City of Santa Paula

City Council

MAYOR LESLIE CORNEJO
VICE MAYOR PEDRO A. CHAVEZ
COUNCILMEMBER JENNY CROSSWHITE
COUNCILMEMBER CARLOS JUAREZ
COUNCILMEMBER ANDY SOBEL

CITY COUNCIL REGULAR MEETING OF THE
SANTA PAULA CITY COUNCIL

WEDNESDAY, MARCH 20, 2024

6:30 PM - City Council Regular Meeting

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

JULIE LATSHAW, CITY CLERK
DAN SINGER, CITY MANAGER
MONICA CASTILLO, CITY ATTORNEY

CITY COUNCIL REGULAR MEETING

You are invited to participate in all Regular City Council meetings. Agendas are posted in the front of Santa Paula City Hall, 970 Ventura Street, Santa Paula, 72 hours in advance of the scheduled meetings. The City Council's regular meetings start at 6:30 p.m. the first and third Wednesday of each month in the City Hall Council Chambers located at 970 Ventura Street in Santa Paula. Special and Closed Sessions vary by date and time.

HOW TO PARTICIPATE IN PERSON DURING THE MEETING: If you wish to speak at a City Council meeting, please fill out a ***Public Comment Form*** noting your name and address and submit the form to the City Clerk. Include the Agenda item number, when appropriate. ***Public comments are limited to 3 minutes.***

1. ***Items Not on the Agenda*:** If you wish to discuss an item which is not scheduled on the Agenda, you may address the City Council during *Public Comment*. Please realize that due to the limitations placed on the City Council by provisions of the *California Government Code*, the City Council ordinarily cannot take action on any item that is not on the agenda. Because of these restrictions, expect that matters that you identify during public comment may be referred to staff or considered on a future agenda.
2. ***Agenda Items:*** Items being considered by the City Council may appear on the Consent Calendar, as an Action Item, or as a Public Hearing. Public comments on each type of item are handled differently, as explained below:
    a. For items appearing on the Consent Calendar, please submit a Public Comment Form before the Council takes action on the Consent Calendar. Items that receive a Public Comment Form may be pulled from the Consent Calendar by the Mayor and discussed separately by the City Council.
    b. For items appearing as an Action Item, the Mayor will announce the Agenda item and request the staff report, the staff member responsible will give a brief summary of the report; the City Council will have an opportunity to ask questions of staff; members of the public will be given an opportunity to comment on the item and ask additional questions (all members of the public should speak directly into the microphone at the speaker's platform); and the City Council will discuss the item and then take appropriate action.
    c. For items on which a Public Hearing is scheduled, the Mayor will open the public hearing and receive the staff report; members of the public will be given an opportunity to comment on the item and ask additional questions (all members of the public should speak directly into the microphone at the speaker's platform); the City Council will discuss the item; and the Mayor will close the public hearing after City Council action.

HOW TO PARTICIPATE BEFORE THE MEETING: Members of the public are encouraged to submit email correspondence on any agenda item by sending an email to cityclerk@spcity.org. All public correspondence received by 3:00 p.m. (PT) on the meeting date will be provided to the legislative body before the meeting. Public Comments received after 3:00 p.m. will be provided to the legislative body the next day.

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

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

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

HOW TO VIEW ON YOUR TELEVISION, COMPUTER, OR MOBILE DEVICE: Watch from home live on the local Channel 10, or view the live feed on the city website at the following link: https://www.spcity.org/523/Public-Meeting-Agendas
NOTE: Special and Closed Sessions are not recorded and not available on Channel 10 or live feed on the city website.

REGULAR MATTERS - COUNCIL CHAMBERS

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

2. INVOCATION

3. FLAG SALUTE

4. ROLL CALL

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

6. PRESENTATIONS

6.A 211 VENTURA COUNTY PRESENTATION

7. CITY COUNCIL REPORTS

8. CITY MANAGER REPORTS

9. CONSENT CALENDAR

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

9.A **APPROVAL OF MINUTES**

- **City Council Regular Minutes March 6, 2024**

RECOMMENDATION:
Staff recommends Council approve minutes.

9.B **FEBRUARY 2024 WARRANTS AND CERTIFICATIONS**
RECOMMENDATION:
Staff recommends that the City Council:

1. Review and accept the "Certification of Accounts Payable" for the accounts payable payment cycles for February 2024, starting check number 336487 and ending check number 336734.
2. Review and accept the "Certification of Salaries" for the pay period ending dates January 26th, 2024, through February 9th, 2024.

9.C **SECOND READING AND ADOPTION OF ORDINANCE NO. 1335 AMENDING CHAPTER 16.35 "HOUSING OPPORTUNITIES OVERLAY ZONE" OF THE SANTA PAULA MUNICIPAL CODE, UPDATING THE CITY'S DESIGN REVIEW PROCEDURES PERTAINING TO AFFORDABLE HOUSING LOCATED WITHIN THE CITY'S COMMERCIAL/LIGHT INDUSTRIAL ZONE**
RECOMMENDATION:
Staff recommends that the City Council: Conduct the second reading of and adopt Ordinance No. 1335, amending Chapter 16.35 "Housing Opportunities Overlay Zone" of the Santa Paula Municipal Code, updating the City's Design Review procedures pertaining to Affordable Housing located within the City's Commercial/Light Industrial Zone.

9.D **6th STREET STORM DRAIN REPLACEMENT PROJECT (VIEW DRIVE TO VIRGINIA TERRACE)**
RECOMMENDATION:

Staff recommends that the City Council:

1. Award a Construction Contract to J & H Engineering General Contractors, Inc. for the construction of the 6th Street Storm Drain Replacement Project (View Drive to Virginia Terrace) in the amount of $123,000 and authorize the City Manager to execute the contract in a form approved by the City Attorney;
2. Authorize the City Manager or his designee to approve contract change orders to the Construction Contract as required and verified by staff in an amount not to cumulatively exceed $24,600 (20% construction contingency) for the 6th Street Storm Drain Replacement Project (View

Drive to Virginia Terrace).

9.E **MEASURE T FUND ALLOCATION AND EXCHANGE: COMMUNITY BIKE TRAIL CONNECTIVITY PROJECT**

RECOMMENDATION:

Staff recommends that the City Council:

1. Approve allocation of $390,000 of Measure T funds to provide local match for Community Bike Trail Connectivity Project (CIP 9378);
2. Accept replacement funding allocation (former Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) funding) specified for City street rehabilitation.

9.F **ASSIGNMENT OF THE SUBDIVISION IMPROVEMENT AGREEMENTS FOR TRACT NOS. 5989 AND 5991 (HARVEST AT LIMONEIRA)**

RECOMMENDATION:

Staff recommends the City Council Adopt Resolution No. 7506 to do the following:

1. Approve Assignments of Subdivision Improvement Agreements for Tract Nos. 5989 and 5991 and delegate to the City Manager the authority to consent to the assignments.
2. Authorize the Public Works Director to exonerate the performance bond filed by Richmond American Homes of Maryland, Inc. for Tract No. 5991 conditioned on Lewis Limoneira Community Builders LLC filing a warranty bond.
3. Direct the City Clerk to process the recording of the individual Assignments of Subdivision Improvement Agreements.

10. PUBLIC HEARING

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

10.A **EIR ADDENDUM NO. 4 FOR THE EAST AREA 1 SPECIFIC PLAN AMENDMENT NO. 4 AND GENERAL PLAN AMENDMENT (HARVEST AT LIMONEIRA PROJECT)**

RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt Resolution No. 7505 approving Addendum No. 4 to the Final Supplemental Environmental Impact Report (EIR) for East Area 1 Specific Plan Amendment No. 4 and a General Plan Amendment; and
2. Introduce and waive first reading of Ordinance No. 1336 titled: "An Ordinance Approving (1) Addendum No. 4 to the Final Supplemental

Environmental Impact Report (EIR) for East Area 1 Specific Plan Amendment No. 4 and a General Plan Amendment, (2) East Area 1 Specific Plan Amendment No. 4, and (3) a General Plan Amendment."

Presented by: James Mason, Economic & Community Development Director

11. ACTION ITEMS

11.A DISCUSSION OF SENATE BILL 567 AMENDMENTS TO THE TENANT PROTECTION ACT OF 2019

RECOMMENDATION:

Staff recommends City Council receive an update on recent tenant protection legislation, Senate Bill 567, and provide further direction to staff.

Presented by: Caesar Hernandez, Housing Management Analyst

11.B ESTABLISHMENT OF SEWER AND WATER RATE AD HOC COMMITTEE

RECOMMENDATION:

Staff recommends City Council:

1. Adopt Resolution No. 7504 establishing the Ad-hoc Sewer and Water Rate Committee to evaluate and make recommendations regarding City's sewer and water rates.
2. Appoint two councilmembers to the Sewer and Water Rate Committee.

Presented by: Clete Saunier, Public Works Director

12. ITEMS FOR FUTURE AGENDAS

12.A FUTURE AGENDA ITEMS

RECOMMENDATION:

Staff recommends City Council review future agenda items.

13. ADJOURNMENT

State of California)-

County of Ventura)- ss

City of Santa Paula)-

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

On_____at_____Signed:_____

Julie Latshaw

City Clerk

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: Julie Latshaw, City Clerk

Subject: APPROVAL OF MINUTES
- City Council Regular Minutes March 6, 2024

Date: March 20, 2024

Agenda Item: 9.A

RECOMMENDATION:

Staff recommends Council approve minutes.

BACKGROUND:

An account of all proceedings of the Legislative Body in open meetings shall be kept by the Clerk/Secretary. The Clerk/Secretary shall prepare an abbreviated record of the meeting proceedings for approval by the Legislative Body which when adopted by the Legislative Body shall be the official Minutes of the meeting. Amendment of the minutes may be made only as to factual accuracy and not as to a change of intent. The Minutes of the meeting need not be verbatim. Only the best and most complete available recording of the meeting shall constitute the official record of the Legislative Body, but the Minutes shall constitute the official record of the Legislative Body meeting where a verbatim record of the meeting is not available. Unless requested by a majority of the quorum, the minutes may be approved without reading.

At the Planning Commission meeting on February 27, 2024, the Commission approved the Joint City Council and Planning Commission Minutes for January 29, 2024, and are now ready for City Council approval.

ANALYSIS:

None.

STRATEGIC PLAN:

This item is not a goal or objective in the City Council's two-year Strategic Plan, however, the Minutes shall constitute the official record of the Legislative Body.

FISCAL IMPACTS:

There are no fiscal impacts for this item.

OPTIONS:

ATTACHMENTS:

2024.03.06 City Council Regular Minutes.pdf

CITY OF SANTA PAULA
City Council Regular Meeting
March 6, 2024, 6:30 PM
MINUTES

REGULAR MATTERS - COUNCIL CHAMBERS

1) CALL TO ORDER

Mayor Cornejo called the meeting to order at 6:30 p.m.

2) INVOCATION

None.

3) FLAG SALUTE

Councilmember Juarez led the flag salute.

4) ROLL CALL

Members Present: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, Carlos Juarez, and Andy Sobel

5) PUBLIC COMMENT

Pattie Braga, Executive Director of Ventura County Leadership Academy was called to speak, providing an update on issues throughout Ventura County.

Richard Abbott was called to speak on concerns of the rodent glue trap asking to consider banning these traps, as the City of Ojai has done.

6) PRESENTATIONS

6.A) LEAD FOR AMERICA AMERICAN CONNECTION CORPS WEEK 2024 PROCLAMATION

Mayor Cornejo presented Lead for America American Connection Corps Week 2024 Proclamation to many of the current and previous hometown Fellows.

6.B) POLICE DEPARTMENT REPORT

Police Chief Don Aguilar provided the Police Department Report, covering the period August 2023 through October 2023.

7) CITY COUNCIL REPORTS

Councilmember Sobel:
Attended presentation at Cal Lutheran; League of California Cities Channel Division; County Mental Health Services meeting; Center for Economic Research and Forecasting Annual Report; Ventura County Industry Council; Chef David Celebration of Life; Caltrans virtual meeting on Hwy 150; and Communication Ad Hoc.

