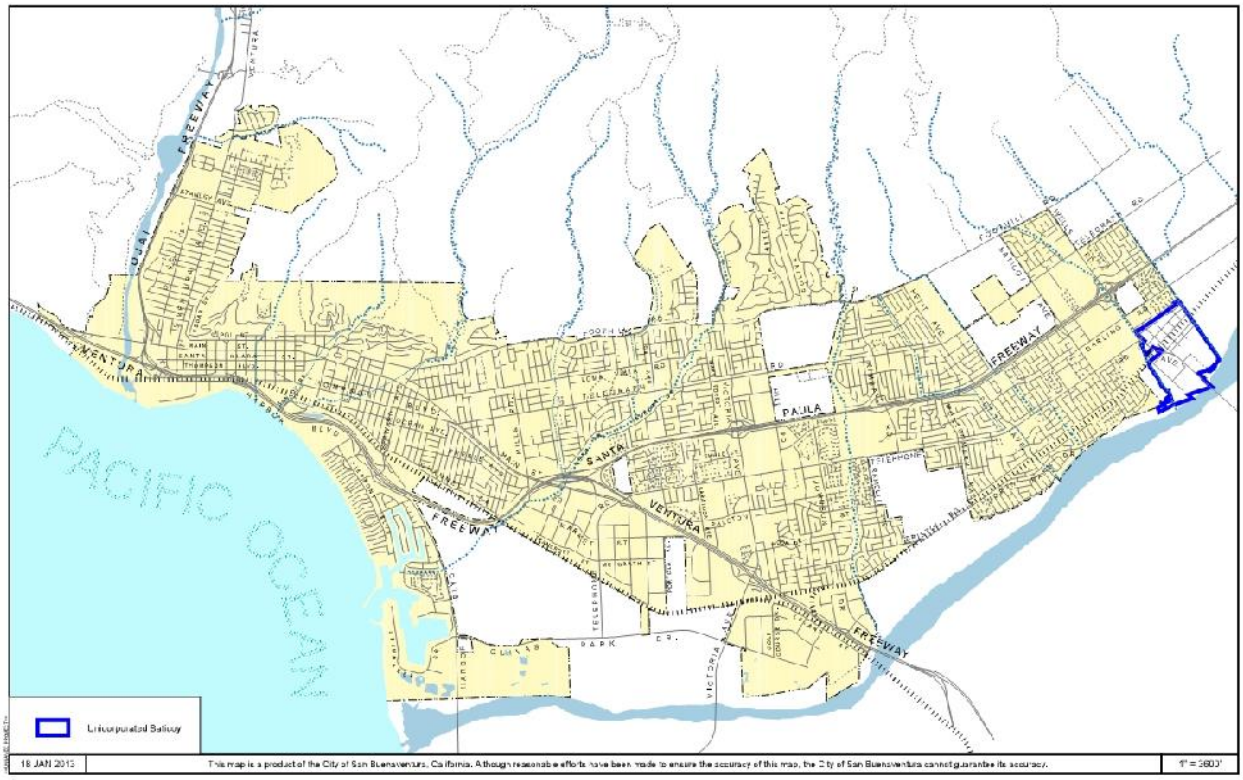
Feasibility Study
Pursuant to Senate Bill 244
for
Unincorporated Saticoy



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I. Executive Summary

Senate Bill 244 "SB 244" (Wolk, 2011) requires cities and counties to address the infrastructure needs of unincorporated disadvantaged communities (DUC) in city and county general plans and Local Agency Formation Commission (LAFCo) Municipal Service Reviews (MSRs) and annexation decisions. Unincorporated Saticoy, adjacent to the City of Ventura and within the city's sphere of influence, was one of two DUC's identified in Ventura County by Ventura LAFCo on March 21, 2012.

A variety of municipal services are provided primarily by County of Ventura public agencies to Saticoy, and more particularly to the Saticoy DUC. In some instances public safety is shared through mutual aid agreements and in the case of water services provided by the City of Ventura. Annexation of the Saticoy DUC would require the City in almost all cases to assume responsibilities for the provision of municipal services. One noteworthy exception is the Saticoy Sanitation District that is independent and provides waste water service to the Saticoy DUC.

Given preliminary review of the current mix of land uses, which consists of predominantly older residential commercial and industrial uses as well as facilities owned by public agencies, the tax base in terms of property taxes, assessments, sales taxes, business licenses, etc. is potentially less than costs of providing these municipal services in terms of one time capital expenses and on an annual basis. City of Ventura development impact fees and Saticoy & Wells Communities Capital Improvement Deficiency Study (CIDS) fees applied to new developments may partially offset infrastructure capital costs. Other sources of revenue such as benefit assessment districts require majority votes of those being assessed and for that reason are more typically associated with new rather than established developments.

Overview of Municipal Services Likely to Serve Saticoy

Law enforcement services would be provided by the Ventura Police Department, and fire protection services would be provided by the Ventura Fire Department possibly with a continued mutual aid agreement. Potable water services would continue to be provided by the City and customers would not be subject to the City's water rate surcharge for service provided outside of City limits. City policy generally precluding new or expanded water services greater than a ¾-inch meter, thus, limiting the amount of multi-family, commercial, and industrial development/redevelopment that can occur within the community would no longer be applicable. Saticoy would continue to receive wastewater services from the Saticoy Sanitary District, an independent special district which serves only the community of Saticoy. The City would provide street maintenance, and like the County contracts for refuse hauling. The City would evaluate park, community center and library programs as part of city-wide. Recreational and library programs offered to existing residents would be offered to residents of Saticoy upon annexation without non-resident fees as applicable (Table 1).

Service/ Utilities	**Existing: County of Ventura**	**Proposed: City of Ventura**
Police	Ventura County Sheriff; • One patrol car on-duty from Santa Barbara County line, Ojai, and to Saticoy area	City of Ventura Police • Ventura Police Department goal is to respond to "in progress" crimes under 5 minutes, 90% of the time • Potential increases in personnel and equipment will be necessary

Service/ Utilities	Existing: County of Ventura	Proposed: City of Ventura
Fire	Ventura County Fire Protection District; • No County Fire Station within City limits	City of Ventura Fire Department; • Two stations to serve Saticoy area; Stations #4 and #6. On-going maintenance of these stations, equipment and staffing will be necessary. • Mutual aid likely to remain in place • Future projects reviewed during plan check to determine if increased infrastructure, water flow capacity, or other enhanced fire protection is necessary • Increased demand on City Fire prevention and regulatory programs would occur with the current mix of industrial and commercial occupancies
Ventura Water	• Rates are currently about 20% higher than Ventura rates • Water rates are periodically subject to City increases after public review and comment and City Council approval	• Saticoy residents after annexation would be charged City rates • Water rates are periodically subject to City increases after public review and comment and City Council approval • Water supply assessments required for proposed projects
United Water Conservation Import Fee	• Property is assessed a 0.014160 per $100 assessment fee • Approximately $20 to $200 per year dependent on property assessment	• After annexation, assessment fee would be removed
Sewer	• Saticoy Sanitation District • 2013 report finds compliance issues.	• Same; No Change • Connection to City sewer system might be required, if mandated by compliance issues
Trash Service	• EJ Harrison's $35.48 monthly for large trash can	• EJ Harrison's $29.87 monthly for large trash can
Recycling/Green Waste	• EJ Harrison's • Included in trash rate • Weekly hauling • HHW collection at County Pollution Center once a month except May, Nov., and Dec.	• EJ Harrison's • Included in trash rate • Bi-weekly hauling • HHW collection at Gold Coast Recycling once a month except Dec.
Roads	• County Roads • Recent 2012 overlay complete	• Roads would be annexed into City of Ventura • Maintenance of 2012 overlay not needed for approx. 10 years
Sidewalks	• County does not require nor has	• Same; No Change

Service/ Utilities	Existing: County of Ventura	Proposed: City of Ventura
	plans for sidewalk or right-of-way improvements	• New developments would install sidewalks
Lighting	• SCE provides lighting and maintenance • Property Tax funds go to County Service Area No. 14 to pay for lighting	• SCE provides lighting and maintenance • Property tax funds for lighting would shift to City of Ventura
Land Use	• Properties have County zoning • Properties located within County Saticoy Area Plan and City Saticoy and Wells Community Plan • Property Owners receive permits and permit assistance from County departments • Zoning enforcement through County	• After annexation, properties would be rezoned to be consistent with city zoning. • Properties located within the City's Saticoy and Wells Community Plan • Property Owners would receive permits and development assistance from the City • Zoning enforcement through City

Table 1: Municipal Service Providers

II. Introduction

According to legislative findings in SB 244, hundreds of unincorporated communities in California lack access to basic community infrastructure like sidewalks, safe drinking water, and adequate waste processing. These communities range from remote settlements in farm country to neighborhoods that have been surrounded by, but are not part of, California's fast-growing cities. This lack of investment threatens residents' health and safety and fosters economic, social, and education inequality. Moreover, when this lack of attention and resources becomes standard practice, it can create a matrix of barriers that is difficult to overcome.

The purpose of SB 244 is to begin to address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits within disadvantaged unincorporated communities. Including these communities in the long range planning of a city or county, as required by SB 244, will result in a more efficient delivery system of services and infrastructure including but not limited to sewer, water, and structural fire protection. In turn, investment in these services and infrastructure will result in the enhancement and protection of public health and safety for these communities.

As defined by Government Code Section 56033.5 and Water Code Section 79505.5, a DUC is a community with an annual median household income that is less than 80 percent of the statewide annual median household income. LAFCo interpreted this amount to be $46,166, which represents eighty percent of the US Census Bureau estimate of the statewide annual median income in 2010 ($57,708). Disadvantaged unincorporated communities (DUCs) are defined as "a territory that constitutes all or a portion of a "disadvantaged community" including 12 or more registered voters or

some other standard as determined by the local LAFCo. On March 21, 2012 Ventura LAFCo determined Saticoy and Nyeland Acres, with estimated 2010 median household incomes of $34,145 and $42,043, respectively, met the definition of a DUC.

III. Requirements of Senate Bill 244

Under SB 244, there are procedural requirements for both local governments and local agency formation commissions (LAFCOs). SB 244 requires LAFCOs to make determinations regarding "disadvantaged unincorporated communities". The bill affects LAFCO operations in three areas:

- Municipal Services Reviews (MSR) Determinations
- Sphere of Influence (SOI) updates on or after July 1, 2012
- Annexation approval restrictions of territory adjacent to DUCs

Municipal Service Reviews

The Cortese-Knox-Hertzberg Act of 2000 requires a LAFCo to develop and determine the sphere of influence of each local governmental agency in the county or other area designated by the commission. It also requires the LAFCO to prepare a municipal service review (MSR), which is a written statement of the commission's determinations with respect to the growth and population projections for the affected area and the present and planned capacity of public facilities and adequacy of public services, financial ability to provide services, opportunities for shared facilities, and accountability for community service needs.

Government Code (GC) Section 56430, as amended by SB 244, now requires LAFCOs to include in the MSR a description of the "location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence." (Gov. Code, § 56430(a)(2).) The MSR must also contain specific written determinations on infrastructure needs or deficiencies related to public facilities and services, including but not limited to sewer, water, and fire protection services in any disadvantaged unincorporated communities within or contiguous to the sphere of influence of a city or special district that provides those services.

Sphere of Influence Updates

In addition to the new requirements for MSRs, GC Section 56425 also requires LAFCo on or after July 1, 2012, to adopt additional determinations for an update of a sphere of influence of a city or special district that provides public facilities and services related to sewer, water, and fire protection. The commission must make determinations regarding the present and probable need for those public facilities and services in any DUCs within the existing sphere of influence.

Annexation Approval Restrictions

GC Section 56375 also imposes new restrictions on approval of city annexations greater than 10 acres, or as determined by LAFCo policy, where there is a DUC contiguous to the area of the proposed annexation. The LAFCo is prohibited from approving such an annexation unless an application to annex the DUC has also been filed. However, there are two exceptions to the requirement to file an application to annex a contiguous DUC:

- An application to annex the DUC has been filed in the past five years

- The commission finds, based upon *written evidence*, that a majority of the residents within the affected territory are opposed to annexation.

As a means to implement the recent changes to LAFCo law regarding DUCs and to identify the communities of Saticoy and Nyeland Acres as DUCs, the LAFCo Commission on March 21, 2012 adopted the following policy to comply with SB 244:

ANNEXATION OF DISADVANTAGED UNINCORPORATED COMMUNITIES

Pursuant to Government Code Section 56033.5 and Water Code Section 79505.5, a "Disadvantaged Unincorporated Community" shall be defined as a community with an annual median household income that is less than 80 percent of the statewide annual median household income. The following unincorporated communities are located adjacent to a city and have an annual median household income that is less than 80 percent of the statewide annual median household income based on 2010 Census data:

- *Nyeland Acres: the developed territory located north of the City of Oxnard and generally bounded by Santa Clara Avenue, Friedrich Road, Almond Drive and State Route 101*
- *Saticoy: the area east of the City of San Buenaventura generally described as being within the boundaries of the County of Ventura's Saticoy Area Plan.*

<u>LAFCo</u>
Except for proposals authorized pursuant to Government Code Section 56375.3, LAFCo will not approve a proposal for an annexation from a city involving territory greater than 28 acres[1] *if that territory is contiguous to either the Nyeland Acres or Saticoy community unless an application to annex the community to the city has been filed with the Executive Officer, or unless either of the following apply:*

> *(a) A prior application to annex the contiguous disadvantaged community was filed with the Executive Officer within the preceding five years; or*
> *(b) The Commission finds, based on written evidence, that a majority of the residents within the community are opposed to the annexation.*

<u>Cities and Counties</u>
SB 244 also includes requirements for cities and counties. On or before the next adoption of its housing element, GC Section 65302.10.(a) requires that each city and county review and update the land use element of its general plan, based on available data, including, but not limited to, the data and analysis developed pursuant to Section 56430, of unincorporated island, fringe, or legacy communities inside or near its boundaries. The updated land use element shall include the following criteria:

- Cities must identify and describe each "island community" and/or "fringe community", as defined, that exist within that city's sphere of influence that is a disadvantaged unincorporated community. (GC Section 65302.10.(a))

[1] Ventura LAFCo Commissioner's Handbook Section 3.2.5. was amended by the Commission on September 19, 2012 to increase the acreage threshold from 10 acres to 28 acres, thereby excluding City annexation proposals of less than 28 acres from the requirement that contiguous disadvantaged communities also be proposed for annexation.

- Counties must identify and describe each legacy community, as defined, within the boundaries of a county that is a disadvantaged unincorporated community, but not including any area within the sphere of influence of a city. (GC Section 65302.10.(a))
- Cities and counties must include an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies for each of the identified communities in the land use element. (GC Section 65302.10.(a))
- Cities and counties must include an analysis in the land use element of potential funding mechanisms that could make the extension of services and facilities to identified communities financially feasible. (GC Section 65302.10.(a))

The City of Ventura has four remaining island communities in addition to the fringe community of Saticoy. However the island communities consist of agricultural land, and therefore do not meet the definitions of a DUC and do not trigger the study requirements.

Policies pertaining to the annexation of unincorporated areas, specific land use and infrastructure needs for this area were addressed in the 1996 Wells and Saticoy Communities Capital Improvement Deficiency Study (CIDS) and 2009 Saticoy & Wells Community Plan chapter of the 2005 Ventura General Plan. Both documents are fully incorporated herein by reference. Within the County of Ventura, the Guidelines for Orderly Development specify that urban development should be located within cities whenever and wherever practical. To achieve the growth potential within the unincorporated areas, the City needs to coordinate closely with the County to prepare economic development strategies and the infrastructure necessary to service the area. However, unincorporated areas may not receive City services until annexed into the City. Relevant City General Plan policies in Chapters 1: Our Natural Community, 3: Our Well Planned and Designed Community, 4: Our Accessible Community, 5: Our Sustainable Community, 6: Our Active Community, 7: Our Healthy and Safe Community, and 8: are included as Appendix H.

IV. Saticoy Disadvantaged Community Boundary

LAFCo defined the Saticoy DUC as generally within the boundaries of the County of Ventura's Saticoy Area Plan. The Saticoy Area Plan however does include some properties already within the city's limits and also includes some properties outside the city's sphere of influence. Therefore the boundaries of the DUC, which are subject to further City review and analysis, have been more narrowly defined to exclude both (Figures 1, 2).

The boundaries of the DUC are generally North of Aster Street to the North, the Santa Clara River to the South, the Franklin Barranca to the East and Brown Baranca to the West. There are 311 parcels. Major land uses within the DUC include residential neighborhoods and Saticoy Park to the north, historic Old Town Saticoy, which is located immediately north and south of the existing rail road tracks consisting primarily of commercial and industrial uses, the Saticoy Sanitary District Treatment Facility to the south, County of Ventura Public Work facility to the east and predominantly industrial uses and EJ Harrison & Sons solid waste hauler to the West. For the Saticoy Zip Code 93004, which is larger than the DUC the County reports there are 90 licensed businesses consisting of retail, service, wholesale, manufacturing and other.

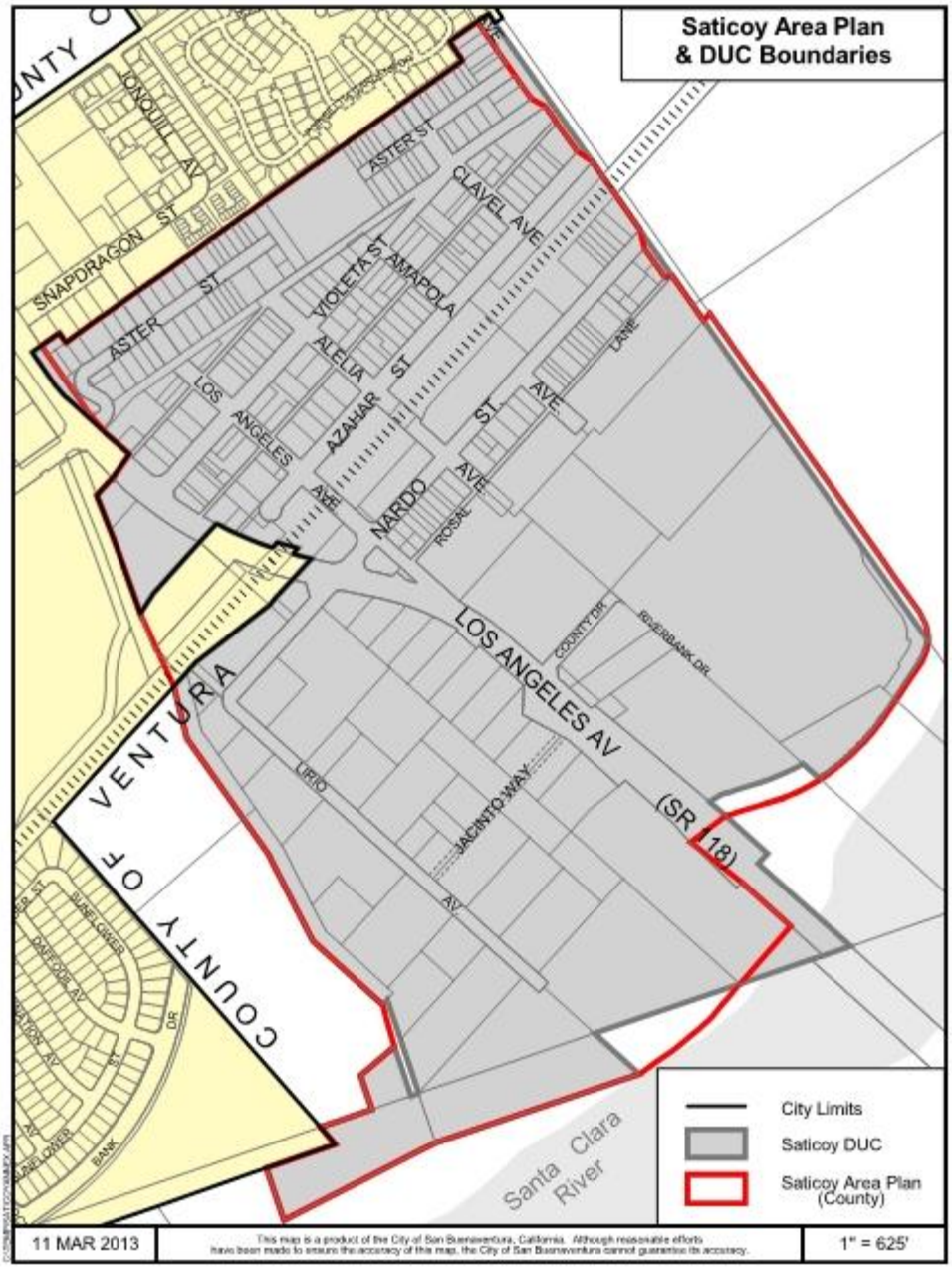

Figure 1: Saticoy Area Plan and DUC Boundaries Map

Figure 2: Saticoy DUC Boundary

V. History of Saticoy

Saticoy is an unincorporated town and census-designated place (CDP) in Ventura County, California. It lies in the Santa Clara River Valley, south of the intersection of Wells Road (State Route 118) and the Santa Paula Freeway, on the east side of Ventura, and north of the Santa Clara River at the head of the delta. The population was 1,029 at the 2010 census.

The town of Saticoy was laid out in the late 1800's on land that was previously inhabited by the thriving Chumash civilization, which lived in the Saticoy and Wells areas and along the Pacific Coast for 9,000 years. There were actually two towns known as Saticoy. One was referred to as West Saticoy and the other, Lower Saticoy. The two Saticoys are today known to be the area of Old Town Saticoy, and the other is located just north of Darling Road, and east of Saticoy Avenue.

In 1887 the Santa Clarita Rail Line was constructed, connecting Saticoy to the main San Francisco-Los Angeles line of the Southern Pacific. Saticoy town was the center of the area's citrus, bean, and produce, and the rail line facilitated this activity. The rail stop brought both passenger and freight, but passenger service eventually stopped in 1934. From that point on, the rail line was used only for local freight such as produce, packing and building supplies, and consumer goods. Today, only the line between Montalvo and Piru is active and is used mostly for inbound freight and the occasional shipment of agricultural products.

Since the 1800's, Saticoy has changed from a small agricultural center along the banks of the Santa Clara River into a larger and more complex residential, commercial, and industrial area. In the late 1890's through the 1920's, the area significantly contributed to the growth of Ventura as the center of citrus, beans and other crops. During this time, farmers used the historic Southern Pacific train depot to load and ship crops to other cities and states.

Saticoy is located on part of the river's rich alluvial fan—one of three areas in the world that has 60 feet (18 m) of rich topsoil. Agriculture in the area includes avocados, lemons, oranges, strawberries, and many other row crops. Some of the area around Saticoy is used for industrial purposes. East and northeast of the town, along the shore of the Santa Clara River, is the Saticoy Oil Field, discovered in 1955 and operated by Vintage Petroleum.

<u>Saticoy Demographics</u>

The 2010 United States Census reported that Saticoy had a population of 1,029. The population density was 2,760.7 people per square mile (1,065.9/km²). The racial makeup of Saticoy was 413 (40.1%) White, 9 (0.9%) African American, 29 (2.8%) Native American, 2 (0.2%) Asian, 0 (0.0%) Pacific Islander, 508 (49.4%) from other races, and 68 (6.6%) from two or more races. Hispanic or Latino of any race was 895 persons (87.0%).

The population was spread out with 331 people (32.2%) under the age of 18, 133 people (12.9%) aged 18 to 24, 297 people (28.9%) aged 25 to 44, 177 people (17.2%) aged 45 to 64, and 91 people (8.8%) who were 65 years of age or older. The median age was 28.0 years. For every 100 females there were 109.1 males. For every 100 females age 18 and over, there were 106.5 males.

There were 278 housing units at an average density of 745.8 per square mile, of which 94 (35.9%) were owner-occupied, and 168 (64.1%) were occupied by renters. The homeowner vacancy rate was 2.1%; the rental vacancy rate was 5.1%. 365 people (35.5% of the population) lived in owner-occupied housing units and 664 people (64.5%) lived in rental housing units.

VI. County of Ventura Saticoy Area Plan

The first land use plan for the Saticoy area was adopted in 1967. That document, the Saticoy Community Study and Improvement Plan, established a land use plan for the original townsite area of Saticoy. This plan was revised in 1980 to extend the "industrial" and "Urban" land use designations into vacant land to the south, consistent with the County General Plan Land Use Element. In 1983, the County initiated a comprehensive update of what was initially called the Saticoy Community Plan, not to be confused with the City's Saticoy & Wells Community Plan, in response to a request to develop vacant industrial lands in the southeast area of the Community.

In late 1983, CALTRANS announced their intention to widen and re-align Highway 118 through Saticoy. Completion of the Community Plan update was subsequently postponed until CALTRANS selected the new highway alignment route. In order to guide land use decisions until the updated Plan was completed, an Interim Plan was adopted in 1985. The Interim Plan remained in effect until adoption of the Saticoy Area Plan "Area Plan" in 1990. The most recent plan amendment was approved by the BOS on May 4, 2004.

The purpose of the Area Plan and the County's General Plan is to set goals, policies and programs to guide future growth and development in a manner consistent with State legal mandates and requirements, and the goals and quality of life desired by Saticoy area and Ventura County citizens. The policies of the General Plan become the basis for all decisions related to the use of land, and the future expansion of the various communities within the County. They also provide the basis for the establishment of zoning and subdivision regulations, the approval or denial of development requests, the review of capital improvement programs, the development of housing and redevelopment programs, and other programs related to land use.

The Area Plan contains the goals, policies, programs and land use and circulation maps that guide land use decisions in the Saticoy community. The goals, policies and programs contained in the Area Plan express the intent of the BOS, the community and those governmental agencies responsible for providing services to the area. The goals, policies and programs contained in the plan are divided into the following four major Sections: Resources; Hazards; Land Use; and Public Facilities and Services. The County of Ventura is currently in the process of reaching out to the Saticoy community to evaluate and revise the Area Plan. The County Planning Division is in the process of hosting a series of community meetings to discuss land use options, transportation and circulation and parks and other public facilities.

VII. City of Ventura Saticoy & Wells Community Plan

In November 2009 the Ventura City Council adopted the Saticoy & Wells Community Plan "Community Plan" encompassing an area larger than, but inclusive of the unincorporated community of Saticoy (Figures 3, 4).

The Community Plan Area consists of approximately 1,000 acres, located at the easterly edge of the City, bounded by the Santa Clara River on the south, Telegraph Road to the north, Saticoy Avenue on the west, and the Franklin Barranca to the east. The Community Plan Area is divided by Highway 126 and Highway 118 (Wells Road), as well as the Santa Paula Branch Line (railroad). Immediately north and south of the railroad tracks in Old Town Saticoy, a continuous rectilinear network or north-south and east-west streets generates a clear pattern of blocks. However, this pattern quickly dissolves into a disconnected block-street network. For instance, Los Angeles Avenue and Alelia Avenue dead end into a berm that runs east of Telegraph Road. And, at Telegraph Road, the grid rotates and Telephone runs north to meet Astor Street, instead of connecting through.

Approximately 435 acres in the Community Plan Area are under Ventura County jurisdiction, but lie within the City of Ventura's Sphere of Influence. Unincorporated land within the Sphere of Influence is the responsibility of Ventura County, however all projects are reviewed by the City of Ventura and opportunity to comment.

The *Guidelines for Orderly Development* have been adopted by Ventura County, all cities within the County, and the LAFCo. They provide a framework for intergovernmental cooperation and specify that urban development should be located within cities whenever and wherever practical. To achieve the growth potential within the unincorporated areas, the City needs to coordinate closely with the County to prepare economic development strategies and the infrastructure necessary to accommodate growth. However, unincorporated areas may not receive City services until annexed into the City.

Because the Community Plan is intended to implement the City's General Plan at the neighborhood level, its goal, policies, and actions are consistent with the General Plan. While the Community Plan provides further direction and requirements for new development, policies and actions of the General Plan remain applicable and in effect.

The goal of the Community Plan is to create six distinct, yet interconnected, walkable neighborhoods that improve over time by requiring well-designed development, thoroughfares usable by all modes of transportation, and providing neighborhood amenities that meet the unique needs of the Saticoy and Wells communities.

As indicated the Community Plan envisions six distinct, yet interconnected, walkable neighborhoods plus areas described for Transit Oriented Development and the Wells Road Corridor. The Southeast Neighborhood, Transit Oriented Development and Wells Road Corridor largely overlap the boundaries of the DUC.

Southeast Neighborhood – The neighborhood centers around historic Old Town Saticoy, which is located immediately north and south of the existing rail tracks. Several historic sites can be found here, including the Farmers & Merchants Bank, Walnut Growers Association Warehouse, and the Saticoy Bean Warehouse. Under the Community Plan, Old Town Saticoy is recognized as the historic town center for the area and as such, is intended to serve as the primary location for civic uses with office and retail uses for the entire Saticoy & Wells Plan Area and for eastern Ventura, allowing the communities to benefit from the concentration of existing commercial and industrial uses.

Transit Oriented Development - The historic train depot and rail tracks present the potential for a commuter train and encourages the idea of a Transit Oriented District in the mid to long term. If future regional railway was renewed, the presence of a train may attract commuters from up to a half mile from the transit center. The larger pedestrian shed overlaps with some of the surrounding neighborhoods and significant portions of the remaining undeveloped land in the Plan Area.

Wells Road Corridor - Wells Road separates the neighborhoods described above and others within the Community Plan. However, there is potential to reconfigure Wells Road to allow increased connectivity from east to west. Under the Community Plan, Wells Road is delineated as Street. Buildings along Wells Road will be required to address the street and should be of appropriate mass and scale to create a visual impact for the heavily trafficked thoroughfare. New development along Wells Road will also enhance the surrounding neighborhoods and buffer them from intruding noise and light pollution.

