 720 feet above msl along the western boundary of the District (Albus-Keefe [AKA], 2006; DRC, 2006).

The descending slopes along the northern and eastern sides of the site range from 1:1 to as steep as ½:1 near the upper part of the slope, and decrease to approximately 1:1 to 1½:1 on the lower flanks. The slopes at the eastern side (referred to in the referenced reports as the easterly bluff) extend down over a horizontal distance of 260 to 360 feet to the rear of existing single-family homes with a change in elevation of 180 to 200 feet. The slopes at the northern side of the site extend into a narrow east-draining canyon with a runout that is over 600 feet from existing homes at the base of the slope.

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

The western site boundary lies adjacent to an ascending slope that rises at about 3:1 to the top of a north-south-southwest trending ridge with an elevation of about 800 feet above msl. Several existing homes are located along the eastern flank of this ridge; they are aligned along the southern portion of the western site boundary. The grading plan indicates cuts of up to 24 feet into this slope and the installation of retaining walls or Verdura walls.

Proposed Development

The project development plan includes 75 residential lots, three parks, an underground detention basin, and associated streets (Figure 2). Several retaining walls and Verdura walls will be constructed at the site, reaching a maximum height of 21 feet. Verdura walls are segmental wall units that are used in conjunction with geogrid to help armor an engineered fill slope. Cut and fill slopes are proposed at a maximum ratio of 2:1 to heights of 35 feet or less. Fills over cut slopes are proposed to a maximum height of approximately 43 feet. Additionally, three GEOBRUGG screen walls will be installed at the base of the debris flow-prone areas.

Open Space

It is anticipated that title for the open space will pass to the GHAD. As the open space within and immediately adjacent to the proposed development and within the tract boundary is an amenity that benefits all of the property owners within the development, the funding of the maintenance of the open space will be shared by all current and future property owners within the GHAD's boundaries. Oversight of the actual physical maintenance responsibility for parcels of open space will pass to the GHAD.

The GHAD will assume responsibilities that relate to its position as a GHAD and other duties as a responsible land owner within GHAD-owned open space areas as shown in Figure 2. The

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

GHAD is charged with responsibilities that relate to the prevention, mitigation, abatement, or control of geologic hazards, which includes the maintenance of facilities that enhance geologic as well as hydrogeologic stability, such as drainage facilities and associated improvements. These duties may include the monitoring and maintenance of drainage facilities which, if subject to improper care, could result in decreased slope stability, the prime concern of the GHAD. As currently planned, the drainage facilities to be maintained by the GHAD include Integrated Management Practice (IMP) water quality treatment facilities, the detention basin, concrete-lined drainage ditches, and open space storm drain facilities.

The GHAD intends to mitigate or abate landslide or erosion hazards that could directly affect improved, developed, and accepted properties (as defined in Section VI) within the project, in accordance with Section VII. The GHAD will also perform maintenance of water control and conveyance facilities in open space areas and may assume other peripherally related open space responsibilities in GHAD-owned open space areas, such as erosion control, retaining and screen wall maintenance, mowing, trail maintenance, and selected other maintenance associated with open space.

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

III. SITE GEOLOGY

The following section is a summary of geologic conditions at the site as described by AKA in the 2006 and 2007 reports, the latter of which was produced following rough grading of the site and preparation of building pads for Phase 1 development in the southeastern portion of the site. The relevant references are presented in their entirety in Appendices B through E to provide more detail regarding geologic conditions.

Geologic Units

The site is situated on an elevated alluvial terrace associated with the ancestral Santa Paula Creek. The terrace was covered with varying amounts of non-engineered fill associated with past agricultural activities. Beneath the fill, the material was described as "Older colluvium" – a finer grained and more weathered material than the underlying terrace deposits. Older colluvium is labeled Q_{colo} on the rough grading map of the AKA October 2007 report. Underlying the colluvium are Late Pleistocene-age non-marine terrace deposits, which, in turn unconformably overlie Saugus Formation bedrock (Dibblee, 1992). Each of these units is described more completely below.

Fill. Non-engineered fill associated with previous agricultural activities was reported throughout much of the site during the initial exploration (AKA, May 2006). Fill encountered during field investigations typically consisted of soft to dense combinations of clay, silt, sand, and rock fragments ranging from a few inches to 4 feet in thickness. These materials were reportedly completely removed during preliminary site grading in the Fall of 2007 (AKA, 2007).

Colluvium. Colluvial deposits were mapped over nearly the entire site, with thicker accumulations observed within drainage swales of the easterly descending slope. Older

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

colluvium (labeled Q_{colo} on the rough grading map) underlies the majority of the relatively level portions of the site. These deposits typically consist of silt, clayey silt, sandy silt, silty clay, and sandy clay. During grading, the upper 5 to 7 feet of weathered material were removed to expose competent older colluvium prior to placement of engineered fill (AKA, 2007).

Terrace Deposits. Underlying the colluvium, Late Pleistocene-age stream terrace deposits (Qt) were mapped across the flatter portion of the site during excavation for the rough grading (AKA, 2007). Terrace deposit materials typically consist of poorly to locally well-stratified gravels, cobbles, and boulders in a matrix of clayey sand, silty sand, and sand. These materials were reportedly moist and dense to very dense. During the excavation of the keyway along the easterly bluff, the AKA Geologist observed that the base of the terrace deposits was generally sloping down slightly to the southeast out of the slope face. AKA also noted some local scour features at the base of the unit, particularly where the underlying bedrock unit was composed of granular materials.

Bedrock - Saugus Formation. The Plio-Pleistocene-age Saugus Formation underlies the entire project area. Even though this formation is only slightly older than the nearly flat-lying terrace deposits, it is a tilted and folded sequence of non-marine sediments comprising massive to thinly bedded clayey siltstone, sandy siltstone, silty sandstone, sandstone, and conglomerate interbeds, generally 1 foot to 6 feet in thickness with thin clay seams, typically ¼-inch thick or less. The bedrock units were reportedly observed to be light brown, reddish-brown, pale olive-gray to olive-brown in color, soft to moderately hard, damp to moist, slightly to moderately weathered, and locally contained some calcium carbonate mineralization along joints. A number of clay seams were described as appearing to be tectonically sheared, polished, and locally striated in the down dip direction. AKA attributed these features to flexural slip along bedding planes during rapid uplift and folding of the bedrock in the region.

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

Bedding orientation of the bedrock was explored in the backcut and exploratory trench excavated during the Phase 1 east bluff stabilization (AKA, 2007). Bedding plane surfaces between sandstone and siltstone units were the most useful for determining strike and dip. The orientation of these bedding planes was N63°E ± 20°, dipping 48° ± 11° to the southeast. Joints exposed in the large diameter boreholes, in the keyway backcut, and in the exploratory trench were observed to be high-angle, discontinuous, non-planar, tight, and lined with calcium carbonate and/or iron oxide staining. Joint attitudes measured in the exploratory trench along the bluff top were oriented generally north-south and northwest-southeast with moderate (mainly to the east) to vertical dip angles (AKA, 2006 & 2007).

Landslides and Surficial Features

East Bluff Slopes. The California Geological Survey has placed the easterly descending natural slope within a seismically induced landslide hazard zone in accordance with the Seismic Hazards Mapping Act (CGS, 2002). No deep-seated landslides were identified by AKA within or immediately adjacent the site; however, localized surficial failures have occurred within over-steepened portions of the eastern slopes and similar events are anticipated to occur over time within the steep terrain.

Historical debris flows and surficial failures have been reported within the swales of the east bluff slope by local residents and city officials. Apparently the historical debris flows originated within the natural drainage swales and locally inundated city streets as well as some private residential properties with muddy runoff. According to AKA, some surficial slope failures have also occurred near the base of the eastern slopes as a result of non-engineered over-steepened construction excavations created by homeowners.

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

Based on observations of the eastern bluff, AKA and Kane (2007) have identified those portions within the project boundaries that are susceptible to future surficial instabilities. They consider the entire area, except for the areas identified as natural drainage swales (chutes), as posing low risk to down-slope properties. AKA anticipates that surficial failures will generally result in isolated failures that move short distances. These mobilized earth materials would likely migrate down-slope over extended periods of time through the natural process of erosion and creep without directly impacting downhill properties. Surficial failures within and adjacent the natural drainage swales are anticipated to continue to generate debris flows during periods of prolonged rainfall that could impact downhill properties. This adverse condition can be mitigated through the implementation of debris barrier systems within the natural drainage swales (Kane, 2007).

Seismicity

The closest Type A fault is the San Andreas fault, located approximately 32 miles northeast of the site. The closest Type B fault is the onshore segment of the Oak Ridge Fault, located approximately 1.7 miles southeast of the site. The San Cayetano Fault is 4 miles northeast of site. AKA performed a deterministic analysis to estimate peak horizontal ground acceleration (PHGA) for the site. The largest estimated mean PHGA is 0.64g with a standard deviation of 0.43g, corresponding to a 7.0 moment magnitude event along the onshore segment of the Oak Ridge Fault (AKA, 2006).

Faulting. The site is not located within an Alquist-Priolo Earthquake Zone (CGS, 1998 & 1999). Alquist-Priolo Earthquake Zones are specified zones that delineate areas of known active faults, as defined by the State of California. Several active fault zones have been designated by the State north and south of the site. The closest known fault zones are located approximately 1.5 miles or more northeast of the site and include the Orcutt, Timber Canyon and San Cayetano,

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

and a few unnamed faults. Other known fault zones located greater distances to the southeast and southwest of the site include the Oak Ridge and Ventura faults (Dibblee 1990 & 1992).

The San Cayetano and Oak Ridge faults located northeast and southeast of the site, respectively, are considered the most significant of the mentioned faults. The San Cayetano fault to the north is an active north-dipping reverse fault that trends roughly east-west. Studies indicate that this fault displaces Tertiary and Quaternary rocks with as much as 9 km of stratigraphic separation (Rockwell, 1988). The Oak Ridge fault to the south is an active, mostly south-dipping, reverse fault that trends to the northeast along the south side of the Santa Clara River Valley (Leighton, 2007). The 1994 Northridge earthquake is believed to have occurred on a continuation of the Oak Ridge fault system (Yeats & Huftile, 1995).

Previous subsurface investigations for the site, geologic mapping during rough grading, review of geologic literature and review of topographic expression for the site and nearby vicinity have not found evidence of active faulting within or immediately adjacent to the site. Furthermore, there are no known active fault zones that project directly towards or through the site.

AKA (2007) observed bedding-plane reverse faults in at least two areas of the site during rough grading. To evaluate the relative age of fault activity, AKA excavated exploratory trenches roughly parallel to the fault traces to expose several vertical feet of bedrock overlain by terrace deposits and/or older colluvial soils. Dr. Thomas Rockwell was contracted by AKA to visit the site and conduct an independent evaluation of the fault features. Dr. Rockwell concluded that the bedding plane thrusts exposed on the Santa Paula terrace are inactive and should not be considered a constraint to development based on the following lines of evidence: (1) there is no scarp or lineament that can be identified in aerial photography of the site, nor is there any known active bedding plane fault that projects towards or through the site; (2) the fault cuts a basal gravel deposit, but does not cut the soil developed through the gravel; and (3) the fault does not

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

penetrate or offset the overlying colluvial deposits which are capped by a late Pleistocene soil. These three observations all support the conclusion that the faults are inactive in the Holocene time frame.

Groundwater

Static groundwater was not encountered during the 2006 AKA field exploration. AKA did report slight seepage in one boring at a depth of 53.5 feet below ground surface. Additionally, perched groundwater was encountered at a bedrock contact ranging in depth between 20 and 28 feet below the ground surface in four additional borings. Based on available publications and reports, the historic high groundwater level is reported to be approximately 40 feet below the ground surface in the lower Santa Paula Creek Valley; approximately 200 feet below the site (AKA, 2006).

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

IV. GEOLOGIC HAZARDS

The following geologic hazards were identified for the site in the previous site studies and are expected to remain to some extent after site grading has been completed.

- Slope instability
- Expansive soils
- Compressible terrace deposits
- Seismically induced ground shaking

Slope Instability

Slope stability is the GHAD's prime geotechnical concern at this site. Slope instability is an important consideration for hillside projects throughout the Southern California area, and this site has slope-related geotechnical issues typical of many other similar hillside sites. Future stability depends on numerous factors, including changes in the occurrence of natural or artificial groundwater, future grading, and earthquake ground shaking.

This section describes several types of slope instability that are within the GHAD's responsibility, subject to the provisions of Sections VI and VII.

Landslides. Landslides are a common geologic phenomenon and are part of the process of mass wasting. Weathered or fractured bedrock and soil are transported downslope over geologic time as a result of gravitational and hydrostatic forces. Landslides include a variety of morphologies and are further defined by type of materials, wetness, and mode of movement. They can consist of mass movements of earth materials that are primarily intact and occur along discrete shear surfaces, or they can consist of flowing earth materials. In the case of movement of coherent blocks, the slip or shear surfaces can be rotational (conchoidal or concave), such as for earth

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

slumps, or planar, as for translational earth slide or bedrock block glides. Most landslides are actually "complex landslides", sliding, falling and flowing with more than one type of movement and/or material.

Landslides and earth movement in the Saugus Formation are typically rotational slumps and earthflows but can also include translational landslides with a basal contact along weak bedding planes or discontinuities, along a component of the true dip, or as wedge-type failures formed by intersecting planes of weakness (FUGRO, 2007). Depth of movement may exceed 25 feet below the ground surface (FUGRO, 2007). The orientation of Saugus Formation beds at the site is such that the down-dip direction does not intersect the slope face and, therefore, is less likely to fail due to adverse dip conditions. Mapped joints were nearly vertical or dipped more steeply than the slope face. As with the bedding, this orientation is favorable for stability of the bedrock along the easterly bluff.

Mass movements involving soil and colluvium are generally in the form of an earthflow or a debris flow. The sources of these features are confined to the upper 3- to 5-foot-thick clayey soil mantle. In the winter rainy season, earthflows can typically move at a rate of several feet per day. Debris flows are much faster due to their higher water content. Kane (2007) estimated velocities of 2 to 6 meters per second for the design of debris flow mitigative measures.

AKA (2006) identified the upper portion of the easterly bluff of the site as having a factor of safety of less than 1.5 against gross failure by landslide. They recommended excavating this slope, installing drainage, and rebuilding the slope with geogrid to reinforce the slope. In the Fall of 2007, this work was done on a portion of the bluff at the rear of Lots 21 through 25 and 28 through 30.