Vice Mayor Chavez:
Attended Chef David Celebration of Life; also passing was Florence Elwell; present at the Bedell Elementary School Career Day; announced upcoming night at the Oscars fundraiser for Santa Paula Times; Saint Sebastian Fiesta Family Fun; and expressed concern that there was only a 21% turnout at elections.

Councilmember Crosswhite:
Attended Caltrans virtual meeting on Hwy 150; Southern California Association of Governments; Ventura County Transportation Commission; and Redtail Project Ad Hoc.

Councilmember Juarez:
Provided update on Cruise Night; Caltrans virtual meeting on Hwy 150; and Citizen Corp.

Mayor Cornejo:
Attended meeting with Caitlin Barringer and Gloria Martinez; League of California Cities Channel Division; spoke with residents on Clean Power Alliance; virtual meeting with Senator Limon; Redtail Project Ad Hoc; Celebration of Life for Glenn Deines; and meeting with County Supervisors regarding Hwy 150 closure;

8) CITY MANAGER REPORTS

City Manager Dan Singer:
Attended the Economic Forum; Senator Limon's office; Measure T Oversite Committee meeting; and reported on water meter reading issues; and announced 19 applicants have already been received for the Santa Paula Leadership Academy.
Vice Mayor Chavez requested update on the trucks on Harvard. Public Works Director Saunier provided information of noncompliance for street debris.

9) CONSENT CALENDAR

9.A) APPROVAL OF MINUTES

Joint City Council and Planning Commission Minutes January 29, 2024
City Council Special Minutes February 13, 2024
City Council Special Regular Minutes February 13, 2024

City Council Special Minutes February 21, 2024
City Council Regular Minutes February 21, 2024

9.B) AMERICAN RESCUE PLAN ACT (ARPA) FUNDING AMENDMENT

Deputy City Manager Jonathan Royas answered questions for Council. Mayor requested to add more of a brief description on the chart on page 44-45 of the staff report.

Motion: Approve amendment to the ARPA reallocations which took place on February 21, 2024; and Adopt Resolution No. 7503 memorializing an amendment to the ARPA allocations.
Moved by Pedro A Chavez, seconded by Carlos Juarez

Vote: Motion carried 5-0
Yes: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, Carlos Juarez, Andy Sobel

9.C) SENATE BILL 1 PROJECT FUNDING ALLOCATIONS FOR FISCAL YEAR 2023-2024

City Engineer Bob Woodward answered questions for council.

Motion: Approve budget adjustments and allocations for the Harvard Boulevard Project SB 1 Fund.
Moved by Andy Sobel, seconded by Carlos Juarez

Vote: Motion carried 5-0
Yes: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, Carlos Juarez, Andy Sobel

9.D) EXPENDITURE PLAN FOR THE FY 23/24 OFFICER WELLNESS AND MENTAL HEALTH GRANT AWARD

Items 9.B and 9.C were pulled for separate discussion and vote.

Motion: Approve Consent Calendar items 9A and 9D.
Moved by Carlos Juarez, seconded by Pedro A Chavez

Vote: Motion carried 5-0
Yes: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, Carlos Juarez, Andy Sobel

10) PUBLIC HEARING

10.A) 24-MISC-01: A REQUEST THAT THE CITY COUNCIL ADOPT ORDINANCE NO. 1335 AMENDING CHAPTER 16.35 “HOUSING OPPORTUNITIES OVERLAY ZONE” OF THE SANTA PAULA MUNICIPAL CODE, UPDATING THE CITY’S DESIGN REVIEW PROCEDURES PERTAINING TO AFFORDABLE HOUSING LOCATED WITHIN THE CITY’S COMMERCIAL/LIGHT INDUSTRIAL ZONE, AND FIND THAT THE ORDINANCE IS NOT A “PROJECT” OR IS OTHERWISE EXEMPT FROM CEQA

Motion: Approve Staff recommends the City Council adopt Ordinance No. 1335 amending Chapter 16.35 "Housing Opportunities Overlay Zone" of the Santa Paula Municipal Code, updating the City's Design Review procedures pertaining to Affordable Housing located within the City's Commercial/Light Industrial Zone, and find that the Ordinance is not a "Project" or is otherwise exempt from CEQA. Presented by: James Mason, Community Development Director
Moved by Andy Sobel, seconded by Pedro A Chavez

Vote: Motion carried 5-0
Yes: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, Carlos Juarez, Andy Sobel

Mayor Cornejo opened the public hearing.
James Mason, Community & Economic Development Director presented a presentation on amending Chapter 16.36 "Housing Opportunities Overlay Zone".
Mayor Cornejo closed the public hearing following public comments.

Joseph Beerhalter was called to speak opposing the Ordinance.

11) ACTION ITEMS

11.A) STREETS CIP PROJECT PLANNING REPORT

This item was presented by City Engineer Bob Woodward and Deputy City Engineer Tatiana Arnaout.

Aaron Dunkel was called to speak providing ideas on the projects.

Council provided staff with guidance supporting priority of projects.

11.B) PROFESSIONAL SERVICES AGREEMENT WITH NBS FOR 2024 WATER AND WASTEWATER RATE STUDY

Public Works Director Clete Saunier presented this item. Director Saunier explained the request to appoint two Councilmembers will come back on a different date, and announced changes to the Agreement, Section 3.3.11.3 (C) on the redline copy provided to Council.

Motion: Approve as amended to authorize the City Manager to execute a Professional Services Agreement with NBS in an amount not to exceed $53,235 for professional consulting services related to the 2024 Water and Wastewater Rate Study in a form approved by the City Attorney.
Moved by Carlos Juarez, seconded by Andy Sobel

Vote: Motion carried 5-0
Yes: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, Carlos Juarez, Andy Sobel

12) ITEMS FOR FUTURE AGENDAS

12.A) FUTURE AGENDA ITEMS

13) ADJOURNMENT

Mayor Cornejo adjourned the meeting at 10:08 p.m. in memory of John Lister, Glenn Deines, David Raigoza aka Chef David, and Florence Elwell.

ATTEST:

_____

Julie Latshaw, City Clerk

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: Beatriz Jimenez, Assistant Finance Director

Subject: FEBRUARY 2024 WARRANTS AND CERTIFICATIONS

Date: March 20, 2024

Agenda Item: 9.B

RECOMMENDATION:

Staff recommends that the City Council:

1. Review and accept the "Certification of Accounts Payable" for the accounts payable payment cycles for February 2024, starting check number 336487 and ending check number 336734.
2. Review and accept the "Certification of Salaries" for the pay period ending dates January 26th, 2024, through February 9th, 2024.

BACKGROUND:

This staff report certifies the separation of duties between the Preparer (Accounting and Payroll Specialist) and the Reviewer (Finance Director and Assistant Finance Director).

Presented in the attached documents:

a) CERTIFICATION OF ACCOUNTS PAYABLE CHECKS by check number range and dates. It also discloses any voided checks.

b) EXPENSE REPORTS showing the amount and funds accounts payable came from.

The "Check Report" depicts the following columns:

c) AP-ACCOUNTS PAYABLE for the vendors (non-City staff) by the vendor number, vendor name, payment date, payment amount and check number (entitled 'number').

d) PY-PAYROLL for benefit payments, insurance, retirement, etc. Benefits payable on behalf of City staff.

e) Bank Code Summary by payment type.

f) Fund Summary by fund the accounts payables utilized.

CERTIFICATION OF SALARIES

This is the certification (separation of duties between "preparer" and the "reviewer") of salaries and benefits (payroll checks) by fund. It lists salary (payroll) issued checks by beginning and ending check number, payroll ending dates January 26th, 2024, through February 9th, 2024.

ANALYSIS:

See the attachments for expense breakdown by respective fund.

STRATEGIC PLAN:

None.

FISCAL IMPACTS:

None.

OPTIONS:

1. Receive and file February 2024 Certifications of Accounts Payable Checks and Certifications of Salaries.

ATTACHMENTS:

February 2024 AP and PR Certifications.pdf

EXHIBIT A:

CERTIFICATION OF SALARIES

CERTIFICATION OF SALARIES

BEG. CHK #: **148364** **PAYROLL ENDING: 01/26/2024**
ENDING CHK #: **148378** **PAY DATE: 02/02/2024**

100	GENERAL FUND	$	319,654.84
104	GENERAL FUND-MEASURE T	$	66,103.66
206	STORMWATER PROGRAM	$	551.48
280	STATE GAS TAX FUND	$	16,476.90
405	AAA-AREA AGCY ON AG	$	2,093.11
610	SEWER ENTERPRISE FUND	$	9,573.31
620	WATER ENTERPRISE FUND	$	68,612.70
702	EQUIP. MAINT. FUND	$	12,017.48
		$	**495,083.48**

CERTIFICATION
ALLOWED BY THE CITY COUNCIL

CITY OF SANTA PAULA INCORPORATED APRIL 22, 1902 VENTURA COUNTY, CA

3/12/2024
JULIE LATSHAW - CITY CLERK DATED

PREPARED BY:

3/11/24
MARIA RENTERIA - PAYROLL SPECIALIST DATED

3/12/24
BEATRIZ JIMENEZ - ASSISTANT FINANCE DIRECTOR DATED

Fund Summary

Fund	Units	Amount
100-GENERAL	5,782.72	319,654.84
104-GENERAL FUND-MEASURE T	1,506.98	66,103.66
206-STORMWATER PROGRAM	8.20	551.48
280-STATE GAS TAX	401.21	16,476.90
405-AAA (AREA AGCY ON AGING)	88.75	2,093.11
610-SEWER	194.65	9,573.31
620-WATER	1,501.43	68,612.70
702-EQUIPMENT MAINTENANCE	252.00	12,017.48
Grand Total:	**9,735.94**	**495,083.48**

CERTIFICATION OF SALARIES

BEG. CHK #: **148379** **PAYROLL ENDING: 02/09/2024**
ENDING CHK #: **148391** **PAY DATE: 02/16/2024**

100	GENERAL FUND	$	315,513.15
104	GENERAL FUND-MEASURE T	$	69,490.22
206	STORMWATER PROGRAM	$	550.65
280	STATE GAS TAX FUND	$	17,629.92
405	AAA-AREA AGCY ON AG	$	3,468.43
610	SEWER ENTERPRISE FUND	$	9,658.88
620	WATER ENTERPRISE FUND	$	72,453.35
702	EQUIP. MAINT. FUND	$	11,681.09
		$	**500,445.69**

CERTIFICATION
ALLOWED BY THE CITY COUNCIL

CITY OF SANTA PAULA INCORPORATED APRIL 22, 1902 VENTURA COUNTY, CA

3/12/2024
JULIE LATSHAW - CITY CLERK DATED

PREPARED BY:

3/11/24
MARIA RENTERIA - PAYROLL SPECIALIST DATED

3/12/24
BEATRIZ JIMENEZ - ASSISTANT FINANCE DIRECTOR DATED

Fund Summary

Fund	Units	Amount
100-GENERAL	5,807.55	315,513.15
104-GENERAL FUND-MEASURE T	1,538.03	69,490.22
206-STORMWATER PROGRAM	8.20	550.65
280-STATE GAS TAX	423.32	17,629.92
405-AAA (AREA AGCY ON AGING)	155.00	3,468.43
610-SEWER	196.31	9,658.88
620-WATER	1,562.38	72,453.35
702-EQUIPMENT MAINTENANCE	247.00	11,681.09
Grand Total:	**9,937.79**	**500,445.69**

EXHIBIT B:

CERTIFICATION OF ACCOUNTS PAYABLES

CERTIFICATION OF ACCOUNTS PAYABLE CHECKS

CHECK NO.:	336487	THRU:	336492	DATED:	February 2, 2024
CHECK NO.:	336497	THRU:	336594	DATED:	February 8, 2024
CHECK NO.:	336595	THRU:	336601	DATED:	February 8, 2024
CHECK NO.:	336602	THRU:	336609	DATED:	February 15, 2024
CHECK NO.:	336610	THRU:	336615	DATED:	February 16, 2024
CHECK NO.:	336616	THRU:	336733	DATED:	February 22, 2024
CHECK NO.:	336734	THRU:	336734	DATED:	February 29, 2024
DRAFT:	992180	THRU:	992184	DATED:	February 7, 2024
DRAFT:	992186	THRU:	992187	DATED:	February 7, 2024
DRAFT:	992188	THRU:	992188	DATED:	February 9, 2024
DRAFT:	992189	THRU:	992189	DATED:	February 14, 2024
DRAFT:	992190	THRU:	992192	DATED:	February 21, 2024
DRAFT:	992193	THRU:	992193	DATED:	February 22, 2024
DRAFT:	992194	THRU:	992194	DATED:	February 21, 2024
DRAFT:	992195	THRU:	992195	DATED:	February 28, 2024
DRAFT:	992202	THRU:	992202	DATED:	February 26, 2024

COUNCIL MEETING DATE: March 20, 2024

AMOUNT OF CERTIFICATION: $ 2,285,355.00

DISTRIBUTION BY FUND

100	GENERAL FUND	$665,268.05
103	CABLE TELEVISION FUND	$1,092.07
104	PROF/CONTR SVCS-OTHER	$74,253.66
115	RECREATION PROGRAM	$6,217.24
205	NPDES STORMWATER QUALITY	$6,103.27
206	STORMWATER PROGRAM	$3,316.53
280	STATE GAS TAX	$42,854.80
281	LOCAL TRANSPORTATION TAX/LTF/TDA	$6,660.00
283	PROPOSITION 1B	$17,975.78
405	AAA (AREA AGENCY ON AGING	$4,029.73
412	AMERICAN RESCUE PLAN	$42,006.50
500	HILLSBOROUGH OPEN SPACE MAINT	$1,310.00
503	GHAD-GEO HAZ ABATEMENT	$5,350.00
504	HARVEST CFD EA1	$6,625.00
610	SEWER ENTERPRISE	$229,698.47
620	WATER ENTERPRISE	$721,928.29
702	EQUIPMENT MAINTENANCE FUND	$24,026.42
800	CASH DEPOSIT TRUST FUND	$409,751.11
803	HARDING PARK TRUST	$16,888.08
		$2,285,355.00

PREPARED BY: _____
ASHLEY FIGUEROA
ACCOUNTING SPECIALIST

REVIEWED BY: _____ 3/12/24
BEATRIZ JIMENEZ
ASSISTANT FINANCE DIRECTOR

ALLOWED BY CITY COUNCIL

DATE: March 12, 2024

EXCEPT: _____

CITY CLERK: _____
JULIE LATSHAW, CITY CLERK

CITY OF SANTA PAULA INCORPORATED APRIL 22, 1902 VENTURA COUNTY, CA

Expense Approval Report

Payment Dates: 2/1/2024 - 2/29/2024

Report Summary

Fund Summary

Fund	Payment Amount
100 - GENERAL	665,268.05
103 - CABLE TELEVISION	1,092.07
104 - GENERAL FUND-MEASURE T	74,253.66
115 - GENERAL RECREATION PRO	6,217.24
205 - NPDES STORMWATER QUALITY	6,103.27
206 - STORMWATER PROGRAM	3,316.53
280 - STATE GAS TAX	42,854.80
281 - LOCAL TRANSPORTATION TDA	6,660.00
283 - ROAD MAINT & REHAB SB1	17,975.78
405 - AAA (AREA AGCY ON AGING)	4,029.73
412 - AMERICAN RESCUE PLAN	42,006.50
500 - HILLSBOROUGH OPEN SPACE	1,310.00
503 - GHAD-GEO HAZ ABATE DIST	5,350.00
504 - HARVEST CFD EA1	6,625.00
610 - SEWER	229,698.47
620 - WATER	721,928.29
702 - EQUIPMENT MAINTENANCE	24,026.42
800 - MISC DEPOSITS	409,751.11
803 - HARDING PARK TRUST	16,888.08
Grand Total:	**2,285,355.00**

City of Santa Paula, CA

Check Report

By Check Number

Date Range: 02/01/2024 - 02/29/2024

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
Bank Code: AP-ACCOUNTS PAYABLE							
015244	ACCURATE FIRST AID SERVICES		02/08/2024	Regular	0.00	569.83	336497
B-43994	Invoice	02/08/2024	ON-SITE FIRST AID & COMPLIANCE SERVIC		0.00	152.05	
B-43995	Invoice	02/08/2024	FIRST AID KIT INSPECTION - OSHA		0.00	367.66	
B-43997	Invoice	02/08/2024	ON-SITE FIRST AID & COMPLIANCE SERVIC		0.00	50.12	
015448	ALL CITY MANAGEMENT SERVICES, INC.		02/08/2024	Regular	0.00	23,666.04	336498
88492	Invoice	02/08/2024	SCHOOL CROSSING GUARD SVS 10/1/23 -		0.00	13,921.20	
90680	Invoice	02/08/2024	SCHOOL CROSSING GUARD SERVICES		0.00	9,744.84	
015498	AMAZON CAPITAL SERVICES		02/08/2024	Regular	0.00	3,332.55	336499
13CL-WJ76-KJ1Q	Credit Memo	02/08/2024	PRO DISC CONES (SET OF 50) - AGILITY SO		0.00	-49.92	
14LV-3HGX-JT6V	Credit Memo	02/08/2024	PRO DISC CONES (SET OF 50) - AGILITY SO		0.00	-99.83	
14N4-FCKP-1VRL	Invoice	02/08/2024	ELITE CLIPBOARDS DRY ERASE CLIPBOARD		0.00	421.71	
17G4-CFWX-MW	Credit Memo	02/08/2024	REFUND - PRO DISC CONES SET OF 50		0.00	-49.91	
19YC-XTJJ-1KK1	Credit Memo	02/08/2024	PRO DISC CONES (SET OF 50) - AGILITY SO		0.00	-74.88	
1D6W-GG6D-7JV	Credit Memo	02/08/2024	UMEKEN KEY BOX WALL MOUNT		0.00	-85.74	
1DT3-X6CC-QMT	Invoice	02/08/2024	GPA - 100 COUNT 4" X 5" ZIP BAGS, HEAV		0.00	553.75	
1DTN-NXQM-1W	Invoice	02/08/2024	OK5STAR 1.5" MINI CASTER WHEELS WIT		0.00	30.29	
1G1N-FJ74-91VF	Invoice	02/08/2024	PRO TAPES PRO 184 HD RUBBER HIGH TE		0.00	50.27	
1G7R-DXNM-13V	Credit Memo	02/08/2024	PRO DISC CONES (SET OF 50) - AGILITY SO		0.00	-24.96	
1GDW-X67T-1KLH	Invoice	02/08/2024	INSTANT ICE COLD PACK (6" X 4.5") - 100 P		0.00	136.09	
1GLD-RQD6-LM9	Credit Memo	02/08/2024	REFUND - PRO DISC CONES SET OF 50		0.00	-49.92	
1HWQ-YPY1-74Y	Credit Memo	02/08/2024	PRO DISC CONES (SET OF 50) - AGILITY SO		0.00	-24.95	
1JGF-GKQ3-3D3C	Credit Memo	02/08/2024	PRO DISC CONES (SET OF 50) - AGILITY SO		0.00	-74.88	
1KX6-KKDY-774R	Credit Memo	02/08/2024	ICEWRAPS 4X7 INSTANT COLD PARK BULK		0.00	-49.92	
1LYN-NWFG-33C	Credit Memo	02/08/2024	PRO DISC CONES (SET OF 50) - AGILITY SO		0.00	-24.95	
1MKR-F9KT-1L1G	Credit Memo	02/08/2024	PRO DISC CONES (SET OF 50) - AGILITY SO		0.00	-74.88	
1NDN-676F-19J3	Credit Memo	02/08/2024	PRO DISC CONES (SET OF 50) - AGILITY SO		0.00	-24.95	
1VCL-GLY4-1FVR	Invoice	02/08/2024	OTTERBOX AMPLIFY GLASS SERIES SCREE		0.00	348.81	
1WM4-RD36-FLY	Invoice	02/08/2024	UBIQUITI AIRFIBER WIRELESS BRIDGE (AF-		0.00	2,563.45	
1WVQ-7XTH-JN9J	Credit Memo	02/08/2024	PRO DISC CONES (SET OF 50) - AGILITY S		0.00	-49.92	
1XN6-GKRJ-7GD6	Credit Memo	02/08/2024	PRO DISC CONES (SET OF 50) - AGILITY SO		0.00	-24.96	
1XW4-T4WL-1PT	Credit Memo	02/08/2024	PRO DISC CONES (SET OF 50) - AGILITY SO		0.00	-99.83	
1YYM-WHMJ-47V	Invoice	02/08/2024	OTTERBOX IPHONE 13 (ONLY) DEFENDER		0.00	112.58	
016387	ANAHEIM LAWNMOWER SHOP & WELDING LL		02/08/2024	Regular	0.00	190.61	336500
7675	Invoice	02/08/2024	# 139 BLADE-MGM-SK48		0.00	190.61	
015175	ANDERSON REFRIGERATION, INC.		02/08/2024	Regular	0.00	327.49	336501
#4550437	Invoice	02/08/2024	ICE MACHINE REPAIR SERVICE		0.00	327.49	
015350	APWA		02/08/2024	Regular	0.00	1,206.00	336502
253970	Invoice	02/08/2024	MEMBERSHIP FOR 6 PEOPLE - FY2		0.00	1,206.00	
011368	ASWELL TROPHY		02/08/2024	Regular	0.00	27.31	336503
170401	Invoice	02/08/2024	TROPHIES		0.00	27.31	
011738	AT&T CALNET 3		02/08/2024	Regular	0.00	501.34	336504
000021150536	Invoice	02/08/2024	MONTHLY UTILITY CHARGES 12/20/23 - 0		0.00	501.34	
012677	AUTOZONE		02/08/2024	Regular	0.00	119.30	336505
5716552513	Invoice	02/08/2024	#119 - ULTRA GEL CONTROL GLUE		0.00	11.06	
5716555994	Invoice	02/08/2024	#408 - PRESSURE HOSE		0.00	108.24	
015318	BADGER METER		02/08/2024	Regular	0.00	2,384.40	336506