The Community Plan includes a discussion and appendix of public Infrastructure improvements already completed and not yet constructed (Appendix A). Again it should be noted the Community Plan area is significantly larger than the DUC but the boundaries of the DUC are within the Community Plan. Therefore some of the water system, waste water system, storm drain system, traffic improvements, and park improvements described in the Community Plan are within the DUC. The Community Plan notes that further infrastructure deficiencies may be determined during development review processes and city-wide master planning efforts. Future developments may have to construct or pay a pro-rata share towards these improvements which may be in addition to requirements outlined in the Saticoy & Wells Capital Improvement Deficiency Study (CIDS) incorporated herein by reference.

Figure 3: Saticoy & Wells Community Plan Aerial Boundary Map

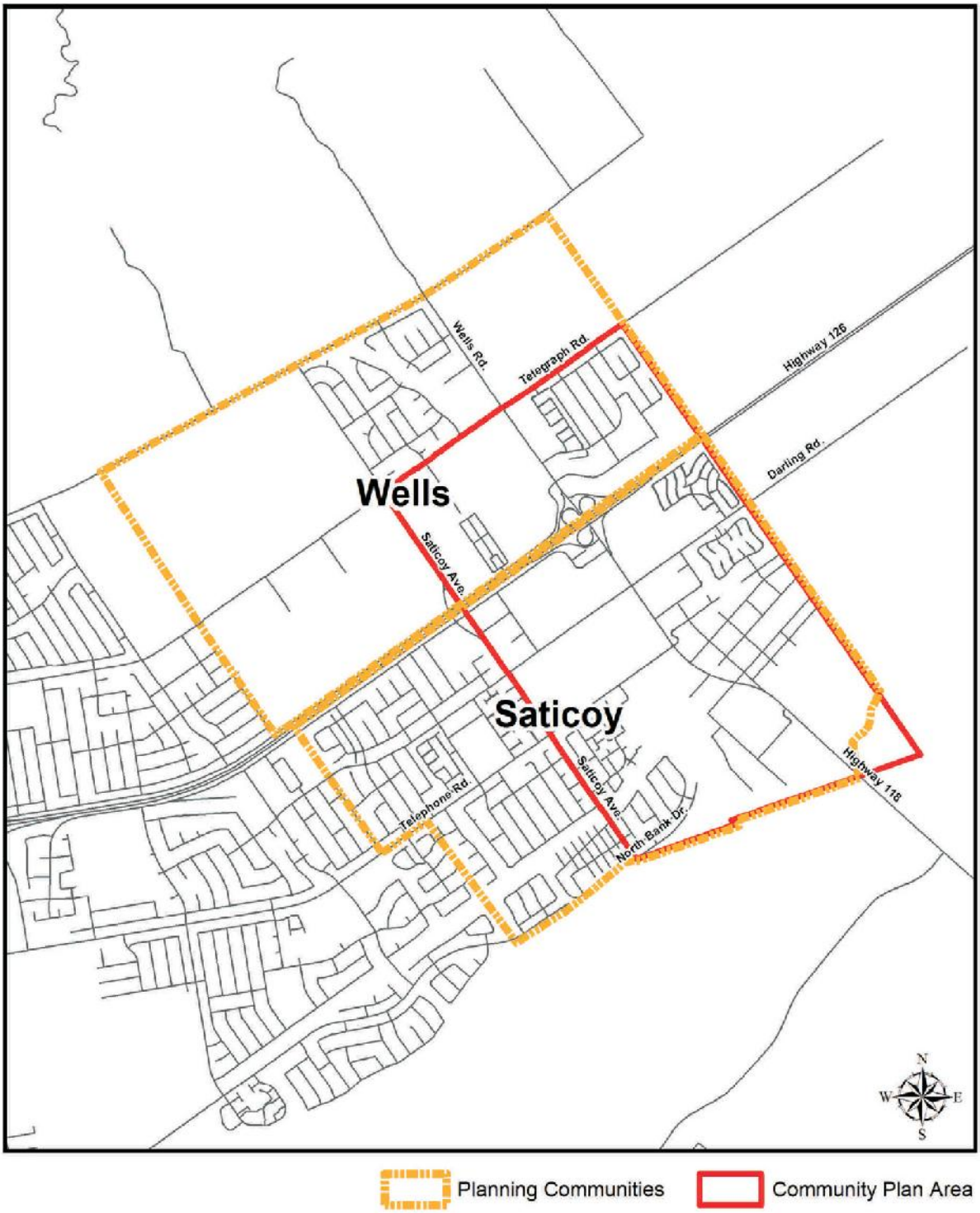

Figure 4: Saticoy & Wells Community Plan Parcel Boundary Map

VIII. Ventura LAFCo Municipal Services Reviews

Beginning in 2001 each LAFCo was required to review and, as necessary, update the sphere of each city and special district on or before January 1, 2008, and every five years thereafter (Government Code §56425(g)). Prior to updating a sphere of influence, LAFCo is required to conduct a municipal service review (MSR) as previously discussed in Section III. California Government Code §56430(a) provides that MSRs consist of written determinations relating to the following factors:

- Growth and population projections for the affected area.
- The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.
- Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.
- Financial ability of agencies to provide services.
- Status of, and opportunities for, shared facilities.
- Accountability for community service needs, including governmental structure and operational efficiencies.
- Any other matter related to effective or efficient service delivery, as required by Commission policy.

The State Office of Planning and Research (OPR) recommends coordinating with the LAFCo to incorporate information contained in the MSR into the infrastructure needs of the identified DUCs. On November 14, 2012 the Ventura LAFCo accepted the MSR for Nine Ventura County Cities including the City of Ventura. Data and analysis from this recently accepted MSR has been incorporated into this analysis of infrastructure and service needs or deficiencies.

IX. Saticoy Municipal Services Overview

Overview of Municipal Services Serving Saticoy

Law enforcement services are provided by the County Sheriff's Office and fire protection services are provided primarily by the City under a mutual aid agreement. Potable water services are provided by the City and customers are subject to the City's water surcharge for service provided outside of City limits. City policy generally precludes new or expanded water services greater than a ¾-inch meter, thus, limiting the amount of multi-family, commercial, and industrial development/redevelopment that can occur within the community. Saticoy receives wastewater services from the Saticoy Sanitary District, an independent special district which serves only the community of Saticoy. The County provides street maintenance, and contracts for refuse hauling. The County maintains one park and community center as well as a library.

The following sections will provide details regarding existing services and service providers for the County of Ventura and unincorporated Saticoy, information contained in LAFCo's 2012 MSR, Written Determinations by LAFCo's 2012 MSR, City and other governmental agency reports and analysis of service provision and infrastructure needs or deficiencies in Saticoy.

X. Fire Services

DESCRIPTION OF EXISTING SERVICES / INFRASTRUCTURE SERVING SATICOY

The Ventura County Fire Department is an "all-risk", full-service fire department, composed of 553 men and women. VCFD provides fire protection, medical aid, rescue, hazardous materials response, and a variety of other services to the public. Currently, the District serves about 57 percent of the population of Ventura County, more than 480,000 people in six cities and the unincorporated areas of the county. The response area covers 848 square miles.

In 2011, District firefighters responded to 33,564 calls for service – an average of 92 every day – under an adopted operating budget of just over $128.3 million. In the unincorporated areas of Ventura County, VCFD received 6,657 calls for service in 2010 and 6,952 calls for service in 2011, a 4.4% increase. Total VCFD calls for service (inclusive of unincorporated areas) in 2010 were 32,889 in 2010 and 33,564 in 2011, a 2.1% increase. Therefore the increase in calls from 2010 to 2011 in the unincorporated areas was more than double the increase in total calls for services.

Saticoy is located within the response district of Ventura County Fire Protection District Station #26, located at 12391 West Telegraph Rd in Santa Paula. However, a mutual aid agreement between the Fire District and the City of Ventura exists, thus the first in responding station for this area would be Ventura City Station #6 under this agreement. A map depicting the locations of the three closest Ventura City Fire Stations (#3, #4, and #6) and the two closest Ventura County Fire District Stations (#26 and #51) to the Saticoy area is provided (Figure 5). Each of these City fire stations and County fire district stations is identified by address, estimated driving distances and time to the properties located at the southern end of the study area from 1691 Los Angeles Avenue (Table 2). These distances and times were established by using Mapquest.com. Emergency response times may vary from normal driving times. Additional data is available for response times (Appendix B) and types of incidents (Appendix C).

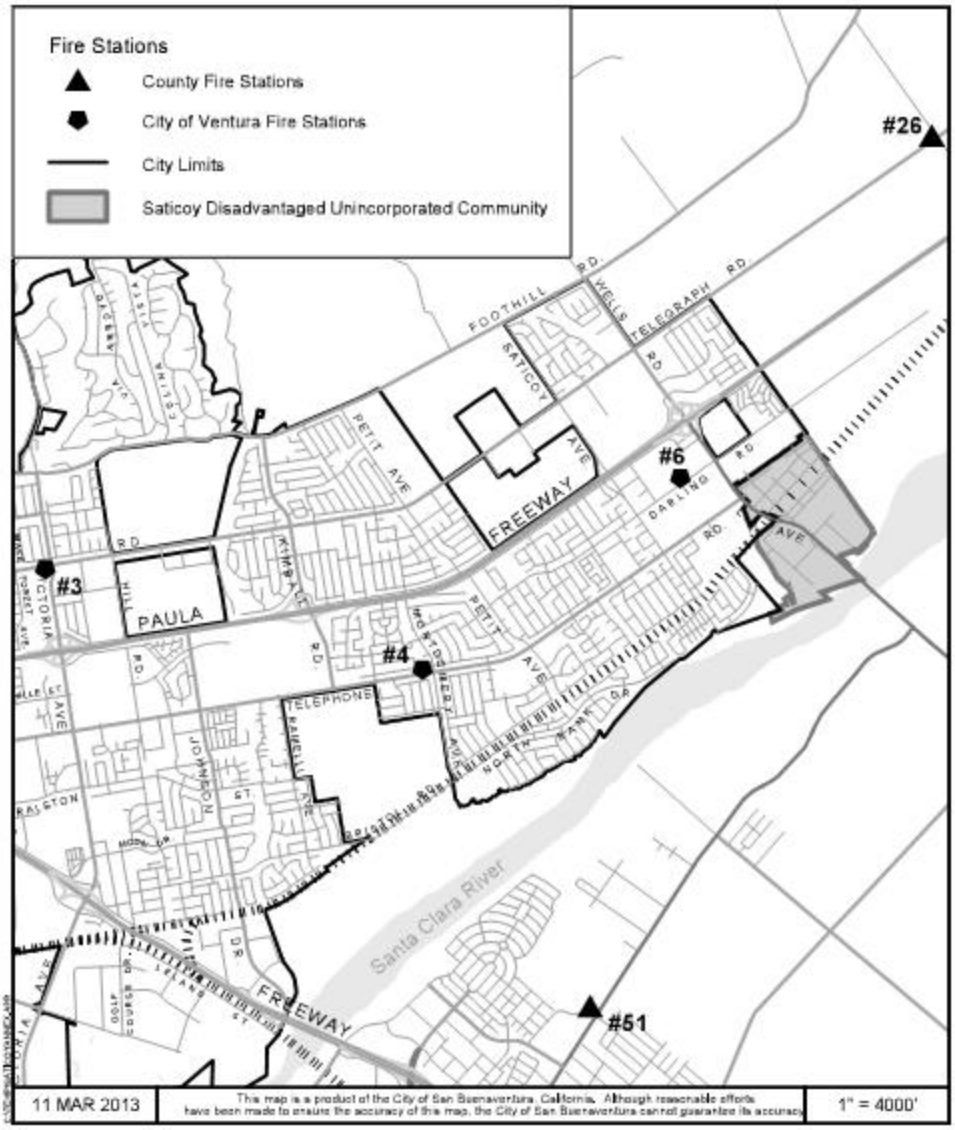

Figure 5: City and County Fire Stations Map

Station	Address	Time (minutes)	Distance (miles)
Ventura City Station #6	10797 Darling Rd, Ventura, CA	3	1.21
Ventura County Station #26	12391 W. Telegraph Rd, Santa Paula, CA	5	3.67
Ventura City Station #4	8303 Telephone Rd, Ventura, CA	6	4.17
Ventura City Station #3	5838 Telegraph Rd, Ventura, CA	10	5.52
Ventura County Station #51	3302 Turnout Park Cir, Oxnard, CA	8	4.13

Table 2: City and County Fire Stations

The water for the Saticoy area is supplied by the City of Ventura. The current system meets the water works manual and no known fire flow deficiencies exist for the existing development. Proposed developments require a fire flow analysis and determination during the review process. Any system improvements would be determined and development would pay for any required improvements. The only development project in the area that the Fire District is working on is the Boys and Girls Club of Ventura located at 11321 Violeta Street. The project entails the demolition of the existing clubhouse and construction of a new clubhouse. There are no current fire code violation cases in the area.

DESCRIPTION OF EXISTING CITY-WIDE SERVICES BY LAFCo 2012 MUNICIPAL SERVICES REVIEW AND CITY OF VENTURA

The City's Fire Department is an "all risk" department providing emergency medical response (paramedic), fire prevention, fire suppression, hazmat inspection/response, ocean rescue, and urban search and rescue throughout the City. Ambulance services are provided via a County contract with American Medical Response.

Fire Stations

The City operates 6 fire stations, each of which contains a fire engine company. In addition, a paramedic is assigned to each engine. Each station is located within a primary response area, or sector:

Sector 1 – Includes the west end of the City and western portion of downtown
Sector 2 – Includes eastern downtown, midtown and the harbor area
Sector 3 – Generally includes the northern-central area of the City
Sector 4 – Generally includes the southern central area of the City
Sector 5 – Generally includes the southeast portion of the City
Sector 6 – Includes the eastern portion of the City

According to responses to the 2012 MSR questionnaire, in addition to these primary response sectors, the Fire Department has entered into a contract with the County to provide initial response to the "North Ventura Avenue" area located outside City boundaries. Mutual aid agreements also provide for fire response to all areas located outside of the City. In addition, the City has entered into a reciprocity agreement with the City of Oxnard to provide emergency mutual aid.

Response Times

In 2010 and 2011, on average the City met its response time goal for less than half of all emergency calls (Table 3). That percentage increased substantially at the beginning of 2012. The inability to meet the response time goal more than half the time in 2010 and 2011 appears to the be directly related to the

City's closure of the Sector 4 fire station in 2010 due to budgetary constraints. As a result of this closure, staffing levels fell to those of 1974 and Municipal Service Review 2012 – City of San Buenaventura response times in the eastern half of the City met the City's goal only 16 percent of the time 1. In mid-2011, the City was awarded a $2.3 million grant from the Department of Homeland Security to reopen the fire station. However, in order to receive the grant, the City had to contribute an additional $1.2 million. The City estimates that the $3.5 million would fund operation of the fire station for approximately three years ($1.2 million per year). The decreased level of service was a significant concern for the Ventura LAFCo during its consideration of a 2011 annexation proposal to the City (LAFCo 11-06 Parklands), so much so that LAFCo conditioned its approval on the City's acceptance of the $2.3 million grant. In late 2011 the City identified a source of funding for its share of the cost, received the grant, increased staff by 9 firefighter/medic positions, and reopened the fire station in January 2012.

	Goal	Average Time	Percentage of Responses Meeting Goal
Non Emergency	No Goal	2011: 6 min. 56 sec. 2012 (1st quarter): 6 min 32 sec	Not Tracked
Emergency	Under 5 min. 90% of the time	2011: 5 min. 11 sec. 2012 (1st quarter): 4 min. 48 sec.	2010: 48% 2011: 48% 2012 (1st quarter): 58%

Table 3: Fire Department Response Times

Current Staffing Levels

The following Fire Department staffing levels are currently provided (Table 4):

Administration	1 Fire Chief
	1 Management Analyst
	1 Secretary
Operations	1 Assistant Fire Chief
	1 Battalion Chief - Training
	3 Battalion Chiefs
	1 EMS Coordinator
	1 Secretary
	21 Fire Captains
	21 Fire Engineers
	24 Firefighter/paramedics
Prevention	1 Fire Marshall
	1 Secretary
	2 Fire Prevention Specialists
	1 Fire Prevention Technician
	2 Hazmat Inspectors

Table 4: Fire Department Staffing

The *Ventura Fire Department and Police Department Operational Details Report*, (ODR) dated February 15, 2012, was prepared to assist the City in understanding various operational aspects of the Fire Department. It included an analysis of the City's Fire Department staffing levels. According to the ODR, 25 Fire Captains, 25 Fire Engineers, and approximately 28 Firefighter/Paramedics are needed to sufficiently staff the City's six fire stations. In addition to responding to calls, this level of staffing allows for adequate time for incident documentation, apparatus and station maintenance, training, and various administrative tasks. It also minimizes the use of overtime to backfill minimum staffing slots due to personnel vacancies or personnel who are on various types of leave. The ODR recommends that either the Department be staffed with sufficient employees so that a capacity exists to frequently cover the absence of one shift worker without requiring overtime; or provide additional budgeted overtime to cover staff vacancies when needed. However, the ODR notes that excessive overtime can lead to staff "burnout".

Costs

The adopted 2012-13 budget allocates $15,308,562 from the General Fund for fire services, an increase of nearly $900,000 from the last year's budget. The per capita cost, meaning the total cost of providing fire service to Ventura's population, is approximately $142 per resident.

Future Staffing Levels

According to the City's response in the 2012 MSR questionnaire, the federal grant and required matching funds that enabled the Sector 4 fire station to reopen will fund operation of the fire station through November 2014. In order to avoid the substantial decrease in fire protection services in 2015 and beyond, the City will need to identify alternative long-term funding sources to keep all existing fire stations operational.

If the increased service demands anticipated from the over 8,000 estimated residents resulting from currently approved and proposed development projects are considered, the ODR staffing level recommendation would need to be further increased.

<u>EXCERPTS FROM WRITTEN DETERMINATIONS BY LAFCo 2012 MUNICIPAL SERVICES REVIEW</u>

- The City operates six fire stations which serve the City and nearby unincorporated communities.
- The closure of Fire Station 4 in 2010 resulted in substantial reductions in response times for emergency services to approximately the eastern half of the City. In 2011, the City obtained funding to reopen the fire station through most of 2014. However, the availability of funding for this station beyond 2014 is uncertain at this time.
- The current level of staffing does not appear to be sufficient to provide personnel adequate time to perform their duties and to maintain adequate emergency response staffing without incurring substantial overtime costs.

<u>HYPOTHETICAL CITY SERVICE PROVISION TO SATICOY</u>

It is anticipated that automatic/mutual aid agreements would remain in place with City Fire Stations 6 and 4 providing the majority of Fire Department emergency response. Future development or redevelopment of properties would be reviewed during plan check to determine if increased infrastructure, water flow capacity, or other enhanced fire protection would be required. Increased demand on City Fire prevention and regulatory programs would occur with the current mix of industrial and commercial occupancies.

XI. Police Services

DESCRIPTION OF EXISTING SERVICES / INFRASTRUCTURE SERVING SATICOY

Five of the county's ten incorporated cities, Thousand Oaks, Camarillo, Moorpark, Fillmore, and Ojai contract with the County Sheriff's Office to provide police services. These cities, plus the unincorporated areas of the county, make up nearly half of the county's population and ninety-five percent of its land area. The Ventura County Sheriff's Office is staffed by approximately 1,200 personnel, including allocations for more than 700 sworn positions.

The services provided by the department range from maintaining the county jail system to providing traditional police services. They employ many specialized units capable of responding to and resolving any incident requiring a law enforcement presence. The department utilizes the Community Oriented Policing and Problem Solving (COPPS) philosophy, promoting proactive problem solving and police-community partnerships.

The Saticoy area is patrolled by one deputy sheriff per 12-hour shift. The deputy that patrols Saticoy is responsible for the geographical boundaries from Santa Barbara County Line to Ventura City limits to Ojai City limits to Oxnard City Limits and west of Santa Paula. The one deputy is also responsible for all counter reports and requests for services generated at the Ventura County Sheriff Headquarters Station, located at 800 So. Victoria Ave., Ventura.

DESCRIPTION OF EXISTING CITY-WIDE SERVICES BY LAFCo 2012 MUNICIPAL SERVICES REVIEW AND CITY OF VENTURA

The City's Police Department provides a wide variety of law enforcement services, including patrol, traffic enforcement, SWAT, school resource officers, investigations, and dispatch (Table 5).

Current Staffing Levels

Administration	1 Chief
	1 Secretary
Field Operations	1 Assistant Chief
	1 Secretary
	1 Civic Engagement Specialist
Patrol	3 Commanders
	9 Sergeants
	84 Officers/Corporals
Command Center	1 Sergeant
	4 Corporals
	12 Dispatchers
	2 Police Service Officers
Administrative Operations	1 Assistant Chief
	1 Secretary
	1 Business Service Officers
	1 Payroll Specialist
Records	1 Records Supervisor
	1 Senior Records Specialist
	8 Records Specialists
Professional Standards	1 Commander
	1 Sergeant
	1 Police Service Officer
Investigations	1 Commander
	2 Sergeants
	18 Officers/Corporals
	1 Crime Analyst
	2 Police Service Officers

Table 5: Police Department Staffing

In 2008, the City funded 134 sworn officer positions, for a ratio of 1 officer to approximately 794 residents (using 2010 population). Beginning In 2009, the number of officers funded by the City was reduced to 122, for a ratio of 1 officer per 878 residents. The City subsequently experienced a 24 percent increase in violent crime, as well as substantial increases in gang activity and other criminal behavior between 2010 and 2012 (Table 6). In 2011 the City had the highest per capita violent crime rate in the County.

For fiscal year 2012-13, the City has budgeted for an additional five sworn officers, for a total of 127 sworn officers, a ratio of 1 officer per 849 residents. City response times are provided below (Table 6).

Response Times

	Goal	Percentage of Responses Meeting Goal in 2011
Non Emergency	No goal	Not measured
Emergency	Under 5 min. 90% of the time for Priority 1 calls	62%

Table 6: Police Department Response Times

Operational Costs
For the current fiscal year, $28,510,749 was allocated for police services, of which $27,416,970 is to come from the General Fund. The per capita cost, meaning the total cost of providing police service to Ventura's population, is approximately $264 per resident.

Future Staffing Levels
In order to maintain the current ratio of 1 officer per 849 residents for approved and proposed residential development, an additional 9.5 sworn officers will be required. Without these additional officers the ratio of officer to resident would be 1 to 911, which is lower than the 2009 ratio that corresponded to a spike in violent crime. In order to maintain the current staffing ratio of one officer per 849 residents anticipated from the over 8,000 estimated residents resulting from currently approved and proposed development projects, a total of 136 sworn officers will be required.

<u>EXCERPTS FROM WRITTEN DETERMINATIONS BY LAFCo 2012 MUNICIPAL SERVICES REVIEW</u>

- The City provides a high ratio of sworn officers to residents (Table 7).
- Recent reductions in police staffing correlated to a significant increase in violent crime in the 2011. The City has budgeted for an additional five sworn police officers.
- In order to maintain the current ratio of sworn officers to residents for approved and proposed residential development, an additional 9.5 sworn officers will be required.

Police Services 2012-2013

City	Service Provider	Budgeted	Per Capita Cost	No. Sworn Officers	Ratio of Officers to Population
Camarillo	Sheriff	$ 15,271,522	$ 229	53.75	1 to 1,235
Fillmore	Sheriff	$ 2,914,749	$ 192	10.88	1 to 1,392
Moorpark	Sheriff	$ 6,378,982	$ 188	26.65	1 to 1,306
Ojai	Sheriff	$ 2,925,941	$ 388	11	1 to 667
Oxnard	City	$ 60,855,231	$ 303	238	1 to 841
San Buenaventura	City	$ 28,747,808	$ 264	127	1 to 849
Santa Paula	City	$ 4,766,807	$ 176	26	1 to 1,150
Simi Valley	City	$ 27,979,500	$ 222	121	1 to 1,036

Table 7: Police Services 2012-2013

HYPOTHETICAL CITY SERVICE PROVISION TO SATICOY

After preliminary review, the annexation of unincorporated Saticoy into the city limits of Ventura would cause considerable and drastic public safety consequences unless significant police resources are added to the Ventura Police Department. The Saticoy area would add additional crime and calls for service in an already overburdened police coverage area called a “beat” (Figure 6). This area would be within a police beat that already is the largest geographically for the department and has one of the longest response times citywide.

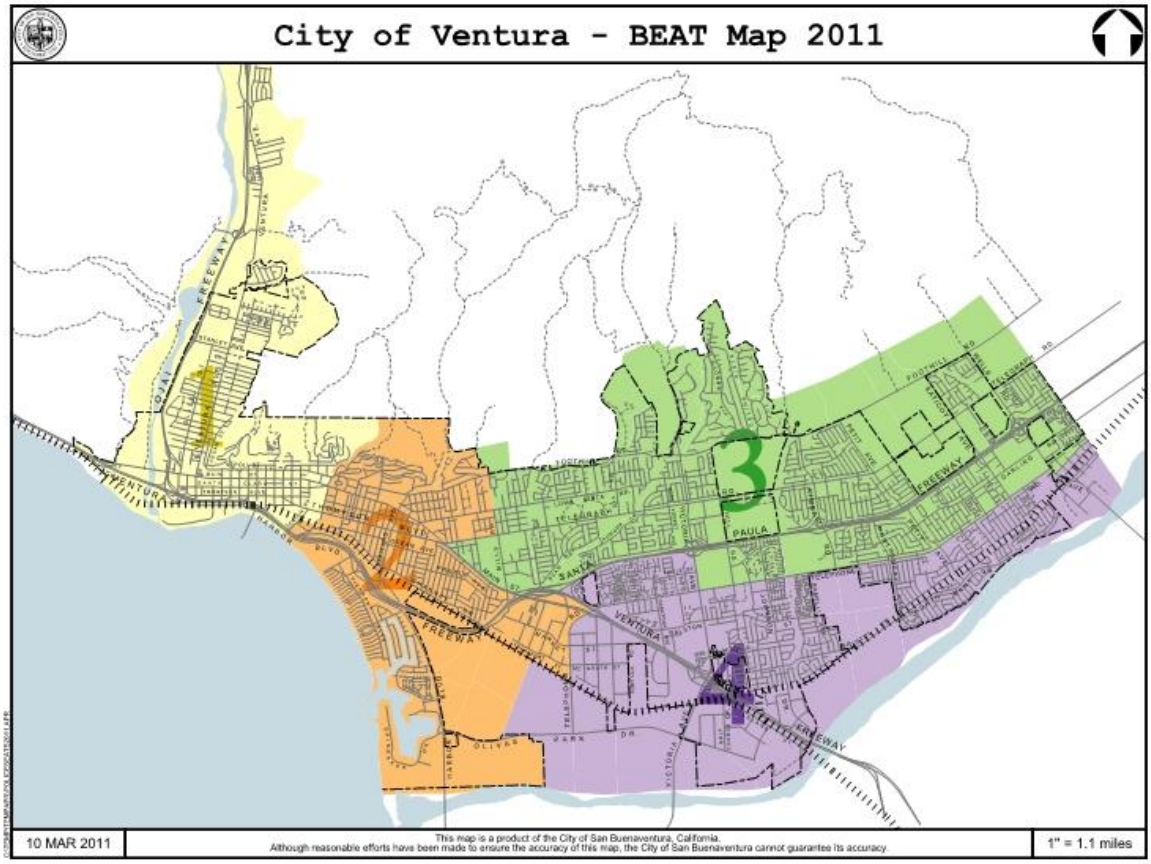

Figure 6: Police Department BEAT Map

On initial review it appears annexation would require the police department to add an additional patrol beat to staff 24 hours a day, 7 days per week (14 new officers). Additional investigative resources would also be needed to deal with the increased crime and to monitor/investigate Saticoy's entrenched, violent criminal street gang. Without additional resources this would overburden the department which already has the highest crime rate, per capita, within Ventura County. In addition to the added personnel resources additional equipment, patrol cars, etc. would be required.

XII. Library Services

DESCRIPTION OF EXISTING SERVICES / INFRASTRUCTURE SERVING SATICOY

Ventura County Library employs 87 FTE staff for a service population of 373,434 residents. County libraries are located throughout Ventura County (Figure 7). The Saticoy Library, located at 11426 Violeta Street, is a full service library and one of twelve Ventura County libraries (Figure 8). The Saticoy Library employs a 0.7 FTE to operate the library 24 hours per week. The library contains approximately 18,607 items with a FY 11/12 annual circulation of 22,059 items. The library's total operating expenses in FY 11/12 were $94,998. The County includes Saticoy in Ventura's service area since it provides service to many of the City's East side residents.

There has been a County Library facility in Saticoy since 1973. The current building is a modular structure with a paved parking lot. The structure is over 30 years old and is in significant need of replacement. A Community Development Block Grant (CDBG) application through the County of Ventura was submitted in late 2012 and if awarded would allow the County to replace or lease a new modular unit. Current discussions with county and local organizations include considering alternate locations closer to the commercial section of Saticoy, possibly in an existing permanent structure.

Current projects at the Saticoy Library include an outreach project in addressing the needs of the Hispanic community for suggestions for collections and programming. This is in conjunction with other libraries in the Ventura County Library system with large Hispanic populations. The Gold Coast transit route 10 (Telegraph Road–Saticoy) has an eastbound bus stop across the street from the library.