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

The keyway back cut was formed at a 1:1 (horizontal:vertical) slope with a 25- to 35-foot-wide keyway cut at least 2 feet into competent rock. A backdrain was installed at the heel of the keyway (AKA, 2007) and the slope was reconstructed with select granular material and geogrid reinforcement. As described in the Rough Grading Report by AKA (2007), Mirafi 10XT grids were installed from the slope face into the slope extending a length equal to the height of the slope. Intermediate geogrid layers (Mirafi 2XT) were placed between layers of the Mirafi 10XT for slope facing stability. Cohesive on-site soils were placed on the outer 2 to 4 feet of the slope face to mitigate piping of granular soils through the geogrid. Verdura wall blocks were also installed every 2.5 feet to anchor the geogrid and to help armor the slope (AKA, 2007).

Soil Creep. Soil creep is the slow, often imperceptible, deformation of slope materials under low stress levels, which normally affects the shallow portion of the slopes, but can be deep seated where a weak zone of soil or bedrock exists. It results from gravitational and seepage forces, and may be indicative of conditions favorable for landsliding. Creep can be caused by wetting and drying of clays, by solution and crystallization of salts, by the growth of roots, by burrowing animals and by down-slope movement of saturated ground. Colluvium refers to the mantle of loose soil and weathered bedrock debris that moves down hillsides by creep-related processes. Areas susceptible to soil creep are shown on Figure 2 in yellow.

Erosion. The GHAD is also concerned with erosion and sedimentation in open space or affecting developed lots or improvements, subject to the provisions of Sections VI and VII. Erosion is defined as the process by which earth materials are loosened and removed by running water on the ground surface or in the subsurface. Sedimentation is the consequent depositing or settling of soil or rock particles from a state of suspension in a liquid.

Undeveloped hilly terrain either in a natural condition or particularly on cut or fill slopes can be subject to erosion. Landslide deposits, which are sometimes in a loosened condition, are

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

particularly prone to erosion. Earth flow-, debris flow- and mud flow-type landslides typically have an area of deposition or accumulation (sedimentation area) at their base. Graded slopes in the GHAD, particularly those in excess of 20 feet in vertical height and those not sufficiently vegetated, can be subject to erosion and, therefore, can become a source of transported sediment. Slopes with higher susceptibility to erosion are shown in blue on Figure 2.

Debris Flows. Three areas have been identified as being prone to debris flows (AKA, 2007; Kane, 2007). The debris flow areas are located down-slope of the easterly bluff, below Lots 23 through 25, 28, 29, and 30 (orange areas on Figure 2). The Kane report (2007) lists the characteristics of the debris flow chutes as follows:

Debris Flow Chute	Soil	Area (ft^2)	Total Volume (ft^3)
A	Silt w/Cobbles	5,032	15,096
B	Silt w/Cobbles	10,793	32,379
C	Silt w/Cobbles	5,705	17,115

To mitigate the risk posed by the debris flows to adjoining properties, GEOBRUGG debris flow screen walls designed by Kane and Associates (2007) will be installed at the locations indicated as green dashed lines on Figure 2.

Expansive Soils

Near-surface soil and clayey bedrock at the site could exhibit a moderate potential for expansion. These potentially expansive soils could impact the planned site development. Expansive soils shrink and swell as a result of moisture changes. This can cause heaving and cracking of slabs-on-grade, pavements, and structures founded on shallow foundations. The potential for expansive soils has been identified in previous reports for the site. Shrink and swell of expansive soils on slopes contributes to the mechanism of creep, which can result in shallow slope instability.

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

Compressible Terrace Deposits

AKA (2007) indicates that some terrace deposits are expected to undergo settlement due to the weight of proposed overlying fills. Total settlements and differential settlements of 2½ inches and ½ inch over 30 feet, respectively, can be expected in localized areas. The majority of the anticipated settlement will occur during loading by the fill (AKA, 2007).

Seismically Induced Ground Shaking

As identified in the geotechnical report (AKA, (2006), an earthquake of moderate to high magnitude generated within the Southern California region could cause considerable ground shaking at the site, similar to that which has occurred in the past. It appears that seismic slope stability has been considered in the remedial grading plans; however, seismically generated slope failures could occur within the oversteepened portions of the natural easterly slope. Measures have been taken to mitigate this risk, such as the rebuilt upper portion of the easterly bluff and the installation of the GEOBRUGG debris flow control systems.

Ground Rupture. No known active faults are known to project through the site nor does the site lie within the bounds of an "Earthquake Fault Zone" as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act. The potential for ground rupture due to an earthquake beneath the site is considered very small.

Ground Shaking. The site is in a seismically active area that has historically been affected by generally moderate to occasionally high levels of ground motion. The site lies in relative close proximity to several active faults; therefore, during the life of the proposed development, the property will probably experience similar moderate to occasionally high ground shaking from these fault zones, as well as some background shaking from other seismically active areas of the southern California region.

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

V. CRITERIA FOR GHAD RESPONSIBILITY

Prevention, Mitigation, Abatement and/or Control of Geologic Hazards

Subject to the following exceptions, the primary mission of the GHAD is the prevention, mitigation, abatement and control of geologic hazards within its jurisdictional boundaries that have damaged, or that pose a significant threat of damage to site improvements within developed areas. As used herein, the term "site improvements" means buildings and outbuildings, roads, sidewalks, improved paths, utilities, improved trails, swimming pools, tennis courts, gazebos, cabanas, geologic stabilization features, or similar improvements.

Exceptions

The intent of this Plan of Control is not to extend the GHAD's responsibilities to every potential situation of slope instability. Specifically, the following are excluded from the GHAD's responsibilities.

Isolated or Remote Slope Instability

The GHAD does not have responsibility to monitor, abate, mitigate or control slope instability that does not involve damage to or pose a significant threat to damage site improvements.

Single Property

The GHAD will not prevent, mitigate, abate or control geologic hazards which are limited in area to a single parcel of property unless the geologic hazard has damaged, or poses a significant threat of damage to site improvements located on other property within the GHAD jurisdictional

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

boundaries. As used herein, the term "site improvements" means buildings, roads, sidewalks, utilities, improved trails, swimming pools, tennis courts, gazebos, cabanas, geologic stabilization features, or similar improvements. This exclusion does not apply to geologic hazards existing on recreational property, and open space property within the GHAD-owned property.

Geologic Hazards Resulting From Negligence of Property Owner

The GHAD may decline to prevent, mitigate, abate or control geologic hazards which occurred or resulted from any negligence of the homeowner and/or the homeowner's contractors, agents or employees in developing, investigating, grading, constructing, maintaining or performing or not performing any post-development work on the subject property.

Property Not Accepted

The GHAD does not have responsibility to repair damaged site improvements which are situated on a parcel of real property that the GHAD has not accepted in accordance with Section VI, below. The GHAD, however, may monitor, abate, mitigate or control slope instability on a parcel of real property which (1) the GHAD has not accepted in accordance with Section VI, below, and (2) that is not excluded from GHAD responsibility by Paragraphs 1, 2 and 3; provided that GHAD responsibility on such parcel is limited to the extent necessary to address damage or a significant threat to damage site improvements which are within a parcel of real property which the GHAD has accepted in accordance with Section VI, below.

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

Geologic Hazard Which Requires Expenditure in Amount Exceeding the Value of the Threatened or Damaged Improvement

The GHAD may elect not to prevent, mitigate, abate or control a geologic hazard where the anticipated expenditure required to be funded by the GHAD to prevent, mitigate, abate or control the geologic hazard will exceed the value of the structure(s) and site improvement(s) threatened with damage or loss.

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

VI. ACCEPTANCE

Activation of Assessment

Subject to applicable law, an annual assessment must be promptly implemented on all residential parcels in the GHAD. The assessment will be levied by the GHAD on each individual residential parcel beginning the first fiscal year after the City of Santa Paula issues a building permit for that parcel.

Responsibility for GHAD Activities

The party that, on the date that the Final Map within the boundaries of the GHAD is recorded by the City of Santa Paula, owns the developable parcels shown on that Final Map has the responsibility to perform all the activities of the GHAD on property within that Final Map. Following a period of at least 3 years after the first residential building permit is issued by the City of Santa Paula, or 1 year after the completion of the initial mass grading (as defined by the City-approved grading plans), whichever is later, the suitability of transfer of GHAD-related shall be determined by the GHAD Manager. If determined to be appropriate, maintenance responsibility shall be transferred to the GHAD. This transfer date may be extended at the sole discretion of the project developer provided that the assessments continue to be levied during the extension period and that notice of such extension is delivered to the GHAD General Manager at least 30 days before the transfer date. The petitioners for formation of the GHAD intend that the approximately 4-year period between the levying of the GHAD assessment and the GHAD becoming responsible to perform activities on property within each Final Map will allow the District to accumulate reserve funds without incurring significant expenses. Such reserve funds are needed to address periodic major events which cannot be funded from annual revenues.

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

VII. GHAD MAINTENANCE AND MONITORING RESPONSIBILITIES

The GHAD is responsible for maintaining geologic stabilization features (e.g. ditches, benches, walls) in the common open space and the unimproved areas including hillside slopes extending uphill from debris benches and outside of the private lot boundaries. The GHAD's maintenance responsibilities include prevention, abatement, vegetation control, and control of landslide and erosion hazards within the subdivision open space and hillsides exclusively within the GHAD Boundary, as provided in Section VI. Adjacent slopes, open space, and improvements outside of the GHAD boundary are not maintained by or the responsibility of the GHAD.

General maintenance of the surface drainage improvements in the open space and on the hillsides, such as the concrete V-ditches, will be the GHAD's responsibility. The GHAD is also responsible for general maintenance of the detention basin, storm drain inlets and outlets in open space and subdrain outlets. Potential geologic hazards such as landslides and slope erosion within the open space are the GHAD's responsibility. The GHAD has the following maintenance responsibilities:

- Trail maintenance.
- Inspection and maintenance of CDS water quality treatment unit and underground detention system.
- Inspection and maintenance of concrete-lined drainage ditches in open space area.
- Subdrains.
- Storm drain inlets, outfalls and pipelines within the open space area.
- Slopes.
- Vegetation control within the open space.

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

- Maintenance of retaining walls and GEOBRUGG screen walls.
- Splash walls.

Geotechnical Techniques for Mitigation of Landslide and Erosion Hazards

The techniques which may be employed by the GHAD to prevent, mitigate, abate, or control geologic hazards include, but are not limited to, the following.

A. Removal of the unstable earth mass.

B. Stabilization (either partial or total) of the landslide by removal and replacement with compacted, drained fill.

C. Construction of structures to retain or divert landslide material or sediment.

D. Construction of erosion control devices such as gabions, riprap, geotextiles, or lined ditches.

E. Placement of drained engineered buttress fill.

F. Placement of subsurface drainage devices (e.g. underdrains, or horizontal drilled drains).

G. Slope correction (e.g. gradient change, biotechnical stabilization, slope trimming or contouring).

H. Construction of additional surface ditches and/or detention basins, silt fences, sediment traps, or backfill or erosion channels.

Potential landslide and erosion hazards can often be mitigated best by controlling soil saturation and water runoff and by maintaining the surface and subsurface drainage system. Maintenance shall be provided for lined surface drainage ditches and drainage terraces including debris benches or drop inlets. Maintenance of the open space, including the clearing of fire trails, will be the responsibility of the GHAD. The GHAD also shall monitor the use of the open space by other entities.

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

VIII. PRIORITY OF GHAD EXPENDITURES

Emergency response and scheduled repair expenditures by the GHAD may be prioritized by the General Manager, based upon available funds and the approved operating budget. When available funds are insufficient to undertake all of the identified remedial and preventive stabilization measures, the expenditures must be prioritized in accordance with the GHAD Board of Director's directions or as follows in descending order of priority:

A. Prevention, mitigation, abatement or control of geologic hazards that have either damaged or pose a significant threat of damage to residences, critical underground utilities or paved streets.

B. Prevention, mitigation, abatement or control of geologic hazards which have either damaged or pose a significant threat of damage to ancillary structures, including but not limited to detention basins.

C. Prevention, mitigation, abatement or control of geologic hazards which have either damaged or pose a significant threat of damage to open space amenities.

D. Prevention, mitigation, abatement or control of geologic hazards which have either damaged or pose a significant threat of damage limited to loss of landscaping or other similar non-essential amenities.

E. Prevention, mitigation, abatement or control of geologic hazards existing entirely on open space property and which have neither damaged nor pose a significant threat of damage to any site improvements.

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

IX. MAINTENANCE AND MONITORING SCHEDULE

Geologic features and GHAD maintained facilities should be inspected by the GHAD General Manager's designees as presented below. The site inspections should be undertaken at appropriate intervals as determined by the GHAD General Manager using supporting documents prepared for the site and its improvements. The GHAD budget should provide for four or more inspections in years of heavy rainfall. Generally, the inspections should take place in October, before the first significant rainfall; mid-winter, as necessary during heavy rainfall years (cumulative rainfall exceeding the historic average); and in early April at the end of the rainy season. The frequency of the inspections should increase, depending upon the intensity and recurrence of rainfall. Site inspections should increase sufficiently to provide for mitigation of potential hazards. Additionally, site inspections should be performed following moderate to significant seismic events to evaluate potential damage or displacement to geologic facilities or GHAD-maintained facilities related to ground shaking.

The GHAD should obtain copies of geologic or geotechnical exploration reports related to site development and keep these reports on file in the records of the GHAD. In addition, copies of any earthwork-related testing and observation reports that will be finalized at the completion of grading, when as-built drawings are available, must be provided to the GHAD and maintained as part of the GHAD records.

Following are guidelines for a monitoring plan. The actual timing, scope, frequency and other details regarding such maintenance, inspection and similar activities shall be at the discretion of the GHAD General Manager.

- The Engineer and/or Geologist retained by the District should carry out an inspection of lined surface ditches at least twice a year. One inspection should be in the fall prior to the onset of winter rains. The inspection shall check for sedimentation and cracking or shifting of the

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

concrete-lined ditches. Repairs and maintenance, as needed, should be undertaken including removal of excess silt or sediment in ditches and patching or replacement of cracked or broken ditches, prior to the beginning of the next rainy season.

- Subsurface drain outlets and horizontal drilled drain outlets, if any, should be checked. Water flowing from these outlets should be measured and recorded during each inspection. The inspections should take place at least twice annually, preferably in the fall and spring. Any suspicious interruption in flow should signal a need to unplug or clean the affected drain. If included, animal/rodent screens and covers should be checked and replaced as necessary.