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80149155	Invoice	02/08/2024	ORION CELLULAR LET SVC/BEACON MBL		0.00	2,384.40	
016062	BANNER BANK		02/08/2024	Regular	0.00	16,253.65	336507
17462-RET	Invoice	02/08/2024	Retention-Sewer Pipeline&Water Replace		0.00	16,253.65	
014680	BEST BEST & KRIEGER LLP		02/08/2024	Regular	0.00	43,624.21	336508
DECEMBER 2023	Invoice	02/08/2024	PROFESSIONAL SERVICES		0.00	43,624.21	
015223	BILINGUAL SAFETY TRAINING SOLUTIONS		02/08/2024	Regular	0.00	200.00	336509
24-007	Invoice	02/08/2024	GENERAL SAFETY ORIENTATION/TACTOR S		0.00	200.00	
015398	BUNNIN CHEVROLET OF SANTA PAULA		02/08/2024	Regular	0.00	31.45	336510
20933	Invoice	02/08/2024	#134 - COVER		0.00	31.45	
011089	CAROLLO ENGINEERS		02/08/2024	Regular	0.00	4,500.00	336511
FB44386	Invoice	02/08/2024	CROSS TOWN WATER PIPELINE - ORIGINA		0.00	4,500.00	
011336	CDCE INC.		02/08/2024	Regular	0.00	470.00	336512
138445-33	Invoice	02/08/2024	RENEWAL FOR LEASE #138445 FY23/24 (#		0.00	290.00	
139414-25	Invoice	02/08/2024	RENEWAL FOR LEASE #139414 FY23/24 (#		0.00	180.00	
016266	CENTRAL COAST ENGINEERING		02/08/2024	Regular	0.00	4,074.43	336513
9622	Invoice	02/08/2024	SCOPE OF SERVICES - INSTALL NEW META		0.00	1,874.43	
9627	Invoice	02/08/2024	SCOPE OF SERVICES- REPLACE 15AMP REC		0.00	2,200.00	
015999	CHARTER COMMUNICATIONS HOLDING, LLC		02/08/2024	Regular	0.00	449.00	336514
0469553010924	Invoice	02/08/2024	SPECTRUM INTERNET SERVICES		0.00	449.00	
016394	CISNEROS, JORGE		02/08/2024	Regular	0.00	2,225.50	336515
DEPOSIT21-MM-	Invoice	02/08/2024	DEPOSIT-PROJECT 21-MM-03, INCODE Q9		0.00	2,225.50	
011149	COSTCO WHOLESALE		02/08/2024	Regular	0.00	309.26	336516
DPO 08457	Invoice	02/08/2024	DPO 08457		0.00	134.07	
DPO 08458	Invoice	02/08/2024	COFFEE W/ CITY MANAGER - SNACKS		0.00	175.19	
011148	COUNTY OF VENTURA		02/08/2024	Regular	0.00	171.20	336517
R108 FEB-24	Invoice	02/08/2024	FEBRUARY 2024 RENT APN 108-0-101-05		0.00	171.20	
010932	COUNTY OF VENTURA IT SERVICES		02/08/2024	Regular	0.00	2,999.47	336518
INV0292531	Invoice	02/08/2024	RADIO COMMUNICATIONS ISF		0.00	1,340.26	
INV0292537	Invoice	02/08/2024	COUNTY GEOGRAPHICAL INFORMATION		0.00	1,659.21	
011161	CRAGOE PEST SERVICES INC		02/08/2024	Regular	0.00	1,140.00	336519
172-00250638	Invoice	02/08/2024	PEST CONTROL - RECREATION PARK		0.00	35.00	
172-00250653	Invoice	02/08/2024	PEST CONTROL - MILL PARK		0.00	40.00	
172-00250654	Invoice	02/08/2024	PEST CONTROL - OBREGON PARK		0.00	35.00	
172-00250655	Invoice	02/08/2024	PEST CONTROL - VETERAN'S PARK		0.00	40.00	
172-00251174	Invoice	02/08/2024	PEST CONTROL - TEAGUE PARK		0.00	40.00	
172-00252017	Invoice	02/08/2024	PEST CONTROL - LAS PIEDRAS PARK		0.00	40.00	
172-00252018	Invoice	02/08/2024	PEST CONTROL - MANOR RIDGE SLOPES		0.00	55.00	
172-00252422	Invoice	02/08/2024	PEST CONTROL - WRF		0.00	70.00	
172-00252802	Invoice	02/08/2024	PEST CONTROL - EBELL PARK		0.00	30.00	
172-00253089	Invoice	02/08/2024	PEST CONTROL - HARDING PARK		0.00	40.00	
172-00254370	Invoice	02/08/2024	PEST CONTROL - HARDING PARK		0.00	40.00	
172-00254925	Invoice	02/08/2024	PEST CONTROL: OLD FIRE STATION		0.00	40.00	
172-00254926	Invoice	02/08/2024	PEST CONTROL - SPPD		0.00	60.00	
172-00254927	Invoice	02/08/2024	PEST CONTROL - SPPD		0.00	30.00	
172-00254928	Invoice	02/08/2024	PEST CONTROL - P&E DEVELOPMENT		0.00	40.00	
172-00254929	Invoice	02/08/2024	PEST CONTROL - P&E DEVELOPMENT		0.00	20.00	
172-00254930	Invoice	02/08/2024	PEST CONTROL - SP COMMUNITY CENTER		0.00	20.00	
172-00255255	Invoice	02/08/2024	PEST CONTROL - CULTURAL ARTS BLDG		0.00	40.00	
172-00255256	Invoice	02/08/2024	PEST CONTROL - SP YOUTH CENTER		0.00	30.00	
172-00255429	Invoice	02/08/2024	PEST CONTROL-TRAIN DEPOT STATION		0.00	40.00	
172-00255430	Invoice	02/08/2024	PEST CONTROL - CORP YARD		0.00	60.00	

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172-00255431	Invoice	02/08/2024	PEST CONTROL - SANTA PAULA COMMUNI		0.00	45.00	
172-00255432	Invoice	02/08/2024	PEST CONTROL - WRF		0.00	50.00	
172-00255433	Invoice	02/08/2024	PEST CONTROL - WRF		0.00	30.00	
172-00255434	Invoice	02/08/2024	PEST CONTROL - STECKEL WATER TREATM		0.00	25.00	
172-00255435	Invoice	02/08/2024	PEST CONTROL - STECKEL WATER TREATM		0.00	30.00	
172-00255436	Invoice	02/08/2024	PEST CONTROL - SANTA PAULA CITY HALL		0.00	30.00	
172-00255437	Invoice	02/08/2024	PEST CONTROL - SANTA PAULA CITY HALL		0.00	15.00	
172-00255438	Invoice	02/08/2024	PEST CONTROL - WATER YARD		0.00	20.00	
172-00255439	Invoice	02/08/2024	PEST CONTROL - WATER YARD		0.00	50.00	
011164	CRANE PRINTING		02/08/2024	Regular	0.00	296.61	336520
23760	Invoice	02/08/2024	BUSINESS CARDS - A TORRES		0.00	296.61	
011210	DEPARTMENT OF JUSTICE		02/08/2024	Regular	0.00	264.00	336521
706959	Invoice	02/08/2024	FNGRPRNT APPS, CHLD ABUSE INDEX CK,		0.00	264.00	
012948	DIAL SECURITY 2021		02/08/2024	Regular	0.00	44.40	336522
464534	Invoice	02/08/2024	ALARM MONITORING		0.00	44.40	
013975	DODOS DESIGN - GARCIA, DAVID		02/08/2024	Regular	0.00	144.00	336523
9510	Invoice	02/08/2024	PRINT - BANNER		0.00	64.00	
9525	Invoice	02/08/2024	BANNER PRINT - PUBLIC NOTIC JAN 23 24		0.00	80.00	
016156	EFUEL LLC		02/08/2024	Regular	0.00	5,486.74	336524
1547242	Invoice	02/08/2024	EFUEL- 01/01/24 - 01/15/24		0.00	5,486.74	
013360	ENGEO INCORPORATED		02/08/2024	Regular	0.00	5,350.00	336525
286015REV	Invoice	02/08/2024	GHAD MANAGEMENT FY23/24		0.00	5,350.00	
016126	ENVISION VTA FD AUTO LLC		02/08/2024	Regular	0.00	373.57	336526
22433	Invoice	02/08/2024	HOUSING #204		0.00	373.57	
010395	FAMCON PIPE & SUPPLY, INC.		02/08/2024	Regular	0.00	12,144.66	336527
S100115593.003	Invoice	02/08/2024	A24NL FORD A24 1" METER ADT		0.00	375.38	
S100119186.002	Invoice	02/08/2024	TAIL PIECE, METER		0.00	172.67	
S100119687.001	Invoice	02/08/2024	WATERLINE PARTS AND SUPPLIES		0.00	7,745.27	
S100119868.001	Invoice	02/08/2024	WASHER, EPDM RUBBER METER		0.00	2,968.68	
S100119869.001	Invoice	02/08/2024	WIDE RANGE BELTED CPL/VALVE		0.00	1,545.47	
S100120151.001	Credit Memo	02/08/2024	3/4" X 1" FORD		0.00	-662.81	
010404	FENCE FACTORY SATICOY		02/08/2024	Regular	0.00	11.75	336528
448902	Invoice	02/08/2024	11.75		0.00	11.75	
014348	FERRIS, SABRINA ZAN		02/08/2024	Regular	0.00	317.20	336529
JANUARY 2024	Invoice	02/08/2024	INSTRUCTOR PAYMENT - YOGA JAN 2024		0.00	317.20	
010440	FGL ENVIRONMENTAL, INC		02/08/2024	Regular	0.00	6,421.00	336530
307708A	Invoice	02/08/2024	LTB SERIES 15 TUBE		0.00	35.00	
314014A	Invoice	02/08/2024	LTB SERIES 15 TUBE, WET CHEMISTRY-ci, a		0.00	192.00	
314028A	Invoice	02/08/2024	COLIFORM, METALS TOTAL, MATERIALS/D		0.00	2,610.00	
314307A	Invoice	02/08/2024	WET CHEMISTRY % SOLIDS		0.00	296.00	
316406A	Invoice	02/08/2024	LTB SERIES 15 TUBE, WET CHEMISTRY		0.00	192.00	
316427A	Invoice	02/08/2024	METALS, TOTAL SAR		0.00	105.00	
316525A	Invoice	02/08/2024	FIELD TEST		0.00	30.00	
316990A	Invoice	02/08/2024	LTB SERIES 15 TUBE		0.00	35.00	
317376A	Invoice	02/08/2024	LTB SERIES 15 TUBE		0.00	35.00	
317440A	Invoice	02/08/2024	LTB SERIES 15 TUBE		0.00	35.00	
317450A	Invoice	02/08/2024	LTB SERIES 15 TUBE		0.00	35.00	
317524A	Invoice	02/08/2024	LTB SERIES 15 TUBE		0.00	35.00	
319194A	Invoice	02/08/2024	MATERIALS/DISPOSAL		0.00	1,218.00	
400096A	Invoice	02/08/2024	SUB BACTI-SALMONELLA		0.00	395.00	
400265A	Invoice	02/08/2024	LTB SERIES 15 TUBE		0.00	39.00	
400286A	Invoice	02/08/2024	LTB SERIES 15 TUBE		0.00	39.00	