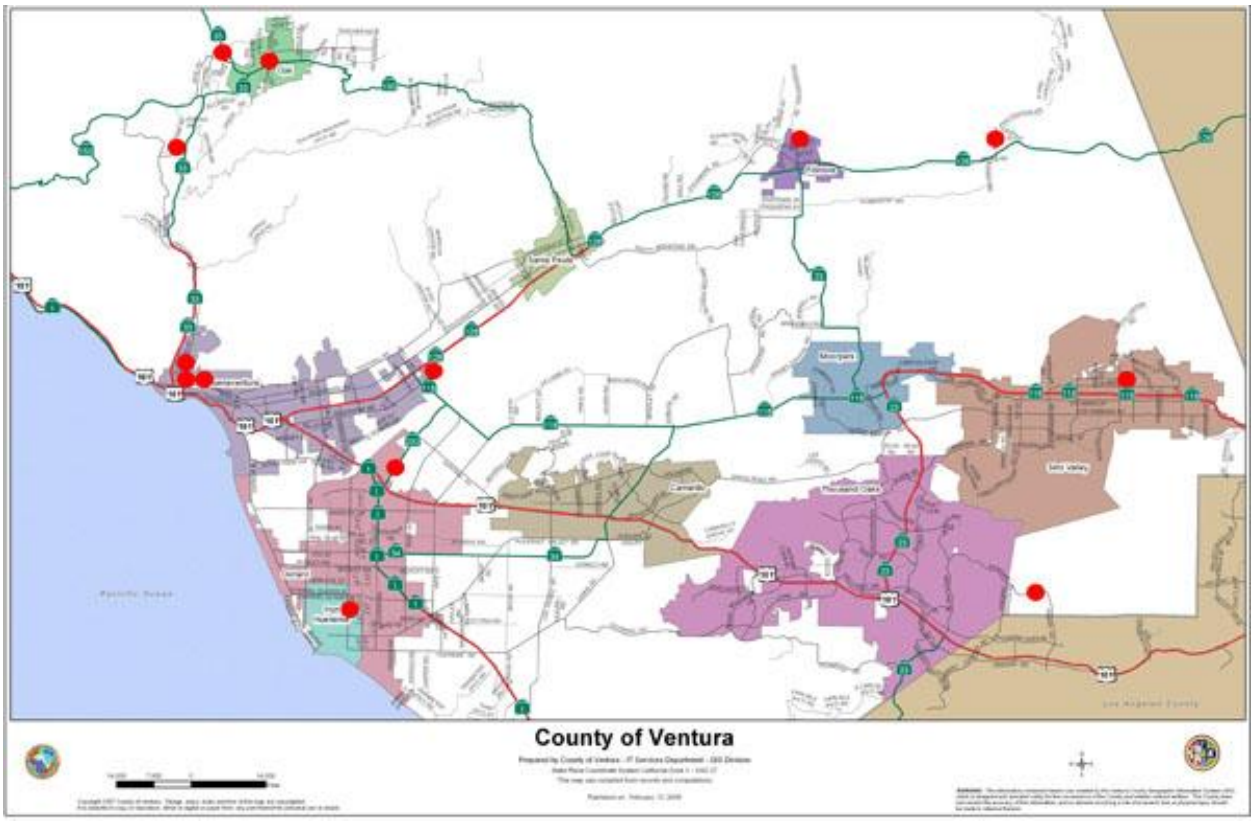

Figure 7: County Libraries Map
Red dots denote Library locations

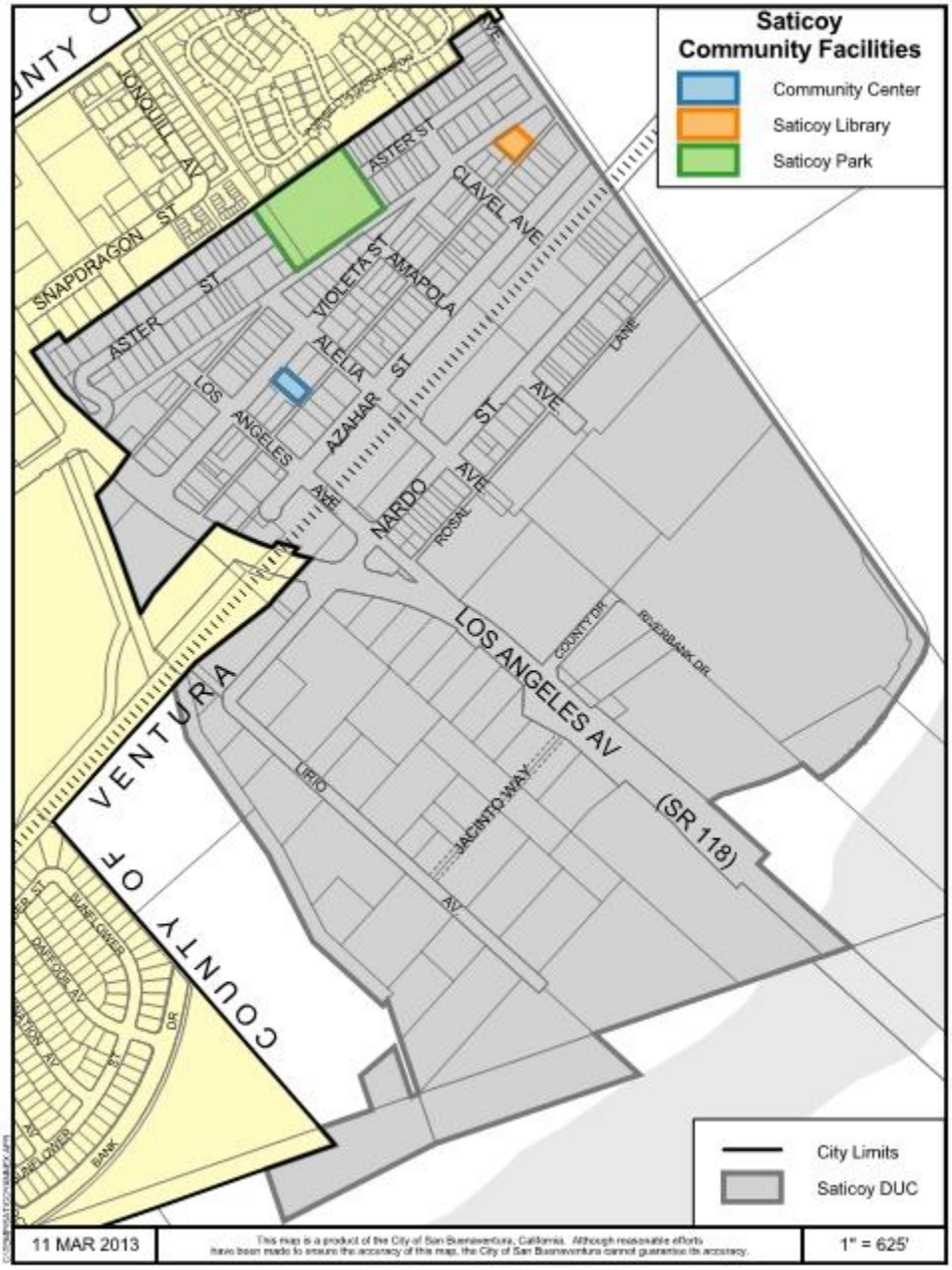

Figure 8: Saticoy Community Facilities Map

DESCRIPTION OF EXISTING CITY-WIDE SERVICES BY LAFCo 2012 MUNICIPAL SERVICES REVIEW AND CITY OF VENTURA

The City of Ventura is served by two public libraries: the E.P. Foster Library, located downtown, and the Avenue Library, located on the west side of the City on Ventura Avenue. The libraries are administered and staffed by the Ventura County Library System.

Due to budget constraints, the H.P Wright Library, which provided services to the eastern portion of the City, was closed in November 2009. In May 2012 the City adopted a Library Strategic Plan, which identifies a 5-year plan during which current services/facilities are to be enhanced and a new library branch is to be constructed to serve the east side of the City by 2017.

Costs

According to the Library Strategic Plan, the amount of revenue received from property taxes is $17 per capita. The City provides an additional $90,000 per year and the County Library System provides an additional $350,000 in funding, bringing the per capita spending to almost $24. The national and state average per capita spending for library services is $48 and $33, respectively.

EXCERPTS FROM WRITTEN DETERMINATIONS BY LAFCo 2012 MUNICIPAL SERVICES REVIEW

- Library services are provided by two libraries, both of which are located on the west end of the City. The city has adopted a 5-year plan with the goal of improving services and constructing a new library to serve the east side of the City.
- Per capita library spending is below the national and state averages.

HYPOTHETICAL CITY SERVICE PROVISION TO SATICOY

The County of Ventura currently provides library service for the City of Ventura. The County includes Saticoy in Ventura's service area since it provides service to many East side residents. County Library staff believes annexation of Saticoy to the City of Ventura would result in no changes to service levels, taxation or costs.

The City Council adopted 2012 Library Strategic Plan lays out a plan to address Ventura's library priorities, and articulates a means by which to achieve a new paradigm that will serve to bring residents together in the library of the future. The plan addresses priorities and findings in three key areas – Facilities, Collections and Services, and Technology – and provides an overview of funding requirements and options. The funding recommendations are specifically formulated in light of the current economic situation, with little start-up money required and incremental resource growth to support the long-term community vision. The recommendations outlined in this plan, to be implemented over a five-year period, direct sustained action on three distinct fronts – at the Foster Library, at the Avenue Library, and on the Eastside – in order to achieve three goals: sustainable library service downtown and on the Westside, a new model of library service on the Eastside, and increased use of the library system as a whole.

The City's Library Strategic Plan Priority Actions over a 5-year period include:

2012-13: Year One: Library Operations

1. Commit to continued partnership with the Ventura County Library System
2. Appoint Strategic Plan Work Group
3. Create a plan to establish an "express library" presence on the Eastside

4. Prioritize continuation of Westside library branch with dedicated funding source
5. Use available trust funds to improve Foster and Avenue branches and services
6. Refocus to adopt a more patron-centric work focus
7. Expand volunteer base
8. Rethink how programming can be provided to the community
9. Reconfigure opening hours to accommodate residents
10. Incorporate a permanent Eastside library into the City's Capital Improvement Program

2013-14: Year Two: Community Engagement

1. Introduce new model of library service at temporary Eastside location
2. Continue redesign of interior and exterior of Foster Library
3. Expand programs for all users
4. Build a virtual branch presence
5. Annual community workshops

2014-15: Year Three: Articulating the Need

1. Create a marketing campaign to support enhanced library services
2. Reallocate existing funds to acquire fresh reading materials
3. Finalize redesign of EP Foster and Avenue branches
4. Establish annual user survey
5. Collaborate with community partners, including schools
6. Create a funding plan

2015-16: Year Four: Defining Library Excellence

1. Hold community forums
2. Continue to develop community partnerships
3. Identify Capital Campaign support group
4. Promote library services through social media
5. Increase classes and online events for seniors and teens

2016-17: Year Five: Bricks and Mortar

1. Finalize plans for proposed facility on East End
2. Roll out Capital Campaign
3. Provide ongoing fresh collections and services

XIII. Recreation and Park Services

DESCRIPTION OF EXISTING SERVICES / INFRASTRUCTURE SERVING SATICOY

County park and recreational facilities located within Saticoy consist of Saticoy Park, a 3.1-acre park and the Saticoy Community Center (Figure 8). These facilities constitute the extent of the recreation facilities managed by the County for the community.

The Ventura County Saticoy Area Plan (last amended 05-04-04) lists 2 Goals, 1 Policy and 1 Program under Section 4.5 Recreation as follows: Goals 1. Provide a wide range of recreational opportunities and programs which are easily accessible to the residents of Saticoy; 2. Ensure that new development contributes toward development of recreational facilities for the population expected to be generated. Policy 1. Dedication of recreation facilities and/or in lieu fees shall be required of residential subdivision in accordance with County ordinances. Program 1. The County General Services Agency shall continue to provide for the operation and maintenance of the Saticoy Park and Community Center for the benefit of the area residents.

The County Planning Division is in the process of updating the Saticoy Area Plan and has drafted new policies with respect to open space and community amenities in an effort to redefine the character and environment of the neighborhood and public spaces. Developing funding mechanisms will be a critical component of the success of any proposed goals and programs.

DESCRIPTION OF EXISTING CITY-WIDE SERVICES BY LAFCo 2012 MUNICIPAL SERVICES REVIEW AND CITY OF VENTURA

The City provides a wide variety of park facilities and recreational programs, services, and activities for City residents and nearby communities. Non-City residents who participate in recreational programs are charged an additional $5.00 for programs costing $25-$75 and $10 for programs costing more than $75.

Park Facilities

The City General Plan identifies three type of parks: 'Neighborhood Parks' are typically under 8 acres in size and primarily serve a specific residential area; 'Community Parks' provide specialized recreational opportunities for more than one neighborhood and can include formal sports fields, courts, and recreational buildings; 'Citywide Parks' provide recreational opportunities that draw a wide range of ages and interest groups throughout the City. The City also operates special use parks and linear parks.

The table below has all the parks and facilities operated by the City (Table 8).

	Acres	Playground	Basketball	Tennis Courts	Softball	Sports Fields	Trails
Neighborhood Parks							
Barranca Vista	8.7	x					
Blanche Reynolds	3.4	x					
Cemetary Memorial	7.1						
Chumash	6.1	x					
Donwtown Mini	0.4						
Hobert	7.1	x					
Juanamaria	5	x	x	x			
Junipero Serra	2.7						
Marion Cannon	5		x				
Mission	1.5						
Montalvo Hill	7	x	x				
Ocean Avenue	1.3	x	x				
Plaza	3.7	x					
Promenade	1						
Thille	5	x	x				x
Community Parks							
Fritz Huntzinger Sports	18.3				x	x	
Ventura Community	100				x	x	x
Westpark	7.3	x	x			x	
Citywide Parks							
Arroyo Verde	129.3	x					x
Camino Real	38.2	x	x	x	x	x	x
Grant	107.3						x
Harry A. Lyon	10.7		x	x	x	x	
Marina	15.3	x					
Special Use							
Albinger Archeological	0.9						
Eastwood	0.7						
Linear Parks	46						x
Olivas Adobe Historical	22.5						
Ortega Adobe	0.3						
Seaside Wilderness	24						x

Table 8: City Park and Recreational Facilities

The City's park system includes more than 800 acres of parkland and facilities serving various interests, including sailing, surfing, tennis, league sports, skateboard parks, playgrounds, and picnic areas. The City's 2005 General Plan incorporated the City's adopted parkland planning standard of 10 acres of parkland per 1,000 residents, which is well above the State recommended standard of 3 acres of parkland per 1,000 residents. Based on the City's estimated 2011 population of 107,124 residents, this would require 1,071 acres of parkland. As noted above, the City currently provides approximately 800 acres of parks and recreational facilities, slightly below this standard.

The City also operates the Ventura Avenue Adult Center at which seniors can receive various services or participate in classes and activities, as well as two recreation centers, and two golf courses.

Recreation Programs
Among the parks and recreation programs offered by, or in conjunction with, the City are:

- Youth and adult sports classes, clinics, camps and leagues including basketball, golf, soccer, softball, volleyball and fitness programs.
- Aquatics programs and activities.
- Marina Center for sailing and kayaking.
- Special interest and life enrichment classes for youth, teens and adults.
- Arts and crafts programs, dance, music, and other creative classes.
- Various cultural events.
- Senior services, including computer, recreational, social, health, and fitness programs.

EXCERPTS FROM WRITTEN DETERMINATIONS BY LAFCo 2012 MUNICIPAL SERVICES REVIEW

- The City provides a wide range of park facilities and recreation programs.
- The City's goal is to provide 10 acres of park space per 1,000 residents. To meet this goal for the 2011 estimated population, 271 acres would need to be provided.
- The City's park system includes more than 800 acres of parkland and facilities.

HYPOTHETICAL CITY SERVICE PROVISION TO SATICOY
The City provides a wide variety of park facilities and recreational programs, services, and activities for City residents and nearby communities. Non-City residents who participate in recreational programs are charged an additional $5.00 for programs costing $25-$75 and $10 for programs costing more than $75. With an annexation of Saticoy, non-City resident fees would no longer be applicable. Future ownership, operation and maintenance of existing recreation facilities within Saticoy, including Saticoy Park and the Saticoy Community Center would require coordination with the County of Ventura. Potential funding sources for continued operation of the facilities include property taxes generated from Saticoy shifted to the City of Ventura after annexation and possibly future development fees. There are currently no benefit assessment district fees for park maintenance in Saticoy.

The City's Community Plan calls for a future Saticoy Community Neighborhood Park. The location of the park has not been identified however the Community Plan indicates possible implementation concurrent with development of vacant land along the Santa Clara River. The Community Plan identifies potential funding sources for the park as Quimby & Capital Improvement Deficiency Study (CIDS) fees (Appendix A).

There are two pending projects in an unincorporated immediately west of the Saticoy DUC, east of the City limits and adjacent to the terminus of North Bank Drive that if built one or both may provide additional recreational amenities to the area. One is Watt Communities "Enclave", a proposed 91-unit residential development on a 12.5-acre site located south of North Bank Drive and approximately 500 feet east of Saticoy Avenue. The site is currently used for agriculture and crop production (Appendix D). The Saticoy & Wells Development Code restricts approximately 2.44 acres of the southern perimeter for recreational purposes only. The second project is the Northbank Vanoni Property, a 234-unit residential project on a 25-acre site in the County of Ventura located at the east terminus of Northbank Drive and west of the Brown Barranca (Appendix E).

XIV. Solid Waste Services

DESCRIPTION OF EXISTING SERVICES / INFRASTRUCTURE SERVING SATICOY

Solid waste services are provided via franchise agreements with E.J. Harrison & Sons. Recycling and green waste are included in trash rates and include weekly hauling. Household Hazardous Waste "HHW" is collected at County Pollution Center once a month for nine months of the year.

DESCRIPTION OF EXISTING CITY-WIDE SERVICES BY LAFCo 2012 MUNICIPAL SERVICES REVIEW AND CITY OF VENTURA

Solid waste services are provided via franchise agreements with E.J. Harrison & Sons. The City funds a number of services related to solid waste, including managing contracts, customer service, waste reduction programs, and hazardous waste disposal.

EXCERPTS FROM WRITTEN DETERMINATIONS BY LAFCo 2012 MUNICIPAL SERVICES REVIEW

- The City has entered into franchise agreements with a refuse collection company for solid waste collection and disposal services. Customers are billed directly by the service provider for these services.
- The City funds a number of additional solid waste-related services to encourage recycling, hazardous waste collection, and community beautification and enhancement.

HYPOTHETICAL CITY SERVICE PROVISION TO SATICOY

Solid waste services currently offered to city residents would be expanded to Saticoy. Currently the City and County both offer services via franchise agreements with E.J. Harrison & Sons. Recycling and green waste are included in trash rates and include bi-weekly hauling. Customer billing rates are currently less for City services than County services. HHW is collected at Gold Coast Recycling once a month for eleven months of the year, two additional months per year through the City service agreement. Other City services related to solid waste, including managing contracts, customer service, waste reduction programs, and hazardous waste disposal would be expanded to include the Saticoy DUC if annexed. However evaluations of overall impacts to city-wide service provision for these supplemental programs would need further study.

XV. Streets, Highways and Drainage

DESCRIPTION OF EXISTING SERVICES / INFRASTRUCTURE SERVING SATICOY

Street Maintenance

The street system within the Saticoy DUC is highlighted below (Figure 9). The County of Ventura overlaid streets in the Saticoy Area in 2012. No major road improvements are scheduled and sidewalk repair is the responsibility of property owners.

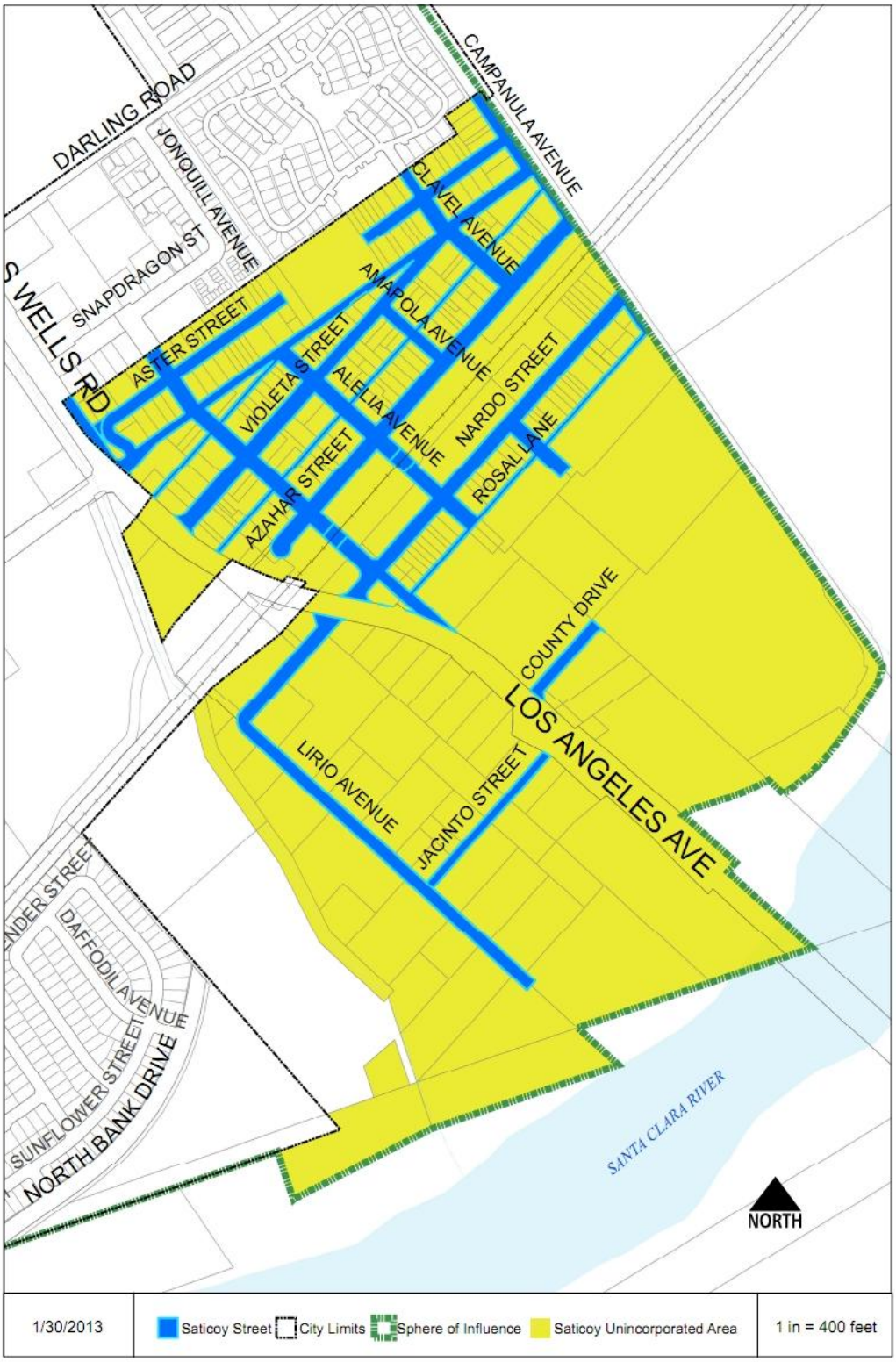

Figure 9: Saticoy Streets Map

Street Lighting
The Saticoy area is part of County Service Area 14 (CSA 14). CSA 14 was created to finance the energy cost for streetlights in certain communities in the unincorporated area of the County. Individual property owners in Saticoy are not assessed a certain amount for the streetlights. A portion of tax dollars collected Countywide are allocated to pay the streetlight energy cost for all of CSA 14. There are 66 Streetlights in the Saticoy area (Appendix F). The majority of the poles are wooden. Monthly energy cost for the 66 streetlights is between $836 and $840. This amount has been steady for the last several years.

Stormwater
The Ventura County Watershed Protection District (then known as the Ventura County Flood Control District) was formed on September 12, 1944, when the California State Legislature approved the Ventura County Flood Control Act. The District was formed, in part, to provide for the control and conservation of flood and storm waters and for the protection of watercourses, watersheds, public highways, life and property in the district from damage or destruction from these waters. The District's mission is to protect life, property, watercourses, watersheds, and public infrastructure from the dangers and damages associated with flood and stormwaters.

The District's ongoing activities are funded through property taxes, benefit assessments, and land development fees. To facilitate management of revenues and projects, the District was divided into four zones, roughly corresponding to the major river systems in the county. Saticoy is located within Zone 2 which basically follows the boundaries of the Santa Clara River Watershed and local coastal drainages in the cities of San Buenaventura and Oxnard (Figure 10). Benefit assessment monies collected from each zone are dedicated to support operations and maintenance and National Pollutant Discharge Elimination System (NPDES) permit activities within that zone. Property tax monies raised within a zone are spent on construction projects and to support District planning studies within that zone.

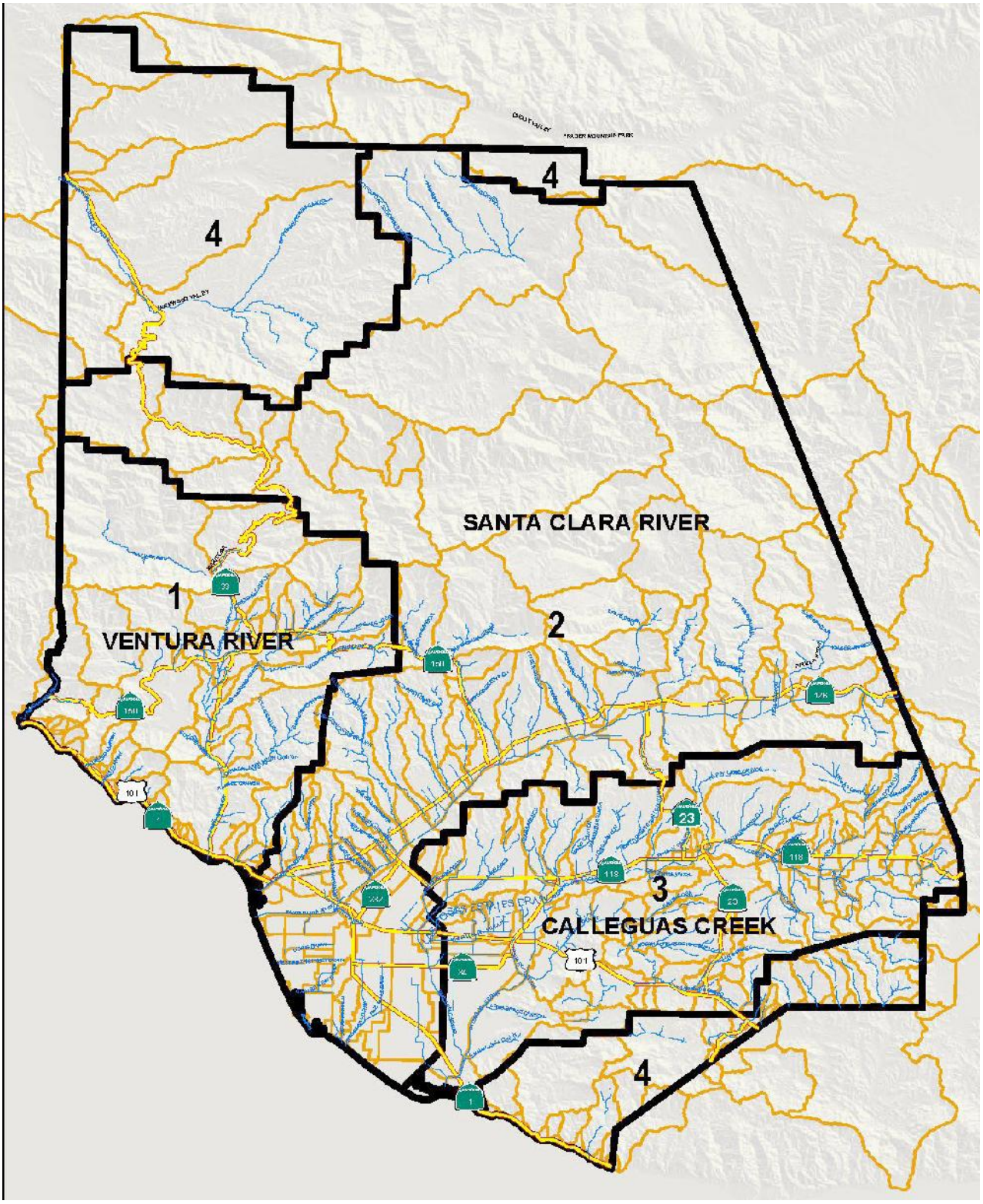

Figure 10: Ventura County Watershed Protection District Zones Map

The Ventura County Watershed Protection District administers the Benefit Assessment Program for the unincorporated County and provides funds from that Program to the Cities specifically as part of their NPDES programs.

Within the boundaries of the Saticoy DUC there are approximately 1370.06 Benefit Assessment Unit's (BAU). The assessment fee for property owners is $1.36 for unincorporated NPDES Zone 2. Therefore total revenue generated with the DUC is approximately $1,863.28. Annexation would result in an increased charge of $5.90 for San Buenaventura NPDES, resulting in approximately $8,083.54 in total revenue generated. These assessments would be shifted to the City of Ventura to manage NPDES requirements.

The County of Ventura provides stormwater inspections per NPDES requirements to approximately 14 businesses within the DUC. Additionally the County of Ventura provides maintenance to approximately 15 catch basins and assorted stormdrains in Saticoy (Figure 11) and further demonstrated in (Appendix G).