- Retaining walls, splash walls and GEOBRUGG screen walls should be inspected as part of the site monitoring program. At a minimum, repairs and maintenance should be performed according to the manufacturer's recommendations. Recommendations for the proposed GEOBRUGG products have been included in Appendix A. During the twice-yearly scheduled site monitoring events any barriers should be viewed for debris or larger rocks against the barrier and for sagging ropes. In addition, the braking elements and wire rope clips should be checked. During repairs and maintenance, the GEOBRUGG walls shall be accessed from the top of the descending slope; i.e., from adjacent properties within the GHAD boundary. In case of emergency situations in which access from the top of the slope is not efficient or practical, the GEOBRUGG walls may be accessed from adjacent properties outside of the boundary, provided express permission to enter these properties is granted by the landowners. Two properties in particular that would likely provide suitable emergency access include Lot 6 within the Harvey Tract (at the end of Harvey Drive) and Parcel A, accessible at the end of Cadway Street. Procedures to secure Right-of-Entry for properties within the GHAD are presented in Section X.

- Inlets, outfalls, or trash racks, if used, must be kept free of debris and spillways maintained. It is anticipated that initially at least once every 2 years, cleanup of vegetation and removal of silt would be in order. Attention should be given to plantings or other obstructions which may interfere with access by power equipment.

- The underground detention basin and CDS water quality treatment unit should be checked and/or serviced as part of the site monitoring program. At a minimum, repairs and maintenance should be performed according to the manufacturer's recommendations. A maintenance guide is presented in Appendix F.

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

- The trails should be inspected on an annual basis. Positive drainage should be maintained. Depressions, rutting, and other surface expressions that could collect and allow water to infiltrate into the subsurface should be repaired. Additionally, ground cover along the trails should be maintained to allow for intended trail performance.

- An annual inspection of slopes and vegetative cover shall be made by the Engineer and/or Engineering Geologist to assess the effectiveness of the preventive maintenance program and to make recommendations as to which landslide or erosion measures should be undertaken in the next fiscal year. Any appropriate site-specific study of landslide or erosion conditions shall be determined at that time. Consultants, if necessary, will be retained to undertake the needed studies. An annual inspection report to the GHAD shall be prepared by the District Engineer and/or Engineering Geologist.

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

X. RIGHT OF ENTRY

GHAD officers, employees, consultants, contractors, agents, and representatives shall have the right to enter upon all lands within the GHAD's jurisdiction, as shown on Figure 1, which is incorporated by reference, for the purpose of performing the activities described in this Plan of Control. Such activities include, without limitation: (1) the inspection, maintenance and monitoring of site improvements including detention, water quality and sedimentation basins, maintenance roads, deflection walls, drainage ditches, storm drains, outfalls and pipelines; (2) the monitoring, maintenance and repair of slopes, including repaired or partially repaired landslides; and (3) the management of erosion and geologic hazards within the open space areas shown on Figure 1. Should the GHAD need to access private residential lots to fulfill its duties under the Plan of Control, the GHAD endeavors to provide the affected landowner and/or resident with 72 hours advanced notice unless, in the reasonable judgment of the GHAD, an emergency situation exists which makes immediate access necessary to protect the public health and safety, in which case no advance notice is required, but the GHAD must inform the landowner and/or resident as soon as reasonably possible.

The foregoing right-of-entry and indemnity provision must be recorded in the chain of title for all residential parcels and common area lots, and it shall be included in all Covenants, Conditions and Restrictions (CC&Rs) and homebuyer disclosure statements prepared for parcels within the District boundary.

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

XI. MISCELLANEOUS PROVISIONS

The GHAD may, in accordance with applicable law, expand its jurisdictional boundaries as depicted in attached Exhibit A, which is incorporated by reference, to include other real property that requires geologic hazard abatement. Nothing in this Plan is intended to, nor will it, limit the GHAD's ability to take such action either upon request by a developer or upon the motion of the Board of Directors.

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

SELECTED REFERENCES

Albus-Keefe and Associates, Inc. (AKA); Foundation Design Recommendations for Retaining and Screen Walls, Santa Paula, California; April 17, 2006; Project No. 1489.00.

AKA; Supplemental Geotechnical Investigation and Rough Grading Plan Review, Proposed 75-Lot Residential Development, Western Terminus of 10th Street, Santa Paula, California; May 3, 2006; Project No. 1489.00.

AKA; Recommendations for Stabilizations of Upper Easterly Bluff, Proposed 75-Lot Residential Development, Western Terminus of 10th Street, Santa Paula, California; August 31, 2006; Project No. 1489.00.

AKA; Rough Grading Report for Phase 1 Construction Area, Lots 26 through 35 and 44 through 50, Associated Streets and Slopes, Tract 5606, Santa Paula, California; October 23, 2007; Project No. 1489.00.

California Geological Survey, 2002, State of California Seismic Hazard Zones, Santa Paula Quadrangle.

Dibblee, T. W., Jr., 1990, Geologic Map of the Santa Paula Peak Quadrangle, Ventura County, California; DF-26.

Dibblee, T. W., Jr., 1992, Geologic Map of the Santa Paula Quadrangle, Ventura County, California; DF-41.

DRC; Tentative Map, Tract 5606–Ridgeview at Vista Glen, Santa Paula, California; May 25, 2005; Sheet 1.

DRC; Mass Grading Plans, Tract 5606–Ridgeview at Vista Glen, Santa Paula, California; April 10, 2006; Sheets 1-16.

FUGRO West, Inc.; Review of GHAD by ENGEO Inc. for Comstock Residential Development, Western Terminus of 10th Street, Santa Paula, California; October 2, 2007; Project No. 3322.010.01.

Kane GeoTech Inc.; Santa Paula Debris Flow Investigation, Ventura County, California; July 3, 2007; Project No. GT06-24.

Land America Lawyers Title; Preliminary Title Report, Tenth Street, Santa Paula, California; December 14, 2005.

7290.200.101
March 10, 2008
Revised May 23, 2008

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

SELECTED REFERENCES (Continued)

Leighton & Associates, 2007, Preliminary Geotechnical Investigation Report for the East Area 1 Specific Plan, Santa Paula Area of Unincorporated Ventura County, California; April 2007.

Rockwell, Thomas, 1988, Neotectonics of the San Cayetano Fault, Transverse Ranges, California, GSA Bulletin; April 1988; v. 100; no. 4; p. 500-513.

USGS; Topographic Map, 7.5-Minute Series, Santa Paula Peak Quadrangle, Ventura County, California; 1951, Photorevised 1988.

USGS; Topographic Map, 7.5-Minute Series, Santa Paula Quadrangle, Ventura County, California; 1951, Photorevised 1967.

Yeats, R.S., and G.J. Huftile, 1995, The Oak Ridge fault system and the 1994 Northridge earthquake; Nature v. 373, p. 418-420.

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

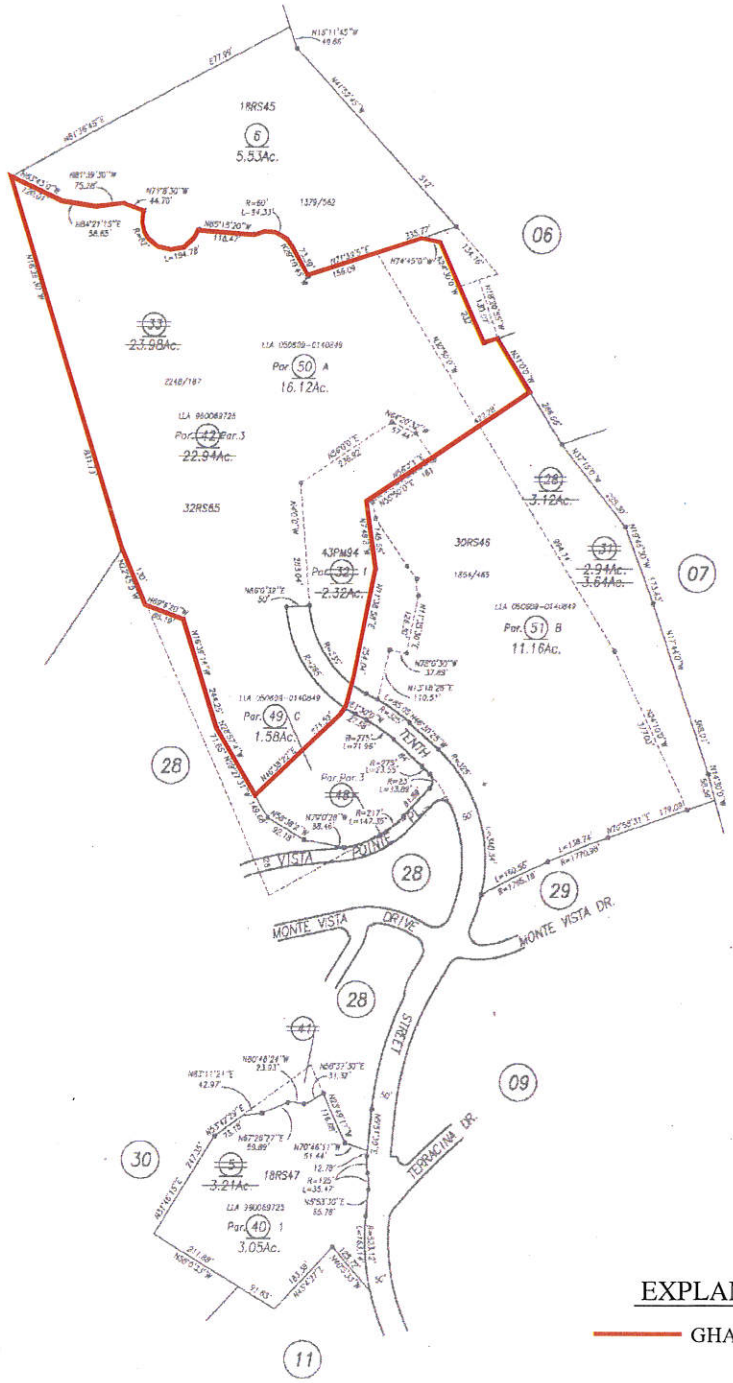
ENGEO INCORPORATED

LIST OF FIGURES

Figure 1	GHAD Boundary Map
Figure 2	Site Map with GHAD Boundary and Geologic Hazards
Exhibit A	Legal Description

7290.200.101
March 10, 2008
Revised May 23, 2008

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)



BASE MAP SOURCE: LAND AMERICA LAWYERS TITLE

ENGEO INCORPORATED
EXCELLENT SERVICE SINCE 1971

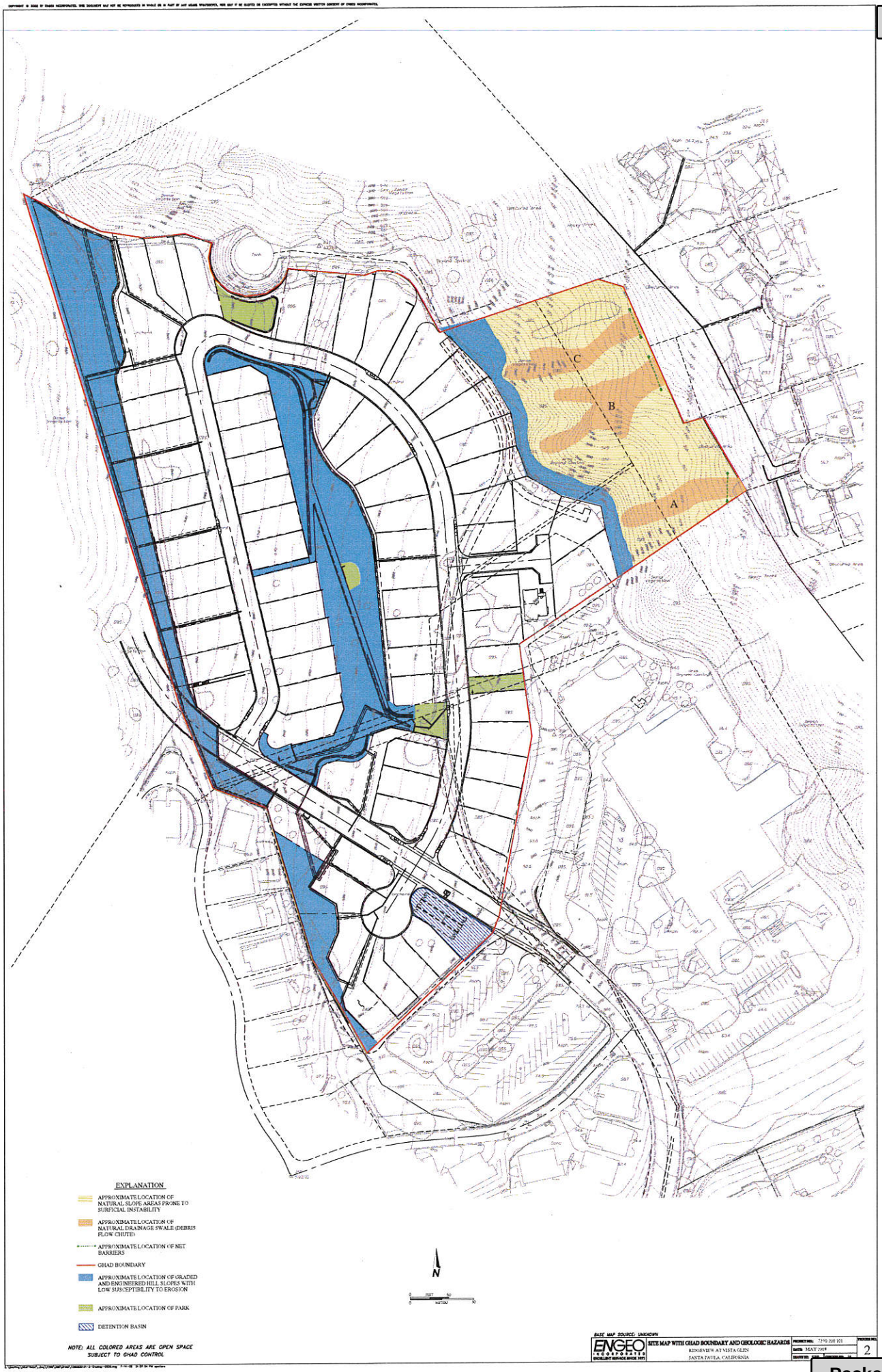
GHAD BOUNDARY
RIDGEVIEW AT VISTA GLEN
SANTA PAULA, CALIFORNIA

PROJECT NO.: 7290.200.101		FIGURE NO
DATE: MAY 2008		1
DRAWN BY: DLB	CHECKED BY: JA	

G:\Drafting\DRAFTING2_Dwg\7290\200\GHAD\7290200101-1GhadBoundary-0508.dwg 7-14-09 01:05:43 PM spatters

ORIGINAL FIGURE PRINTED IN COLOR

COPYRIGHT © 2008 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED OR EXCERPTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.



Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

LEGAL DESCRIPTION

Real property in the City of Santa Paula, County of Ventura, State of California, described as follows:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A OF LOT LINE ADJUSTMENT NO. 2005-CDP-02 RECORDED JUNE 9, 2005 AS INSTRUMENT NO. 20050609-0140849 OF OFFICIAL RECORDS BEING A PORTION OF AN UNNUMBERED LOT LYING NORTHERLY OF LOTS 23, 24, 25 AND 26 OF THE RANCHO SANTA ANA PAULA Y SATICOY IN THE CITY OF SANTA PAULA, COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK "A", PAGE 290 OF MISCELLANEOUS RECORDS (TRANSCRIBED RECORDS FROM SANTA BARBARA COUNTY), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE OIL, MINERALS, AND OTHER RIGHTS GRANTED TO EDWARD W. HASKELL BY DEED DATED DECEMBER 24, 1864, RECORDED IN BOOK "B", PAGE 153 OF DEEDS, OTHER THAN 50/100THS INTEREST IN AND TO ALL OIL, GAS, HYDROCARBON SUBSTANCES AND OTHER MINERALS IN OR UPON OR THAT MAY BE PRODUCED FROM SAID LAND AS GRANTED TO THE MCKEVETT CORPORATION IN DEEDS RECORDED JANUARY 12, 1942 IN BOOK 652, PAGE 127 AND RECORDED APRIL 12, 1960, IN BOOK 1854, PAGE 465 BOTH OF OFFICIAL RECORDS.

APN: 100-0-010-315 and 100-0-010-325 and 100-0-010-425 and 100-0-010-485

Attachment: GHAD Plan of Control Pages 1-37 (1069 : GHAD - Parcel Assessment 2016)

For the City Council Regular Meeting of April 4, 2016

Agenda Item # 1.10.A

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: Janna Minsk, Planning Director

Subject: Update on the East Area 1 Project from Representatives of Limoneira Lewis Community Builders

Date: April 4, 2016

Recommendation: It is recommended that the City Council: (1) receive and file the attached report; and (2) take such additional, related action that may be desirable.

Report by: Janna Minsk, Planning Director

Fiscal Impacts: None at this time.

Personnel Impacts: None at this time.

General Discussion: In February 2008, the City Council adopted the East Area 1 Specific Plan (EA1 SP-3) to regulate development within the East Area 1 project area. In June 2008, voters approved Measure G, which amended the City Urban Restriction Boundary to include the East Area 1 Specific Plan area. Finally, in March 2011, the Ventura Local Agency Formation Commission (LAFCO) approved annexation of the East Area 1 Specific Plan area to the City of Santa Paula.

On February 17, 2015, the City Council approved an amendment to the adopted EA1 SP-3 (EA1 SPA). The EA1 SPA reconfigured the planning areas, reduced the amount of light industrial and commercial areas, but left the number of residential units (1,500) unchanged. The amendment made minor modifications to the land plan by providing for three distinct planning areas to accommodate the residential neighborhoods, light industrial and commercial, and civic centers. The EA1- SPA also updated certain development standards and design guidelines and the plans for utility infrastructure, internal traffic circulation, flood control features, and public services.

In September, 2015, Limoneira formally announced its partnership with the Lewis Group to implement the East Area 1 project. The partnership now called the Limoneira Lewis Community Builders LLC (LLCB), LLCB will be responsible for land preparation, including grading and installing utilities, landscaping and park construction, creating the

individual lot pads and designing the homes that will be built in the East Area 1 community that will eventually be known as “Harvest at Limoneira.”

With the recent changes that have occurred relative to the East Area 1 Project, the City Council requested an update on the status of the Project. A representative of LLCB will be present at your April 4, meeting to discuss the project, including the timelines for commencement of the permitting and construction process.

For the City Council Regular Meeting of April 4, 2016

Agenda Item # 1.10.B

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: Sandra Easley, Finance Director

Subject: Formal Adoption of a CFD (Community Facilities District) Policy

Date: April 4, 2016

Recommendation: It is recommended that the City Council: 1) Adopt Resolution No. 6973 establishing Guidelines and Policies concerning use of the Mello-Roos Community Facilities Act of 1982; and 2) take such additional, related action that may be desired.

Report by: Sandra K. Easley, Finance Director

Fiscal Impacts: None at this time.

Personnel Impacts: None at this time.

General Discussion: The Mello-Roos Community Facilities Act of 1982, (Government Code §53311)(the "Act") is the statutory framework that provides the authority and describes the methodology that local agencies may use to form Community Facilities Districts (CFDs) and levy special taxes within the boundaries of those CFDs. Under the Act, CFDs may be used to fund the provision of certain authorized public services or maintenance, and to finance the purchase, construction, expansion, improvement or rehabilitation of public facilities. CFDs may issue bonds secured by special taxes as a financing instrument.

A Mello-Roos District is a geographic area where a special property assessment on real estate (a parcel tax), in addition to the regular property tax subject to Proposition 13, is imposed on taxable real property within a Community Facilities District. These districts seek public financing through the sale of bonds for the purpose of financing public improvements and other public services. These public services may include streets, water, sewage and drainage, electricity, infrastructure, schools, parks and police protection to newly developing areas. The assessment paid is used to make the payments of principal and interest on the bonds. The Act requires that, prior to initiating any proceedings to establish a CFD, a local agency must consider and adopt local goals and policies concerning the use of the Act.

For the City Council Regular Meeting of April 4, 2016

Agenda Item # 1.10.B

The purpose of the guidelines and policies is to establish for the City of Santa Paula a format to establish the public benefit and guidelines for the financial aspects of the districts. The Policies establish the general purpose of establishing a Mello-Roos CFD as well as the limitations on the infrastructure improvements eligible to be financed through the CFD. In addition, the policy establishes certain requirements of a developer who wishes to form a CFD that are aimed at protecting the City in the event of property owners' default on bonds issued pursuant to a CFD.

The Policies also provide guidance and conditions for the use of CFDs for services and improvements, and for the conduct by the District of proceedings for special taxes levied in a CFD established under the Act. The Policies are intended to be general in nature; specific details will depend on the nature of each particular financing. The Policies are applicable to financing under the Act and are intended to comply with Government Code §53312.7(a).

Alternatives:

A. 1) Adopt Resolution No. 6973 establishing Guidelines and Policies concerning use of Mello-Roos Community Facilities Act of 1982; and 2) take such additional, related action that may be desired.

B. Refer the matter back to staff for additional review and/or revision.

Attachments:

Resolution

Guidelines and Policies FINAL March 22 2016

RESOLUTION NO. 6973

A RESOLUTION OF THE CITY OF SANTA PAULA CITY COUNCIL ADOPTING THE GUIDELINES AND POLICIES GOVERNING THE USE OF THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982

The City Council of the City of Santa Paula resolves as follows:

SECTION 1: The City Council finds and declares as follows:

A. The City desires to institute proceedings for the establishment of a community facilities district under the Mello-Roos Community Facilities Act of 1982, Government Code §§ *et seq.* (the "Mello-Roos Act");

B. Section 53312.7 of the Mello-Roos Act requires the City to adopt local goals and policies, as defined in the Mello-Roos Act, before it can initiate proceedings to establish a community facilities district;

C. The City Council desires to adopt the policies entitled "Guidelines and Policies concerning the Use of the Mello-Roos Community Facilities Act of 1982," in order to provide a flexible alternative method to finance public facilities.

SECTION 2: The City Council adopts a "Guidelines and Policies concerning use of Mello-Roos Community Facilities Act of 1982", attached as Exhibit "A", which is incorporated by reference, for the purpose of satisfying Section 53312.7 of the Mello-Roos Act.

SECTION 3: This resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 4th day of April 2016.

_____
Martin F. Hernandez,
Mayor

ATTEST:

_____
Judy Rice,
City Clerk

Attachment: Resolution (1113 : CFD Policy)

APPROVED AS TO FORM:

_____
John C. Cotti,
City Attorney

APPROVED AS TO CONTENT:

_____
Jaime M. Fontes,
City Manager

Guidelines and Policies

Concerning Use of

MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982

Attachment: Guidelines and Policies FINAL March 22 2016 (1113 : CFD Policy)

TABLE OF CONTENTS

	Introduction	2
1	Policy & Goals	2
2	Definitions	3
3	Eligible Public Facilities	4
4	Value-to-Lien Ratio	4
5	Security	5
6	Special Tax Formula	6
7	Terms and Conditions of Bonds	7
8	District Costs, Deposits and Reimbursements	9
9	Agreements	10
10	Use of Consultants	11
11	Acquisition Provisions	11
12	Disclosure to Purchasers	11
13	Property Owner Support	12
14	Land Use Approvals	12
15	Exceptions to These Policies	12
16	Application Process	12
17	Mello-Roos Community Facilities District Formation Proceedings	13

Attachment: Guidelines and Policies FINAL March 22 2016 (1113 : CFD Policy)

INTRODUCTION

The purpose of the Guidelines and Policies is to establish for the City of Santa Paula ("City") a format to establish the public benefit and guidelines for the financial aspects of Community Facilities District formed under the Mello-Roos Community Facilities Act of 1982 or any other district legally available to the City to finance improvements or maintenance. The underlying principles behind the proposed policies are public interest and benefit, fairness to current and future property and homeowners, avoidance of future failure of the project and or property owner protest, protection of the City's financial position, and reimbursement to the City of its incurred expenses. The Disclosure Guidelines for Land-Based Securities, as recommended by the California Debt Advisory Commission, is also incorporated into this policy.

1. POLICY & GOALS

The City of Santa Paula (the "City") has developed the following Guidelines and Policies on debt financing as guidelines for the City's approach to Community Facilities District debt financings. It is the City's goal to support projects which address a public need and provide a public benefit. Proposed projects requesting Community Facility District debt financing will be evaluated to determine if such financing is financially viable and in the best interest of the City and current and future City and project residents. These Guidelines and Policies are designed to comply with Section 53312.7 of the Government Code.

The City will consider developer or property owner initiated applications requesting the formation of community facilities districts and the issuance of bonds to finance eligible public facilities necessary to serve newly developing commercial, industrial and residential projects in the following instances:

(1) When tax-exempt financing of project public facilities will result in a significant public benefit; and/or

(2) When the City has negotiated and executed a Development Agreement addressing project implementation.

Generally, community serving public facilities may be eligible for a tax-exempt financing program. Facilities will be financed and districts formed in accordance with the then current provisions of the Mello-Roos Community Facilities Act of 1982, as amended, or any other methodology legally available to the City to finance such improvements.

Attachment: Guidelines and Policies FINAL March 22 2016 (1113 : CFD Policy)

Each time a community facilities district is formed for the benefit of a development project, and maintenance requirements will exceed normal City standards, the City will require the creation of a maintenance district or property owners association suitable to provide for such needs. The maintenance district may be established pursuant to the provisions of the Mello Roos Community Facilities Act of 1982 or the Landscaping and Lighting Act of 1972, or any other methodology legally available to the City to finance such maintenance. The purpose of the maintenance district is to fund all or a portion of the ongoing costs of parks and open space, public landscaping, police and fire protection services and library services; and/or to pay for any unfunded ongoing City maintenance costs associated with the development project.

Existing neighborhoods may apply to the City for the use of financing to fund local or neighborhood serving facilities in accordance with the Mello Roos Community Facilities Act of 1982. The City will apply applicable provisions of this policy to those financing programs for existing neighborhoods.

The City shall make the determination as to whether a proposed district shall proceed under the provisions of the Landscaping and Lighting Act of 1972 or the Mello-Roos Community Facilities Act of 1982 or any other methodology legally available to the City to finance improvements or maintenance. The City may confer with consultants and the applicant to learn of any unique district requirements such as facilities serving the regional area or long-term development phasing prior to making any final determination.

All City and consultant costs incurred in the evaluation of new development district applications and the establishment of districts will be paid by the applicant(s) by advance deposit increments. The City shall not incur any non-reimbursable expense for processing assessment or community facilities districts. Expenses not chargeable to the district shall be borne by the applicant(s).

2. DEFINITIONS

Unless the context otherwise requires, the terms employed in the following policies shall have the meanings specified below:

"Bonds" means bonds authorized and issued under the Mello-Roos Community Facilities Act of 1982 or the Municipal Improvement Act of 1911 and the Improvement Bond Act of 1915 or any other methodology legally available to the City to finance improvements.

"City" means the City of Santa Paula.

Attachment: Guidelines and Policies FINAL March 22 2016 (1113 : CFD Policy)

"District" means a Community Facilities District formed under the Mello-Roos Community Facilities Act of 1982 or any other district legally available to the City to finance improvements or maintenance.

"Public Facilities" means improvements authorized to be constructed or acquired under the Mello-Roos Act including, but not limited to, costs for specified capital facilities imposed by public agencies as a condition to approval of the development encompassed by the district or as a condition to service the district.

"Value" or "Fair Market Value" means the amount of cash or its equivalent which property would bring if exposed for sale in the open market under conditions in which neither buyer nor seller could take advantage of a difficulty of the other and both have knowledge of all of the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions upon uses and purposes.

"Infrastructure and Public Facilities" those improvements including, but not limited to major streets and arterials; highway improvements and freeways; freeway interchanges; right of way acquisitions; bridges, water, sewer and drainage improvements; landscape irrigation and drainage facilities; environmental mitigation and remediation; bicycle and pedestrian facilities; parks; wetlands; electrical conduits; transit improvements; and other improvements as which are defined as authorized improvements under the Community Facilities Districts(s) selected by the City or any ordinance under the City.

3. ELIGIBLE PUBLIC FACILITIES

Infrastructure and public facilities eligible for district financing are those improvements which benefit properties within a proposed development, and/or will mitigate impacts of that development upon areas of the City outside the proposed development, and which will be owned, operated or maintained by the City or another public agency approved by the City.

Priority for funding will be determined by the City and the amount of available bond proceeds. If a school is financed, the school district's goals and policies, including its priority access policy will be coordinated with the formation of a district.