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400287A	Invoice	02/08/2024	LTB SERIES 15 TUBE		0.00	39.00	
400301A	Invoice	02/08/2024	LTB SERIES 15 TUBE		0.00	39.00	
400407A	Invoice	02/08/2024	COLIFORM - COLILERT -P/A		0.00	265.00	
400495A	Invoice	02/08/2024	LTB SERIES 15 TUBE		0.00	39.00	
400553A	Invoice	02/08/2024	LTB SERIES 15 TUBE		0.00	39.00	
400625A	Invoice	02/08/2024	LTB SERIES 15 TUBE		0.00	39.00	
400654A	Invoice	02/08/2024	LTB SERIES 15 TUBE		0.00	39.00	
400668A	Invoice	02/08/2024	LTB SERIES 15 TUBE		0.00	39.00	
400679A	Invoice	02/08/2024	LTB SERIES 15 TUBE		0.00	39.00	
400761A	Invoice	02/08/2024	COLIFORM - COLILERT P/A		0.00	291.00	
400805A	Invoice	02/08/2024	LTB SERIES 15 TUBE		0.00	39.00	
400840A	Invoice	02/08/2024	FIELD TEST		0.00	32.00	
400948A	Invoice	02/08/2024	LTB SERIES 15 TUBE		0.00	39.00	
401022A	Invoice	02/08/2024	LTB SERIES 15 TUBE		0.00	39.00	
401059A	Invoice	02/08/2024	LTB SERIES 15 TUBE		0.00	39.00	
401060A	Invoice	02/08/2024	LTB SERIES 15 TUBE		0.00	39.00	
	Void		02/08/2024	Regular	0.00	0.00	336531
015835	FLORES, ELIXEO		02/08/2024	Regular	0.00	78.30	336532
JANUARY 2024	Invoice	02/08/2024	ZUMBA INSTRUCTOR PAYMENT FOR JAN 2		0.00	78.30	
012437	FMP UNIFORM CO.		02/08/2024	Regular	0.00	527.44	336533
17644	Invoice	02/08/2024	UNIFORMS		0.00	527.44	
016393	FRANCO, MAURICIO		02/08/2024	Regular	0.00	415.00	336534
0000041	Invoice	02/08/2024	LABOR TO INSTALL CAT6 LINES TO RM NX		0.00	415.00	
010432	FRANK'S PAINT & HARDWARE		02/08/2024	Regular	0.00	362.57	336535
382316	Invoice	02/08/2024	# 430 WATCH/CALC BATTERY, FORNEY ME		0.00	53.00	
382463	Invoice	02/08/2024	SPRAY PAINTERS, PATTERN HOSE NOZZLE,		0.00	41.62	
382485	Invoice	02/08/2024	DOOR STOPS, DRY GRAPHITE LUBE		0.00	20.55	
382547	Invoice	02/08/2024	AERVOE STRIPING PAINT WHITE, LIME MA		0.00	140.49	
382593	Invoice	02/08/2024	TAPE - WHITE GORILLA 10YD		0.00	7.57	
382631	Invoice	02/08/2024	36IN STRETCH CORD, 45"RUBBER STRAP,		0.00	81.71	
382640	Invoice	02/08/2024	FORNEY MERCH. 72830		0.00	17.63	
010441	FRUIT GROWERS SUPPLY CO		02/08/2024	Regular	0.00	14.06	336536
92434380	Invoice	02/08/2024	HANDLE SHOVEL BENT 48"		0.00	14.06	
015222	GOODSUITE		02/08/2024	Regular	0.00	1,414.07	336537
INV215405	Invoice	02/08/2024	BILLING PERIOD 010124-013124		0.00	1,414.07	
010481	GRAINGER		02/08/2024	Regular	0.00	40.19	336538
9966823081	Invoice	02/08/2024	AIR SAFETY VALVE #277		0.00	12.06	
9967102717	Invoice	02/08/2024	AIR SAFETY VALVE #277		0.00	28.13	
012800	GRANITE CONSTRUCTION COMPANY		02/08/2024	Regular	0.00	200.97	336539
2642756	Invoice	02/08/2024	1/2"HMA FINE B		0.00	200.97	
010527	HDL COREN & CONE		02/08/2024	Regular	0.00	3,200.00	336540
SIN035448	Invoice	02/08/2024	CONTRACT SERVICES PROPERTY TAX: JAN		0.00	3,200.00	
014826	HERNANDEZ, LIZ		02/08/2024	Regular	0.00	130.00	336541
JANUARY 2024	Invoice	02/08/2024	INSTRUCTOR PAYMENT - FOLKORICO		0.00	130.00	
010537	HOUSE SANITARY SUPPLY		02/08/2024	Regular	0.00	1,709.79	336542
287502	Invoice	02/08/2024	GLV NITRILE BLK LRG, DUST MOP SUPPLIE		0.00	1,709.79	
014988	INFRASCALE INC.		02/08/2024	Regular	0.00	1,590.91	336543
INV00780693	Invoice	02/08/2024	CLOUD COMPUTE IBDR		0.00	1,590.91	
010574	INGLIS IMPORTS		02/08/2024	Regular	0.00	4,901.54	336544
IPHB008832	Invoice	02/08/2024	K9 BOARDING -RAIDER		0.00	2,401.54	

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
IPHS001100	Invoice	02/08/2024	MAINTENANCE TRAINING - 1 YR JAN - DE		0.00	2,500.00	
010921	INTERNATIONAL ASSOCIATION OF CHIEFS OF P		02/08/2024	Regular	0.00	190.00	336545
0320930	Invoice	02/08/2024	MEMBERSHIP DUES 01/01/24-12/31/24		0.00	190.00	
016397	INTERNATIONAL ASSOCIATION OF EMERGENCY		02/08/2024	Regular	0.00	199.00	336546
219858	Invoice	02/08/2024	INDIVIDUAL MEMBERS DUES 2024		0.00	199.00	
015475	JIMENEZ, BEATRIZ		02/08/2024	Regular	0.00	58.96	336547
REIMBURSEMEN	Invoice	02/08/2024	2024 CSMFO CONFERENCE - ANAHEIM		0.00	58.96	
010629	KIMBALL MIDWEST		02/08/2024	Regular	0.00	149.20	336548
101804282	Invoice	02/08/2024	SHOP SUPPLES - ALUM SLEEVE, ALUM ST		0.00	28.36	
101841951	Invoice	02/08/2024	#461 - DECAL ERASER WHEEL		0.00	92.42	
101847540	Invoice	02/08/2024	# 205 - LYNCH PIN		0.00	28.42	
013544	LARRY WALKER ASSOCIATES, INC.		02/08/2024	Regular	0.00	1,236.50	336549
00506.12-16	Invoice	02/08/2024	WASTEWATER DISCHARGE PERMIT COMP		0.00	1,236.50	
010736	LEAGUE OF CALIFORNIA CITIES		02/08/2024	Regular	0.00	14,667.00	336550
1799	Invoice	02/08/2024	MEMBERSHIP DUES FOR CHANNEL COUN		0.00	300.00	
INV-11925-M1Q3	Invoice	02/08/2024	2024 MEMBERSHIP DUES - D. SINGER		0.00	14,367.00	
010017	LIEBERT CASSIDY WHITMORE		02/08/2024	Regular	0.00	2,067.00	336551
255461	Invoice	02/08/2024	CLIENT/MATTER NO.: SA560-00049		0.00	69.00	
255866	Invoice	02/08/2024	CLIENT/MATTER NO.: SA560-00049		0.00	172.50	
257783	Invoice	02/08/2024	CLIENT/MATTER NO.: SA560-0001		0.00	1,480.50	
258476	Invoice	02/08/2024	CLIENT/MATTER NO.: SA560-00046		0.00	345.00	
011807	LIVESCAN EXPRESS, INC.		02/08/2024	Regular	0.00	572.00	336552
6435	Invoice	02/08/2024	FINGER PRINT SCANNING SERVICES		0.00	352.00	
6461	Invoice	02/08/2024	FINGERPRINT SCANNING SERVICE JAN 20		0.00	220.00	
010061	LOWE'S		02/08/2024	Regular	0.00	723.80	336553
901838-MJESEC	Invoice	02/08/2024	THE CLEAN WATER FILTER		0.00	96.52	
901842-MJESEE	Invoice	02/08/2024	UT 12IN FLUSH MT SG LED		0.00	39.94	
976131-MJESEJ	Invoice	02/08/2024	GE LED 20W T8 T12A 2FT CC		0.00	49.75	
976139-MJESEK	Invoice	02/08/2024	52-IN BOLTZ III MATTE BLK		0.00	311.32	
976144 - MJESE	Invoice	02/08/2024	SHPRD 2-IN GRAY SWIVEL		0.00	28.58	
976197-MJESED	Invoice	02/08/2024	2-CT WHIRLPOOL RO FILTER, WP FILTER,		0.00	197.69	
015386	M & B SERVICES, INC.		02/08/2024	Regular	0.00	21,729.86	336554
23082	Invoice	02/08/2024	10TH & SB PARK - WATER LEAK REPAIR		0.00	1,998.00	
23415	Invoice	02/08/2024	SPPD - INTALLED 3 DIAPHRAGMS ON TOIL		0.00	933.13	
23646	Invoice	02/08/2024	OIL MUSEUM-1001 E MAIN ST SP SNAKED		0.00	830.00	
23647	Invoice	02/08/2024	214 S 10TH ST SP - FLUSH VALVE		0.00	328.67	
23648	Invoice	02/08/2024	903 CORPORATION RD SP - SNAKED OUT L		0.00	540.00	
23649	Invoice	02/08/2024	200 S 10ST SP - FLOOR DRAIN ODOR REPA		0.00	285.00	
23650	Invoice	02/08/2024	PD STATION-RELOCATE 1/4 IN LINE FOR W		0.00	478.40	
23651	Invoice	02/08/2024	LAS PIEDRAS PARK - RESTROOM BK SERVI		0.00	95.00	
23863	Invoice	02/08/2024	LAS PIEDRAS PARK - SNAKE TOILET IN ME		0.00	285.00	
23864	Invoice	02/08/2024	TEAGUE PARK- REPAIR URINAL HANDLE -		0.00	216.98	
23865	Invoice	02/08/2024	POLICE STATION - SNAKE FLOOR DRAINS I		0.00	285.00	
23866	Invoice	02/08/2024	BOYS & GIRLS CLUB - REMOVED AND REP		0.00	1,704.63	
23867	Invoice	02/08/2024	POLICE STATION - REMOVED AND REPLAC		0.00	581.51	
23868	Invoice	02/08/2024	TEAGUE PARK - REPLACED DIAPHRAGM O		0.00	316.73	
23869	Invoice	02/08/2024	VETERANS PARK-REHUNG SINK-NEW ANG		0.00	322.95	
29807	Invoice	02/08/2024	POLICE STATION - MENS RESTROOM UNCL		0.00	3,450.18	
29809	Invoice	02/08/2024	LAS PIERDAS PARK - ACCESS PLUMBING C		0.00	859.07	
29810	Invoice	02/08/2024	COMMUNITY DEVELOPMENT CENTER- RE		0.00	1,610.54	
29811	Invoice	02/08/2024	OIL MUSEUM - SHT DOWN WATER, REMO		0.00	666.58	
29813	Invoice	02/08/2024	CITY HALL - SHUT DOWN WATER AT MAIN		0.00	2,585.00	
29814	Invoice	02/08/2024	OIL MUSEUM - REPAIR BACKFLOW		0.00	291.44	