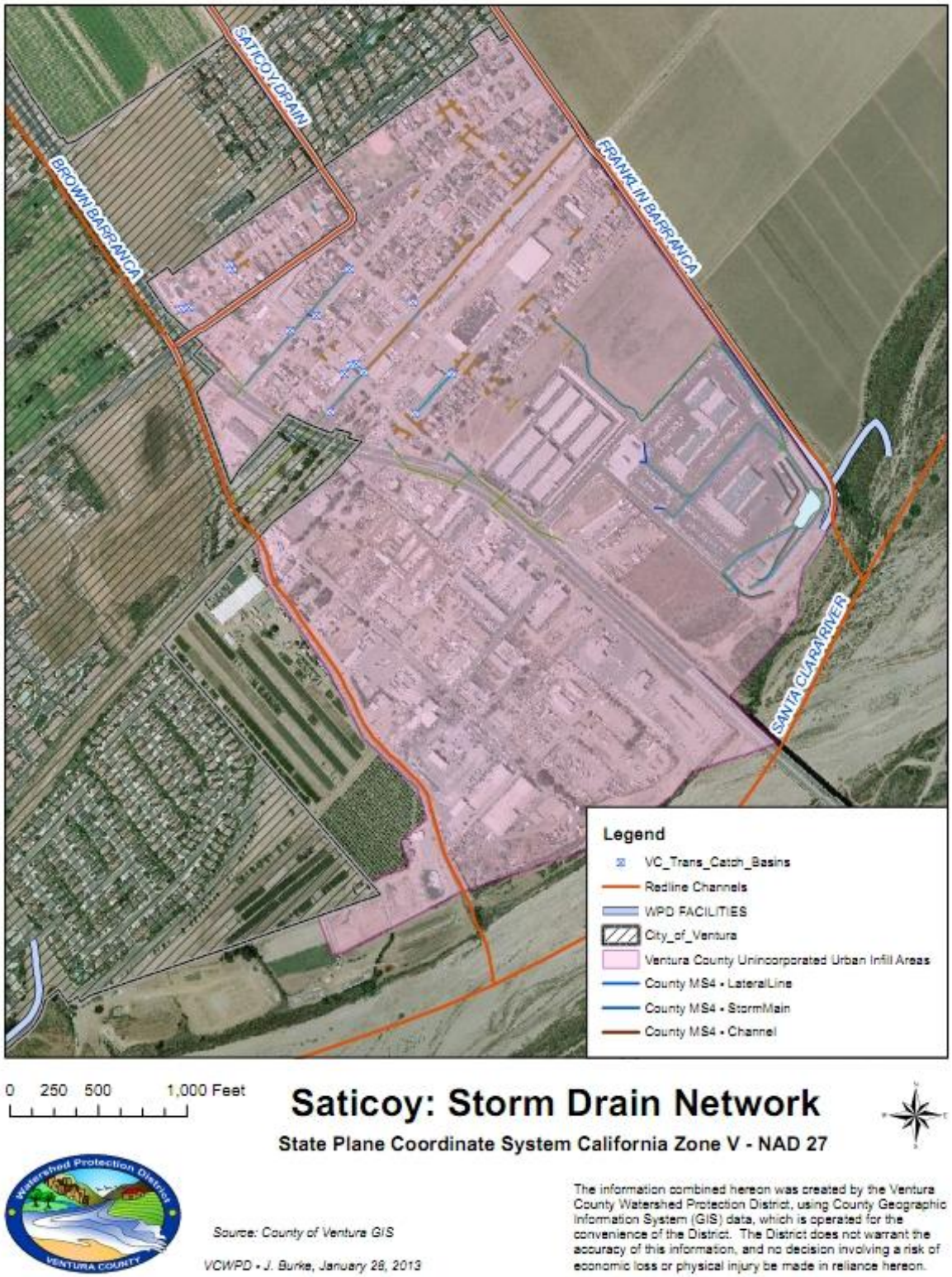

Figure 11: Saticoy Storm Drain Network

Street Sweeping
Street sweeping services are not provided in the unincorporated areas. The County BOS eliminated street sweeping services as a policy decision on September 26, 1978. This policy was and continues to be reflective of the limited funds available for maintenance of County highways and is consistent with the policy of not providing typical municipal services normally furnished within incorporated cities. Municipal services such as street sweeping in the unincorporated territory of the County are provided only where residents pay for same by means of an assessment district or other mechanism. Therefore Saticoy does not receive any current level of street sweeping services by the County.

DESCRIPTION OF EXISTING CITY-WIDE SERVICES BY LAFCo 2012 MUNICIPAL SERVICES REVIEW AND CITY OF VENTURA

According to the City's 2012 MSR questionnaire responses to LAFCO, the City is a direct provider of street construction and maintenance and street lighting services. Street sweeping and landscape maintenance are provided via contract. The City estimates that it has 1,240 paved lane miles. According to the transmittal letter for the City's proposed 2012-13 budget, the City "is failing to keep up with repair of streets, sidewalks, storm drains, alleys, parks, public buildings and facilities."

Street Maintenance
City's 2012-13 General Fund budget allocates $1,193,473 for pavement maintenance, or $962.48 per lane mile. The allocation for street pavement maintenance has dropped steadily from approximately $1.5 million in 2009. According to City staff, based on the latest data, in order for the City to maintain a good Pavement Condition Index (PCI) average of 75, a one-time investment of $27 million is needed and $9.6 million annually thereafter. Annual funding levels (including Gas Tax) are at $3.9 million for street resurfacing and preventive maintenance, which means the City would need an additional $5.7 million per year. According to the adopted budget, Gas Tax revenues will provide approximately $16.3 million in capital improvements for streets, including street repaving, slurry seal, and bike lane improvements.

Street Lighting
A total of $2,076,338 is allocated for both street lighting and traffic signal maintenance city-wide. This includes $1,368,760 for Street Light District 36, which provides for maintenance and operation for the Southern California Edison-owned street lights. Currently, the General Fund allocates $487,124 toward the maintenance of the City's Street Light District 36.

Stormwater
The City provides stormwater and flood control services to comply with the Ventura Countywide Municipal Stormwater National Pollutant Discharge Elimination System (NPDES) permit. The City provides public outreach, illicit discharge response and abatement, public infrastructure maintenance, new development discharge controls, and construction site pollution controls. The 2012-13 budget allocates $738,990 toward this program, a per capita cost of $6.90. An additional $904,784 is allocated for stormwater utility maintenance.

Street Sweeping
Street sweeping services are provided via contract with a private provider. Residential streets are swept once per month. Commercial and industrial streets are swept twice per month. Downtown streets and major thoroughfares are swept three to five times per week.

EXCERPTS FROM WRITTEN DETERMINATIONS BY LAFCo 2012 MUNICIPAL SERVICES REVIEW

- The City provides street and landscaping maintenance and storm drain maintenance services. Street sweeping services are provided as part of the franchise agreements with solid waste providers. A large majority of street lighting in the City is owned and maintained by Southern California Edison and is funded by the City. The City does maintain street lights owned by the City.
- Maintenance of City streets is significantly underfunded and likely to result in continued deterioration of City streets.

HYPOTHETICAL CITY SERVICE PROVISION TO SATICOY

Street maintenance typically involves the survey of conditions and rating of street conditions per the Pavement Condition Index (PCI). However, since streets in Saticoy were overlaid in 2012 it is unlikely the City of Ventura will need to perform short-term maintenance. Southern California Edison (SCE) provides street lighting and maintenance. Therefore property tax funds currently collected by the County of Ventura for street lighting would be shifted to the City of Ventura. For storm water management, the City would receive (based on FY 2011 figures) a total of $5.90 per Benefit Assessment Unit in the subject area, and the City would be responsible for administering the NPDES. Because the stormdrain maintenance budget has been significantly reduced over the last 5 years, the City generally responds to stormdrain failures only. The City of Ventura provides routine street sweeping through trash collection bills. There are proposed traffic and storm drain system capital improvements identified in the Community Plan (Appendix A).

XVI. Water Services

DESCRIPTION OF EXISTING CITY SERVICES SERVING SATICOY

The City currently provides potable water to the Saticoy area (Figure 12). Since this area is outside the City limits, water connections are currently governed by City Ordinance No. 2011-014. Some of the provisions of this ordinance include:

- Limits the size of the water meter serving a legal lot to no larger than ¾ inches;
- Does not allow the extension of the City's water distribution mains;
- The property owner must enter into a Water Service Agreement with Ventura Water that sets forth the terms and conditions under which water service is being provided.

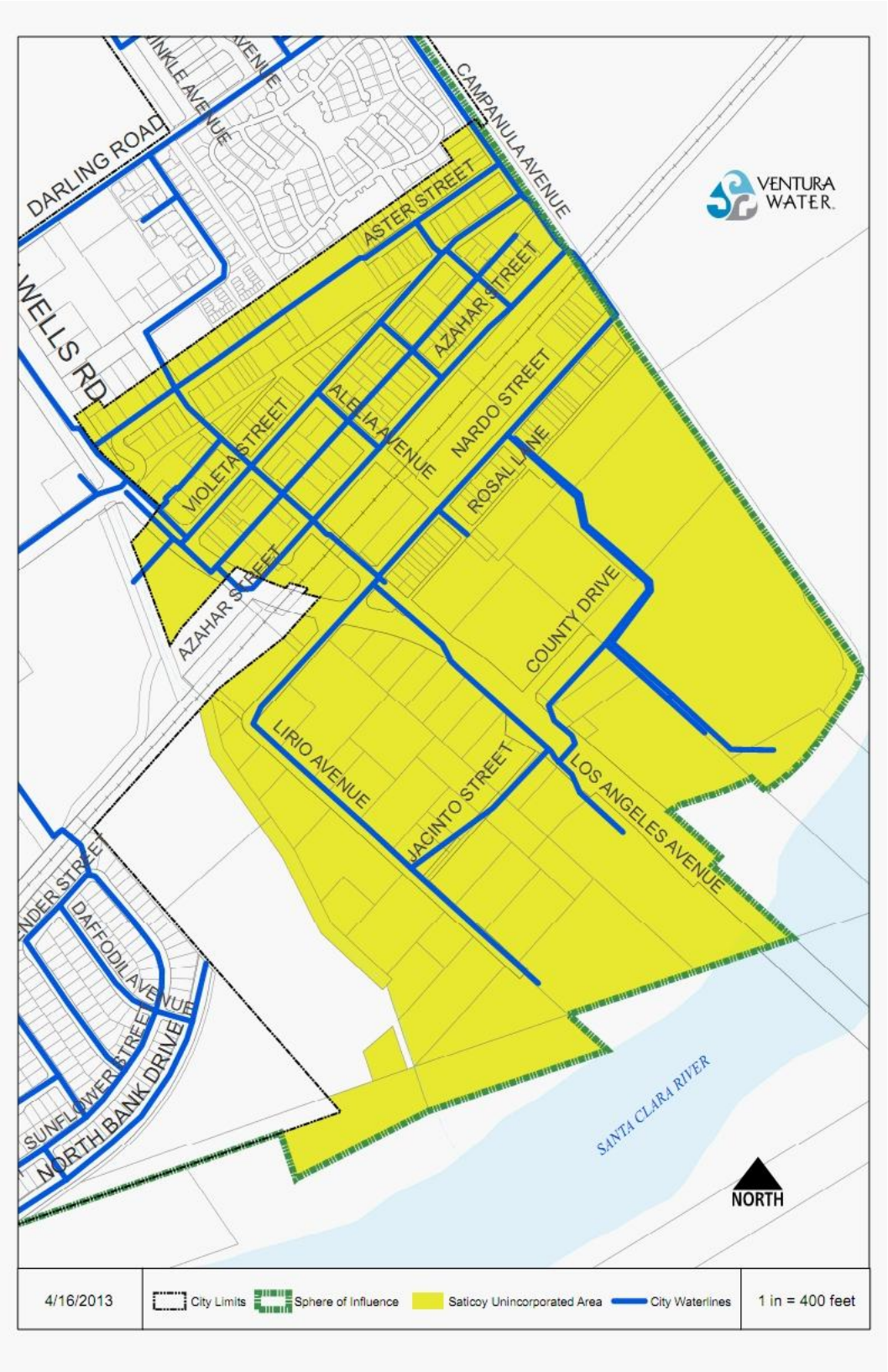

Figure 12: Existing City Water Pipelines

DESCRIPTION OF EXISTING CITY-WIDE SERVICES BY LAFCo 2012 MUNICIPAL SERVICES REVIEW AND CITY OF VENTURA

The City supplies potable water to all areas within the City. It also provides potable water to unincorporated areas outside the City, including North Ventura Avenue, Saticoy, and the Saticoy Country Club community. Customers outside the City currently pay a surcharge of $0.73 dollars per each 750 gallons of water (based on FY 2012-2013 rates).

Current Potable Water Demand and Supply

According to the City's 2010 Urban Water Management Plan (UWMP), water demand in 2010 was 17,351 acre feet per year, substantially lower than the 2005 demand of 20,808 acre feet. This reduction in demand is likely attributable to a variety of water conservation efforts during the drought as well as the weakened economy. The UWMP projects that water demand for 2015 will be 22,286 acre feet. For demand projection purposes, the UWMP assumes a daily per capita use of 168 gallons, which is the average demand from 2000-2009. Using a current population estimate of approximately 108,000, current demand within the City is estimated to be 20,324 acre feet per year. Overall demand would be expected to be higher when considering the 2,000-3,000 inhabitants and commercial/industrial uses in Saticoy and the North Ventura Avenue area. However, based on the City's water billing records for the City's water service area and an assumed 6.5 percent increase due to unaccounted for water uses, total demand in 2011-12 is estimated at 17,242 AF.

According to City staff and the UWMP, the City's current water supply sources are as follows (Table 9):

Current Water Sources	
Casitas Municipal Water District	5,000 acre feet per year
Groundwater from City wells	9,700 acre feet per year
Surface water (Ventura River)	4,200 acre feet per year
Recycled water	700 acre feet per year
Total	19,600 acre feet per year

Table 9: Current Water Resources

Thus, current water demand within the City service area appears to consume approximately 88 percent of the current total supply and will exceed the UWMP projected water demand of 22,286 acre feet in 2015.

Future Potable Water Demand and Supply

Based on the concern over supply issues and the ability to meet projected demands, Ventura Water hired RBF Consultants to complete a Comprehensive Water Supply Study (Supply Study). The Supply Study is anticipated to be finalized in June 2013.

Since the UWMP based future demands on population projections, the purpose of the Supply Study was to take a look at actual projects that have been approved but not yet connected to the City's water system to get a better handle on projected demands based on existing commitments. In addition, recent, recent changes to the reliability of the City's supply sources have impacted the assumptions used to estimate water supply projections in the UWMP.

Water demand projections, based on the Draft Supply Study (dated February 2013), are as follows:

- Baseline demand from 2005 = 20,808 acre-feet
- Total Demand Projections = 22,754 acre-feet (includes existing, under construction and approved projects)
- Total Demand Projections = 26,774 acre-feet (general plan projects through 2025)

It should be noted that the baseline demand from 2025 is a conservative number. If demand trends continue to match actual demands from the last few years, the City's current water demands are closer to 17,300 acre-feet per year.

Water supply projections, based on the Draft Supply Study, are as follows:

Water Supply Source*	Current Supply (AFY)	2015 Supply (AFY)	2020 Supply (AFY)	2025 Supply (AFY)
Casitas Municipal Water District	5,000	5,000	5,000	5,000
Ventura River / Foster Park	4,200	4,200	4,200-6,700	4,200-6,700
Mound Groundwater Basin	4,000	4,000	4,000	4,000
Oxnard Plain Groundwater Basin	4,100	4,100	4,100	4,100
Santa Paula Groundwater Basin	1,600	0-3,000	0-3,000	0-3,000
Recycled Water	700	700	700	1,400
Total	**19,600**	**18,000-21,000**	**18,000-23,500**	**18,700-24,200**

* Supply Information from Tables 4-1 and 4-2 of Draft Water Supply Study dated February 2013.

Table 10: City's Anticipated Water Supply – 5 Year Increments

Per the Draft Supply Study, the City's ability to meet projected demands is dependent on the future availability of supply sources (Ventura River and Santa Paula Groundwater Basin) as well as continuing levels of reduced water demand experienced in 2011 and 2012.

The City is exploring a number of measures to increase supply and/or reduce demand, including using additional reclaimed water from the Ventura Water Reclamation Facility, partnering with the Ojai Valley Sanitary District for use of reclaimed water, various conservation measures and public education, implementation of the City's Water Efficiency plan, continued implementation of the City's Reclaimed Water Policy, and the possible development of a water rights ordinance. The effectiveness of these measures has yet to be determined and the timeframes for their implementation are unclear.

<u>EXCERPTS FROM WRITTEN DETERMINATIONS BY LAFCo 2012 MUNICIPAL SERVICES REVIEW</u>

- The City provides potable water to the City and to areas adjacent to the City.
- It appears that current demand within the City's water service areas is 88 percent of current total supply.
- It appears that the water demands from approved, but not built, development will increase demand to 94 percent of current supply over a 10 year period of construction.
- It appears that currently-proposed development would increase water demand to 96% of current supply by 2023.

- It appears that anticipated reductions in supply during drought conditions will result in current and future normal water demand exceeding supplies, requiring implementation of measures to reduce demand.

HYPOTHETICAL CITY SERVICE PROVISION TO SATICOY

If the Saticoy area is annexed to the City, water service would be governed by the City of Ventura's development policies and procedures.

- A recent report prepared by LAFCO, dated November 14, 2012, considered water demand from approved and pending project information, provided by City Planning, and updated water supply projections, provided by Ventura Water. The report states:
    - *It appears that the water demands from approved, but not built, development will increase demand to 94 percent of current supply.*
    - *It appears that anticipated reductions in supply during drought conditions will result in current and future normal water demand exceeding supplies, requiring implementation of measures to reduce demand.*
- Based on the concern over supply issues, Ventura Water hired RBF Consultants to complete a Comprehensive Water Supply Study (Supply Study) to look at supply vs. demand projections. The results of this study will allow the City to evaluate its ability to supply water to future developments, including potential increased demands in the Saticoy area.
- The Saticoy area is served by the City's 430' pressure zone. If annexed, each new development will be required to analyze the impacts of the proposed subdivision on the existing water distribution system, pump station and storage capacities. If the analysis shows deficiencies in the existing water system, then new water system improvements, as recommended by the analysis, shall be installed by the Developer at his/her expense in a manner acceptable to the Ventura Water General Manager. A water supply analysis is required to determine if the City has adequate water supply to meet the estimated water demands of the proposed project. The Saticoy area is not within the Casitas boundary for water supply.
- Future development or redevelopment of properties would require Ventura Water staff to review proposed projects and may require extensions to and/or upgrades to the City's existing water and/or wastewater systems. Additional staff would be required for the operation and maintenance of additional infrastructure.

Additionally, there was a status update of the proposed water system capital improvements identified in the Community Plan (Appendix A).

XVII. Wastewater Services

DESCRIPTION OF EXISTING COUNTY SERVICES SERVING SATICOY

The Saticoy community has been serviced by a wastewater collection system since the late 1950's. Initially the collection system discharged to a centralized septic tank and leaching facilities. In 2002, the Waste Water Treatment Plant (WWTP) was constructed. The plant processes sewage from 271 connections; 177 residential and 94 commercial/industrial or other such uses as churches and community centers. Over 80% of the nonresidential connections discharge domestic waste only. The wastewater collection system is operated by the Saticoy Sanitation District (District).

In January of 2013 KEH & Associates, Inc. submitted a final report to the District regarding assessment of conditions impacting effluent discharge quality at the Saticoy Wastewater Treatment Plant. The report summarizes the findings of the various studies and investigations performed by the District in an effort to address regulatory compliance issues at the treatment plant.

Summary of Findings and Remedial Plan

The report states the results of the studies and investigations support the conclusion that effluent quality is being deteriorated by the infiltration of degraded groundwater within the older northerly portions of the Districts residential sewer collection system (Figure 13). Although further field investigations may be warranted in order to define some of the most upstream portions of the residential collection system and associated service laterals, it is prudent to consider replacement of sewer lines that exhibit significant deterioration of the VCP piping and joint displacement. KEH & Associates estimates these phase 1 costs associated with the replacements to be $540,301.

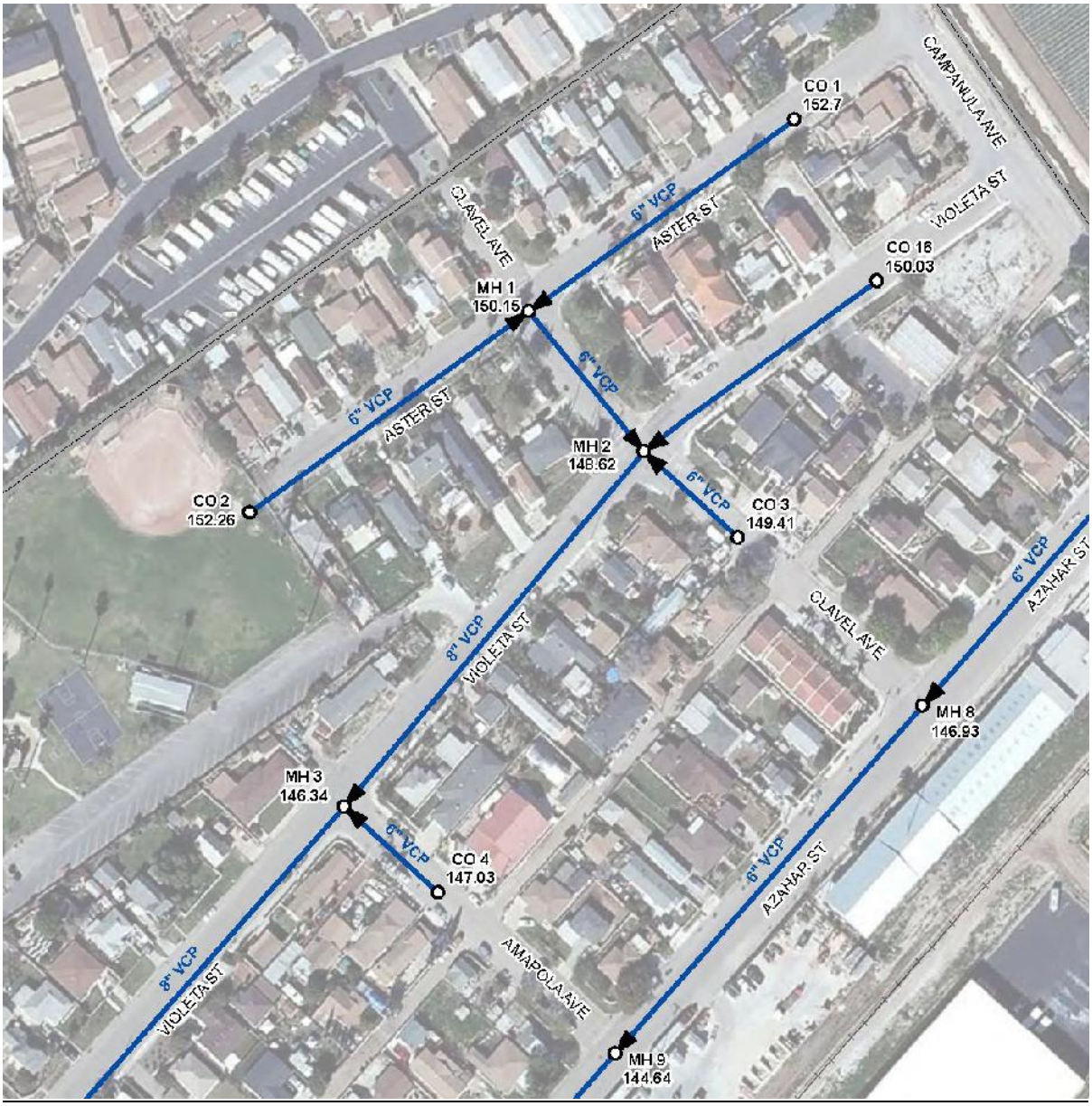

Figure 13: Waste Water System Deficiencies Map

DESCRIPTION OF EXISTING CITY-WIDE SERVICES BY LAFCo 2012 MUNICIPAL SERVICES REVIEW AND CITY OF VENTURA

The City provides wastewater conveyance and treatment services to approximately 98 percent of the residences within the City as well as McGrath State Beach Park and the communities along the coast north of the City within Ventura County Service Area No. 29. The City anticipates taking over wastewater treatment services from the Montalvo Community Service District (not collection services) in the near term. Previous reports have also contemplated the possibility of serving the Saticoy Sanitary District. The City's wastewater collection system consists of approximately 285 miles of gravity sewers ranging in size from 4 to 42 inches, approximately 5 miles of force mains, 11 wastewater lift stations, and the Ventura Water Reclamation Facility (WRF), a tertiary treatment plant. The collection system sewers convey flows generally from east to west and north to south, culminating at the Ventura Water Reclamation Facility for treatment.

Wastewater Demand, Treatment, and Conveyance

The City's 2010 Wastewater Treatment Master Plan evaluated the condition of the wastewater conveyance system. It identified a number of existing, short-term, and ultimate build out[2] system deficiencies in the collection system and the projected costs to correct them, as follows:

- Existing – 339 pipe segments totaling 86,500 feet ($36,400,000)
- Near term – 233 pipe segments totaling 61,760 feet ($16,400,000)
- Ultimate – 318 pipe segments totaling 81,800 feet ($21,500,000)

These deficiencies are located throughout the City and include both mainlines and large trunk lines.

According to Ventura Water's Wastewater staff, the WRF has a treatment capacity of 12 million gallons of wastewater per day and currently treats an average of 9 million gallons per day. According to the City's 2010 Wastewater Treatment Master Plan, the City's treatment plant has a permit-rated capacity of 14.0 million gallons per day, however, many of the facilities at the treatment plant are operating beyond a typical design life and the conditions of the facilities were not assessed as part of the Master Plan. Additional assessments of these facilities will be necessary and depending on their condition, a comprehensive replacement program may need to be developed before the plant can be expanded to a 14.0 million gallon per day treatment capacity.

According to the Wastewater Master Plan, near-term development within the City and in areas outside the City but within the City's wastewater service area will increase the volume of wastewater flows to approximately 11.4 million gallons per day, or 94% of the current capacity of the treatment facility. Ultimate build-out and demand within the anticipated service area is projected to generate 13.0 million gallons per day, exceeding the treatment plant's current capacity.

In 2011, the City entered into a long term settlement of pending legal challenges to the discharge of wastewater into the Santa Clara River estuary. It commits the City to invest in new facilities to divert at least 50 percent and up to 100 percent of the wastewater to other "beneficial uses" in coming decades.

[2] The ultimate build-out is classified in the March 2011 City of San Buenaventura Water Master Plan as projects expected to occur at some point in the future, but planning stages of the projects has yet to begin. These projects include the anticipated development of all vacant parcels within the City's potential water service area not included in the near-term development summary, as identified in the 2005 General Plan.

Funding to accomplish this goal and provide for the necessary infrastructure will be derived from increased rates to customers. This rate structure would apply to any new sewer connections to the City.

EXCERPTS FROM WRITTEN DETERMINATIONS BY LAFCO 2012 MUNICIPAL SERVICES

- The City provides wastewater collection and treatment services to the City and to adjacent unincorporated areas.
- The City's collection system currently experiences capacity deficiencies. In addition, the City has identified short-term capacity deficiencies and deficiencies at ultimate buildout.
- The City's Treatment Plant has adequate capacity to accommodate current wastewater flows. Anticipated wastewater flows from ultimate buildout will exceed the current capacity of the City's treatment plant. Additional assessment must occur in order to demonstrate that expansion of the treatment facility is feasible.

HYPOTHETICAL CITY SERVICE PROVISION TO SATICOY

Waste water services will continue to be provided by the Saticoy Sanitation District. As stated in the MSR the City may evaluate or be required to acquire the District. However this process may involve many factors including such issues as cost, waste water capacity, and conditions of the District infrastructure and with no certainty when this could occur.

In the meantime, the January 2013 report prepared by KEH & Hopkins on behalf of the District recognizes the importance of implementing capital improvements that will mitigate effluent discharge violations from the WWTP and are assessing opportunities for funding of the improvements. The report states such implementation will need to be undertaken within the limited financial capabilities of the local community to support debt funding through wastewater service rates or by other means, including state/federal grants as well as through local community groups and organizations.

Upon completion of the first phase identified in the report, additional lateral inspection will be performed and a Phase 2 project identified as necessary in order to further reduce infiltration into the collection system. Further prioritization efforts related to the capital replacement program is ongoing in order to establish the segments of sewers that can be constructed within the District's available capital budget.

The City serves areas within the Wells – Saticoy area that are annexed to the City. There is a status update on the proposed waste water system capital improvements identified in the Community Plan (Appendix A). The City does not serve the unincorporated area of Saticoy. If the City were to be required to acquire the Saticoy Sanitation District and serve the area and treat the wastewater, the City would require an estimated 2-3 additional staff to perform the operation and maintenance of the collection system and treatment. An analysis would be required to determine the design and layout to serve the area either via the city's system or as a separate system. An evaluation of the City's wastewater treatment plant capacity and its ability to treat additional flow from the Saticoy area will also be required.

XVIII. Community Development

DESCRIPTION OF EXISTING COUNTY SERVICES SERVING SATICOY

Building & Safety

The County of Ventura's Building & Safety is a division of the Resource Management Agency of the County of Ventura. Their objective is to ensure that new and remodel construction adheres to state and local laws for building, electrical, mechanical, and plumbing codes. The Building & Safety Division promotes and insures that all new development in the County of Ventura is constructed in accordance with the highest standards of safety and that all existing structures are maintained in a safe condition. The Building & Safety Division achieves this goal by issuing permits and conducting field inspections of construction work for compliance with those codes. Building & Safety is responsible for enforcing various requirements associated with planning, zoning, and property maintenance as outlined in the Ventura County Building Code. This is achieved through the Building & Safety's Code Enforcement Section.

Code Enforcement

The County of Ventura has a record of processing 242 enforcement cases and confirming on-going compliance with another 264 conditional use permits. County staffing levels have varied over the course of the past 10 years as has their enforcement section's organizational structure. This makes determination of case work load per inspector difficult to determine from outside the County organization.

Planning

The County of Ventura Planning Division provides land use services to the public in the areas of residential, commercial, and industrial permitting, engages in long range community planning, enforces conditions of approval on projects and coordinates a variety of regional programs in the unincorporated areas of Ventura County.

DESCRIPTION OF EXISTING CITY-WIDE SERVICES BY CITY OF VENTURA

Building & Safety

The City's current building permit program is 100% revenue - expenditure offset through the implementation of user fees that cover all program costs.

Code Compliance

Currently, the City provides centralized municipal and State Housing Law enforcement services to more than 40,000 parcels via a team of 3 inspectors, 1 technician and 1 supervisor. The level of service provided by this team does not meet the City Council, business community, or neighborhood response and resolution time expectations due to the high case load per inspector. Consequently, there is no existing capacity for expansion of parcels served or increased case workload.