4. VALUE-TO-LIEN RATIO

The City may sell bonds for the district only if it determines that the value of the real property that would be subject to the special tax or assessment to pay debt service will

Attachment: Guidelines and Policies FINAL March 22 2016 (1113 : CFD Policy)

be at least three times the principal amount of the bonds to be sold and the principal amount of all other bonds outstanding that are secured by a special tax or assessment. Such determination will be based upon the full cash value as shown on the ad valorem assessment roll or upon an appraisal of the subject property made in a manner consistent with the policies of the City. Requirements of a higher value to lien ratio may be imposed by the City and will be determined by an appraisal with recommendations from bond counsel, financial advisor, and the underwriter, with consideration of the facts pertaining to each particular project, including diversification of land ownership. Each project will be considered on its own merits. The aggregate value to lien ratio of no more than 5% of the included parcels expected to be subject to special taxes or assessments to pay debt service shall not fall below 3:1. The City may allow exceptions to its value to lien ratio requirements if it finds and determines that the proposed bonds do not present any unusual credit risk due to the availability of credit enhancements or for other reasons determined by the City.

The appraisal shall be coordinated by, under the direction of, and addressed to the City. The applicant shall pay all costs associated with the preparation of the appraisal report through the advance deposit mechanism. The appraisal shall be conducted in accordance with criteria, standards and assumptions established by the City, based upon the recommendations for each specific project received from the underwriter and financial advisor designated by the City. In every case, the appraisal shall reflect nationally and locally recognized appraisal standards, for land-secured bond financing. The City prefers that the appraisal be prepared in accordance with the recommendations of the California Debt Advisory Commission as contained in the Disclosure Guidelines for Land-Based Securities, and deviations therefrom will only be considered upon recommendation from bond counsel, financial advisor, the underwriter and the appraiser, with consideration of the facts pertaining to each particular project.

The City may require a market absorption study, and may retain a consultant to prepare a report to verify market absorption assumptions and projected sales prices of the properties subject to the special taxes or assessments in the district. The appraisal shall take into consideration and be based upon the conclusions of the market absorption study. Upon receiving an appraisal, determining the value-to-lien ratio, and evaluating the project and current underwriting criteria, the City may require letters of credit from an “AA” rated counter party, or other security to secure payment of the special taxes to be levied annually on properties within the district. Letters of credit or other security may also be required for individual parcels of specific property ownership within a district.

5. SECURITY

For new development, the applicant or property owner must demonstrate its financial plan and ability to pay all special taxes before full build-out has taken place. The City in certain instances may require additional security such as credit enhancement. Capitalized interest for bonds to be issues may be allowed at the discretion of the City.

If the City requires letters of credit or other credit enhancement, the credit enhancement shall be issued by an institution in a form and upon terms and conditions satisfactory to the City. All fees payable on the letter of credit or other security shall be the sole responsibility of the district applicant or developer, not the City or district. Any security required to be provided by the applicant shall be discharged by the City upon the opinion of a qualified appraiser retained by the City that the value-to-lien ratio has reached an acceptable level as determined by the City.

As an alternative to providing security, depending on circumstances:

A. A portion of the bond proceeds may be placed in escrow with a corporate agent in an amount sufficient to assure an acceptable value-to-lien ratio is reached on the escrowed proceeds. The escrowed proceeds shall be released at such times and in such amounts as will assure an acceptable value-to-lien ratio with regard to the aggregate outstanding bonds and other covenants; or

B. The bonds may be issued in series with each series in an amount sufficient to assure an acceptable value-to-lien ratio with regard to the aggregate outstanding bonds and other covenants.

6. SPECIAL TAX FORMULA FOR COMMUNITY FACILITIES DISTRICTS

The maximum special tax formula shall adhere to the following requirements:

A. The maximum tax shall include the annual costs incurred by the City to administer the district, including debt service, City, County administrative expenses and 10% delinquency coverage.

B. The maximum special tax shall establish tax rates which correspond to the adopted land use designation of each parcel.

C. The special tax formula shall be structured to ensure sufficient funds to pay for annual debt service and administrative expenses of the district.

D. A backup special tax to protect against changes in densities resulting in insufficient annual special tax revenues to pay annual debt service and administrative expenses shall be required.

E. The City may provide for an annual escalation factor, not to exceed 2% of the Maximum Special Tax in effect the prior fiscal year.

The maximum annual special tax submitted to the qualified electors of the CFD, when added together with all annual payment requirements of overlapping debt and assessments, and ad-valorem property taxes, but excluding any special taxes or assessments levied for public services, shall not exceed 1.90% of the anticipated Fair Market Value of the subject properties at the time of district formation, based on a qualified appraisal at time of bond sale.

The City shall retain a special tax consultant to prepare a report which:

A. Recommends a special tax formula for the proposed CFD.

B. Evaluates the special tax proposed to determine its ability to adequately fund identified public facilities, City administrative costs, services (if applicable) and other related expenditures. Such analysis shall also address the resulting aggregate tax burden of all proposed special taxes plus existing special taxes, ad valorem taxes and assessments on the properties within the CFD. The rates and method of apportionment of special taxes shall be designed to ensure sufficient revenues are produced in case of final development at lower densities than anticipated.

C. Consultants of the City for the district shall comply with the existing policies of the Fair Political Practices Commission and of the California Government Code

The City shall retain a Financial Advisor who will review the Tax Formula and other financial documents and issue the City a written opinion stating that the documents have been prepared in a manner that does not adversely impact the City's financial position, bonding capacity or credit rating, prior to the Resolution of Formation. In this letter, the Advisor will confirm the findings of the Special Tax Consultant that the proposed Special Taxes are sufficient to fund all the future costs of the district.

7. TERMS AND CONDITIONS OF BONDS

All terms and conditions of the bonds shall be established by the City, and included in the Fiscal Agent Agreement. The City will control, manage and invest all district issued bond proceeds designated for use on improvements. Each bond issue shall be

Attachment: Guidelines and Policies FINAL March 22 2016 (1113 : CFD Policy)

structured to adequately protect bond owners and to not adversely impact the bonding capacity or credit rating of the City through the special taxes or assessments, credit enhancements, foreclosure covenant and reserve fund. Unless otherwise authorized by the City, the following shall serve as bond requirements:

A. A reserve fund equal to an amount equal to the lesser of ten percent (10%) of the original bond principal, or maximum annual debt service on the Bonds, or 125% of average annual debt service on the Bonds, or as otherwise provided by Federal law.

B. The special taxes shall be levied for the first fiscal year following sale of the bonds for which they may be levied or at the end of capitalized interest period. Interest shall be funded (capitalized) during the estimated period of construction, but shall not exceed 24 months.

C. The repayment of principal shall begin on the earliest principal payment date for which sufficient special tax revenues can be made available after the end of the capitalized interest period.

D. Beginning with the commencement of the repayment of principal, annual debt service shall be level. The City may consider an increasing annual debt service corresponding to the annual escalation of the special taxes, if any.

E. The maximum special tax shall be established to assure that the annual revenue produced by the levy of the maximum special tax shall be equal to at least 110% of the maximum annual debt service.

F. Prior to the issuance of the bonds, the City shall authorize its bond counsel to commence and process to final judgment an action establishing the validity of the proceedings, special tax and issue of bond, unless advised to the contrary by such bond counsel.

G. In instances where multiple series of bonds are to be issued, the first series shall include public facilities of highest priority as determined by the City.

H. All statements and materials related to the sale of community facilities district bonds shall emphasize and state that neither the good faith, nor the taxing power of the City is pledged to security or repayment of the bonds. The sole source of revenues to secure bond owners is special taxes, annual assessments or foreclosure proceeds.

8. DISTRICT COSTS, DEPOSITS AND REIMBURSEMENTS

All City and consultant costs incurred in the formation, evaluation and administration of a proposed CFD, including all current and future costs of providing the CFD as a financing mechanism for costs of development and services contemplated within the CFD, will be paid by the proponents of the CFD. These costs may include, but are not limited to reimbursement for the time and expenses of City staff and related costs, as well as the fees and expenses of any consultants to the City (such as engineering, legal, financing and special tax consultants) employed in connection with the formation of the CFD, costs of appraisals, absorption or other studies and other reports necessary or deemed advisable by the City staff in forming the CFD and issuing bonds, costs of publication of notices, preparation and mailing of ballots and other costs related to any election for the CFD, any special tax to be levied or any bonded indebtedness thereof, the costs of any action prosecuted in court to validate any aspect of the CFD, its special tax and/or any bonds, allocable shares of administrative expenses of City staff and overhead in connection with the CFD, and any and all other costs and expenses directly or indirectly incurred by the City in connection with the CFD. City staff shall use all reasonable efforts not to incur any expense for processing a CFD which is not eligible to be reimbursed from CFD special tax or CFD bond proceeds. Expenses incurred by the City that are not chargeable to the CFD shall be borne by the proponents of the CFD to the greatest extent feasible. A deposit toward such costs shall be made upon submission of the Petition for formation of a CFD, with the total amount due not later than the closing date of the bonds issued by the City for the CFD. All such costs may be paid (or reimbursed) from proceeds of bonds issued for the CFD.

In addition to payment of City costs, the proponents shall pay to the City for each series of bonds issued for the CFD, an amount to be used by the City for construction of facilities authorized for the CFD The amount of such charge may be paid from proceeds of bonds issued for the CFD and the amount charged, when added to the costs described in the preceding two paragraphs (excluding underwriter's discount and bond and disclosure counsel expenses which are contingent upon closing of the bonds), shall not exceed 1.5% of the amount of bonds issued for the CFD. In addition, the City may establish an annual charge, not to exceed the amount of the maximum authorized annual tax of the CFD on developed property that is in excess of the amount needed to pay the bonds and any special tax delinquencies or deficiencies in the bond reserves due to delinquencies. City staff has the discretion to direct this excess, other than any amount needed to pay City CFD administration expenses, to reimbursement to CFD proponents for "pay-as-you-go" authorized CFD improvements. Such use of the excess would be limited to the term mutually agreed upon in a development agreement but under no circumstances to exceed the term of the bonds.

Funds to reimburse costs and expenses incurred by the City shall be billed to the applicant and the applicant shall pay each invoice within sixty (60) calendar days of receipt of such notice. If the applicant fails to make any payment of funds for the proceedings, the City may suspend all proceedings until receipt of such additional deposit.

Except as otherwise provided herein, the applicant shall be entitled to reimbursement for all reasonable costs and expenses incident to the process and construction of the public facilities as provided under the Mello-Roos Community Facilities Act of 1982, provided that all such costs and expenses shall be verified by the City, as a condition of reimbursement.

The applicant or property owner shall not be entitled to reimbursement from bond proceeds for any of the expenses specified as follows:

A. In-house administrative and overhead expenses incurred by the applicant;

B. Interest expense incurred by the applicant on moneys advanced or expended during the proceedings and construction of public facilities; and

C. Any other costs and expenses incurred by the applicant which are not otherwise authorized for reimbursement under the Mello-Roos Act.

Neither the City nor the district shall be required to reimburse the applicant or property owner from any funds other than the proceeds of bonds issued by the district.

9. AGREEMENTS

Agreements will be prepared incidental to district formation proceedings in a form satisfactory to the City and consistent with these policies. These agreements may include, but not be limited to:

A. Funding and Acquisition agreement.

B. Agreements with any other public agency entitled to receive any portion of the bond proceeds or entitled to own and operate any of the public facilities financed by bond proceeds.

C. Deposit and Reimbursement agreement.

Attachment: Guidelines and Policies FINAL March 22 2016 (1113 : CFD Policy)

As a condition to adoption of the Resolution of Formation, the form of all of the agreements specified shall be approved, and prior to the formation of the district all agreements shall be duly executed by the parties thereto. Prior to execution of any agreements, such agreements shall be reviewed and approved by bond counsel and the City Attorney, and approved by the City Council. Such approval by the City Attorney shall be indicated thereon.

10. USE OF CONSULTANTS

The City shall have the sole discretion as to selection of consultants and determination of fees and expenses of all consultants necessary for the formation of the district and the issuance of bonds, including the underwriter(s), bond counsel, financial advisor, assessment engineer, appraiser, trustee, paying agent, market absorption study consultant, and the special tax consultant after reasonable consultation with the applicant. Prior consent of the applicant shall not be required in the determination by the City of the consulting and financing team.

The City shall also be responsible for determining the structure of the bonds to be issued, including the method of sale (negotiated or competitive), the need for bond ratings, investment of bond proceeds, and all other terms and conditions incidental to structuring and closing a bond issuance.

11. ACQUISITION PROVISIONS

The City, at its sole discretion, will determine the facilities to be acquired and the method of determining reasonable acquisition costs, which shall be set forth in the funding and acquisition agreement. This document shall be required and approved by the City Council prior to the adoption of the resolution of formation of the district. Applicable bidding and prevailing wage requirements are extensive and will be addressed during the preparation of the funding and acquisition agreement.

12. DISCLOSURE TO PURCHASERS

The applicant or property owner will be required to demonstrate to the satisfaction of the City that, to the best of their abilities, there will be full disclosure of the Mello-Roos special taxes and any other special tax, assessment, overlapping special taxes or assessments of other districts, or other liens on individual parcels to existing and future property owners, and to prospective purchasers of property including interim purchasers and sales to merchant builders. In addition to all requirements of law, the City shall require the applicant to provide disclosure of such information as the City deems appropriate to the purchasers of property within the district, with respect to the existence of the district, maximum and/or backup special taxes to be levied within the district, facilities to be constructed, the foreclosure process and the terms and conditions of bonds issued on behalf of the district. Such disclosure shall include

Attachment: Guidelines and Policies FINAL March 22 2016 (1113 : CFD Policy)

homebuyer notifications requiring signature prior to home purchases, as well as methods to notify subsequent home purchasers.

Upon request, the Finance Department will provide a "Notice of Special Tax" to sellers of real property subject to the levy of special taxes as required by Government Code Section 53340.2.

13. PROPERTY OWNER SUPPORT

In the instance of multiple property owners, the applicant shall be required to produce letters evidencing other property owners' support for the scope and establishment of the district as an attachment to the application. The applicant must have concurrence of 2/3 vote of the other property owners to be included in a proposed Community Facilities District, or the applicant is willing to separately fund the facilities for nonparticipating property(s).

14. LAND USE APPROVALS

Properties proposed for inclusion in a district must possess a land use determination such that proposed development land use and specific facility requirements can be adequately assessed. The City will accept applications for Mello-Roos financing for residential properties only when they are included in an approved specific plan or City planning area.

15. EXCEPTIONS TO THESE POLICIES

The City may find in limited and exceptional instances that a waiver to any of the above stated policies is reasonable based upon specific public purpose and/or health and safety findings. Staff of the City and the City Attorney shall determine if the waiver shall be approved by action of the City Council and if so, such waivers must be identified in the staff report to Council as part of the proceedings.

16. APPLICATION PROCESS

Early communication with the City is encouraged to assist applicants in evaluating the feasibility of available financing programs and to discuss program procedures.