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29816	Invoice	02/08/2024	BOYS & GIRLS CLUB - 2 MEN @ 8 HRS EAC		0.00	2,306.05	
29817	Invoice	02/08/2024	PD-ACCESS LAV/TOILET COMBO WATER S		0.00	760.00	
015633	M6 CONSULTING, INC.		02/08/2024	Regular	0.00	11,636.87	336555
3170	Invoice	02/08/2024	ENCROACHMENT PERMIT SERVICES		0.00	11,636.87	
015442	MARIPOSA LANDSCAPES, INC.		02/08/2024	Regular	0.00	4,868.47	336556
105774	Invoice	02/08/2024	FIELD MAINTENANCE-HARDING PARK LAN		0.00	4,868.47	
014436	MINER'S ACE HARDWARE		02/08/2024	Regular	0.00	745.99	336557
32503	Invoice	02/08/2024	KEYS		0.00	8.64	
33743	Invoice	02/08/2024	COMPACT TAPE, PLIER 12" JAW PUMP CH		0.00	70.33	
33753	Invoice	02/08/2024	RTCHTNG MB SCREWDRIVER		0.00	21.64	
33822	Invoice	02/08/2024	COMM. CENTER - SPRY PAINT BLACK & W		0.00	44.34	
33863	Invoice	02/08/2024	#277 BRASS TEE, PIPE TEE		0.00	21.63	
33872	Invoice	02/08/2024	KEYS		0.00	12.96	
33874	Invoice	02/08/2024	HEX KEY SET 22PC EKLIND		0.00	35.71	
33881	Invoice	02/08/2024	FASITALS - LOCK COMBO, FIN NLS		0.00	101.73	
33898	Invoice	02/08/2024	#4 1/2 REBAR 20FT		0.00	14.06	
33900	Invoice	02/08/2024	TEAGUE PARK - KEYS, CHAIN PROOF, FAST		0.00	159.64	
33901	Invoice	02/08/2024	HOOK S STEEL OPEN 4IN ZINC, 1/2 REBAR		0.00	29.61	
33914	Invoice	02/08/2024	#459 - BATTERY 4 PK		0.00	16.23	
33917	Invoice	02/08/2024	CABLE TIES		0.00	51.90	
33918	Invoice	02/08/2024	ACID MURIATIC GAL		0.00	10.81	
33919	Invoice	02/08/2024	CAULK DFLEX230 WHT 10.1 OZ		0.00	17.30	
33922	Invoice	02/08/2024	1X4X8 #2 PINE		0.00	19.64	
33923	Invoice	02/08/2024	USBC CABLE - STREETS		0.00	12.98	
33941	Invoice	02/08/2024	ACID MAGIC MUR ACID GAL		0.00	38.95	
33942	Invoice	02/08/2024	STRIPPER BLADES 4" 5PK		0.00	5.40	
33984	Invoice	02/08/2024	AIR PLUG, AIR COUPLER, AIR HOSE SPLICE		0.00	39.95	
34116	Invoice	02/08/2024	FUNNEL SET OF 3, FUNNEL POLYLN		0.00	12.54	
016052	NATURAL GREEN LANDSCAPE, INC.		02/08/2024	Regular	0.00	1,300.00	336558
23242	Invoice	02/08/2024	PW - LANDSCAPE 866 E MAIN ST SET UP		0.00	1,300.00	
012691	O'REILLY AUTOMOTIVE STORES, INC.		02/08/2024	Regular	0.00	3,516.76	336559
3129-121618	Invoice	02/08/2024	11 OZ LUBRICANT #146		0.00	10.81	
3129-121886	Invoice	02/08/2024	F/P HNGR ASM #447		0.00	180.13	
3129-122947	Invoice	02/08/2024	2OZ JB WELD #288		0.00	10.81	
3129-123022	Invoice	02/08/2024	CABIN FILTER - #470		0.00	12.07	
3129-125629	Invoice	02/08/2024	DOOR HANDLE #284		0.00	30.27	
3129-128758	Invoice	02/08/2024	IGN LOCK CYL #119		0.00	41.87	
3129-128804	Credit Memo	02/08/2024	SEMI-MET PAD #274		0.00	-46.50	
3129-128865	Invoice	02/08/2024	WINDOW SWTCH, COOLANT HOSE - #410		0.00	72.54	
3129-129052	Invoice	02/08/2024	MINI PIST GG		0.00	24.89	
3129-129902	Invoice	02/08/2024	#430 - PRESS TESTER		0.00	62.77	
3129-129905	Invoice	02/08/2024	#410 RADIATOR, THERMOSTAT, OUTLET S		0.00	198.22	
3129-130012	Invoice	02/08/2024	#430 - MICRO-V BELT, BELT TENSNER, IDLE		0.00	137.28	
3129-130128	Invoice	02/08/2024	#410 - OE MIRROR-L		0.00	97.41	
3129-130255	Invoice	02/08/2024	#430 QT MYSTERY OIL, QT STABILIZER, SP		0.00	37.31	
3129-130260	Invoice	02/08/2024	#430 OIL PRES SW, OIL PRS SEN		0.00	88.48	
3129-130363	Invoice	02/08/2024	1 YR SUBSCRIPTION		0.00	811.84	
3129-130702	Invoice	02/08/2024	#132 MULTI SW, CAPSULE, SPOT MIRROR		0.00	106.15	
3129-130813	Invoice	02/08/2024	#229 LICENSE LT		0.00	5.06	
3129-132318	Invoice	02/08/2024	#240 FUEL CAP		0.00	17.29	
3129-132319	Invoice	02/08/2024	#427 LOCKING CAP		0.00	17.95	
3129-132535	Invoice	02/08/2024	#240 AIR FILTER		0.00	15.79	
3129-132702	Invoice	02/08/2024	#134 DISC PAD SET, BRAKE ROTOR		0.00	483.86	
3129-132705	Invoice	02/08/2024	#134 OESPECTRUM		0.00	145.44	
3129-132736	Credit Memo	02/08/2024	#134 DISC PAD SET, BRAKE ROTOR		0.00	-237.88	
3129-132790	Invoice	02/08/2024	#410 RADIATOR CAP		0.00	12.38	

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3129-133647	Invoice	02/08/2024	#408 STOP LEAK		0.00	29.22	
3129-134056	Invoice	02/08/2024	PULLEY PULLR		0.00	85.51	
3129-134304	Invoice	02/08/2024	#408 1GAL ANTI FREEZE		0.00	149.26	
3129-134320	Invoice	02/08/2024	#408 PWR STG HOSE		0.00	112.41	
3129-134336	Credit Memo	02/08/2024	RETURN - AXLE, MICRO-V BELT, OIL PRS SE		0.00	-117.75	
3129-134553	Invoice	02/08/2024	#419 DISC PAD SET		0.00	167.32	
3129-134586	Invoice	02/08/2024	#419 FUEL PUMP ASY, TRANSFER UNIT		0.00	298.01	
3129-134844	Invoice	02/08/2024	#119 OESPECTRUM		0.00	120.09	
3129-135536	Invoice	02/08/2024	#132 OIL PRES SW		0.00	40.05	
3129-135638	Invoice	02/08/2024	#132 BK PEDAL PAD		0.00	14.53	
3129-135665	Invoice	02/08/2024	#408 RETURN HOSE		0.00	206.41	
3129-135791	Invoice	02/08/2024	SILENCER		0.00	75.46	
	Void		02/08/2024	Regular	0.00	0.00	336560
016396	PACIFIC SERVICES HOLDCO LLC.		02/08/2024	Regular	0.00	20,045.51	336561
EVENT 10/06/20	Invoice	02/08/2024	REFUND FOR FILMING 10/6/23		0.00	20,045.51	
012844	PARKHOUSE TIRE SERVICES, INC.		02/08/2024	Regular	0.00	1,001.79	336562
4020178995	Invoice	02/08/2024	#245 OTR SECTION REPAIR		0.00	526.79	
4020179380	Invoice	02/08/2024	#225 TIRES		0.00	475.00	
015335	PAVEMENT COATING CO.		02/08/2024	Regular	0.00	254.18	336563
CCusl002619	Invoice	02/08/2024	SS-1H		0.00	139.80	
CCusl002636	Invoice	02/08/2024	SS-1H		0.00	114.38	
014663	PHOENIX CIVIL ENGINEERING, INC.		02/08/2024	Regular	0.00	121,552.48	336564
22732	Invoice	02/08/2024	PSA - Mesa Tank Replacement Poj.		0.00	36,542.98	
22734	Invoice	02/08/2024	HARVARD BLVD. WATER AND SEWER PIPE		0.00	85,009.50	
010774	PROFESSIONAL POLICE SUPPLY		02/08/2024	Regular	0.00	767.44	336565
INV408186	Invoice	02/08/2024	#463 RELAY HI-AMP TIMER, PAC-200 AMP		0.00	362.24	
INV408414	Invoice	02/08/2024	#470 PAC-200 AMP BATTERY		0.00	405.20	
014934	RAMIREZ, JOSHUA		02/08/2024	Regular	0.00	1,053.00	336566
JANUARY 2024	Invoice	02/08/2024	TAE KWON DO - INSTRUCTOR PAYMENT		0.00	1,053.00	
016399	RAMIREZ, VANESA		02/08/2024	Regular	0.00	428.00	336567
PAYABLE 4434	Invoice	02/08/2024	DEPOSIT REFUND - AUDITORIUM		0.00	428.00	
016348	RANGEL, DENISE		02/08/2024	Regular	0.00	598.00	336568
DECEMBER 2023	Invoice	02/08/2024	INSTRUCTOR PAYMENT - PARENT & ME W		0.00	598.00	
010326	RED WING SHOE STORE		02/08/2024	Regular	0.00	225.00	336569
131-1-270257	Invoice	02/08/2024	EMPLOYEE BOOTS - A TORRES		0.00	225.00	
010047	ROBERT HALF		02/08/2024	Regular	0.00	4,842.56	336570
63102122	Invoice	02/08/2024	V. RODRIGUEZ WK END DT 011924		0.00	1,016.28	
63119223	Invoice	02/08/2024	TEMP - SANCHEZ, SHANNAN		0.00	365.85	
63122589	Invoice	02/08/2024	J. CAHUANTZI WK END DT 011924		0.00	1,134.91	
63151943	Invoice	02/08/2024	J. CAHUANTZI WK END DT 012624		0.00	1,464.40	
REB62832778	Invoice	02/08/2024	Y. VASQUEZ WK END DT 11/10/23		0.00	861.12	
010376	SAFETY-KLEEN SYSTEMS, INC.		02/08/2024	Regular	0.00	620.84	336571
90643245	Invoice	02/08/2024	HAZMAT - DRUM 55GA OIL FILTER, 30G P		0.00	304.06	
93203586	Invoice	02/08/2024	HAZMAT - 220G OIL TANK, ANTIFREEZE US		0.00	107.00	
93351313	Invoice	02/08/2024	HAZMAT - 30G PARTS WASHER		0.00	209.78	
011263	SANTA PAULA SELF STORAGE		02/08/2024	Regular	0.00	835.00	336572
#57490	Invoice	02/08/2024	STORAGE RENT JAN - FEB 2024		0.00	835.00	
013467	SATICOY UPHOLSTERY - ZUNIGA, RUTILIO		02/08/2024	Regular	0.00	1,060.87	336573
442	Invoice	02/08/2024	#132 CHUY REPAIR SEAT		0.00	660.87	
452	Invoice	02/08/2024	CHUY COLORADO REPAIR BOTTOM SEAT		0.00	400.00	

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016000	SCHMIDT, KENNETH L.		02/08/2024	Regular	0.00	33.50	336574
MILEAGE 010324	Invoice	02/08/2024	33.5		0.00	33.50	
014458	SHAH, KRISTEN		02/08/2024	Regular	0.00	1,462.50	336575
SEPT 2023 - JAN	Invoice	02/08/2024	INSTRUCTOR PAYMENT - PRESCHOOL		0.00	1,462.50	
010795	SOUTHERN CALIFORNIA EDISON		02/08/2024	Regular	0.00	66,193.90	336576
121723-011824	Invoice	02/08/2024	MONTHLY UTILITY CHARGES		0.00	10,477.47	
122123 - 012524	Invoice	02/08/2024	MONTHLY UTILITY BILLING		0.00	55,716.43	
015809	STANDARD SITE RENTALS INC.		02/08/2024	Regular	0.00	270.63	336577
5582	Invoice	02/08/2024	TEAGUE PARK - UNITS TIPPED OVER - CLE		0.00	162.38	
5603	Invoice	02/08/2024	UNIT CLEAN UP & REPAIR TO DOOR/LOCK		0.00	108.25	
011144	STAPLES, INC.		02/08/2024	Regular	0.00	1,325.83	336578
3556613920	Invoice	02/08/2024	MOISTENER FNGER, BS RUE DU FLORE, M		0.00	105.25	
3556700500	Invoice	02/08/2024	1098 FORMS		0.00	63.86	
3557287777	Invoice	02/08/2024	PD - BIC PENS, FLDR LTR, INX CARD 500 CT		0.00	842.79	
3558435980	Invoice	02/08/2024	#1 COIN ENV BRN KRFT, TR ACCESSORIES		0.00	153.93	
3558435981	Invoice	02/08/2024	DESK CALENDAR, BINDER CLIP, STAMP SH		0.00	160.00	
010823	SUN BADGE CO, INC		02/08/2024	Regular	0.00	145.41	336579
417519	Invoice	02/08/2024	LA DOME 2TONE BADGE REPAIR - PD		0.00	65.13	
417525	Invoice	02/08/2024	LA DOME 2TONE BADGE RPR - PD		0.00	80.28	
012696	TORO ENTERPRISES, INC.		02/08/2024	Regular	0.00	308,819.33	336580
17462	Invoice	02/08/2024	HARVARD BLVD WATER & SEWER PIPELIN		0.00	308,819.33	
015505	TRIPEPI, SMITH AND ASSOCIATES, INC.		02/08/2024	Regular	0.00	404.70	336581
11190	Invoice	02/08/2024	AMENDMENT NO. 2 - PSA SERVICES THRO		0.00	404.70	
010885	UNDERGROUND SERVICE ALERT OF SOUTHERN		02/08/2024	Regular	0.00	133.40	336582
120240194	Invoice	02/08/2024	CSP90 NEW TICKET CHARGES - MONTHLY		0.00	90.50	
23-2424229	Invoice	02/08/2024	CA STATE FEE FOR REGULATORY COSTS		0.00	42.90	
013736	V.C.T.C.		02/08/2024	Regular	0.00	335.00	336583
JANUARY 2024	Invoice	02/08/2024	BUS SALES JAN 2024		0.00	335.00	
010920	VENTURA CO. AIR POLLUTION CONTROL DISTR		02/08/2024	Regular	0.00	834.31	336584
1049201 PLC922	Invoice	02/08/2024	PERMIT RENEWAL FEE 1/1/24 - 12/31/24		0.00	834.31	
015186	VENTURA COUNTY AUTO SUPPLY, INC.		02/08/2024	Regular	0.00	458.83	336585
1016-070345	Invoice	02/08/2024	STEERING PUMP, CORE DEPOSIT #408		0.00	130.04	
993505	Invoice	02/08/2024	9P 1 4 D 6PT SKT SAE - SHOP TOOLS		0.00	257.80	
994212	Invoice	02/08/2024	12 3 8DR HXBT ST-AE SHOP SUPPLIES		0.00	70.99	
010938	VENTURA COUNTY SHERIFF'S OFFICE		02/08/2024	Regular	0.00	132.46	336586
24-18588	Invoice	02/08/2024	CRISIS INTERVENTION TEAM PROGRAM Q		0.00	132.46	
010952	VENTURA TROPHY COMPANY		02/08/2024	Regular	0.00	10.78	336587
69004	Invoice	02/08/2024	PREP PLATE - FLAG FOOTBALL		0.00	10.78	
011539	VERIZON WIRELESS		02/08/2024	Regular	0.00	3,719.42	336588
9954791771	Invoice	02/08/2024	UTILITY BILLING PD JAN 2024		0.00	3,719.42	
011258	VIC'S PLUMBING SUPPLY, INC.		02/08/2024	Regular	0.00	30.60	336589
909511	Invoice	02/08/2024	5 MICRON CARBON FLOCK FIL, 20 MICRO		0.00	30.60	
011963	WHARF, THE		02/08/2024	Regular	0.00	1.17	336590
78541-REV	Invoice	02/08/2024	A HERNANDEZ - BOOT OVERAGE PAYMEN		0.00	1.17	
013550	WHITE CAP, L.P.		02/08/2024	Regular	0.00	39.93	336591
50025091102	Invoice	02/08/2024	2XL/3XL LIME STORM STOPPER RAIN BIB -		0.00	39.93	
014968	WILLDAN FINANCIAL SERVICES		02/08/2024	Regular	0.00	4,750.00	336592