Planning

The Planning Division is responsible for creating goals and policies for sustainable future development in the City and ensuring that all proposed and current development complies with those goals. Planning staff provides services and conducts activities which guide the city's orderly development by applying the current zoning codes, facilitating development, creating and implementing community plans and preserving historic resources. In order to ensure a defined entitlement process, the City Council has adopted processing timelines for entitlement permits: minor variances and minor design review applications need to be processed within 60 days; projects requiring Planning Commission review, 90 days; environmental review (MND/ND) 6 months. Since Saticoy area is partially built out, similar to other communities within the City, current staffing resources have achieved these processing times and have

the capacity to process any increased number of entitlement permits while meeting the required processing times.

EXCERPTS FROM WRITTEN DETERMINATIONS BY LAFCO 2012 MUNICIPAL SERVICES

LAFCo did not provide descriptions of services or written determinations for 2012 municipal services in these specified areas.

HYPOTHETICAL CITY SERVICE PROVISION TO SATICOY

The City's current building permit program is 100% revenue - expenditure offset through the implementation of user fees that cover all program costs. Given the current slow recovery of the construction industry, the City could provide building permit and inspection services to this area without operational or budgetary impacts. While unincorporated Saticoy represents only 310 additional parcels (less than 1% above the city's parcel count), current Neighborhood Preservation (Code Enforcement) staffing is too low to enforce even the highest priority violations City-wide. Due to the location of this area, the age of the development and a large quantity of Conditional Use Permits, an additional Neighborhood Preservation Inspector and Technician would be required in order to adequately service this area. The addition of these positions and their respective overhead would necessitate a budget increase of roughly $200,000 annually. Since Saticoy area is partially built out, similar to other communities within the City, current staffing resources in the Planning Division have achieved processing times and have the capacity to process any increased number of entitlement permits while meeting the required processing times described above.

XIX. Identification, Comparison and Analysis of Property Taxes, Assessments and Other Potential Funding Mechanisms

Property taxes in Saticoy include Prop 13 1%, Unified Ventura School Bond, Ventura College Bond and the United Water Conservation Import fee. These taxes except for the United Conservation Import Fee will remain intact with annexation (Table 11). Special assessments in Saticoy include Ventura County NPDES Zone 2, VCWPD NPDES Unincorporated 2, Vector Control, Flood Zone 2 Benefit, and Saticoy Sanitation District. These taxes except for the Ventura County NPDES Zone 2 and VCWPD NPDES Unincorporated 2, which will shift to Ventura NPDES Zone 2 and VCWPD NPDES Ventura 2, would remain the same (Table 12).

Property Taxes	
County	City
Prop 13 (1%)	Prop 13 (1%)
Unified Ventura School Bond	Unified Ventura School Bond
Ventura College Bond	Ventura College Bond
United Water Cons. Import	n/a

Table 11: Property Taxes

Assessments	
County	City
Ventura County NPDES Zone 2	Ventura NPDES Zone 2
VCWPD NPDES Uninc. 2	VCWPD NPDES Ventura 2
Vector Control	Vector Control
Fld Zone 2 Benefit	Fld Zone 2 Benefit
Saticoy Sanitation District	Saticoy Sanitation District

Table 12: Assessments

Tax Revenues

There are 311 parcels with an assessed property value of $86,121,485. The County receives the Proposition 13 1% funds received from property within the unincorporated areas of the County. Therefore the County of Ventura currently receives approximately $861,214.85 in Proposition 13 1% taxes, prior to any non-payments, exemptions, etc. from the tax payers in the DUC. It should be noted that because there are multiple government entities with property holdings within the unincorporated Saticoy boundaries, the tax base is smaller than what would be expected from a similarly sized area because property taxes do not apply to government agencies. In simple terms, there will be significant areas for which support services will be provided that will be unfunded. Additionally older residential, commercial and industrial areas within the DUC do not generate the type of property taxes newer neighborhoods would. If the DUC were to be annexed into the City of Ventura, the property taxes that are collected would be redistributed to the City of Ventura to provide services to the newly added territory. Additionally 1% of the 7.5% sales tax generated and collected with the DUC would be provided to the City of Ventura. Again given the current mix of uses, there are not substantial retail establishments or districts that generate substantial sales tax revenue. Examples of establishments that would generate meaningful increases in sales tax revenue include modern shopping centers, big box retailers, and thriving commercial retail districts, none of which exist today. Since the transfer of sales tax and property tax will be held constant at current collection levels, there will be no additional funding available for increased levels of service. In other words, the residents of Saticoy could not expect any improvement or increases in the quality or quantity of services currently supplied by the county. Any attempt by the City to provide services to Saticoy which are incrementally greater than currently supplied County services would require the City to subsidize Saticoy with funds it doesn't have and cannot get through votes of the people.

Exactions (including Impact Fees)

Development impact fees are one-time charges applied to offset the additional public-service costs of new development. They are usually applied at the time a building permit is issued and are dedicated to provision of additional services, such as water and sewer systems, roads, schools, libraries, and parks and recreation facilities, made necessary by the presence of new residents in the area. The funds collected cannot be used for operation, maintenance, repair, alteration, or replacement of existing capital facilities and cannot just be added to general revenue. They are essentially user fees levied in anticipation of use, expanding the capacity of existing services to handle additional demand. The amount of the fee must be clearly linked to the added service cost, not some arbitrary amount.

The City of Ventura assesses development impact fees to projects within the City of Ventura. These fees would be applicable to any new development in Saticoy upon annexation (Table 13). The fees currently include:

Development Impact Fees[3]
Park & Recreation Tax
General Capital Improvements Tax
Service Area Park Mitigation Fee
Public Park Fee
Fire Facility & Equipment Mitigation Fee
City Traffic Mitigation Fee
County Traffic Mitigation Fee
School Fee
Flood Control Fee
Downtown Sewer Capacity Deficiency Fee (area specific)
Ventura Avenue Sewer Capacity Deficiency Fee (area specific)
Water System Connection Fee
Sewer System Connection Fee
Participation-Recovery-Contribution Area Fees (may be applicable based on project location)
Parkland Dedication/Quimby In-Lieu Fees

Table 13: Development Impact Fee

The City currently charges City developments within Saticoy, the Wells and Saticoy Communities Capital Improvement Deficiency Study (CIDS) fees. In 1995, the City Engineer authorized the production of a subsequent engineering study to update any conclusions and findings of the original 1990 Deficiency Study as appropriate. The report titled "Wells and Saticoy Communities Capital Improvement Deficiency Study Update" was dated August 1996, (the "1996 CIDS Update") and revised or supplanted, as appropriate, the conclusions of the 1990 Deficiency Study. The CIDS fees are expressed as "Project Improvement Assessments" and include fees for the following: Water System, Wastewater System, Storm Drainage System, Traffic System, Parks System, Fire Protection, Fees for Engineering Services. In 2009 there was a status update of CIDS water and wastewater projects as part of the City's adoption of the Saticoy & Wells Community Plan (Appendix A).

The 1996 CIDS Update serves as the basis for the imposition of requirements that may be imposed on development of properties in the Wells and Saticoy communities (as defined by the Study Area) for fees, dedications, construction of site-specific improvements or on-site or off-site public improvements, and other related conditions or exactions. The Community Plan notes that further infrastructure deficiencies may be determined during development review processes and city-wide master planning efforts. Future developments may have to construct or pay a pro-rata share towards these improvements which may be in addition to requirements outlined in the Saticoy & Wells Capital Improvement Deficiency Study (CIDS). In any instance where a required public improvement has been constructed prior to the development of a proposed project, the pro-rata share to be paid by the developer of that project shall be based on the total final construction costs approved by the City Engineer for that required public improvement, including, but not limited to, costs for construction, construction support services,

[3] Exact fee amounts are determined by the development type and latest fee schedule.

testing, surveying, engineering support services, special inspection, and City administration related to that public improvement.

POTENTIAL FUNDING TOOLS

Benefit Assessment Districts

A 1982 Act Benefit Assessment District provides a uniform procedure for local government agencies to finance the maintenance and operation of public systems such as drainage, flood control and street lighting. As a benefit assessment, it is based on the concept of assessing only those properties that benefit from improvements financed, either directly or indirectly through increased property values. Because it is considered a benefit assessment, a 1982 Act assessment is not subject to Proposition 13 limitations.

This legislation (Government Code §54710 et seq.) can be used by any local agency including cities, counties, and special districts such as school districts or water districts. Approved uses include maintenance and operation costs of drainage systems, flood control systems, and street lighting. Additionally, any agency authorized to maintain streets and roads may impose a benefit assessment for maintenance costs of public streets and highways. Any agency authorized to provide drainage and flood control services may impose assessments for the installation or improvement of those facilities, in addition to an assessment for maintenance.

Proposition 218, called "The Right to Vote on Taxes Act", was formed in part to counteract concerns surrounding benefit assessments such as 1982 Act Districts. Under Prop. 218, to increase an existing assessment, the agency must now give written notice to all affected property owners, hold a public hearing and an assessment ballot vote. A majority vote is required to approve the rate increase. If a majority vote is not received, the increase cannot be applied.

There are benefit assessment districts currently within Saticoy. The assessment districts within the DUC include Ventura County NPDES, VCWPD NPDES Unincorporated 2, Vector Control Flood Zone 2 Benefit and Saticoy Sanitation District. Achieving the necessary major vote for new or increased assessment districts is challenging and frequently unobtainable in existing neighborhoods, commercial or industrial districts. In the current environment benefit assessments are more typically enacted in conjunction with new subdivisions, commercial and industrial projects as part of the development approval process. Therefore the chance of success in implementing benefit assessment districts within those built out areas in order to generate revenues for capital improvements and maintenance for infrastructure faces an uphill battle. It is more likely that benefit assessment districts could be evaluated as part of future developments within the area.

Property Based Improvement Districts

The International Downtown Association estimates that more than 1000 property-based business improvement districts (PBIDs) currently operate throughout the United States, Canada, Australia, the Caribbean and Europe.

A PBID provides enhanced improvements and activities, such as security, maintenance, marketing and economic development in addition to those provided by local government. A PBID is based upon the "mutual benefit" concept. Assessments on properties within a specific geographic district with the proceeds directed back to the district to provide services that benefit the district. California law does

not allow discrimination based upon use. In other words, residential property within the district is assessed in the same manner as commercial and government property.

Property Based Improvement District:

- It is designed and created by those who will pay the assessment;
- It is established through petition and ballot process by the property owners who will pay the proposed assessments;
- It is governed and implemented by those who pay through a 501c6 non-profit, private sector management organization that manages the day-to-day operations;
- It provides for a set term of existence (5 years) and requires a new petition process, by those who pay, to renew the assessment district;
- It allows a wide range of service options, including security, maintenance, marketing, economic development, special events, parking improvements, access improvements; and,
- In California, all PBIDs are subject to the Brown Act and all meetings are open to the public.

Saticoy has a small commercial district referred to as the historic "Old Town Saticoy". A PBID could be a potential funding mechanism for enhanced services within this or other future commercial districts established as the Community Plan is implemented over time. Again such a PBID has to be established through a petition and majority vote of the property owners within the proposed boundaries of the district.

Potential for Increased or new Tax Revenue

As mentioned earlier, any new or increased taxes are subject to Prop 218 voter approval. Examples of potential new taxes would be 1). An increased sales tax percentage 2.) a new parcel tax, or 3.) creation of a street lighting district or parking district. In the past few years the City of Ventura has gone to the voters to request an increased sales tax percentage on two separate occasions. The incremental taxes were earmarked for public safety (police and fire protection), schools, etc. In both instances the propositions were not approved. There is significant reason to believe that the current public sentiment is still not in support of increased taxes, thus any proposition requesting authorization to do so has little likelihood of success. As a result the current tax base should be forecast to remain constant at best, thus eliminating the possibility of funding and increasing incremental services to those being provided today.

Potential for new Bond Revenue

The issuance of new municipal bonds is always a consideration when a discussion of funding mechanisms is underway. In relation to this topic, the City has just released its FY 2013-2017 Capital Improvement Plan to the City Council for their review. This plan includes $420,000,000 of projects, with identified funding of only $116,000,000, or 27%. Although faced with this substantial need for funding, the City is not currently considering the issuance of new debt to fund any of these projects. The City currently has over $60,000,000 in outstanding debt and does not have any new revenue sources available to make the annual payments on new debt. In future years, any capital needs identified for Saticoy would have to be considered in line with the $420,000,000 worth of projects currently in the plan.

Recent Historical, and Near Term Forecast, of the City's General Fund Fiscal Outlook

As with most all cities, the City of Ventura has experienced a significant revenue decrease over the past several years. Since the development of the FY 2009-10 budget, the city has had a series of initial

funding gap forecasts totaling $22,800,000. These initial forecasts were refined and the city cut more than $15,000,000 in annual spending from the General Fund. This nearly 20% drop in revenue was addressed through reductions in expenses and staffing levels. During this time frame, a fire station was closed and re-opened with grant and City funds, a library closed, and over 100 positions were eliminated and services were reduced across the board. Many of the necessary services, such as Public Safety, were funded through the use of one-time money. In FY 2011-12 the city sought to 'hold the line', focusing on effectively implementing those cost-cutting measures and realigning the way it does business in order to adjust to reduced resources. Although signs of recovery are evident in the public sector, the effects of the recession continue to curtail the City's General Fund revenue sources. The latest forecast for FY 2013-14 shows a structural imbalance of $1,200,000 *before* addressing any fund balance replenishments or public expectations of service improvements. As a result, the next year will not provide any funding for new and/or improved levels of service.

XX. Regional and State Transportation, Air Quality, Water Quality Plans and Regulations

Transportation

The Regional Transportation Plan (RTP) is a long-range transportation plan that is developed and updated by SCAG every four years. The RTP provides a vision for transportation investments throughout the region. Using growth forecasts and economic trends that project out over a 20-year period, the RTP considers the role of transportation in the broader context of economic, environmental, and quality-of-life goals for the future, identifying regional transportation strategies to address our mobility needs.

SCAG is the lead agency in facilitating the development of the RTP. As the planning authority for the six counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura, as well as 189 cities, SCAG understands the importance of input and consensus, and utilizes a collaborative process to create the RTP. Throughout the development of the RTP, SCAG staff are guided by numerous task forces, the Plans & Programs Technical Advisory Committee, county transportation commissions, subregions, local governments, several state and federal agencies including Caltrans, environmental and business communities, tribal governments, non-profit groups, as well the general public. The end result of this collaborative process is an RTP that reflects public consideration and addresses the region's needs.

The Congestion Management Plan (CMP) was enacted by the California Legislature in 1989 to improve traffic congestion in urban areas. The program became effective with the passage of Proposition 111 in 1990, which also increased the state gas tax. Funds generated by Proposition 111 are available to cities and counties for regional road improvements, provided these agencies are in compliance with CMP requirements. The intent of the legislation was to link transportation, land use, and air quality decisions by addressing the impact of local growth on the regional transportation system. State statute requires that a congestion management program be developed, adopted, and updated biennially for every county that includes an urbanized area, which shall include every city and county government within that county. Therefore, the County of Ventura must comply with CMP requirements in developing a circulation plan for the County area.

Under this legislation, regional agencies are designated within each county to prepare and administer the CMP for agencies within that county. Each local planning agency included in the CMP has the following responsibilities:

- Assisting in monitoring the roadways designated within the CMP system
- Adopting and implementing a trip reduction and travel demand ordinance
- Analyzing the impacts of local land use decisions on the regional transportation system
- Preparing annual deficiency plans for portions of the CMP system where Level of Service (LOS) standards are not maintained

The Ventura County Transportation Commission is the CMP agency for Ventura County.

Air Quality

The federal and state Clean Air Acts require preparation of plans to reduce air pollution to acceptable levels. The Ventura County Air Pollution Control District (VCAPCD) has responded to this requirement by preparing a series of Air Quality Management Plans (AQMPs), the most recent of which is the 2007 AQMD and was approved by the VCAPCD Board on May 13, 2008. The 2007 AQMP aims to achieve the federal 8-hour ozone standard by June 15, 2013. Ventura County has been designated as a moderate nonattainment area for the 8-hour ozone standard. Typically, moderate nonattainment areas are required to achieve attainment by June 15, 2010; however, the district has requested to be redesignated as a serious nonattainment area in order to receive a new attainment date of June 15, 2013. Although serious nonattainment areas are required to implement more stringent control measures than a moderate nonattainment area, the 2007 AQMP has been prepared to satisfy the Clean Air Act planning requirements for serious federal 8-hour nonattainment areas. Control programs to achieve the federal 8-hour ozone standard described in the 2007 AQMOP focus on mobile sources, consumer products, and pesticides. Ventura County continues to achieve the federal 1-hour ozone standard. The California Clean Air Act (CCAA) does not expressly require air quality plans for the state particulate matter standards. However, many of the control measures in the AQMP will reduce ambient PM levels by reducing reactive organic gases (ROG) and NOx emissions. ROG and NOx can transform in the atmosphere into aerosols, which are a constituent of particulate matter.

Water Quality

Urban Water Management Plans (UWMP) are prepared by California's urban water suppliers to support their long-term resource planning and ensure adequate water supplies are available to meet existing and future water demands. Every urban water supplier that either provides over 3,000 acre-feet of water annually or serves more than 3,000 or more connections is required to assess the reliability of its water sources over a 20-year planning horizon considering normal, dry, and multiple dry years. This assessment is to be included in its UWMP, which are to be prepared every 5 years and submitted to the Department of Water Resources. DWR then reviews the submitted plans to make sure they have completed the requirements identified in the Urban Water Management Planning (UWMP) Act (Division 6 Part 2.6 of the Water Code §10610 - 10656).

In addition to some changes in the Urban Water Management Planning Act since the last UWMPs were submitted in 2005, former Governor Schwarzenegger in his 20x2020 Plan determined that for California to continue to have enough water to support its growing population, it needs to reduce the amount of water each person uses per day (Per Capita Daily Consumption, which is measured in gallons per capita

per day). This reduction of 20 percent per capita use by the year 2020 is supported by legislation passed in November 2009 SB X7-7 (Steinberg).

The 2010 UWMPs must have been adopted by July 1, 2011 and submitted to DWR by August 1, 2011. Usually, UWMPs are due on December 31 of years ending in 0 and 5, but a 6-month extension was granted for submittal of the 2010 UWMPs to provide additional time for water suppliers to address the SB X7-7 requirements. The Water Services Section discusses the Ventura Water 2010 UWMP projections relative to existing and future population growth, demand and conservation goals.

Waste Water

The effluent discharge limitations are established by the Regional Water Quality Control Board (RWQCB) in order to establish criteria that must be adhered to in order to protect the waters of the state from degradation. The Water Quality Control Plan for the Coastal Watersheds of Los Angeles and Ventura counties, dated 1994, identify beneficial uses of receiving waters, which for the underlying groundwater basin in the vicinity of the WWTP's percolation ponds include municipal supply, agricultural supply and a potential for industrial service supply as a beneficial use.

EPA's NPDES program permits for discharges from municipal storm sewers. California has been authorized by EPA to implement the NPDES stormwater permit program in all areas of the state except tribal lands. In southern California, the Regional Water Quality Control Boards issue Municipal Separate Storm Sewer System (MS4) permits to cover municipalities in urban areas. Each of these permits requires the municipalities to establish stormwater control programs to control pollution from industrial and commercial facilities, construction sites, new development, municipal activities, and to provide public education on stormwater pollution prevention.

Saticoy & Wells Community Plan and Development Code Final Environmental Impact Report

In 2009 the Saticoy & Wells Community Plan and Development Code Final Environmental Impact Report (FEIR) was certified pursuant to the California Environmental Quality Act (CEQA). The FEIR is tiered from the 2005 General Plan FEIR and was prepared as a Program EIR pursuant to Section 15168 of the *CEQA Guidelines*.

The FEIR specifically addresses air quality, hydrology and water quality, traffic and circulation and utilities and service systems amongst issues. Table ES-1 Summary of Environmental Impacts and Mitigation Measures within the FEIR provides an analysis of these issues relative to the Saticoy & Wells Community, inclusive of the unincorporated Saticoy area, in contemplation of the implementation of the Community Plan and Code.

County Saticoy Area Plan Update

In April 2010, in conjunction with a screening for a General Plan Amendment for several parcels in Saticoy, the Ventura County Board of Supervisors directed the Planning Division to seek available grant funds to update the Saticoy Area Plan. Pursuant to this direction, the Planning Division submitted a grant proposal to the Southern California Association of Governments (SCAG) in October 2010 through its Compass Blueprint grant program. SCAG funded the County's proposal and work on this grant began in Spring 2012 under the direction of Sargent Town Planning.

The SCAG grant is focused solely on Old Town Saticoy and does not include all land within the Saticoy Area Plan. Work under this grant includes the following:

- Community outreach program;
- Multi-modal circulation analysis and improvement plan, including phasing and funding options;
- Land use proposals, including a mixed-use zone with appropriate development standards and regulations;
- Public Health and Sustainability analyses; and
- Draft Design Guidelines for Old Town Saticoy.

To complete the Saticoy Area Plan revisions, the County Planning Division was awarded a grant from the Sustainable Growth Council - California Sustainable Communities Planning Grant and Incentive Program. Work under this grant began in October 2012 and will be completed no later than October 2015.
Tasks will include final incorporation of Area Plan changes, zone changes, map updates, and design guidelines for Old Town Saticoy. In addition to these activities, the County Planning Division will prepare a comprehensive update for the entire Saticoy Area Plan, including areas located outside Old Town Saticoy, which will include the following:

- Preparation of baseline condition data and maps;
- Analysis of land use, circulation, zoning and design standards for the areas outside of Old Town Saticoy; continued community outreach throughout project implementation;
- Cultural resources survey;
- Traffic study and coordination with the Ventura County Transportation Commission regarding a long-term transit plan;
- Coordination with the City of Ventura on infrastructure changes and/or changes to policies necessary to implement the Area Plan and conform with the City's Saticoy/Wells Community Plan;
- Coordination with the County Public Health Division to ensure public health and wellness issues are integrated into the analysis; and
- Revisions to permitting forms/procedures to implement the Saticoy Area Plan and/or related zoning code changes.

The final product will be a comprehensive update to the Saticoy Area Plan.

XXI. Information Resources

The information used to prepare this Feasibility Study was obtained from numerous sources, including but not limited to:

Organizations:

- City of Ventura
    - Community Development Department
    - Finance and Technology Department
    - Fire Department
    - Parks, Recreation and Community Partnerships Department
    - Police Department

    - Public Works Department
    - Ventura Water
- County of Ventura
    - Fire Department
    - General Services Agency
    - Information Technology Services
    - Library
    - Public Works Agency
    - Resource Management Agency
    - Sheriff
    - Treasurer/Tax Collector
- Special Districts/Service Providers
    - E.J. Harrison & Sons
    - Saticoy Sanitation District
    - Ventura Local Agency Formation Commission (Ventura LAFCo)
    - Ventura Regional Sanitation District
    - Watershed Protection District

Websites, reports, studies:

- 2007 Air Quality Management Plans (AQMPs) Ventura County Air Pollution Control District (VCAPCD)
- California Tax Data, Irvine , CA
- City of Ventura Saticoy & Wells Community Plan
- City of Ventura Westside Community Planning Project Draft EIR
- Community Workshop For the Islands Reorganization for the City of Ventura
- Congestion Management Plan (CMP) State of California
- County of Ventura Saticoy Area Plan
- Downtown Ventura Organization
- Draft 2013 Comprehensive Water Resources Report
- Final EIR Saticoy & Wells Community Plan
- Guidelines for Orderly Development, Ventura Local Agency Formation Commission (Ventura LAFCo)
- Land Use & Growth Management in Ventura County Ventura County Planning Division
- League of California Cities CA Cities Advocate
- Montalvo Annexation Service Matrix
- Municipal Services Reviews Ventura LAFCo
- Ohio State University Extension Fact Sheet
- Regional Transportation Plan (RTP), Southern California Association of Governments (SCAG)
- Saticoy & Wells Capital Improvement Deficiency Study (CIDS)
- State of California Department of Water Resources
- State of California Office of Planning and Research (OPR) Technical Advisory
- Summary Technical Report Assessment of Conditions Impacting Effluent Discharge Quality Saticoy Sanitation District - 2013 KEH & Associates, Inc.
- The Problem of Being Special: Special Assessment Districts and the Financing of Infrastructure in California - USC Keston Institute for Public Finance and Infrastructure Policy

- United States Environmental Protection Agency (EPA)
- U.S. Census Bureau summarized by Wikipedia
- Ventura's General Plan Final Environmental Impact Report (FEIR)

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Appendix A - Saticoy & Wells Community Plan "Appendix A Public Infrastructure Improvements"

APPENDIX A

PUBLIC INFRASTRUCTURE IMPROVEMENTS

Note: A citywide water and wastewater Master Plans are currently under preparation. Deficiencies in the Wells and Saticoy Communities may be identified during the development review process or through the citywide Master Plans. Development projects in the Community Plan area that have not received their entitlements to date may be required to construct specific improvements or pay their pro rata share to rectify these new deficiencies. This would be in addition to the requirements outlined in the Wells and Saticoy Communities Capital Improvement Deficiency Study.

1. IMPROVEMENTS NOT YET CONSTRUCTED

   a. Water System Improvements

      (1) Saticoy Well #3 - Programmed as a Work Plan project in the 2009-2015 Capital Improvement Project Plan; construction likely in 2010-2011; Funding sources: Water Enterprise funds & CIDS fees

      (2) 12" main east of Wells and south of Freeway 126 – Not programmed; Funding sources: Water Enterprise funds & CIDS fees

      (3) 12" main Los Angeles Avenue - Not programmed; Funding sources: Water Enterprise funds & CIDS fees

      (4) 12" main North Bank Drive west of Saticoy Avenue - Not programmed; Identified as a Potential project in the 2009-2015 CIP Plan; Funding sources: Water Enterprise funds & CIDS fees

      (5) 12" main North Bank Drive east of Saticoy Avenue - Not programmed; Identified as a Potential project in the 2009-2015 CIP Plan; Funding sources: Water Enterprise funds & CIDS fees

      (6) 12" main Citrus/Darling Road - Not programmed; Funding sources: Water Enterprise funds & CIDS fees

   b. Wastewater System Improvements

      (1) Western trunk sewer – Harper lift station to North Bank Drive lift station - Identified as a Potential project in the 2009-2015 Capital Improvement Project Plan; Funding sources: Wastewater Enterprise funds & CIDS fees

      (2) Southern trunk sewer – Saticoy Avenue to Brown Barranca – One segment completed as part of new development; remaining segment not programmed; Funding sources: Wastewater Enterprise funds & CIDS fees

      (3) Southern trunk sewer – Brown Barranca to Los Angeles Avenue – Not programmed; Funding sources: Wastewater Enterprise funds & CIDS fees

   c. Storm Drain System Improvements

      (1) Brown Barranca Reach 1 - Design and construction by the County of Ventura; Not programmed; Funding sources: County funds & CIDS fees

      (2) Brown Barranca Reach 2 - Design and construction by the County of Ventura; Not programmed; Funding sources: County funds & CIDS fees

      (3) Brown Barranca Reach 3 - Design and construction by the County of Ven-

Appendix A - Saticoy & Wells Community Plan "Appendix A Public Infrastructure Improvements"

tura; Not programmed; Funding sources: County funds & CIDS fees

(4) Brown Barranca Reach 4 - Design and construction by the County of Ventura; Not programmed; Funding sources: County funds & CIDS fees

(5) Saticoy Drain - Design and construction by the County of Ventura; Not programmed; Funding sources: County funds & CIDS fees

(6) Franklin Barranca - Design and construction by the County of Ventura; Not programmed; Funding sources: County funds & CIDS fees

(7) Santa Clara Levee - Not programmed;

(8) Darling Road Storm Drain - Not programmed; Funding sources: City General fund & CIDS fees

d. Traffic Improvements

(1) Highway SR-118 - Not programmed; Funding sources: CIDS fees

(2) North Bank Drive from Los Angeles Avenue to Brown Barranca - Not programmed; Identified as a Potential project in the 2009-2015 CIP Plan; Funding sources: City funds & CIDS fees

(3) North Bank Drive from Brown Barranca to Cabrillo Village - Not programmed; Identified as a Potential project in the 2009-2015 CIP Plan; Funding sources: City funds & CIDS fees

(4) Los Angeles Avenue extension between Violetta Street to Aster Street – Concurrent with Broome property development; Funding sources: CIDS fees

(5) Telegraph Road between Saticoy Avenue and Wells Road - [1] Estimated Cost $1,650,000; No identified source of funding other than the additional funds proposed to be contributed by the Parklands project

(6) Wells Road between Telegraph Road and Carlos Street - [1] Estimated Cost $750,000; No identified source of funding other than the additional funds proposed to be contributed by the Parklands project

e. Park Improvements

(1) Wells Community Neighborhood Park - To be developed concurrent with UC Hansen property development as part of a proposed developer agreement; Funding sources: Quimby & CIDS fees

(2) Saticoy Community Neighborhood Park – Location not identified; likely to be developed concurrent with development of vacant property along Santa Clara River; Funding sources: Quimby & CIDS fees

2. CONSTRUCTED IMPROVEMENTS

a. Water System Improvements

(1) Elizabeth Reservoir - constructed by developers

(2) 12" main north of Freeway 126 and west of Wells Road -constructed by

Appendix A - Saticoy & Wells Community Plan "Appendix A Public Infrastructure Improvements"

City as a capital improvement project (Spec 2005-23)

(3) 12" main south of Telephone Road and west of Brown Barranca - constructed by developer – Reimbursement Agreement pending

b. Wastewater System Improvements

(1) North Bank Drive lift station - constructed by City as a capital improvement project (Spec 2002-012)

(2) North Bank Drive force main - constructed by City as a capital improvement project (Spec 2004-07)

(3) Wells Road trunk sewer - constructed by developer – Reimbursement Agreement pending