1. PREAPPLICATION CONFERENCE: Applicant meets with City to discuss the proposed project and application procedures.

2. APPLICATION SUBMISSION AND PROJECT REVIEW: Applicant submits application and meets with City staff to discuss it, including any issues raised and further information that might be required. If necessary, applicant submits revised application and City processing of application commences.

3. STRUCTURING CONFERENCE: Upon City determination that application is complete, applicant meets with City and members of the financing team to discuss the objectives of the project, appropriate financing methods, preliminary project schedule and work necessary to initiate district formation. If necessary, application is revised and/or subsequent meetings are planned.

4. PROJECT IMPLEMENTATION: Upon City determination that application is complete and project is feasible, staff prepares a report and recommendation to be used in connection with presentation of initial district proceedings and resolutions to the City Council.

5. PROJECT INITIATION: Staff submits initial items for City Council consideration.

17. MELLO-ROOS COMMUNITY FACILITIES DISTRICT FORMATION PROCEEDINGS

A Community Facilities District (CFD) is a legally constituted governmental entity created for the purpose of financing public facilities and services. It is similar in effect to an assessment district except that the resulting security for debt in an assessment district is a fixed lien assessment, while under a CFD it is a special tax. A CFD may finance a broad range of facilities, including facilities which benefit an area in a general way as opposed to benefiting specifically identified properties, as required in an assessment district.

The formation proceedings are subject to, and contingent upon, satisfaction of all environmental, zoning and land use regulations.

1. Initiation of Proceedings. Proceedings must be instituted within 90 days from the time a request is made by a petition signed by ten percent (10%) of the registered voters residing within the territory proposed to be included within the CFD. The petition shall be accompanied by payment of a fee determined by the

City Council to be sufficient to pay for costs incurred in conducting the proceedings.

2. Resolution of Intention. Within 90 days of the receipt of a written request or petition, the City Council will adopt a resolution of intention to establish a CFD, stating the name of the proposed CFD, the types of facilities or services to be financed and that, except where funds are otherwise available, a special tax to pay for such facilities and services will be annually levied. The resolution of intention shall also fix a time and place for a public hearing between thirty (30) and sixty (60) days after the adoption of the resolution of intention, describe the method of levy and apportionment of the special tax and describe the proposed voting procedure. In addition, the resolution may specify conditions under which the obligation to pay the special tax may be prepaid and permanently satisfied. The City Council directs its responsible officers to study the proposed district and to file a report at or before the public hearing describing the proposed public facilities and services and an estimate of costs.

3. Public Hearing. Protests against the establishment of the CFD, the extent of the CFD or the furnishing of specified types of public facilities or services may be made orally or in writing by interested persons or taxpayers. If fifty percent (50%) or more of the registered voters, or six (6) registered voters, whichever is more, residing within the proposed CFD or the owners of one-half (1/2) or more of the area of land in the proposed CFD file written protests against the establishment of the CFD, the proceedings are abandoned. If the protests are directed toward certain types of facilities or services, or against a specified special tax, those specific items may be eliminated from the resolution forming the CFD. The hearing may be continued for up to 30 days without special findings and up to six (6) months if the City Council makes specified findings.

4. Resolution of Formation. If the City Council decides to establish the CFD, it will adopt a resolution of formation containing similar information as contained in the resolution of intention.

5. Election. If the City Council determines to form the CFD, it submits the question of whether special taxes should be levied to an election of the voters (or land owners if less than 12 registered voters) of the proposed CFD. Combined with the tax proposition, there may be a proposition on the question of incurring bonded indebtedness. The tax, in order to be levied, must be approved by two-thirds (2/3) of the votes cast and thereafter levied by adoption of an ordinance of the City Council. The Mello-Roos Act provides that the election shall be at the next general election or at a special election to be held between 90 and 180 days following the close of the protest hearing. The election time limits may be shortened by the unanimous consent of the qualified electors within the

proposed district and the concurrence of the election official conducting the election.

6. Special Tax Bonds. A CFD may be created to provide the services and/or facilities permitted by statute. Most CFD's created for facilities authorize levying special taxes to service bonded indebtedness incurred by the CFD in order to finance the construction of the facilities. The proceedings to authorize and incur bonded indebtedness usually parallel the proceedings for formation of the CFD and the authorization to levy the special tax, although the bond proceedings could be conducted separately and at a later date. The proceeding to authorize bonded indebtedness involves a resolution of intention, public hearing and election, all conducted in a manner very similar to proceedings to form the CFD and levy the tax. CFD bonds may be sold competitively or through negotiated sale and may bear fixed or variable interest rates. In some cases, specified facilities may be provided by a CFD for only a portion of the land within the CFD. In that event, the Act provides for the formation of improvement areas for which separate elections are conducted and to which a specified special tax applies.

For the City Council Regular Meeting of April 4, 2016

Agenda Item # 1.10.C

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: Janna Minsk, Planning Director

Subject: Santa Paula Materials Update

Date: April 4, 2016

Recommendation: It is recommended that the City Council: (1) receive and file this report; (2) take such additional, related action as may be desirable.

Report by: Janna Minsk, Planning Director

Fiscal Impacts: Project generates revenue for the City by paying rent for leased City land and traffic impact mitigation fee.

Personnel Impacts: None

General Discussion: On November 7, 2011, the City Council adopted Resolution No. 6764 (Attachment A) that certified a Final Environmental Impact Report and approved a Conditional Use Permit to authorize Santa Paula Materials to process rock, gravel, sand, and recycled building materials at 1224 E. Santa Clara Street and at the City-owned property located at 1300 E. Santa Clara Street (the "Property"). A site map is attached (Attachment B).

In January 2012, the State Mining and Geology Board ("SMGB") granted approval allowing Santa Paula Materials to process and sell aggregate reclaimed material at the Property. As required by the SMGB, Santa Paula Materials posted the required financial assurance bonds and, based thereon, the Office of Mining Reclamation listed Santa Paula Materials as being in compliance with AB 3098, which allows Santa Paula Materials to provide of aggregate material for State and local projects.

Per recent email correspondence from the SMGB (dated March 17, 2016), Santa Paula Materials is in full compliance with the State Mining and Reclamation Act (SMARA) and the project site has no outstanding SMGB violations or enforcement matters.

As a condition of approval, the City required Santa Paula Materials to return to the City Council and report on compliance with certain thresholds. This requirement was fulfilled

in September 2012. Since their last appearance before the City Council in September 2012, Santa Paula Materials accomplished the following:

- Paid $1,730 per month since 2011 to lease the City-owned property on Santa Maria Street;
- Paid $4,000 average per quarter as traffic impact mitigation, also known as “tipping” fee, related to truck trips from project site;
- Maintained height of rock stockpile to 25 feet as required by the CUP;
- Hired locally-6 out of 9 employees are Santa Paula residents;
- Santa Paula businesses comprise much of the vendors and independent local contractors doing business with Santa Paula Materials;
- Completed coordination with Caltrans to add new trees along freeway embankment in order to screen project site from State Route 126;
- Cleared excess aggregate so space is available on the project site to accept over 100,000 cubic yards of new aggregate material in the event Santa Paula Creek requires an emergency cleanout;
- Installed site signage;
- Authorized since 2012 with County of Ventura to serve as recycling center for used building materials in compliance with Construction and Demolition program;
- Created truck driver haul route map. No complaints pertaining to truck trips have been reported since February 2012;
- Compliant with Ventura County Air Quality Control permit;
- Successfully self-monitoring site operations;
- Assisted the community with donated rock and sand material to a variety of projects, including City-wide bike trail and landscape enhancements, Santa Paula Animal Rescue Center (SPARC), Future Farmers of America, and the Palm Avenue Yard.

Staff and the Applicant will be available to answer questions at the April 4, 2016 City Council meeting.

Attachments:

A. City Council Reso. No. 6764

RESOLUTION NO. 6764

A RESOLUTION ADOPTED BY THE SANTA PAULA CITY COUNCIL DENYING TWO APPEALS AND SUSTAINING PLANNING COMMISSION ACTIONS APPROVING A CONDITIONAL USE PERMIT FOR A LARGE SCALE PROCESSING USE AND CERTYIFYING A FINAL ENVIRONMENTAL IMPACT REPORT FOR PROPERTY GENERALLY LOCATED AT 1224 E. SANTA CLARA STREET, (APN 104-0-220-035, -115, -125, -205, -225, -235, -245, -255, and -265).

(Project No. 2010-CUP-01)

The City Council of the City of Santa Paula resolves as follows:

SECTION 1: The City Council finds and declares that:

A. On January 4, 2010, Santa Paula Rock, Gravel, and Sand LLC and subsequently Santa Paula Materials LLC (the "Applicant"), filed an application for a Conditional Use Permit (Project No. 2010-CUP-01) to permit a Large Scale Processing use involved in the stockpiling, crushing, recycling, sorting, processing, and selling of rock, gravel and sand and recyclable building materials (the "Project");

B. The application was reviewed by the City's Planning Department for, in part, consistency with the General Plan and conformity with the Santa Paula Municipal Code ("SPMC");

C. The City Planning Department reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated there under (14 Cal. Code of Regulations §§15003, *et seq.*, the "CEQA Guidelines");

D. The Planning Department completed its review and scheduled a public hearing regarding the application before the Planning Commission for May 24, 2011;

E. On May 24, 2011, the Planning Commission opened a public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the Planning Commission by the Applicant's representative. Following the public hearing, the Planning Commission voted to certify the FEIR for reasons stated in Planning Commission Resolution 3684. The Planning Commission continued the public hearing to June 28, 2011 in order for the applicant to address specific issues and to provide additional time for public review of the CUP proposal;

R-6764

F. On June 28, 2011, the Commission resumed the public hearing to receive public testimony and other evidence regarding the Project including, without limitation, information provided to the Commission by the Applicant's representative. Following the public hearing, the Planning Commission voted to approve the CUP for reasons stated in Planning Commission Resolution 3685;

G. This Resolution, and its findings, is made based upon the evidence presented to the Commission at its May 24, 2011, and June 28, 2011 hearings including, without limitation, the staff report submitted by the Planning Department;

H. On June 2, 2011 and on July 7, 2011, Mr. Thomas Staben (Appellant) appealed the Planning Commission's actions to the City Council relative to the adequacy of the FEIR;

I. The Planning Department completed its review of the appeal application on June 14, 2011 and the City Clerk scheduled a public hearing regarding the appeal before the City Council on September 20, 2011;

J. On September 20, 2011, the City Council opened the public hearing and without taking further action immediately continued the hearing to November 7, 2011 based upon the Appellant's request for continuance due to a scheduling conflict;

K. On November 7, 2011, the City Council reopened the public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the City Council by the Applicant's representative.

L. The City Council considered the information provided by City staff and public testimony. This Resolution, and its findings, is made based upon the evidence presented to the City Council at its November 7, 2011 hearing, including without limitation, the staff report submitted by the Planning Department.

SECTION 2: *Factual Findings and Conclusions*. The City Council finds that the following facts exist:

A. The project site is comprised of nine separate, vacant industrial zoned parcels totaling approximately 11 acres;

B. A Conditional Use Permit is requested to establish a Large Scale Processing use involved in the stockpiling, crushing, recycling, sorting, processing, and selling of rock, gravel and sand and recyclable building materials;

C. The proposed Project complies with applicable development standards;

D. Industrial zones and State Route 126 are adjacent to the Project site on the north. An industrial zone abuts the Project site to the west. Vacant land, Santa Paula Creek, and the Santa Clara River abut the Project site to the east and south;

E. The Santa Paula General Plan land use designation for the Property is Industrial and the Zoning designation is Industrial/Airport Outer Safety Zone Overlay (I/KS-OS);

F. Adherence with the recommended Conditions of Approval, included herein, will ensure that the proposed Project will avoid health and safety risks to persons and/or property in the Project vicinity;

G. In accordance with CEQA Guidelines § 15091, the record upon which the City Council's findings are based is located at the Planning Department, City of Santa Paula, 200 South Tenth Street. The custodian of records is the Planning Director.

SECTION 3: *General Plan and SPMC Consistency.* The proposed Project conforms to the City's General Plan and SPMC as follows:

A. The General Plan's Land Use Designation for the Project site is Industrial. The Industrial designation provides for all types of industry, including heavy manufacturing and industrial activities. The Project is consistent with Land Use Distribution policies 3.t.t. (Accommodates sand and gravel mining along Santa Paula Creek), 3.u.u. (Provides Reclamation Plan), 3.v.v. (Mineral resource production facilities are compatible with adjacent uses), 8.c.c. (Flood control related project) and 8.h.h. (New recycling use).

B. The SPMC zoning classification is Industrial/Airport Outer Safety Zone Overlay (I/KS-OS), which allows Large Scale Processing uses and is consistent with the underlying Industrial General Plan Commercial land use designation.

SECTION 4: *Environmental Assessment.*

A. Because of the facts and conclusions identified in Sections 2 and 3 of this Resolution, an initial study was prepared in accordance with CEQA Guidelines §15063, which showed that an environmental impact report would be required for the project.

B. In accordance with CEQA, a Notice of Preparation ("NOP") of a Draft EIR ("DEIR") was filed with the State Clearinghouse ("SCH") Office of Planning and Research ("OPR") on June 24, 2010. The SCH OPR assigned SCH

Number 2010061081 to the environmental documentation for the proposed Project.

C. The NOP/Initial Study ("IS") was distributed to public agencies, interested parties, libraries, and service providers. The thirty day public review period for the NOP/IS started on June 24, 2010 and concluded on July 23, 2010. A total of nine written responses were received on the NOP/IS.

D. A DEIR was completed in compliance with CEQA Guidelines §15090 and a Notice of Completion (NOC) was filed with the SCH OPR on January 14, 2011.

E. A forty-five (45) day public review period for the DEIR pursuant to CEQA Regulations commenced on January 14, 2011 and ended on March 1, 2011. The DEIR was distributed to public agencies, interested parties, libraries, and service providers.

F. Comments received during the public review period (and additional comments received after the public review period on April 19, 2011) for the DEIR were responded to in the Responses to Comments Report.

G. A Final EIR ("FEIR") dated May 2011 and entitled *Santa Paula Rock, Gravel and Sand LLC Conditional Use Permit and Reclamation Plan Final EIR* was prepared for the proposed Large Scale Processing facility. The FEIR is incorporated into this Resolution by reference.

H. Pursuant to CEQA Guidelines §15090, the FEIR reflects the City's independent judgment and analysis. The City Council has independently reviewed the FEIR prepared for the Project. The DEIR and FEIR are accurate and complete statements of the potential environmental impacts of the project.