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010-57340	Invoice	02/08/2024	AMENDMENT #4 ADMIN JAN 2024		0.00	4,750.00	
013843	YOUNG, DUNCAN		02/08/2024	Regular	0.00	1,612.00	336593
JANUARY 2024	Invoice	02/08/2024	INSTRUCTOR PAYMENT - GYMNASTIC TIN		0.00	1,612.00	
016027	YUNEX LLC		02/08/2024	Regular	0.00	7,737.84	336594
5610000973	Invoice	02/08/2024	3YR MAINTENANCE SERVICES AGREEMEN		0.00	2,120.48	
5610000985	Invoice	02/08/2024	3YR MAINTENANCE SERVICES AGREEMEN		0.00	2,581.54	
5610000986	Invoice	02/08/2024	3YR MAINTENANCE SERVICES AGREEMEN		0.00	216.54	
90001195	Invoice	02/08/2024	3YR MAINTENANCE SERVICES AGREEMEN		0.00	1,409.64	
90001327	Invoice	02/08/2024	3YR MAINTENANCE SERVICES AGREEMEN		0.00	1,409.64	
011464	BUSINESS CARD		02/15/2024	Regular	0.00	1,016.99	336602
12/22/23 - 01/21	Invoice	02/15/2024	VARIOUS CREDIT CARD CHARGES - VARIO		0.00	1,016.99	
011464	BUSINESS CARD		02/15/2024	Regular	0.00	1,796.40	336603
12/22/23 - 01/21	Invoice	02/15/2024	VARIOUS CC CHARGES - IT DEPT		0.00	1,796.40	
011464	BUSINESS CARD		02/15/2024	Regular	0.00	2,054.52	336604
12/22/23 - 01/21	Invoice	02/15/2024	VARIOUS CC CHARGES - PR		0.00	2,054.52	
011464	BUSINESS CARD		02/15/2024	Regular	0.00	1,949.15	336605
12/22/23 - 01/21	Invoice	02/15/2024	VARIOUS CC CHARGES - PD		0.00	1,949.15	
011464	BUSINESS CARD		02/15/2024	Regular	0.00	119.88	336606
12/22/23 - 01/21	Invoice	02/15/2024	VARIOUS CC CHARGES - PW		0.00	119.88	
011464	BUSINESS CARD		02/15/2024	Regular	0.00	43.62	336607
12/22/23 - 01/21	Invoice	02/15/2024	VARIOUS CC CHARGES - VARIOUS DEPTS		0.00	43.62	
011464	BUSINESS CARD		02/15/2024	Regular	0.00	181.16	336608
12/22/23 - 01/21	Invoice	02/15/2024	VARIOUS CC CHARGES - CM		0.00	181.16	
010910	VARNER, SCOTT		02/15/2024	Regular	0.00	8,607.54	336609
01/20/24 - 01/31	Invoice	02/15/2024	ADPP Payment 01/20/24 - 01/31/24		0.00	2,718.17	
FEBRUARY 2024	Invoice	02/15/2024	FEBRUARY 2024 ADPP PAYMENT		0.00	5,889.37	
015244	ACCURATE FIRST AID SERVICES		02/22/2024	Regular	0.00	192.43	336616
B-43996	Invoice	02/22/2024	ON-SITE FIRST AID & COMPLIANCE SERVIC		0.00	133.63	
B-43998	Invoice	02/22/2024	ON-SITE FIRST AID & COMPLIANCE SERVIC		0.00	58.80	
010055	ACCUSOURCE INC		02/22/2024	Regular	0.00	1,044.45	336617
108929	Invoice	02/22/2024	ACKGROUND CHECCK		0.00	279.50	
111493	Invoice	02/22/2024	BACKGROUND CHECKS		0.00	113.90	
114567	Invoice	02/22/2024	BACKGROUND CHECKS		0.00	651.05	
016406	AGUAYO, MONICA		02/22/2024	Regular	0.00	428.00	336618
REFUND 062224	Invoice	02/22/2024	DEPOSIT REFUND FOR CANCELLED EVENT		0.00	428.00	
016148	AIRX TESTING SERVICES, INC.		02/22/2024	Regular	0.00	4,695.00	336619
224-012	Invoice	02/22/2024	SOURCE TESTING SERVICES		0.00	4,695.00	
010378	ALBERTSON'S/SAFEWAY		02/22/2024	Regular	0.00	848.05	336620
12/28/24 - 01/25	Invoice	02/22/2024	GROCERY CHARGES		0.00	848.05	
015448	ALL CITY MANAGEMENT SERVICES, INC.		02/22/2024	Regular	0.00	13,921.20	336621
90983	Invoice	02/22/2024	SCHOOL CROSSING GUARD SERVICES		0.00	13,921.20	
015428	ALL STAR ELITE SPORTS		02/22/2024	Regular	0.00	5,004.09	336622
3819	Invoice	02/22/2024	N3142, NW3201, LOGOS - GLEN CITY CHE		0.00	89.55	
3963	Invoice	02/22/2024	NB/N2375, LOGOS, NUMBER-8" - WINTER		0.00	4,914.54	
015498	AMAZON CAPITAL SERVICES		02/22/2024	Regular	0.00	909.18	336623
1FF1-WQD4-XMD	Invoice	02/22/2024	EXPO MAGNETIC DRY ERASE MARKER BLK		0.00	274.66	
1GGQ-CCVT-9RNJ	Invoice	02/22/2024	LOGITECH ERGO K860 WIRELESS ERGONO		0.00	137.37	
1MV1-HKJN-HKQ	Invoice	02/22/2024	STOCK YOUR HOME 9-INCH PAPER PLATES		0.00	71.51	

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1MV1-QKD1-TVF	Invoice	02/22/2024	HP 87X BLACK HIGH YIELD TONER CARTRI		0.00	297.69	
1N9K-1XYY-C7RH	Invoice	02/22/2024	OK5STAR 1.5" MINI CASTER WHEEELS WIT		0.00	25.96	
1NNG-LT9H-KXKY	Invoice	02/22/2024	TICONDEROGA WOOD-CASED PENCILS, G		0.00	39.91	
1QP4-7DHL-Y69F	Invoice	02/22/2024	AVERY PRINT-OR-WRITE PERMANENT INK		0.00	62.08	
016125	ARANDA, MIKE		02/22/2024	Regular	0.00	3,600.00	336624
0000030	Invoice	02/22/2024	HOURS WORKED FROM JAN 22 2024 TO F		0.00	1,800.00	
0000031	Invoice	02/22/2024	HOURS WORKED FROM FEB 5 2024 - FEB		0.00	1,800.00	
013955	ARROYO, ADRIAN		02/22/2024	Regular	0.00	600.00	336625
INV012824	Invoice	02/22/2024	HARVEST PARK VIDEO		0.00	600.00	
011367	ASTRA INDUSTRIAL SERVICES, INC		02/22/2024	Regular	0.00	912.70	336626
290053	Invoice	02/22/2024	1/2" CRL60 PILOT CNTRL 20-200 LB		0.00	912.70	
011368	ASWELL TROPHY		02/22/2024	Regular	0.00	50.26	336627
170503	Invoice	02/22/2024	1 3/4" X 3 1/4" GOLD/BLACK NAME TAGS		0.00	50.26	
016327	BADILLO, JOSE		02/22/2024	Regular	0.00	945.38	336628
1003	Invoice	02/22/2024	WINDOW TINT 3 WINDOWS 4 X3 FT MIRR		0.00	595.38	
1004	Invoice	02/22/2024	REMOVE OLD TINT AND CLEAN 3 WINDO		0.00	350.00	
016062	BANNER BANK		02/22/2024	Regular	0.00	6,870.62	336629
JANUARY 2024	Invoice	02/22/2024	Retention - Mesa Tank Replacement Proje		0.00	6,870.62	
011231	BARON INDUSTRIES		02/22/2024	Regular	0.00	39.32	336630
01 698674	Invoice	02/22/2024	#277 - A/B FITTING		0.00	31.00	
01 698685	Invoice	02/22/2024	#277 - A/B FITTING		0.00	8.32	
015821	BARRISTER PROFESSIONAL SERVICES, LLC.		02/22/2024	Regular	0.00	35,127.00	336631
21-08-0021-010	Invoice	02/22/2024	BARRISTER PROFESSIONAL SERVICES		0.00	35,127.00	
016225	BELL, RENEE JEAN-MARIE		02/22/2024	Regular	0.00	623.00	336632
REIMBURSEMEN	Invoice	02/22/2024	METRO LINK REIMBURSEMENT - SENIOR		0.00	623.00	
015877	BERMUDEZ POLYGRAPH		02/22/2024	Regular	0.00	600.00	336633
875	Invoice	02/22/2024	POLYGRAPH TESTS - L HOWARD, R RAMIR		0.00	600.00	
015223	BILINGUAL SAFETY TRAINING SOLUTIONS		02/22/2024	Regular	0.00	200.00	336634
24-008	Invoice	02/22/2024	GENERAL SAFETY ORIENTATION - TRACTO		0.00	200.00	
014256	BOB MURRAY & ASSOCIATES		02/22/2024	Regular	0.00	1,265.23	336635
10481	Invoice	02/22/2024	EXECUTIVE SEARCH		0.00	1,265.23	
012620	BSN SPORTS, LLC		02/22/2024	Regular	0.00	1,859.04	336636
924481705	Invoice	02/22/2024	SLIPP-NOT LG BASE, FLOOR TAPE, BSN TEA		0.00	1,672.80	
924534388	Invoice	02/22/2024	VOIT ENDURO CS3 KICKBALL/SOCCERBALL		0.00	186.24	
011237	BTE COMMUNICATIONS, LLC		02/22/2024	Regular	0.00	170.64	336637
240205300101	Invoice	02/22/2024	01/01/24 - 01/31/24		0.00	170.64	
016092	BULLOCK, TARA		02/22/2024	Regular	0.00	780.00	336638
#1012	Invoice	02/22/2024	JANUARY 2024 YOUTH & ADULT ARCHERY		0.00	780.00	
015398	BUNNIN CHEVROLET OF SANTA PAULA		02/22/2024	Regular	0.00	404.27	336639
CTCS40003	Invoice	02/22/2024	#283 - 17 CHEVY COLORADO EXT CAB SER		0.00	404.27	
011317	CALIFORNIA BUILDING OFFICIALS		02/22/2024	Regular	0.00	245.00	336640
17170	Invoice	02/22/2024	2024-20245 CLASS I DUES - DANNY SCHUL		0.00	245.00	
012679	CAL-STATE AUTO PARTS		02/22/2024	Regular	0.00	554.33	336641
449078	Credit Memo	02/22/2024	BATTERY CORE		0.00	-44.38	
910996	Invoice	02/22/2024	#269 BATTERY ASM		0.00	134.34	
911002	Invoice	02/22/2024	#414 BATTERY ASM		0.00	150.57	
911312	Invoice	02/22/2024	#419 BATTERY ASM		0.00	150.57	
911991	Invoice	02/22/2024	#283 SWITCH ASM - WSW & WSWA		0.00	37.91	