(4) Southern trunk sewer between Saticoy Avenue and North Bank lift station - constructed by developer – Reimbursement Agreement pending

(5) Abandon Wells Road lift station and force main - completed by City

(6) Bristol relief sewer - constructed by City as a capital improvement project (Spec 98-09)

c. Storm Drain System Improvements

(1) Saticoy Avenue storm drain - constructed by City as a capital improvement project (Spec 90-05)

(2) Sudden Barranca - constructed by developer – Reimbursement Agreement No. 98-003

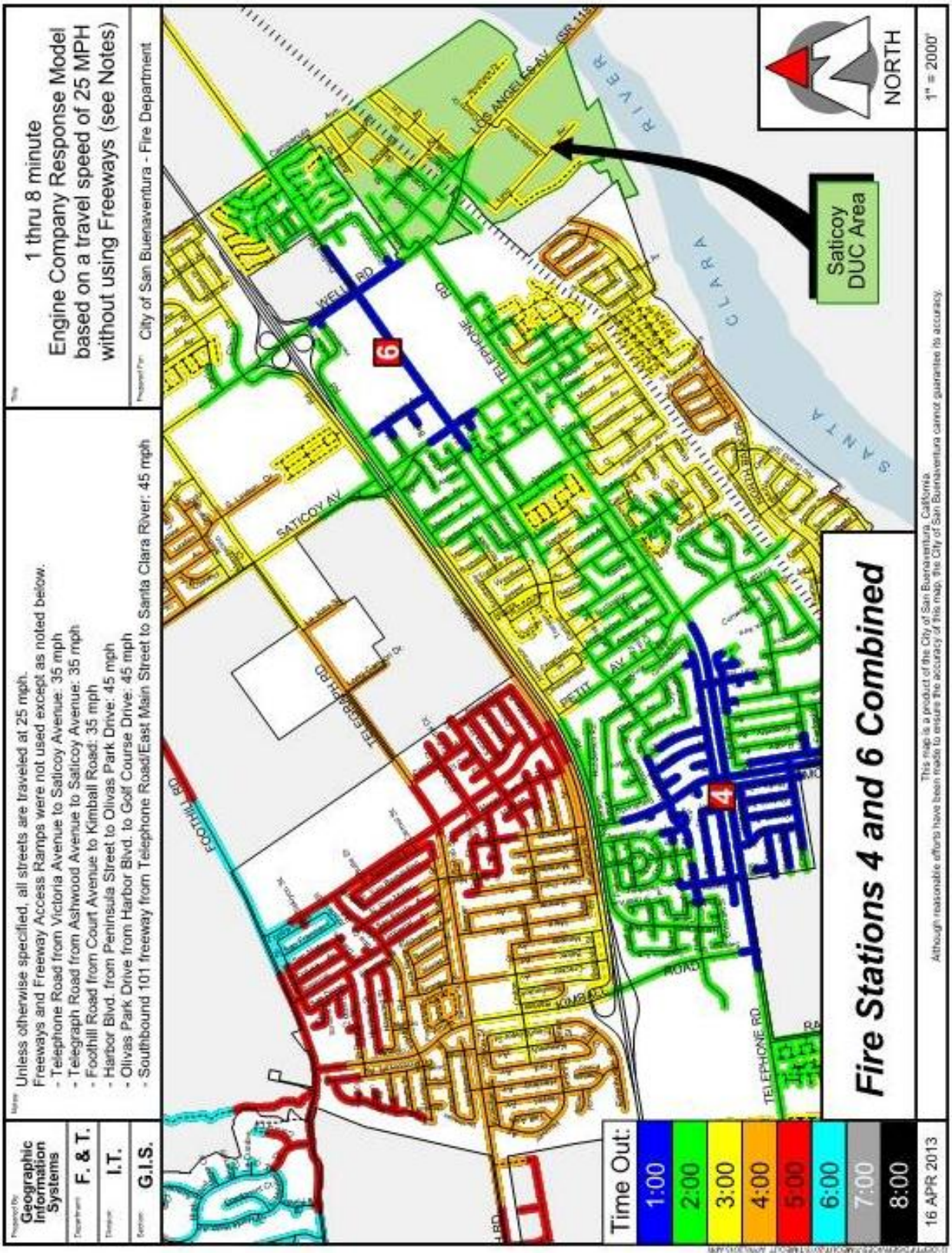
d. Traffic Improvements

(1) Telegraph Road and Saticoy Avenue traffic signal - constructed by City as a capital improvement project (Spec 98-08)

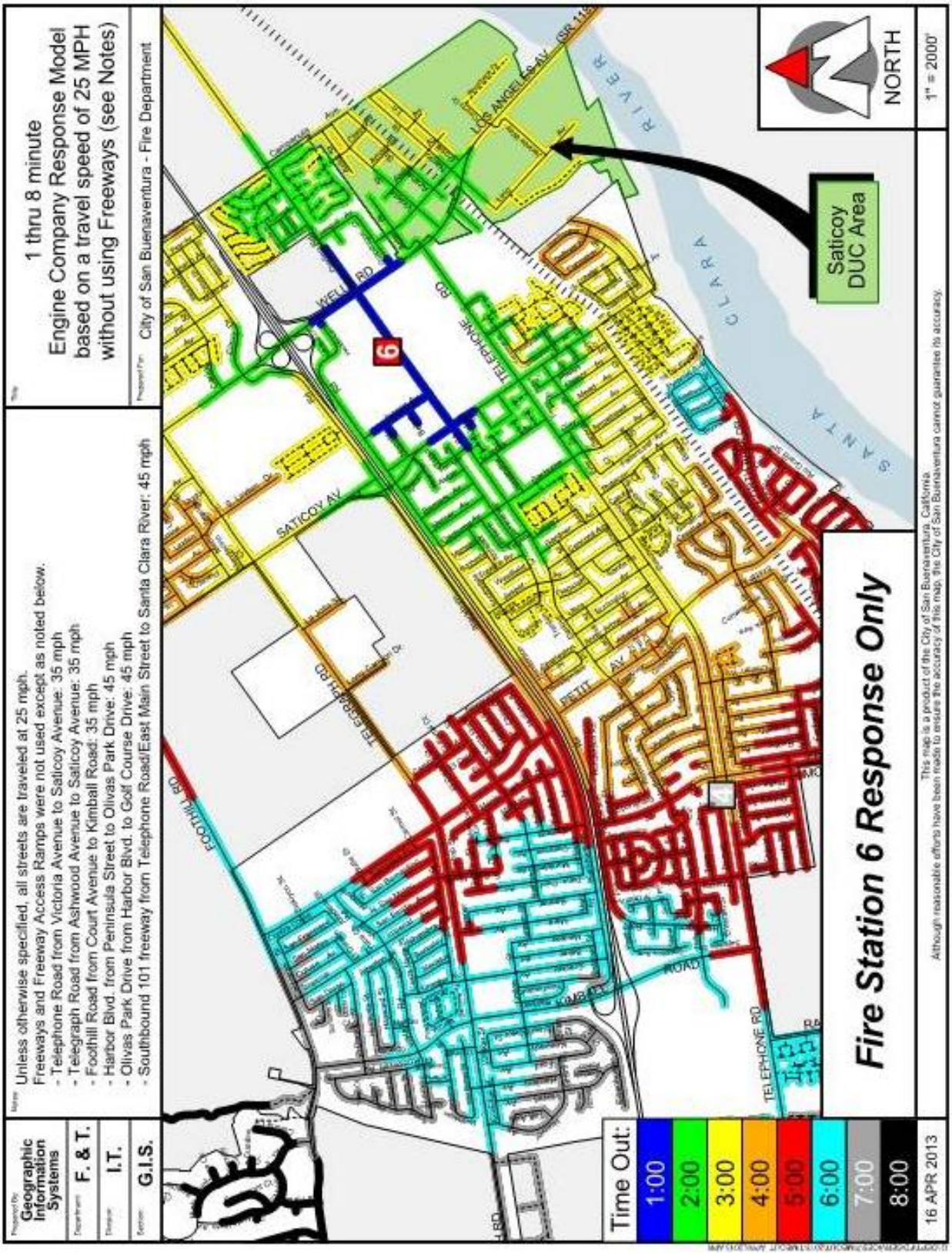
(2) Wells Road and Citrus Drive traffic signal - constructed by developer – Reimbursement Agreement No. 2000-55

[1] Improvement not included in the Wells & Saticoy Communities Capital Improvement Deficiency Study

Appendix B – Fire Station Response Times



Appendix B – Fire Station Response Times



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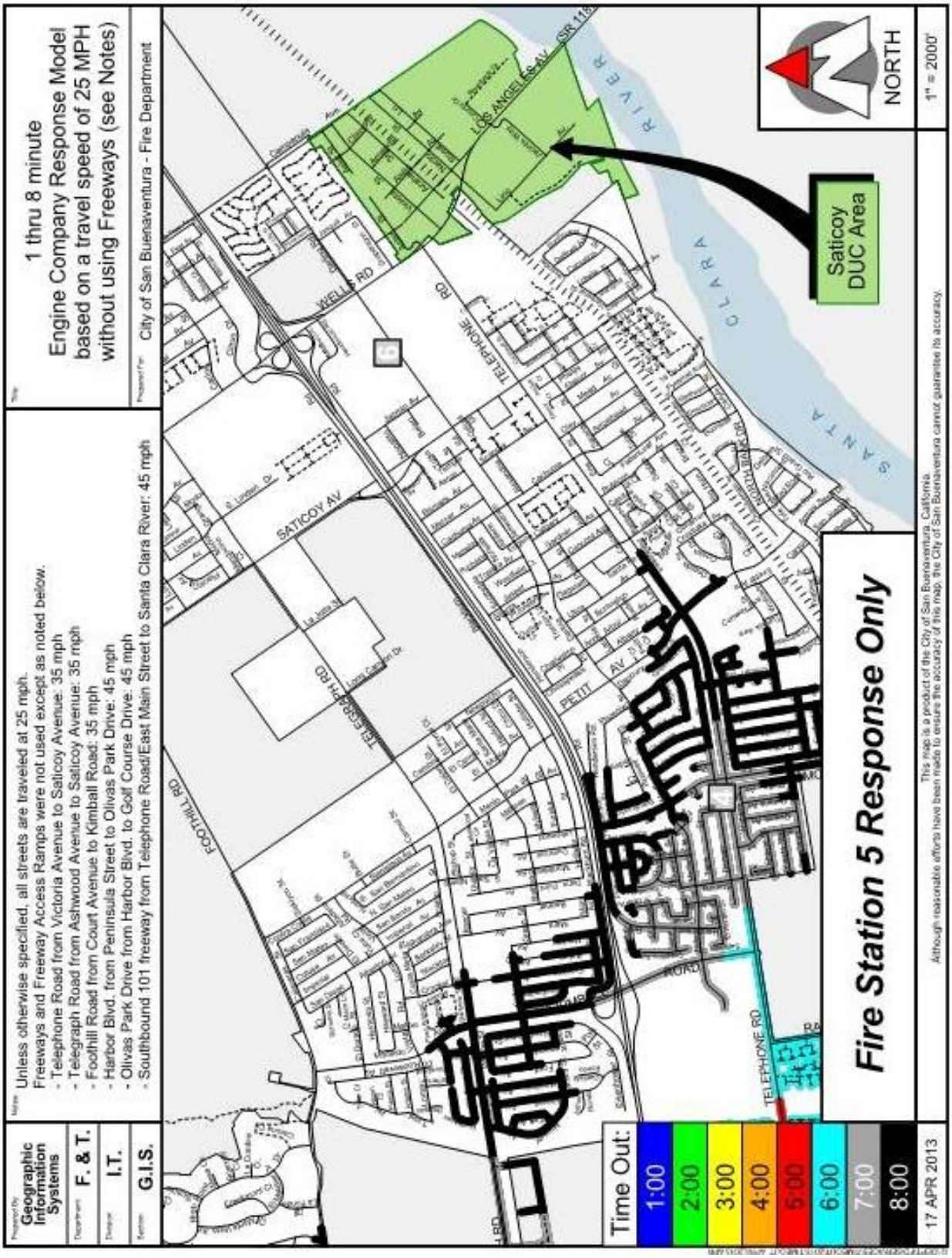

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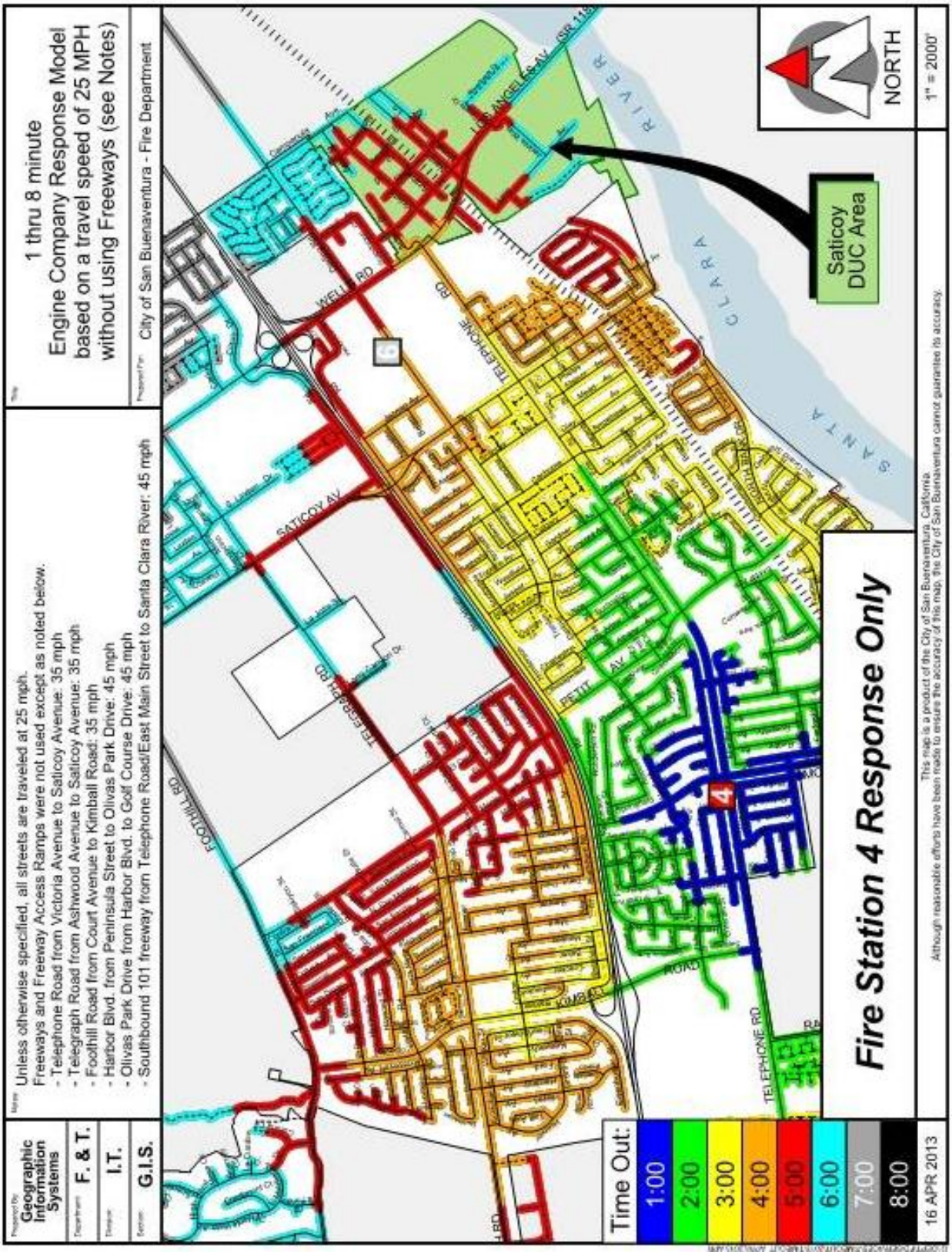

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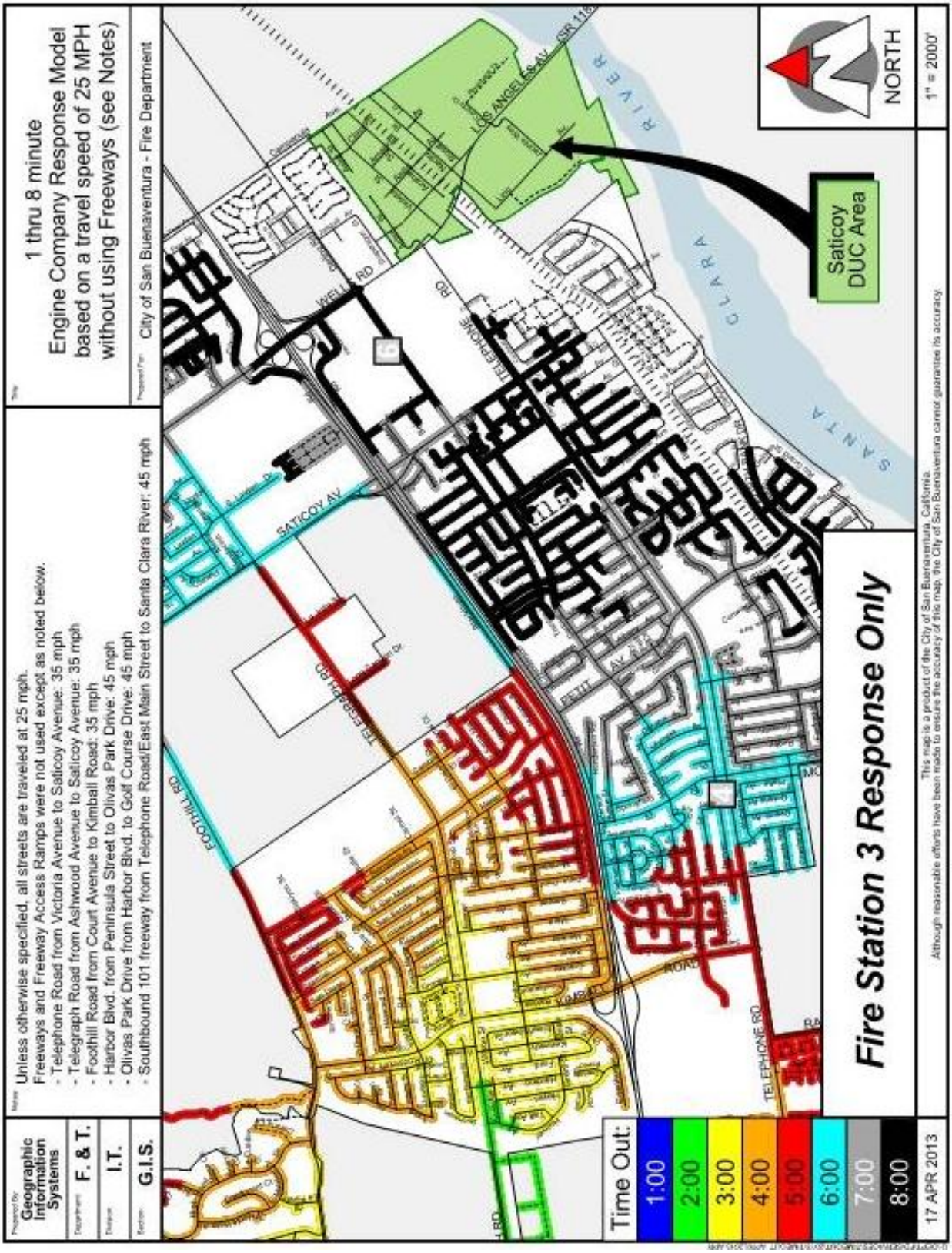
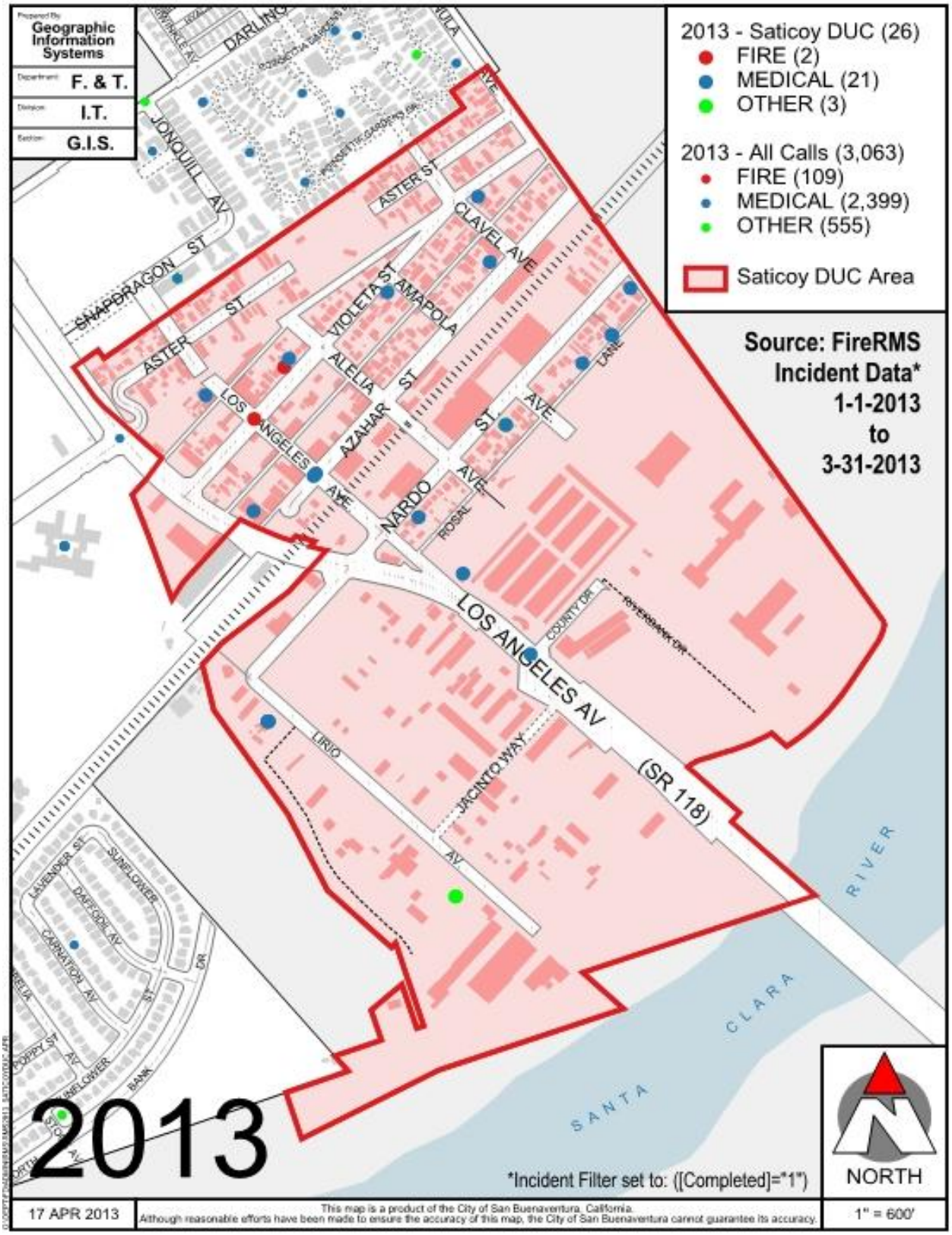


Appendix C – Fire Station Incident Data



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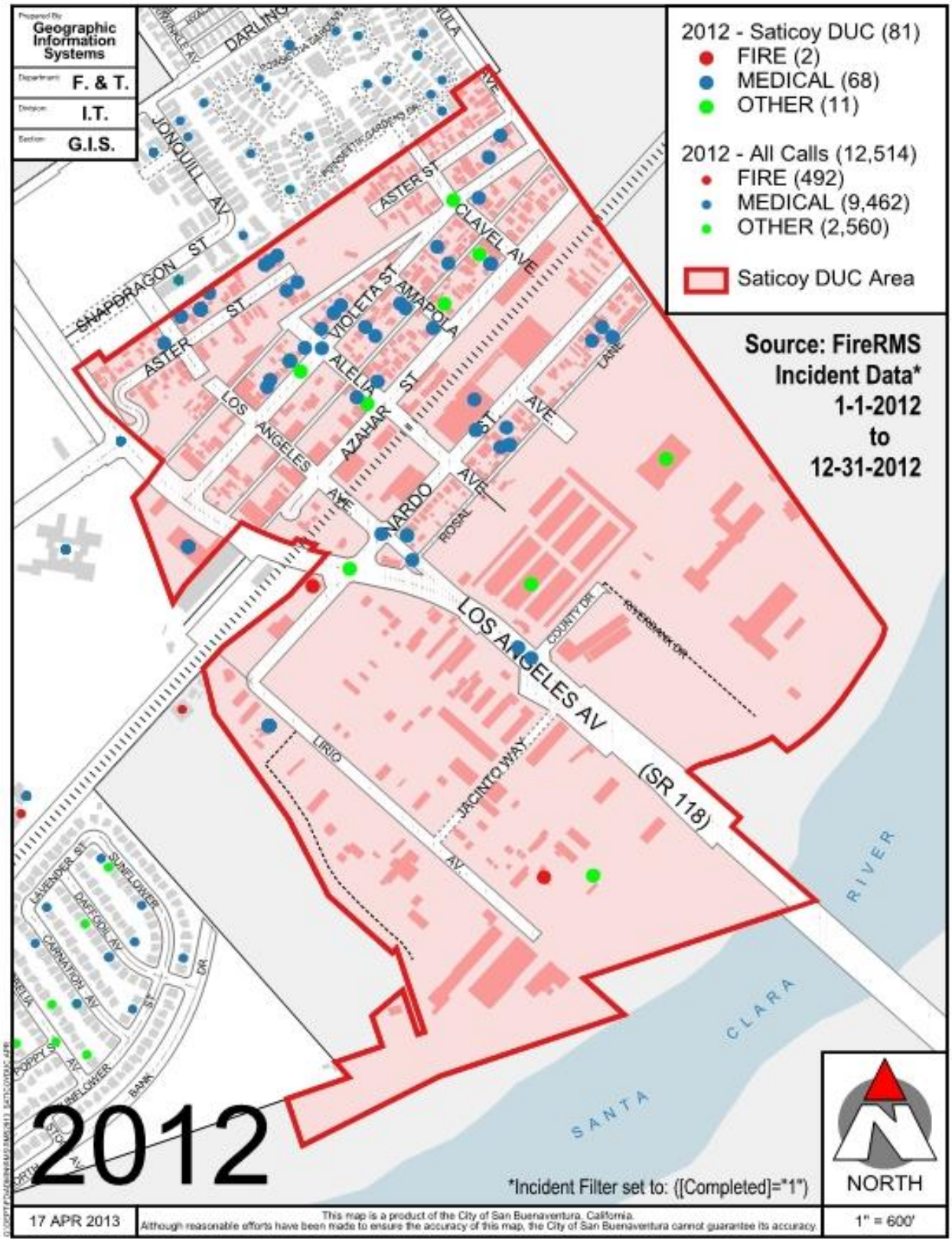

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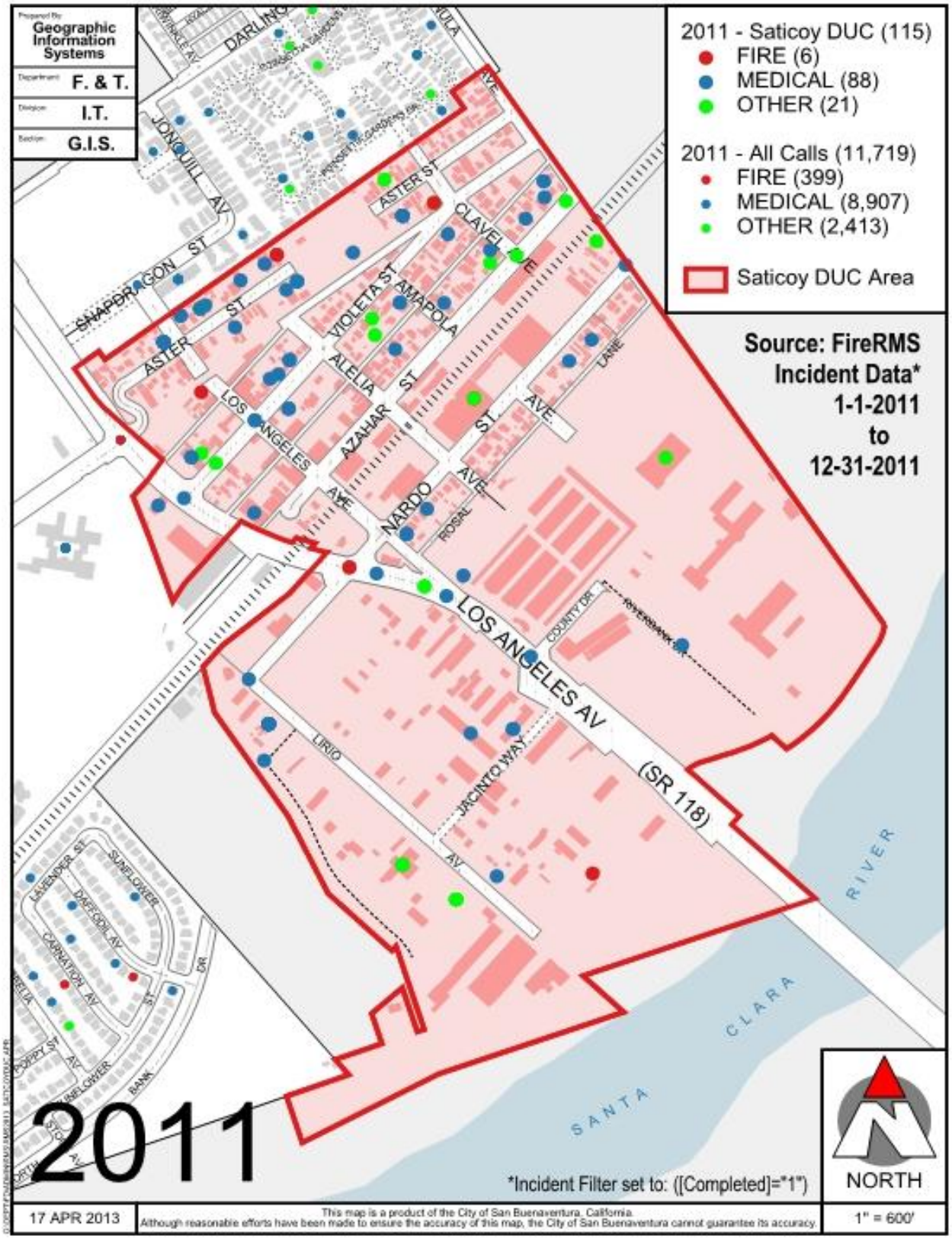