I. The FEIR generally identifies, for each potentially significant impact of the project, one or more corresponding mitigation measures to reduce such impact to a level of insignificance. The City Council finds that the mitigation measures described in the FEIR may lessen or avoid impacts in impact categories. Accordingly, the City Council finds that each potentially significant impact identified by the FEIR is mitigated by its corresponding mitigation measures to the extent set forth in the FEIR ("specific mitigation") and by other, non-corresponding mitigation measures approved by the City Council that were already incorporated into the project. These findings will be applicable wherever supported by the evidence in the record regardless of whether a specific finding or an instance of such general mitigation is made.

SECTION 5: *Conditional Use Permit Findings.* Pursuant to SPMC § 16.218.040, the City Council makes the following findings:

A. The proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general convenience or welfare of the neighborhood or the community because, in addition to the information contained in the staff report, it facilitates the processing of aggregate material removed from local waterways, provides a new industrial use in an area designated for such activity, and promotes recycling and reuse of materials. The proposed use will also provide a permanent site that can accept aggregate material removed from local waterways. Regular cleaning of the waterways is required by the United States Army Corps of Engineers to improve hydraulic capacity of Santa Paula Creek by increasing its flow capacity to a 100-year flood event level, and provide a migration route for steelhead trout.

B. The characteristics of the proposed use are not unreasonably incompatible with the types of use permitted in the surrounding areas because the Project site and surrounding properties are generally industrial and open space uses, the Project is compatible with the existing cement processing facility operating adjacent to the Project site, and the Project involves no buildings or structures that would interfere with the Santa Paula Airport. No residential zones are impacted by the Project.

C. The proposed use is consistent with the objectives, policies, general land uses, and programs of the Santa Paula General Plan because the Project is compatible with the underlying General Plan Industrial land use designation and promotes the following General Plan goals, policies, and objectives 3.t.t. (Accommodates sand and gravel mining along the Santa Clara River and Santa Paula Creek), 3.u.u. (Require the submittal and approval of a Mineral Reclamation Plan in accordance with the California Surface Mining and Reclamation Act for any mining operation), 3.v.v. (Ensure that mineral resource production activities are compatible with adjacent uses and do not create aesthetic, noise, odor, or dust impacts – Policy), 8.c.c. Encourage the continued improvement of flood control areas, and 8.h.h. (Support recycling).

D. The proposed use will not, under the circumstances of the particular case be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity because the Project must comply with all applicable codes and requirements, including compliance with conditions of approval contained within this Permit, compliance with the Mitigation Monitoring and Reporting Program and other applicable city, county, state and federal codes.

SECTION 6: *Approval.* The City Council approves as follows:

A. The City Council certifies the FEIR has been completed in compliance

with CEQA.

B. Pursuant to Public Resources Code §§ 21081(a) and 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program ("MMRP") set forth in Exhibit "A," which is incorporated into this Resolution by reference. The City Council adopts each of the mitigation measures expressly set forth in this Resolution as conditions of approval for the proposed Project. Should the terms or provisions of any such mitigation measure conflict with the terms and provisions of any other project conditions or approval adopted by the City Council, the terms and provisions of such other project conditions should control. Compliance with applicable codes, policies, and regulations will further ensure that the environmental impacts of the proposed project will not be greater than set forth in the FEIR and these findings.

C. Subject to the Conditions of Approval listed on the attached Exhibit "B," which are incorporated into this Resolution by reference, the City Council grants a Conditional Use Permit for Project No. 2010-CUP-01.

SECTION 7: *Reliance on the Record.* Each and all of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 8: *Limitations.* The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts were made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and the limitations inherent in that framework.

SECTION 9: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 10: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 11: The City Clerk is directed to mail a copy of this Resolution to Applicant and Applicant's Representative and to any other person requesting a copy.

SECTION 12: This Resolution is the City Council's final decision and becomes effective immediately upon adoption.

PASSED AND ADOPTED this 7th day of November, 2011.

Fred W. Robinson,
Mayor

ATTEST:

Judy Rice,
City Clerk

CITY OF SANTA PAULA INCORPORATED APRIL 22, 1902 VENTURA CO. CAL.

APPROVED AS TO FORM:

John Cotti,
Assistant City Attorney

APPROVED AS TO CONTENT

Jaime Fontes,
City Manager

MITIGATION MONITORING AND REPORTING PROGRAM

CEQA requires adoption of a mitigation monitoring and reporting program (MMRP) for the measures that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the EIR, specifications are made herein that identify the action required and the monitoring that must occur.

The following table will be used to verify compliance with mitigation measures required for the Santa Paula Rock, Gravel, and Sand Conditional Use Permit (CUP) and Reclamation Plan. Only EIR mitigation measures are included in the MMRP. Standard regulatory requirements, as identified in the EIR, and conditions required in the CUP are not part of the MMRP.

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
AQ-1(a) Dust Control Measures. The following shall be implemented during grading and construction to control dust. 1. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust. 2. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavating activities. Application of water (preferably reclaimed, if available) should penetrate sufficiently to minimize fugitive dust during grading activities. 3. Fugitive dust produced during grading, excavation, and construction activities shall be controlled by the following activities: a. All trucks shall be required to cover their loads as required by California Vehicle Code Section 23114. b. All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used	Review of construction contractor specifications and field verification of compliance with requirements	Review of specifications prior to issuance of CUP; field verification during relocation of facilities	Once for review of specifications and periodically during relocation	Santa Paula Planning Department			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
whenever possible. 4. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization. Soil stabilization methods shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area within three weeks, it shall be seeded and watered until grass growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust. 5. Signs shall be posted on-site limiting traffic to 15 miles per hour or less. 6. During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to affect adjacent properties), all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust from being an annoyance or hazard, either off-site or on-site. 7. Adjacent streets and roads shall be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads. 8. Personnel involved in grading operations, including contractors and subcontractors, shall wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations. 9. Shaker plates shall be installed at all							

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
truck exits from the site. 10. Dust control requirements shall be shown on all grading plans. 11. Signs displaying the APCD Complaint Line telephone number (805-654-1400 during business hours, 805-654-2797 after hours) shall be posted onsite in a location clearly visible offsite.							
AQ-1(b) Construction Equipment Controls. The following shall be implemented during construction to minimize emissions of ozone precursors. 1. Construction contractors shall minimize equipment idling time throughout construction. Engines shall be turned off if idling would be for more than five minutes. 2. Equipment engines shall be maintained in good condition and in proper tune as per manufacturers' specifications. 3. The number of pieces of equipment operating simultaneously shall be minimized. 4. Construction contractors shall use alternatively fueled construction equipment (such as compressed natural gas, liquefied natural gas, or electric) when feasible. 5. The engine size of construction equipment shall be the minimum practical size. 6. Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated clean diesel engines) shall be utilized wherever feasible. 7. During the smog season (May	Review of construction contractor specifications and field verification of compliance with requirements	Review of specifications prior to issuance of CUP; field verification during relocation of facilities	Once for review of specifications and periodically during relocation	Santa Paula Planning Department			

Attachment: A. City Council Reso. No. 6764 (1100 : Update of Project No. 10-CUP-01-Santa Paula

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
through October), the construction period should be lengthened so as to minimize the number of vehicles and equipment operating at the same time.							

Attachment: A. City Council Reso. No. 6764 (1100 : Update of Project No. 10-CUP-01-Santa Paula

"Exhibit B"

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the Santa Paula Municipal Code ("SPMC"), Santa Paula Materials LLC (applicant) agree for themselves, their heirs and assigns that they will comply with the following provisions as conditions for the City of Santa Paula's approval of Project No. 2010-CUP-01 ("Project Conditions")

GENERAL CONDITIONS

1. The resolution and these associated Conditions of Approval have been adopted with the knowledge, understanding and consent of the owner/applicant.

2. The owner/applicant must comply with all applicable ordinances, codes, regulations, policies, conditions and pay all applicable fees and assessments.

3. The owner/applicant's failure to comply with, or breach of, any conditions may result in the amendment or revocation of this permit, or any related permits, or other code enforcement measures, as may be appropriate in the case. The City may undertake such acts and incur such expenses as it may consider necessary to effect compliance, the cost of which including, without limitation, administration costs and recoverable attorney's fees, to be reimbursed by the applicant or current property owners, as may be appropriate in the case.

4. This permit is subject to an ongoing review. If at any time valid, substantiated complaints are received, a public hearing may be held before the Planning Commission, at the sole discretion of the City, to determine if any condition or the permit should be modified, amended or revoked.

5. The permit is granted for the subject property only and is not transferable.

PLANNING DEPARTMENT

6. Before building permits are issued, plans submitted to the Building Department for building permits must contain a printed copy of these conditions and the Project number, "2010-CUP-01," in the title blocks of the plans.

7. Before building permits are issued, plans submitted for building permits must substantially conform to the plans approved by the Planning Commission.

8. If the applicant proposes to remove any protected mature trees on public or private property, the applicant must apply for a Tree Removal Permit. Tree trimming and pruning are exempted from the permitting requirements unless the tree would be destroyed by trimming or pruning.

9. Proper parking and circulation must be maintained on the subject property (ingress/egress).

10. As modified by the Planning Commission, the hours of operation are 7:00 am to 6:00 pm Monday through Saturday and no operations on Sundays unless by special authorization by the Planning Department. Crushing of material is limited to 7:00 am to 3:00 pm Monday through Friday. No crushing is permitted on Saturdays.

11. The applicant must obtain a building permit to install the office trailer(s). The office trailer(s) must contain either fire sprinklers or a fire suppression system approved by the Assistant Fire Chief.

12. Any proposed signage is subject to review and approval by the Planning Department.

13. Lighting sufficient for safety purposes must be provided at entryways, along walkways, between buildings, and within parking areas.

14. The site must be kept clean and clear of trash, litter and debris.

15. The applicant must register the City of Santa Paula as the point-of-sale for every sales transaction associated with this Conditional Use Permit and all sales taxes collected for such sales must be registered as having been collected in the City.

16. The applicant currently has an outstanding balance of planning fees, attorney fees, and environmental consultant fees. The applicant must pay all applicable fees within thirty days from the final action by the City.

17. The applicant must comply with all of the requirements contained in the FEIR Mitigation Monitoring and Reporting Program.

18. In addition to any other applicable fee, a vehicle impact fee must be paid to the City of Santa Paula, in a manner prescribed by the Planning Department, to offset project impacts related to truck trips on City streets. This fee shall be twenty (20) cents per ton for each truck trip related to the Project. The fee is subject to ongoing review and can be adjusted based on evaluation of actual impacts caused by the Project.

FIRE DEPARTMENT

19. The applicant must comply with all Santa Paula Municipal and California Fire Code requirements that apply to this project.

FIRE – INSPECTIONS SERVICES

20. The project must fully comply with the current California Building, Plumbing, Mechanical, and Electrical Codes.

PUBLIC WORKS

21. During construction, development must be undertaken in accordance with conditions and requirements of the Ventura Countywide Storm Water Quality Management Program, National Pollution Discharge Elimination System (NPDES) Permit No.

[CA004002] or current version. The Project contractor shall incorporate Best Management & Clean-up Practices applicable to this project, and shall be subject to inspection for such by Inspection Services.

22. Before the City issues building permits, the applicant shall participate in the City Construction and Demolition (C&D) Program whereby 50% by weight of the construction/demolition material are diverted from a landfill. Contact Public Works at (805) 933-4212 to discuss further.

23. This review is based upon the information provided by the Engineer of Record, and assumes there are no other plans or changes contemplated by the Applicant. Any such changes or additional plans submitted to the City, for this Project, shall require additional review and approval procedures.

24. Within two years of the approval date of the Conditional Use Permit, Santa Clara Street must be paved, and curb and gutter installed on Santa Clara Street from 12th Street to the east end of Santa Clara Street. The street section shall be six and eight inches, compacted to City standards. The replacement street section on Santa Clara Street must have a pavement width of 40 feet.

25. Within two years of the approval date of the Conditional Use Permit, 12th Street from Harvard Boulevard to Santa Clara Street, must be paved. If the designated truck route or other additional streets are damaged by the Project, then those area must also be paved in a manner prescribed by the Public Works Department.

26. The applicant must name the City of Santa Paula, its officers, officials, employees, agents and volunteers as additional insured's on its policy before commencing operation.

27. The applicant must install the appropriate storm water Best Management Practices (BMP's) as indicated in the City guidelines. If during the operation of the facility, it is determined by the City that additional storm water BMP's are necessary, the applicant will install them at the discretion of the City.

28. The use must not interfere, obstruct, or otherwise impede the operation of any other tenants on the City owned parcel.

29. As described in the operational statement, the truck route and Harvard Boulevard between 10th Street and 12th Street must be swept using a pickup type street sweeper at the end of every day or more often daily if there is a complaint.

30. Applicant must sign a city lease on the City owned parcel for the temporary access road.

SPECIAL CONDITION

31. The Applicant shall post signs, subject to review and approval by the Planning Department, within the facility showing the proper truck haul route. When necessary,

flagmen will be used for traffic control on heavy traffic days along Santa Clara and 10th Streets.

32. The Applicant agrees to the following conditions addressed during the public hearing on November 7, 2011

A) A code compliance review must be conducted by the Planning Department after one year from the date of approval of this permit. The results of this review shall be reported to the City Council. The Planning Director shall have the authority to initiate revocation proceedings in accordance with SPMC §16.206.080 upon determination that there has been a violation of the terms or conditions of this permit.

B) Within eight months from the date of approval of this permit, all aggregate stockpiles are limited to 25 feet in height and must comply with Federal Aviation Administration Guidelines.

C) Construction and operation activities must comply with Chapter 93 of the SPMC (Noise).

D) Construction and operation activities must comply with dust control measures identified by the Ventura County Air Pollution Control District and mitigation measures identified in the MMRP.

E) Subject to the review and approval of the Planning Director or designee, new landscaping must be provided to visually screen views of the rock piles from State Route 126.

F) The Applicant must perform a traffic study of the 10th Street and Harvard Boulevard intersection and freeway on-ramps/off-ramps. If supported by the study, and because this is part of the City's current designated truck route, the haul route may be amended to direct trucks through this intersection to access Highway 126.

G) Within one year from date of approval of this permit, adequate space must be provided within the project area to accommodate up to 100,000 cubic yards of new aggregate material in case of a Santa Paula Creek cleanout emergency. The intent of this condition is to address concerns that the stockpiles have not been significantly reduced in volume for the past two years.