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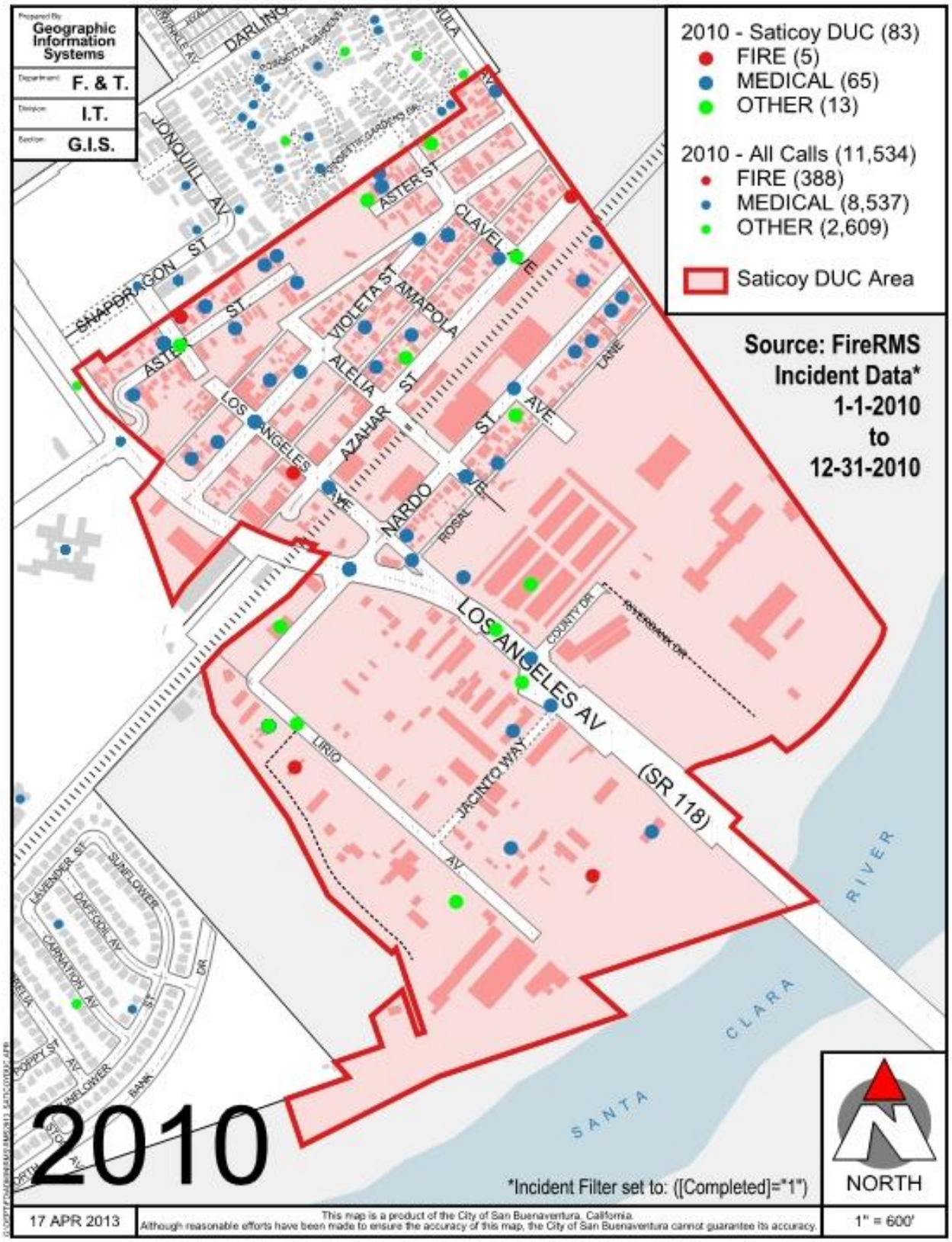
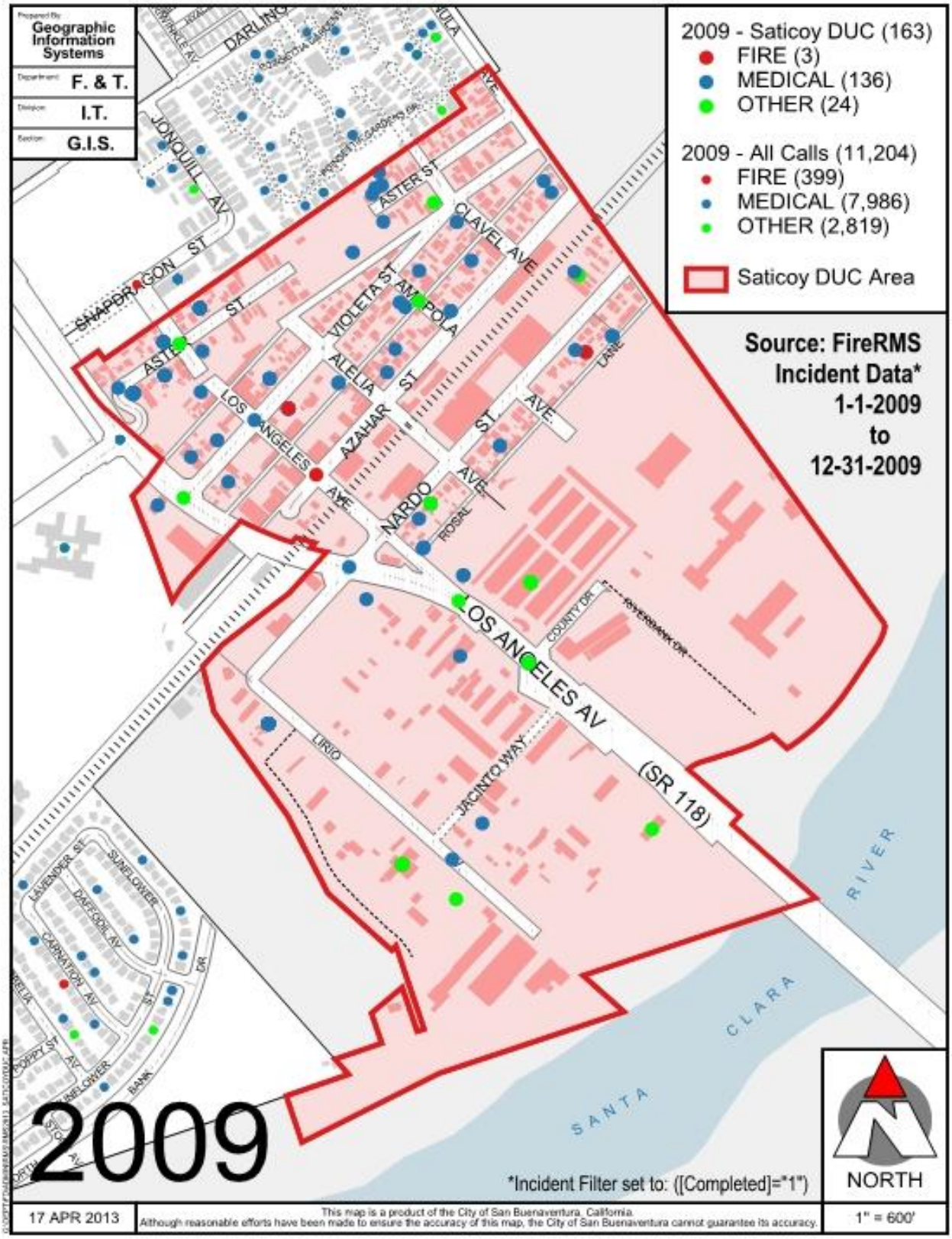


Appendix C – Fire Station Incident Data



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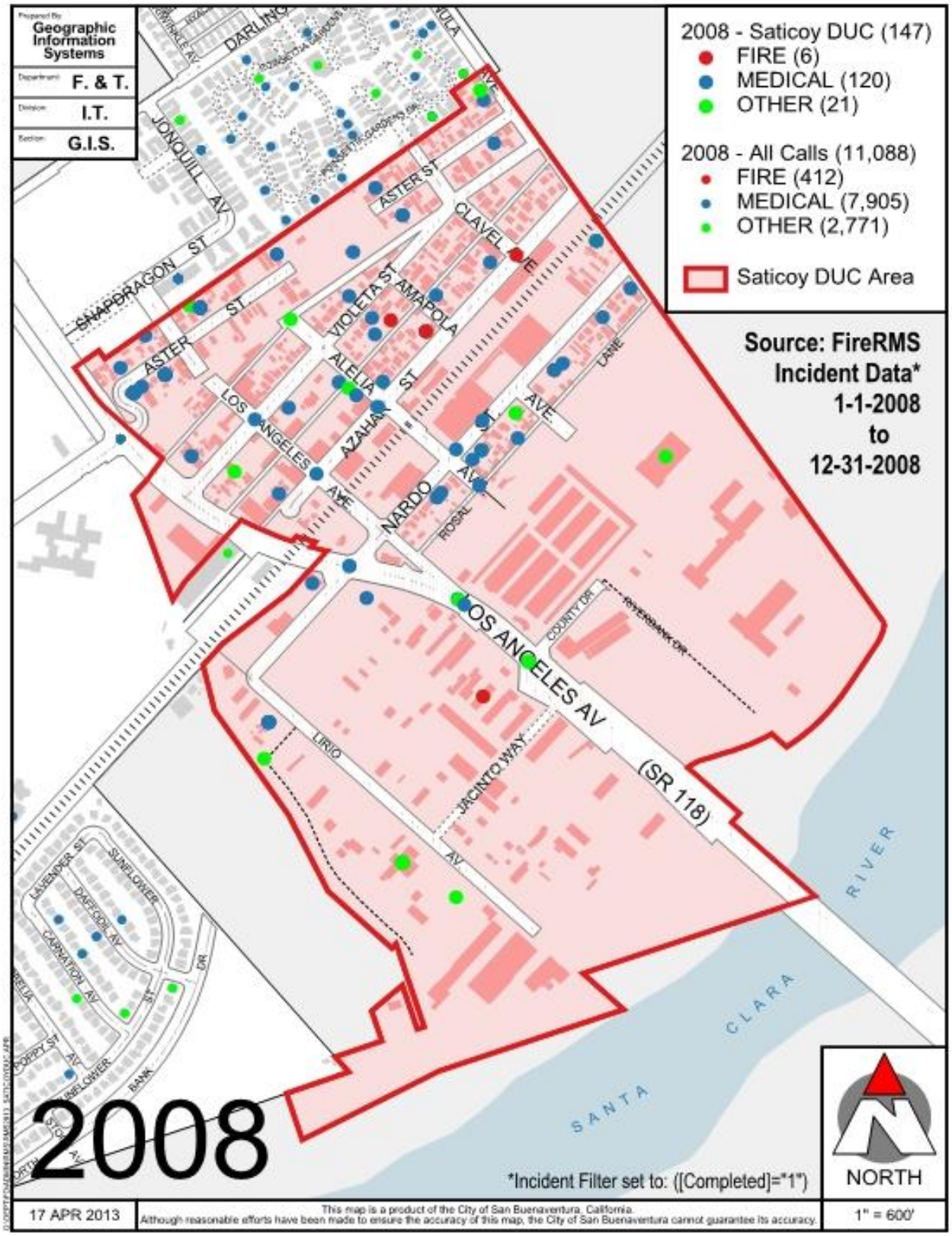

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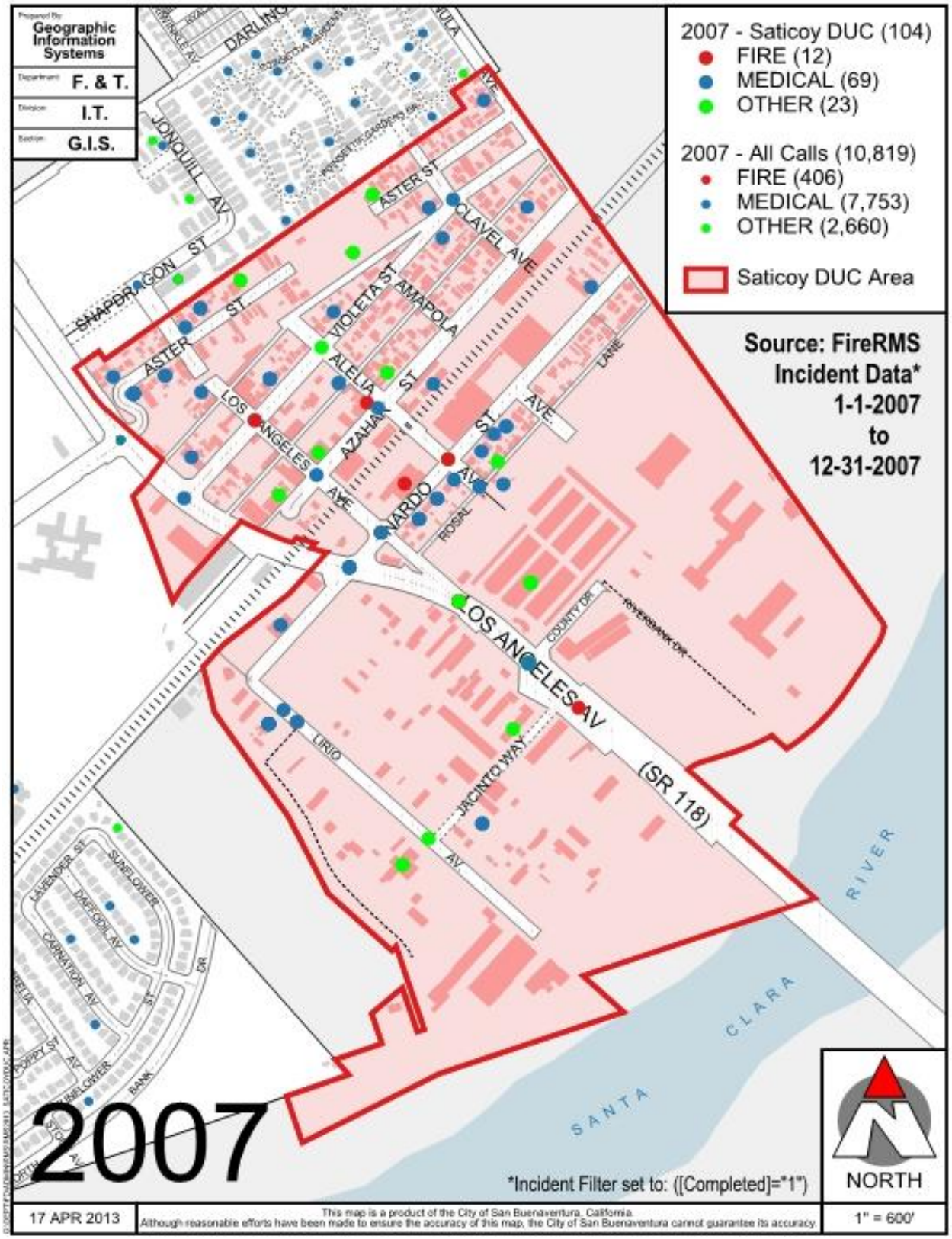
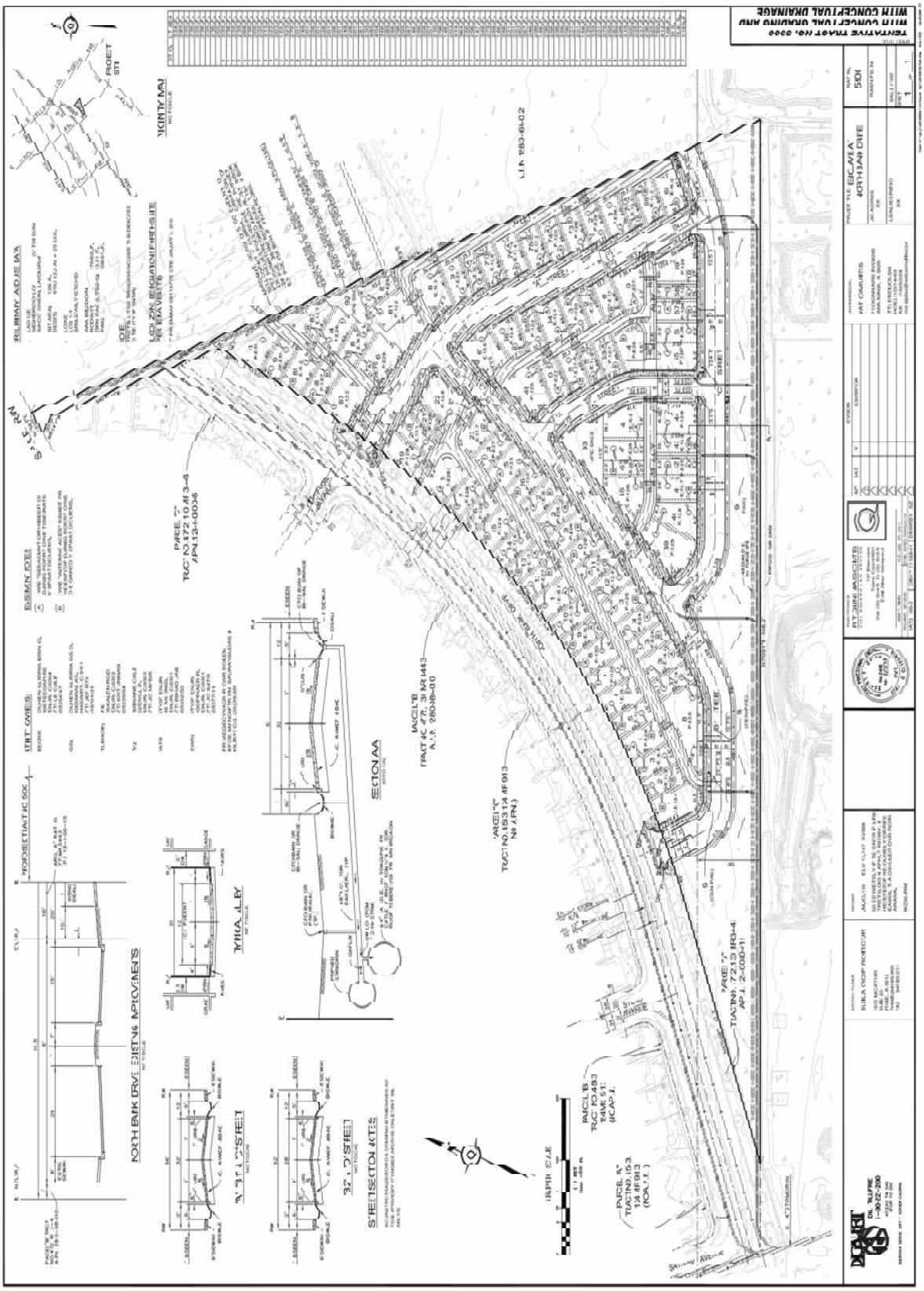
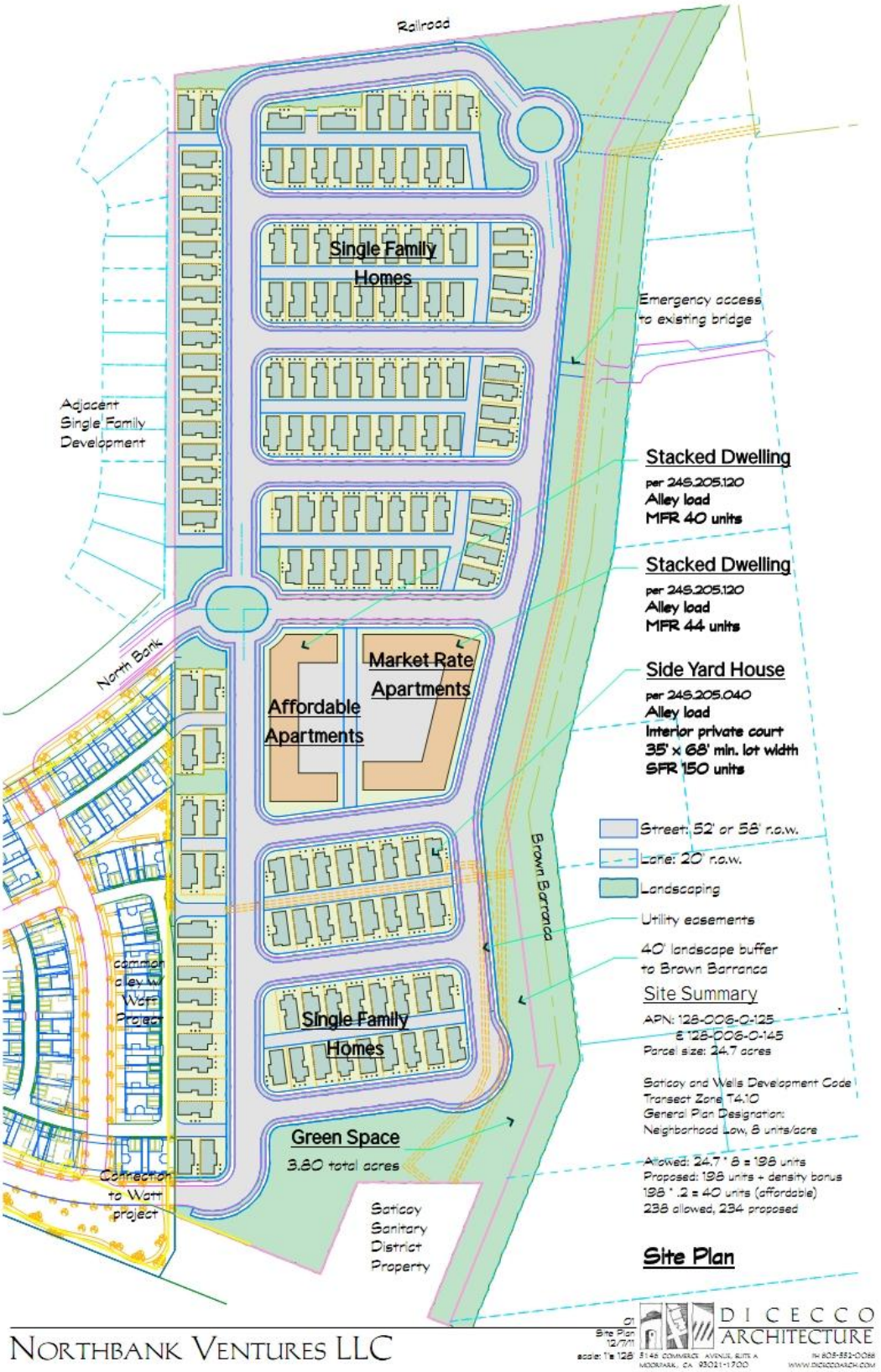


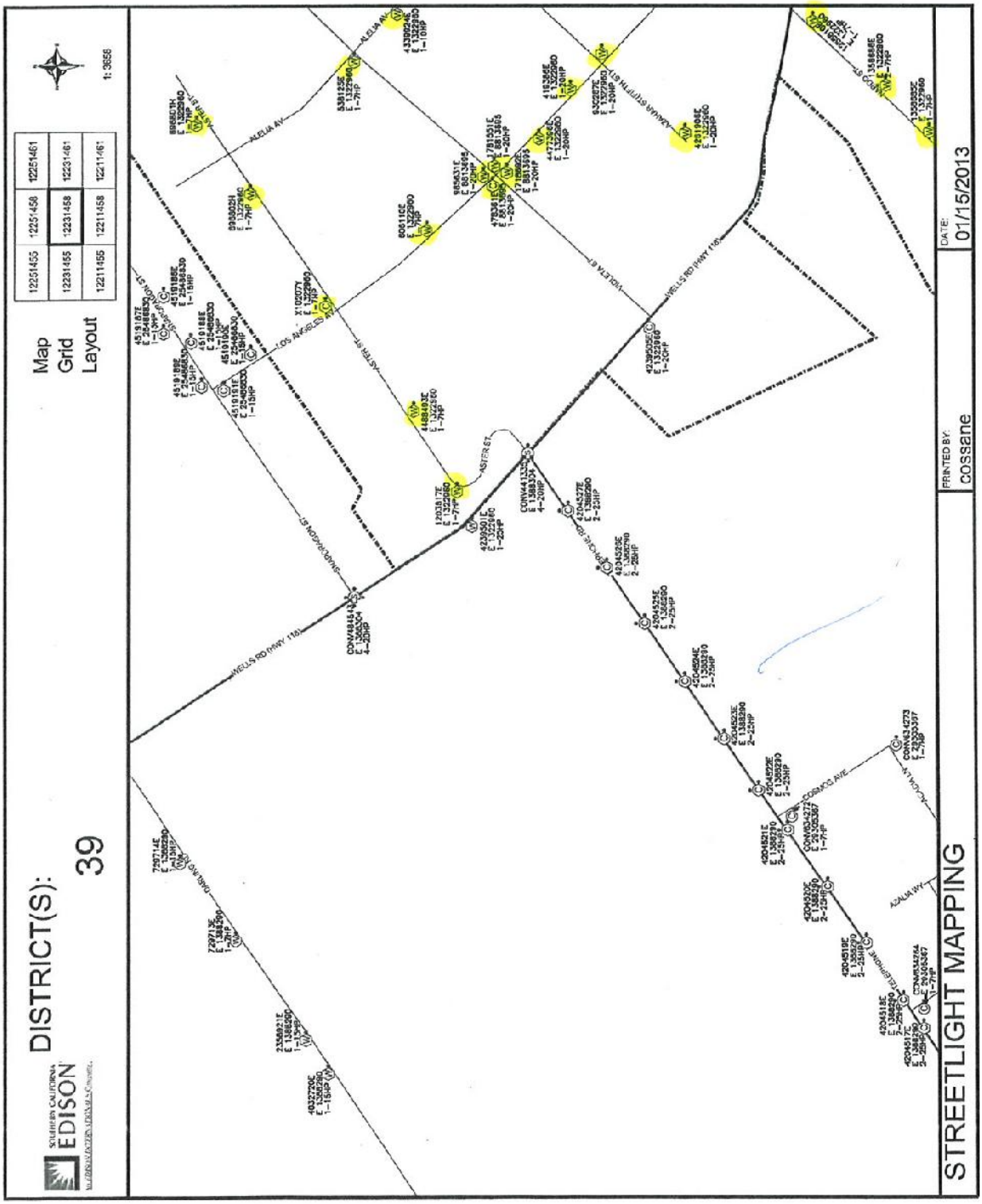
Appendix D – Enclave



Appendix E – NorthBank Ventures LLC



Appendix F –Saticoy Street Light Maps



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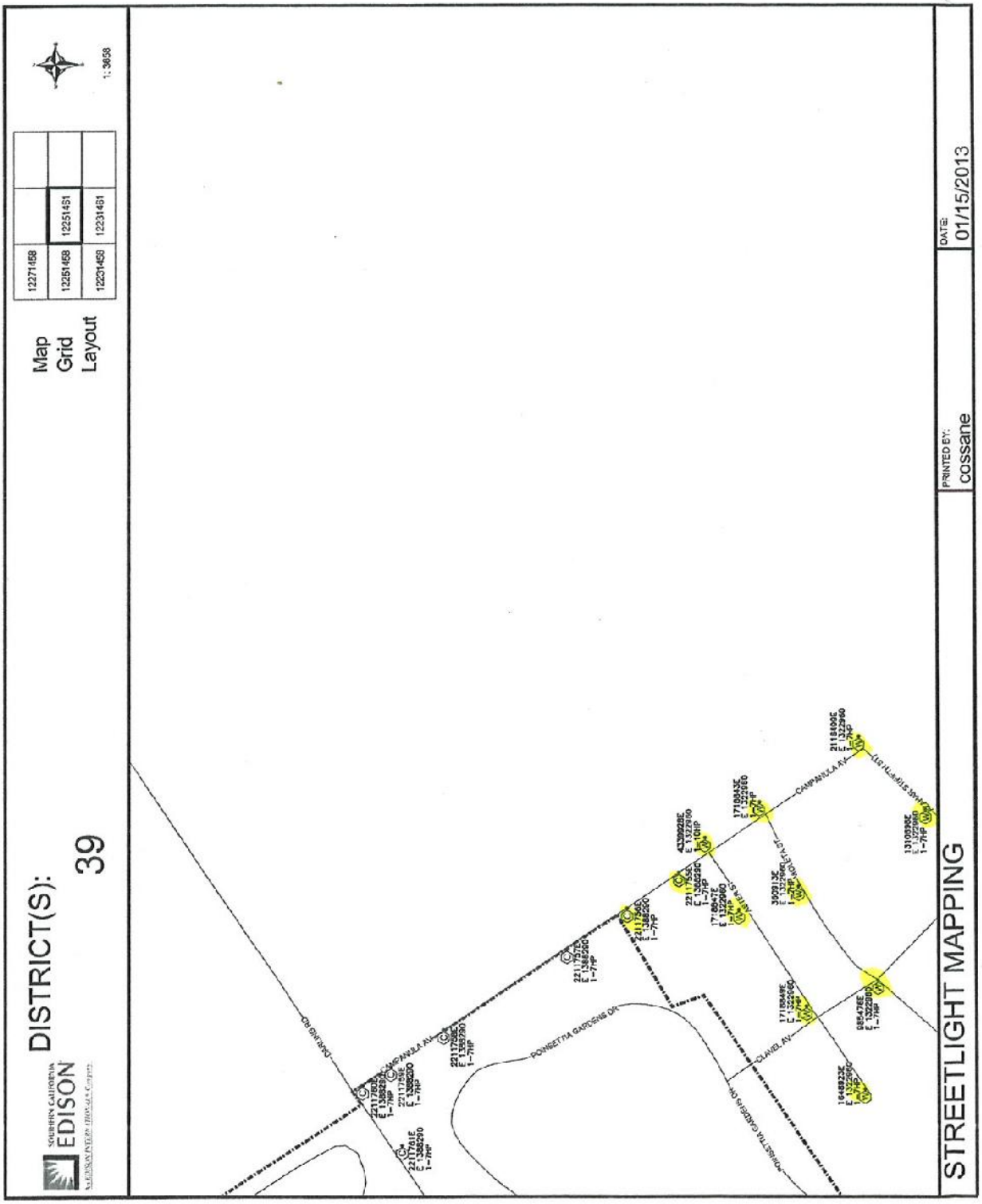