H) Subject to the review and approval of the Planning Director or designee, and with the intent to reduce compliance monitoring costs, the Applicant must create a self reporting program to ensure compliance with this permit.

33. The Applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of Project No. 2010-CUP-01. Should the City be named in any suit, or should any claim be brought against it by suit or

otherwise, whether the same be groundless or not, arising out of the City approval of Project No. 2010-CUP-01. The Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Santa Paula's elected officials, appointed officials, officers, and employees.

By signing this document, the Applicant certifies he has read, understood, and agrees to the Project Conditions listed in this document.

Mike Gnhe
Applicant Representative

11/14/11
Date

For the City Council Regular Meeting of April 4, 2016

Agenda Item # 1.10.D

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: Sandra Easley, Finance Director

Subject: Wastewater Rebate Jan-Mar 2016

Date: April 4, 2016

Recommendation: It is recommended that the City Council: 1) receive and file the report by the Ad Hoc Committee; and 2) take such additional, related action that may be desired.

Report by: Sandra K. Easley, Finance Director

Fiscal Impacts: Rebates for January-March 2016 are recommended at $20 per month or $60 for the quarter ending March 31, 2016. The City is estimating rebates for approximately 6,300 utility billing accounts for a total of $378,000.

Personnel Impacts: There will be considerable staff time to process these first rebate amounts.

General Discussion: On February 1, 2016, the City Council received a presentation by the City's Financial Advisor, Terry Maas, regarding the Wastewater Revenue Rebates and how the program would work. On March 7, 2016, the City Council approved the Wastewater Revenue Rebate Policy and were informed that the Utility Ad Hoc Committee would meet and present the quarterly rebate recommendation to be applied to the utility billing accounts effective April 1, 2016 to be shown on the utility bills received by customers in May 2016. The Utility Ad Hoc Committee met on March 16, 2016 and they are recommending $20 per month or $60 for the quarter ending March 31, 2016.

Alternatives:

A. 1) Receive and file the report by the Ad Hoc Committee; and 2) take such additional, related action that may be desired.

B. Refer the matter back to staff for additional review and/or revision.

For the City Council Regular Meeting of April 4, 2016

Agenda Item # 1.10.D

Attachments:

SPUA Wastewater Rebate Model 3 14 16

City of Santa Paula
Wastewater System Rate Rebate
1st Quarter 2016

	Projected FY 2016
OPERATING REVENUES	
Sewer Sales:	
Sewer Service Charges	$11,000,000
Sewer Connection Fee	$100,000
TOTAL OPERATING REVENUE	**$11,100,000**
OPERATING EXPENSES	
Total Cost of Sales	$2,500,000
Total Administration	$1,200,000
TOTAL OPERATING EXPENSES	**$3,700,000**
Net Income Availabe for Debt Service	**$7,400,000**
Series 2010A	$391,445
Series 2010B	$491,825
Series 2015A	$2,423,549
Series 2015B	$1,561,250
Total Debt Service	**$4,868,070**
Debt Service Coverage	**1.52**
Net Income Availabe After Debt Service	**$2,531,931**
Bond Proceeds Beginning Balance	**$2,874,791**
- CapEx	($1,000,000)
Bond Proceeds Ending Balance	**$1,074,791**
Unrestricted Cash Beginning Balance	**$8,213,325**
+ Net Income	$2,531,931
- O&M Contract Breakage	($800,000)
- CapEx (Wastewater Spill)	($1,000,000)
- CY 1st Quarter Rate Rebate ($60 per account)	**($378,000)**
Unrestricted Cash Ending Balance	**$8,567,256**
Unrestricted Days Cash	365
System Users	6,300
Monthly User Rebate	**$20.00**

Attachment: SPUA Wastewater Rebate Model 3 14 16 (1109 : Wastewater Rebate Jan-Mar 2016)

March 16, 2016

FirstSouthwest
A Division of Hilltop Securities

For the City Council Regular Meeting of April 4, 2016

Agenda Item # 1.10.E

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: Jaime Fontes, City Manager

Subject: Further Update on Application for Certification for the Mission Rock Energy Center (15-AFC-02)

Date: April 4, 2016

Recommendation: It is recommended that the City Council: (1) receive and file the record of presentation and materials from Mitch Weinberg, Calpine Director of Origination and Development; and (2) take such additional, related action that may be desirable.

Report by: Jaime M. Fontes, City Manager

Fiscal Impacts: None

Personnel Impacts: None

General Discussion: On December 30, 2015, Mission Rock Energy Center, LLC (Applicant), filed an Application for Certification (AFC) of an electrical generating plant at 1025 Mission Rock Road – about three miles west of the City. At the March 21, 2016, City Council meeting, City staff provided a project update (see attachment "A") and the Council took public comments and directed that those comments be forwarded to the Calpine Corporation and the California Energy Commission.

The purpose of this agenda item is to have a public presentation made by Mr. Mitch Weinberg, a representative of the California Energy Commission. In addition, the item will allow for further public comment on the siting of the project and allow the Council to provide direction to City staff relative to adequacy of the AFC. Please note that the City has until May 1, 2016 to submit comments on the adequacy of the AFC.

Alternatives:

A. Receive and File as recommended and direct that comments received be forwarded to the California Energy Commission and the Applicant.

B. Provide further direction to City staff.

Attachments:

Attachment A MissionRock3.21.16

For the City Council Regular Meeting of March 21, 2016

Agenda Item # 2.11.C

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: Jaime Fontes, City Manager

Subject: Update on Application for Certification for the Mission Rock Energy Center (15-AFC-02)

Date: March 21, 2016

Recommendation: It is recommended that the City Council: (1) receive and file attached report; and (2) take such additional, related action that may be desirable.

Report by: Jaime M. Fontes, City Manager

Fiscal Impacts: None

Personnel Impacts: None

General Discussion: On December 30, 2015, Mission Rock Energy Center, LLC (Applicant), filed an Application for Certification (AFC) to construct and operate an electrical generating facility in Ventura County, California, approximately 2 miles west of Santa Paula, near State Highway 126. The facility, Mission Rock Energy Center (Mission Rock), would be a natural gas-fired, simple-cycle power plant comprising five combustion turbine generators (CTGs), with a nominal generating capacity of 255 megawatts (MW). Additionally, Mission Rock would house twenty (20) on-site ion battery units for the storage of electricity, providing an additional 25 MW/100 MWh (25MW for up to 4 hours) of nominal capacity. The plant would also be fitted with a clutch system enabling synchronized condenser operation to provide voltage (VAR) support to the grid.

The procedure for addressing these applications is outlined in Attachment “A” attached hereto. We are currently in the Data adequacy phase. Please note that in the months to follow there will be substantial opportunities for public participation as outlined in the Discovery, Analysis, and Hearings Phases. A detailed presentation of the process will be given on April 4, 2016, by Mitch Weinberg, Director, Origination and Development. A letter further discussing this issue was sent to the Ventura County Star on March 16, 2016 by Mayor Martin Hernandez, a copy of which is attached as Attachment “B.”

Attachment: Attachment A MissionRock3.21.16 (1114 : Mission Rock)

Lastly, we were recently notified by Mike Monasmith, Energy Commission Representative, that the April 1, agency comment deadline is a suggested deadline versus a hard deadline (typically required by statute) so they will appreciate receipt of our comments by May 1, 2016.

Alternatives:

A. Receive and File as recommended.
B. Provide further direction.

Attachments:

Attachment A Phases

Attachment B Letter to the Editor

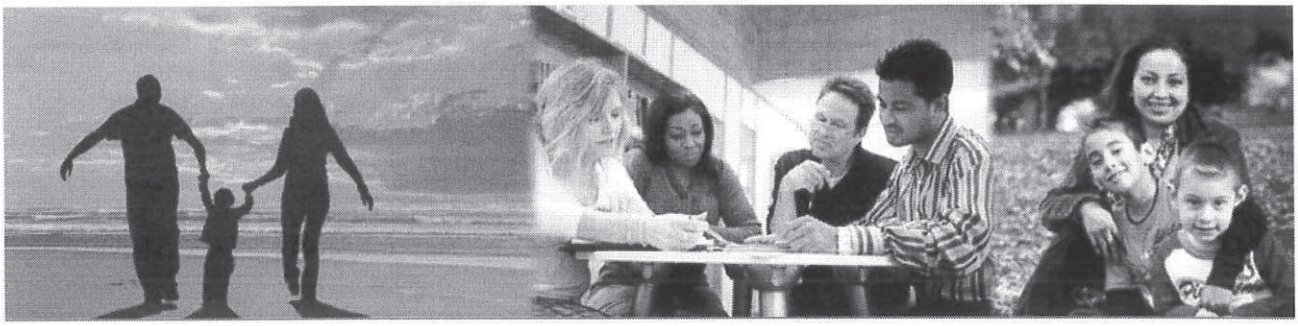
Attachment: Attachment A MissionRock3.21.16 (1114 : Mission Rock)

CA.GOV

CALIFORNIA ENERGY COMMISSION

Search This Site California

Home About Us Analysis & Stats Efficiency Funding Power Plants Renewables Research Transportation



Six Phases of the Power Plant Siting Process

Related Pages

- Site Certification Process General Overview
- Six Phases of the Power Plant Siting Process
- Power Plant Siting Proceedings FAQs
- Public Participation in the Siting Process: Practice and Procedure Guide (PDF File, 3.3 mb)

The siting process determines if a project complies with applicable laws, ordinances, regulations, and standards, if significant impacts can be mitigated, and what conditions of certification are required to ensure compliance. The process is centered on an applicant's *Application for Certification* (AFC) and consists of six phases, followed by a compliance process, if a license is granted. Those six phases consist of:

- **Prefiling Review Phase:** An informal period of planning and preparation before an applicant submits a formal AFC to the California Energy Commission.
- **Data Adequacy Phase:** The Energy Commission staff[1] review process used to determine if the AFC is sufficiently complete based on the information required in the Energy Commission's regulations. When the Application for Certification is accepted as "data adequate", the statutory review begins.
- **Discovery Phase:** A period of data gathering, public information hearings, workshops and site visits by the Energy Commission staff, agencies, and "intervenors." Also, period when the staff prepared Issue Identification report is developed and made available.
- **Analysis Phase:** Energy Commission staff, agencies and participants hold workshops during this phase to analyze the project and its various issues. Staff prepares a Preliminary Staff Assessment, and later, the Final Staff Assessment. A pre-hearing conference is held to set the schedule and organize information and witnesses for formal hearings. Of note, the deadline to become an "intervenor" or formal party to the process is in this phase (30-days before the first evidentiary hearing).
- **Hearings Phase:** Formal evidentiary hearings are held by the Energy Commission Committee (comprised of two commissioners that are assigned to each Siting Case) to hear the findings and conclusions of the applicant, staff, intervenors, and other agencies through written, oral and documentary testimony in order to make a decision based on evidence. The public is encouraged to present oral and written comments.
- **Decision Phase:** The Energy Commission Committee prepares and issues a Presiding Member's Proposed Decision (PMPD), followed by a public hearing. Subsequently, the full Energy Commission considers whether to approve or deny an Application for Certification at a regularly scheduled bi-monthly business meeting.

Full details of this process can be found on the website and through Energy Commission publications referenced on the website (www.energy.ca.gov/siting).

NOTICE: Distributed by the Public Adviser's Office. This is for informational purposes only. It is designed to assist you in understanding the process. It is, therefore, general in nature and does not discuss all exceptions and variations.

1. In the Energy Commission Siting Process, the term "*staff*" refers to the technical staff assigned to a project, including the Project Manager and staff counsel (need Chief Counsel advice) for the project. It does not include the Commissioners, their advisers, the Hearing Adviser or the Public Adviser.

More Information

Public Adviser's Office

- Public Adviser Main Page
- How to Contact Us
- Site Map

Power Plant Siting Information

- Site Certification Process General Overview
- Public Information & Comments in Siting Cases
- Intervening in Siting Cases
- More Siting Information

Reference Material

- Reference Materials
- Public Comments at Any Proceeding
- Definitions and Acronyms

Energy Commission Links

- Dockets
- List Server
- Siting Cases
- CEC Glossary
- Warren Alquist Act
- Title 20, Division 2

Attachment: Attachment A MissionRock3.21.16 (1114 : Mission Rock)

Attachment B

Letter to the Editor

This past weekend I got several urgent emails and phone calls about an application that has been filed with the California Energy Commission for a peaker-type power plant in the Mission Rock Road area. The email circulating refers to A NOTICE OF RECEIPT OF AN APPLICATION FOR CERTIFICATION FOR THE MISSION ROCK ENERGY CENTER BY THE CALIFORNIA ENERGY COMMISSION (CEC), and it lists an April 1 deadline for responses. This has caused a great deal of concern and confusion within the community. Some people felt as if the CEC was trying to do an end run around our city and City Council. I quickly did some research to find out the status of that application, and what this actually means.

I want everyone to be clear, no project application has been submitted to either the County or the City for their action. I contacted both the Ventura County Resource Management Agency, and Public Works Agency to see if they had received such this notice. I spoke to the Directors of both agencies and they assured me that they received no such document and that no staff was currently reviewing the application for certification.

Since we do not deal with a lot of applications that go through the CEC, at either the County or City, I thought it would be prudent to contact the CEC directly. The first thing Monday morning I called and spoke at length to the CEC Project Manager in charge of this application. He was glad I called both as Chief of Staff to Supervisor Kathy Long and as Mayor of Santa Paula, for he had heard that the application which was intended for "Agency Only" distribution had been spread around town. He went on to explain that this Notice of Application for Certification was for distribution to agencies like CalTrans etc. and the April 1 deadline was to determine if application was "Data Adequate" in order to begin the 12- month long review process. The first 6 months of the process are called the "Discovery" phase, where all stakeholders, elected officials at county and city levels, schools, and public at large learn about the project, including site tours with Commission staff. This will be the first opportunity for the public and municipalities to provide input and comments. The Project Manager has assured me that his Executive Director is sending a letter to the City and to Supervisor Long, outlining the review process and offering meetings to answer questions and or do presentations.

I also called the principal at CalPine, which is the applicant to the CEC. I requested that he come and present before our City Council. He agreed to attend our April 4th meeting to give an update on their proposed project.

Due to the level of community concern, the city manager has set this item for brief discussion at our March 21 meeting, so that the community can hear what we know so far. Additionally, you have my personal commitment to keeping Santa Paula residents informed on this application, and doing my very best to protect the interests of Santa Paula residents and the Valley we all love.

Sincerely,
Martin Hernandez
Mayor, Santa Paula
i

Attachment: Attachment A MissionRock3.21.16 (1114 : Mission Rock)