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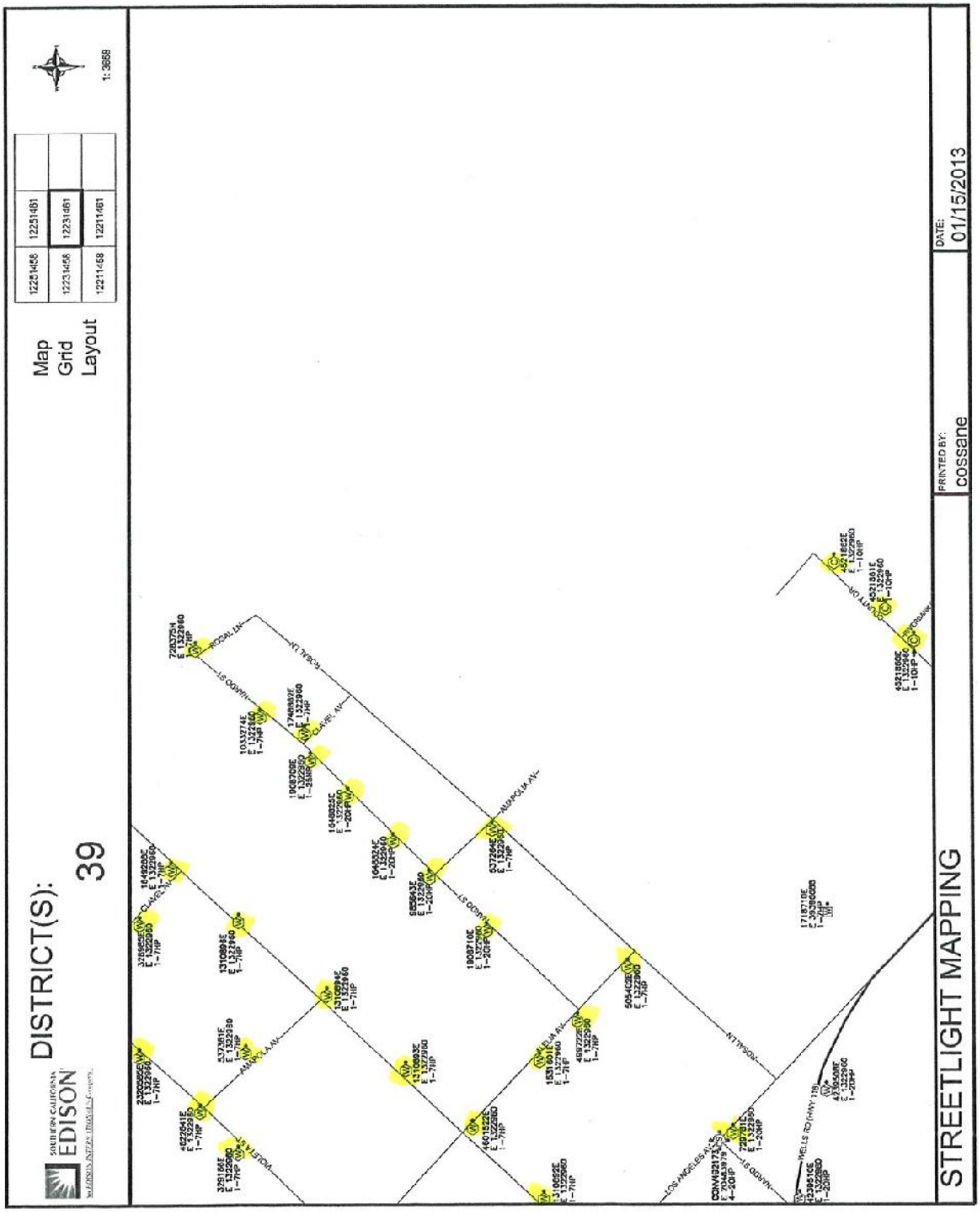

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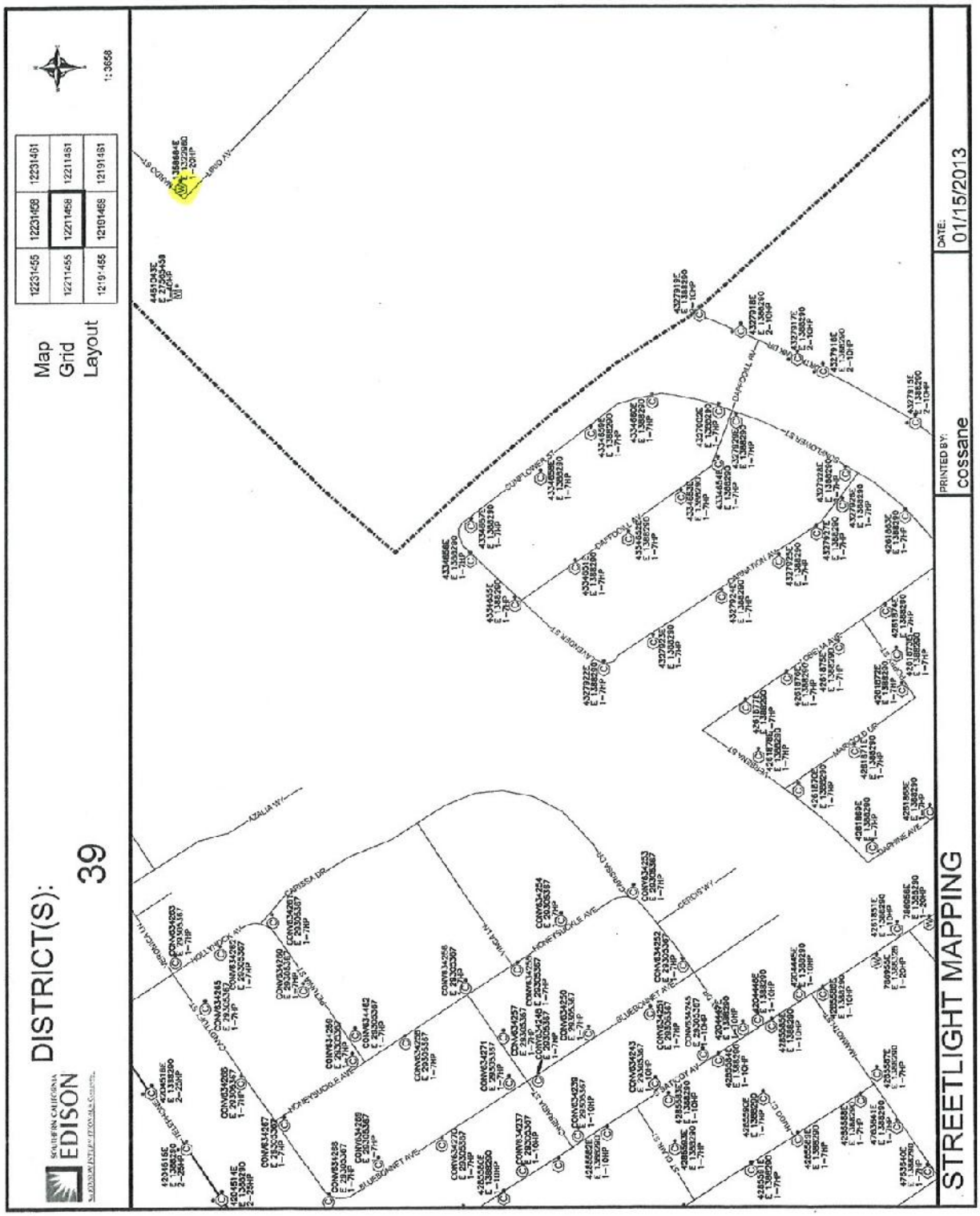

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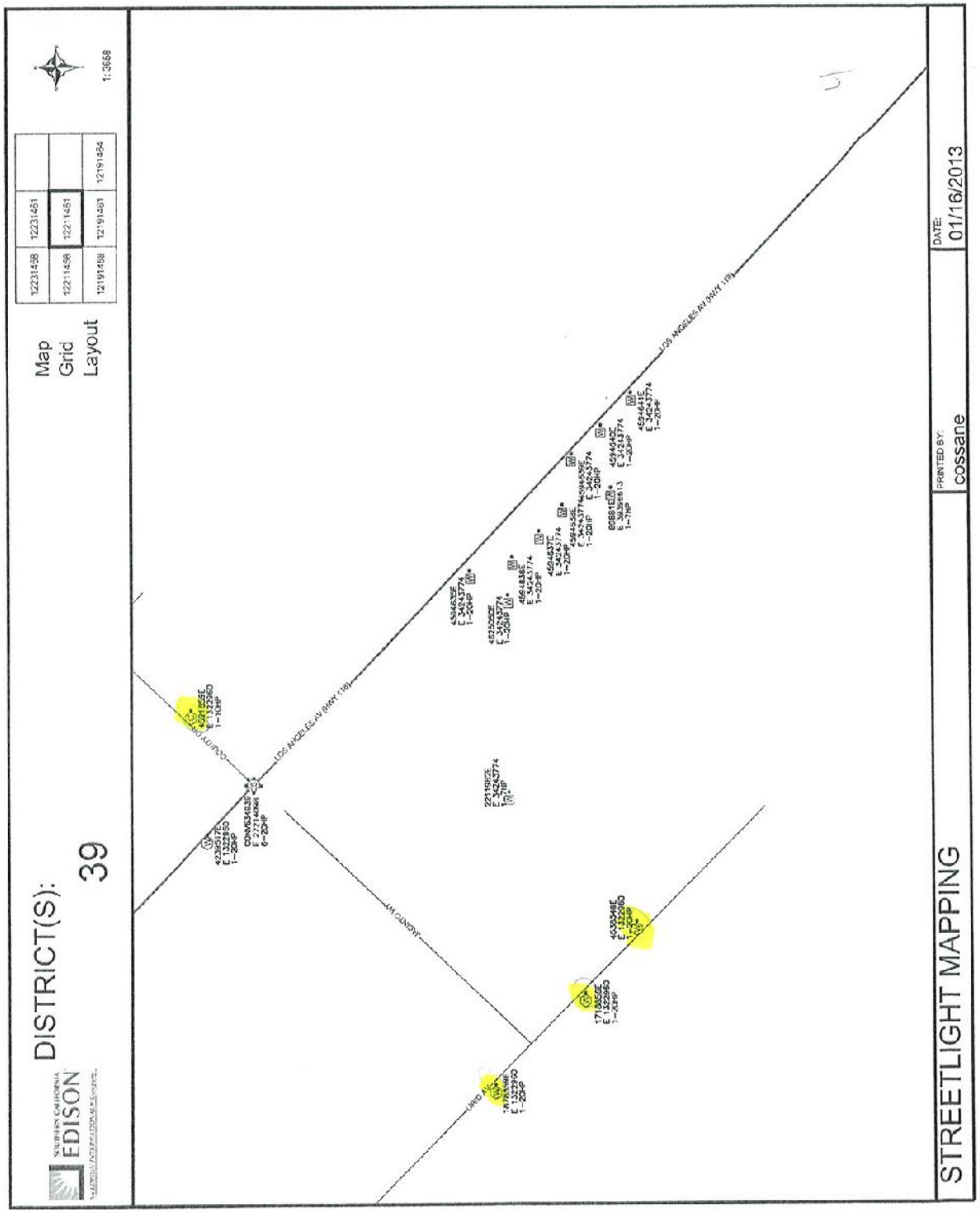
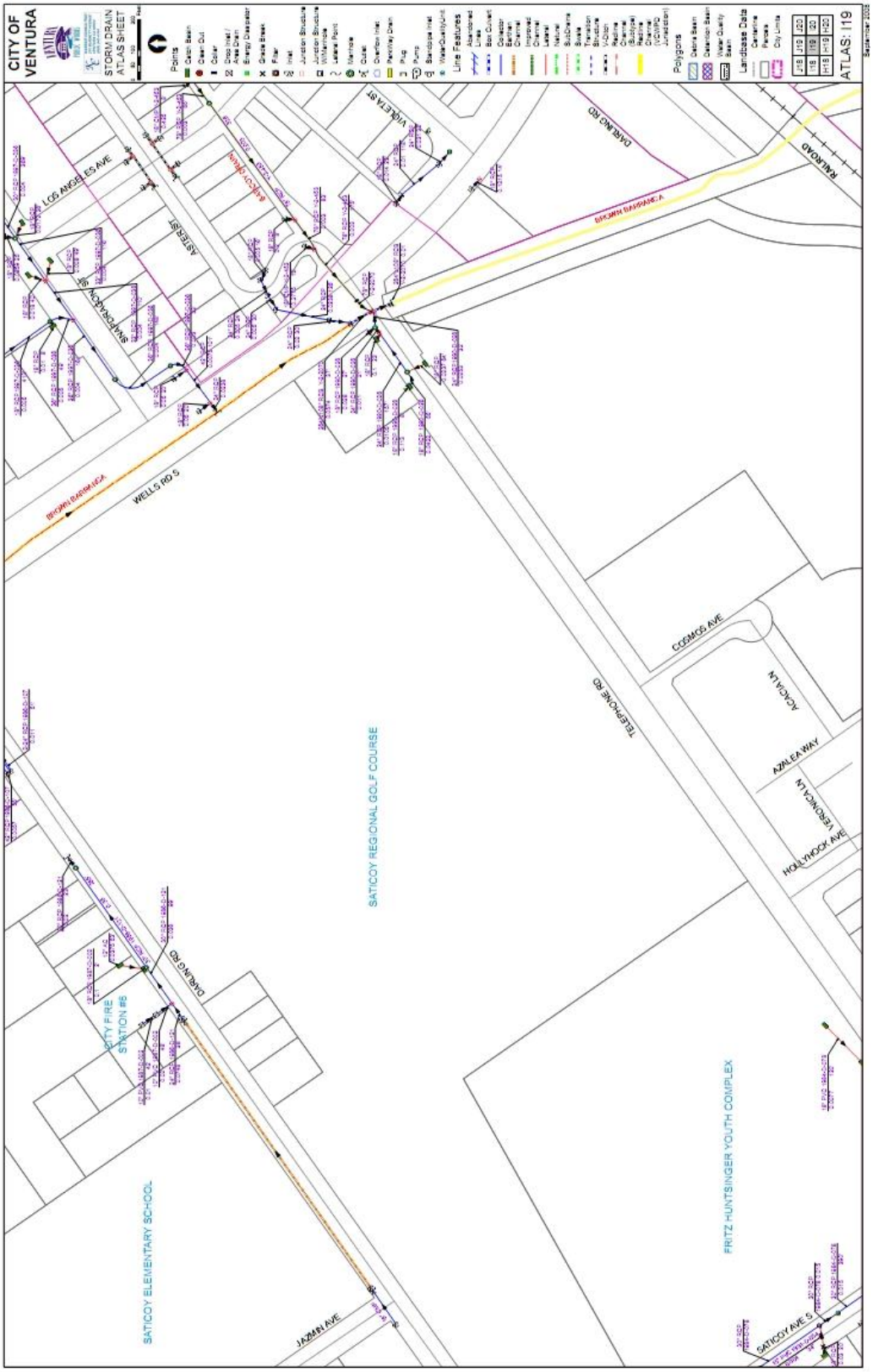


Appendix G – Storm Drain Maps



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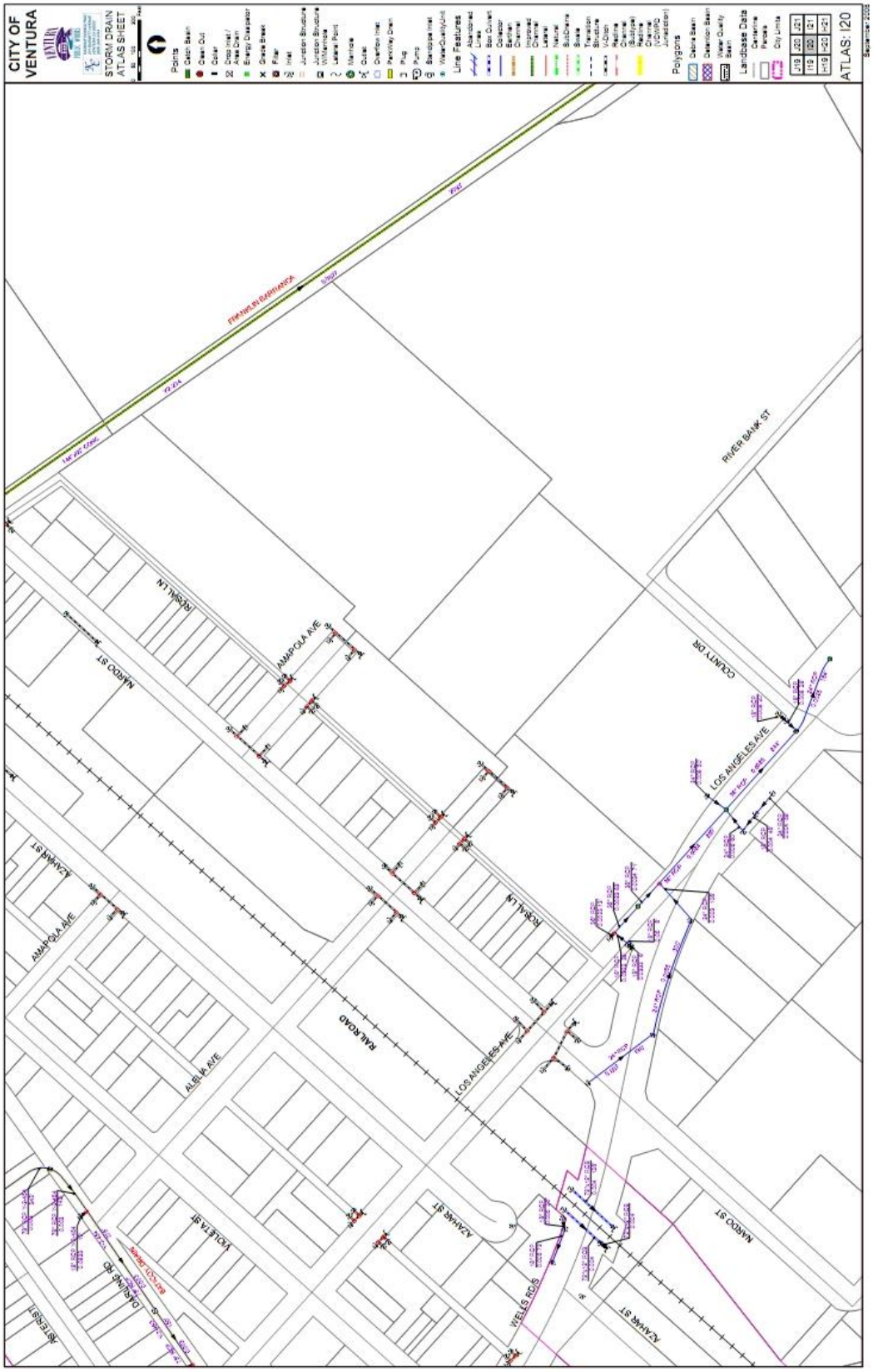

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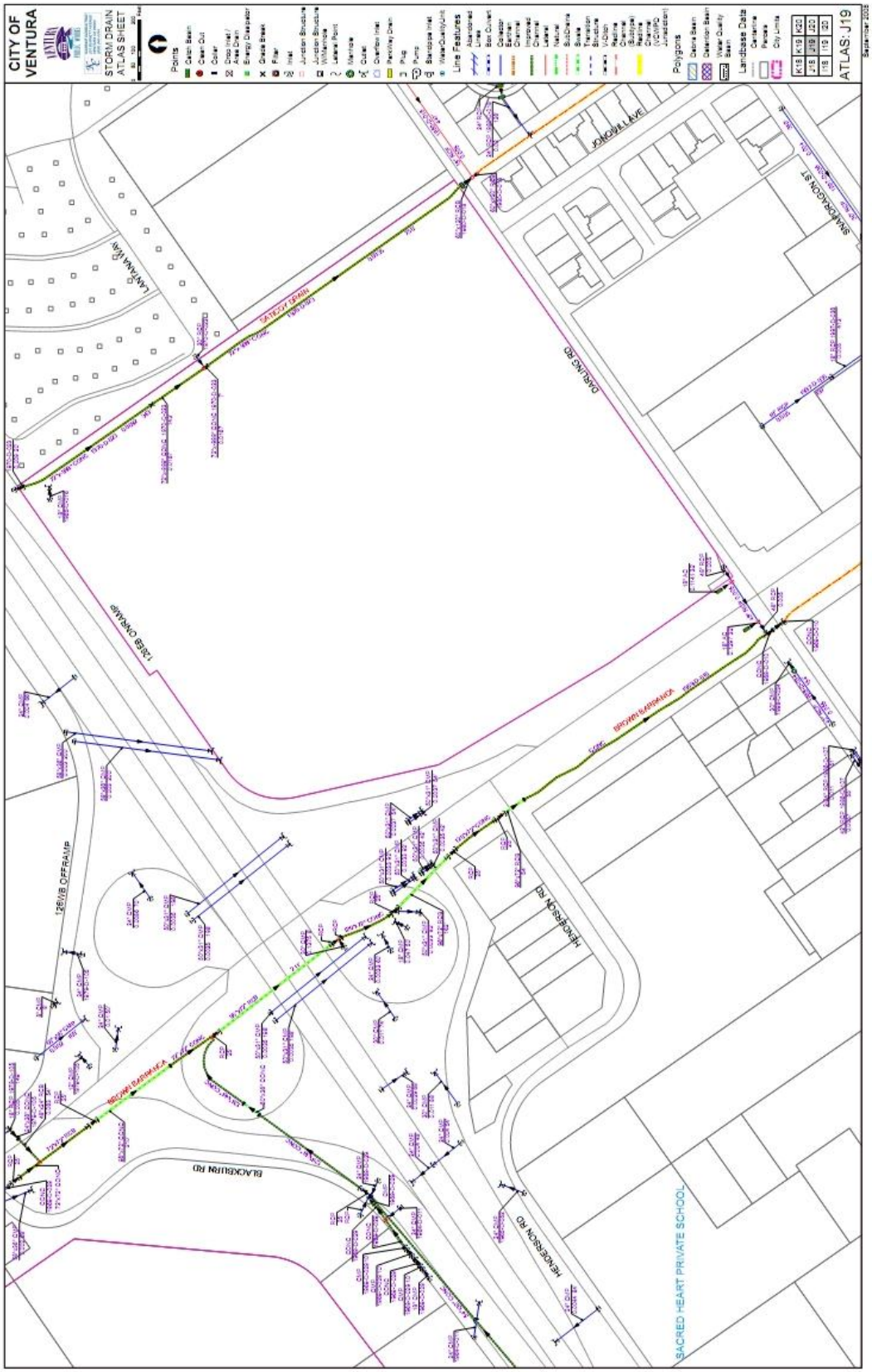

Appendix H – General Plan Policies

Chapter 1: Our Natural Community

Compliance responsibilities applicable to Old Town Saticoy
Policy 1B: Increase the area of open space protected from development impacts.

Action 1.8: Buffer barrancas and creeks that retain natural soil slopes from development according to State and Federal guidelines.

Action 1.10: Remove concrete channel structures as funding allows, and where doing so will fit the context of surrounding area and not create unacceptable floor or erosion potential.

Policy 1C: Improve protection for native plants and animals.

Action 1.16: Comply with directives from regulatory authorities to update and enforce stormwater quality and watershed protection measures that limit impacts to aquatic ecosystems and that preserve and restore the beneficial uses of natural watercourses and wetlands in the city.

Chapter 3: Our Well Planned & Designed Community

Designated Planning Area – Sphere of Influence
Figure 3-1 Designated the unincorporated Old Town Saticoy area a District within the planning study area of the General Plan, which was subsequently analyzed in the GP FEIR.

Public ROW Facilities – Landscaping
Policy 3A: Sustain and complement cherished community characteristics.

Action 3.6: Expand and maintain the City's urban forest and thoroughfare landscaping, using native species, in accordance with the City's Park and Development Guidelines and Irrigation and Landscape Guidelines.

Annexation/Expansion Related Policies

Policy 3C: Maximize use of land in the city before considering expansion.

Action 3.14: Utilize infill development, to the extent possible, to accommodate the targeted number and type of housing units described in the Housing Element.

Action 3.16: Renew and modify greenbelt agreements as necessary to direct development to already urbanized areas.

Action 3.17: Continue to support the Guidelines for Orderly Development as a means of implementing the General Plan, and encourage adherence to these Guidelines by all the cities, the County of Ventura, and the Local Agency Formation Commission (LAFCO); and work with other nearby cities and agencies to avoid urban sprawl and preserve the rural character in areas outside the urban edge.

Long-Range Planning for Communities within the Sphere

Action 3.18: Complete community or specific plans subject to funding for areas such as Westside, Midtown, Downtown, Wells, Saticoy, Pierpont, Harbor, Loma Vista/Medical District, Victoria Corridor, and others as appropriate. These plans will set clear development standards for public and private investments, foster neighborhood partnerships, and be updated as needed.

Chapter 4: Our Accessible Community

Policy 4A: Ensure that the transportation system is safe and easily accessible to all travelers.

Action 4.1: Direct city transportation investment to efforts that improve user safety and keep the circulation system structurally sound and adequately maintained. First priority for capital funding will go to our pavement management program to return Ventura streets to excellent condition.

Policy 4B: Help reduce dependence on the automobile.

Action 4.24: Require sidewalks wide enough to encourage walking that include ramps and other features needed to ensure access for mobility-impaired persons.

Action 4.25: Adopt new development code provisions that require the construction of sidewalks in all future projects.

Policy 4D: Protect views along scenic routes.

Action 4.39: Maintain street trees along scenic thoroughfares, and replace unhealthy or missing trees along arterials and collectors throughout the City.

Chapter 5: Our Sustainable Infrastructure

Policy 5A: Follow an approach that contributes to resource conservation.

Action 5.5: Provide incentives for new residences and businesses to incorporate recycling and waste diversion practices, pursuant to guidelines provided by the Environmental Services Office.

Policy 5B: Improve services in ways that respect and even benefit the environment.

Action 5.10: Utilize existing waste source reduction requirements, and continue to expand and improve composting and recycling options.

Action 5.13: Increase frequency of city street sweeping, and post schedules at key points within each neighborhood.

Action 5.14: Develop a financing program for the replacement of failing corrugated metal storm drain pipes in the City.

Action 5.18: Work with the Ventura Regional Sanitation District and the County to expand the capacity of existing landfills, site new landfills, and/or develop alternative means of disposal that will provide sufficient capacity for solid waste generated in the City.

Chapter 6: Our Active Community

Policy 6A: Expand the park and trail network to link shoreline, hillside, and watershed areas.

Action 6.1: Develop new neighborhood parks, pocket parks, and community gardens as feasible and appropriate to meet citizen needs, and require them in new development.

Action 6.3: Work with the County to plan and develop trails that link the City with surrounding open space and natural areas, and require development projects to include trails when appropriate.

Action 6.6: Update plans for and complete the linear park system as resource allow.

Policy 6B: Ensure equal access to facilities

Action 6.14: Improve facilities at City parks to respond to the requirements of special needs groups.

Action 6.15: Adjust and subsidize fees to ensure that all residents have the opportunity to participate in recreation programs.

Chapter 7 Our Healthy and Safe Community

Policy 7C: Optimize firefighting and emergency response capabilities.

Action 7.12: Refer development plans to the Fire Department to assure adequacy of structural fire protection, access for firefighting, water supply, and vegetation clearance.

Action 7.13: Resolve extended response time problems by:

- Additional fire station at Pierpont/Harbor area,
- Relocating Fire Station #4 to the Community Park site,
- Increasing firefighting and support staff resources,
- Reviewing and conditioning annexations and development application, and
- Require funding of new services from fees, assessments, or taxes as new subdivisions are developed.

Policy 7D: Improve community safety through enhanced police service.

Action 7.15: Increase public access to police services by:

- Increasing police staffing to coincide with increasing population, development, and calls for service,
- Increasing community participation by creating a Volunteers in Policing Program, and,
- Require the funding of new services from fees, assessments, or taxes as new subdivisions are developed.

Action 7.16: Provide education about specific safety concerns such as gang activity, senior targeted fraud, and property crimes.

Chapter 8: Our Educated Community

Policy 8C: Reshape public libraries as 21st Century learning centers.

Action 8.9: Complete a new analysis of community needs, rethinking the role of public libraries in light of the ongoing advances in information technology and the changing ways that individuals and families seek out information and life-long learning opportunities.

Action 8.10: Reassess the formal and informal relationship between our current three branch public libraries and school libraries – including the new Ventura College Learning Resource Center – as well a joint use of facilities for a broader range of compatible public, cultural, and educational uses.

Action 8.11: Develop a Master Plan for Facilities, Programs, and Partnerships to create an accessible, robust, and vibrant library for the 21st Century system, taking into consideration that circulation of books is no longer the dominant function but will continue to be an important part of a linked network of learning centers.

Action 8.12: Develop formal partnership, funding, capital strategies, and joint use agreements to implement the new libraries Master Plan.