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912268	Invoice	02/22/2024	#283 SWITCH SDM-T/SIG		0.00	48.04	
913482	Invoice	02/22/2024	#290 - PAD - BRAKE		0.00	77.28	
016120	CANYON SPRINGS ENTERPRISES		02/22/2024	Regular	0.00	130,541.78	336642
JANUARY 2024	Invoice	02/22/2024	Mesa Tank Replacement Project		0.00	130,541.78	
011312	CERTIFIED LABORATORIES		02/22/2024	Regular	0.00	152.96	336643
8548859	Invoice	02/22/2024	QWIK-START AEROSOL, DZ, US MM - FUEL		0.00	152.96	
015874	CHANDLER ASSET MANAGEMENT, INC.		02/22/2024	Regular	0.00	2,511.14	336644
2401SANTAPAU	Invoice	02/22/2024	23/24 INVESTMENT MANAGEMENT SRVS.		0.00	2,511.14	
015999	CHARTER COMMUNICATIONS HOLDING, LLC		02/22/2024	Regular	0.00	1,399.00	336645
0460685012724	Invoice	02/22/2024	MONTHLY UTILITY BILL		0.00	1,399.00	
011088	CNOA REGION IV		02/22/2024	Regular	0.00	354.25	336646
26976	Invoice	02/22/2024	PL - PEN LIGHT, PUPIL - PUPILOMETER, MI		0.00	354.25	
011306	CONSOLIDATED ELECTRICAL DISTRIBUTOR		02/22/2024	Regular	0.00	303.42	336647
9009-1039929	Invoice	02/22/2024	46701 FLUOR LAMP		0.00	303.42	
010418	CORELOGIC SOLUTIONS, LLC		02/22/2024	Regular	0.00	140.00	336648
82201257	Invoice	02/22/2024	VENTURA CO PROPERTY DETAIL RPT REAL		0.00	140.00	
011161	CRAGOE PEST SERVICES INC		02/22/2024	Regular	0.00	1,780.00	336649
172-00253141	Invoice	02/22/2024	RODENT TREATMENT RECREATION PARK		0.00	35.00	
172-00253645	Invoice	02/22/2024	RODENT TREATMENT TEAGUE PARK		0.00	40.00	
172-00253763	Invoice	02/22/2024	RODENT TREATMENT MILL PARK		0.00	40.00	
172-00253764	Invoice	02/22/2024	RODENT TREATMENT OBREGON PARK		0.00	35.00	
172-00253765	Invoice	02/22/2024	RODENT TREATMENT VETERANS PARK		0.00	40.00	
172-00255055	Invoice	02/22/2024	RODENT TREATMENT LAS PIEDRAS PARK		0.00	40.00	
172-00255056	Invoice	02/22/2024	RODENT TREATMENT MANOR RIDGE SLO		0.00	55.00	
172-00255196	Invoice	02/22/2024	RODENT TREATMENT EBELL PARK		0.00	30.00	
172-00255521	Invoice	02/22/2024	RODENT TREATMENT WATER RECYCLING F		0.00	70.00	
172-00256282	Invoice	02/22/2024	RODENT TREATMENT HARDING PARK		0.00	40.00	
172-00257578	Invoice	02/22/2024	RODENT TREATMENT HARDING PARK		0.00	40.00	
172-00257816	Invoice	02/22/2024	RODENT TREATMENT CULTURAL ARTS BL		0.00	40.00	
172-00257817	Invoice	02/22/2024	RODENT TREATMENT SP YOUTH CENTER		0.00	30.00	
172-00257889	Invoice	02/22/2024	RODENT TREATMENT TRAIN DEPOT STATI		0.00	40.00	
172-00257890	Invoice	02/22/2024	RODENT TREATMENT CORP YARD		0.00	60.00	
172-00257891	Invoice	02/22/2024	RODENT TREATMENT SP COMMUNITY CE		0.00	45.00	
172-00257892	Invoice	02/22/2024	RODENT TREATMENT WATER RECYCLING F		0.00	50.00	
172-00257893	Invoice	02/22/2024	RODENT TREATMENT WATER RECYCLING F		0.00	30.00	
172-00257894	Invoice	02/22/2024	RODENT TREATMENT STECKEL WATER RE		0.00	25.00	
172-00257895	Invoice	02/22/2024	RODENT TREATMENT STECKEL WATER RE		0.00	30.00	
172-00257896	Invoice	02/22/2024	RODENT TREATMENT SP CITY HALL COM		0.00	30.00	
172-00257897	Invoice	02/22/2024	RODENT TREATMENT SP CITY HALL COM		0.00	15.00	
172-00257898	Invoice	02/22/2024	RODENT TREATMENT WATER YARD		0.00	20.00	
172-00257899	Invoice	02/22/2024	RODENT TREATMENT WATER YARD		0.00	50.00	
172-00258064	Invoice	02/22/2024	RODENT TREATMENT OLD FIRE STATION		0.00	40.00	
172-00258065	Invoice	02/22/2024	RODENT TREATMENT SPPD		0.00	60.00	
172-00258066	Invoice	02/22/2024	RODENT TREATMENT SPPD		0.00	30.00	
172-00258067	Invoice	02/22/2024	RODENT TREATMENT PLANNING & ECON		0.00	40.00	
172-00258068	Invoice	02/22/2024	RODENT TREATMENT PLANNING & ECON		0.00	20.00	
172-00258069	Invoice	02/22/2024	RODENT TREATMENT SP COMMUNITY CE		0.00	20.00	
172-00262388	Invoice	02/22/2024	RODENT TREATMENT CA OIL MUSEUM		0.00	250.00	
172-00262400	Invoice	02/22/2024	RODENT TREATMENT SP LITTLE LEAGUE S		0.00	140.00	
172-00262402	Invoice	02/22/2024	RODENT TREATMENT SP LITTLE LEAGUE S		0.00	250.00	
	Void		02/22/2024	Regular	0.00	0.00	336650
014331	CULLIGAN WATER		02/22/2024	Regular	0.00	140.85	336651
01/01/24 - 01/31	Invoice	02/22/2024	01/01/24 - 01/31/2024 WATER SERVICE		0.00	75.85	

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1874394	Invoice	02/22/2024	P/O NBR. ASCENT 80: EQUIPMENT - POU		0.00	65.00	
012191	DATAPROSE, LLC		02/22/2024	Regular	0.00	1,203.90	336652
3P82710	Invoice	02/22/2024	EMERGENCY CONTACT LIST		0.00	1,192.73	
DP2400273	Invoice	02/22/2024	POSTAGE USED		0.00	11.17	
013724	DIRECT TV		02/22/2024	Regular	0.00	109.52	336653
016698695X2401	Invoice	02/22/2024	970 E VENTURA ST - SERVICES		0.00	109.52	
012421	DIVISION OF THE STATE ARCHITECT		02/22/2024	Regular	0.00	44.80	336654
JUL - SEP 2023	Invoice	02/22/2024	QUARTERLY BILL TAX FEE JUL - SEPT 2023		0.00	44.80	
013975	DODOS DESIGN - GARCIA, DAVID		02/22/2024	Regular	0.00	20.30	336655
9533	Invoice	02/22/2024	3X5 STICKETS - SIDEWALK VENDOR PERMI		0.00	20.30	
010094	DOUGLASS TRUCK BODIES INC		02/22/2024	Regular	0.00	390.73	336656
78347	Invoice	02/22/2024	#268 - FOLD DOWN STEP		0.00	390.73	
016156	EFUEL LLC		02/22/2024	Regular	0.00	8,628.08	336657
1558675	Invoice	02/22/2024	FUEL CHARGES 01/16/24 - 01/31/24		0.00	8,628.08	
010395	FAMCON PIPE & SUPPLY, INC.		02/22/2024	Regular	0.00	2,294.30	336658
S100120508.002	Invoice	02/22/2024	B38SL READ LID OLY, J+R #5-1/4-2PC		0.00	77.22	
S100120709.001	Invoice	02/22/2024	PDR 1404 PIPE, 4" DR14 CL305 C900 TS		0.00	187.69	
S100121014.001	Invoice	02/22/2024	1012 SET, 10"/12" BOLT & NUT PLATED		0.00	1,069.50	
S100121158.001	Invoice	02/22/2024	FFDIS1024 SPOOL, FLG X FLG DI 10"		0.00	959.89	
016015	FARO TECHNOLOGIES, INC.		02/22/2024	Regular	0.00	4,422.55	336659
91785764	Invoice	02/22/2024	LASER SCANNER TR. - UPG TO ONSITE		0.00	4,422.55	
010398	FEDEX CORPORATION		02/22/2024	Regular	0.00	15.79	336660
774909048784	Invoice	02/22/2024	GROUND - PREPAID		0.00	15.79	
010404	FENCE FACTORY SATICOY		02/22/2024	Regular	0.00	4,816.66	336661
450941	Invoice	02/22/2024	9 GA CL 12', T BAND 2 7/8, TENSION BAR		0.00	4,816.66	
010440	FGL ENVIRONMENTAL, INC		02/22/2024	Regular	0.00	7,164.00	336662
400189A	Invoice	02/22/2024	LTB SERIES 15 TUBE - WET CHEMISTRY		0.00	5,505.00	
400383A	Invoice	02/22/2024	LTB SERIES 15 TUBE		0.00	204.00	
400406A	Invoice	02/22/2024	COLIFORM - COLILERT - P/A		0.00	435.00	
400530A	Invoice	02/22/2024	MATERIALS/DISPOSAL - EPA 549-DIQUAT		0.00	200.00	
400731A	Invoice	02/22/2024	LTB SERIES 15 TUBE - WET CHEMISTRY Cl,		0.00	204.00	
401081A	Invoice	02/22/2024	LTB SERIES 15 TUBE		0.00	39.00	
401112A	Invoice	02/22/2024	LTB SERIES 15 TUBE		0.00	39.00	
401197A	Invoice	02/22/2024	LTB SERIES 15 TUBE		0.00	39.00	
401331A	Invoice	02/22/2024	LTB SERIES 15 TUBE		0.00	39.00	
401372A	Invoice	02/22/2024	LTB SERIES 15 TUBE		0.00	39.00	
401373A	Invoice	02/22/2024	LTB SERIES V15 TUBE		0.00	39.00	
401390A	Invoice	02/22/2024	LTB SERIES 15 TUBE		0.00	39.00	
401457A	Invoice	02/22/2024	COLIFORM - COLILERT P/A		0.00	265.00	
401679A	Invoice	02/22/2024	LTB SERIES 15 TUBE		0.00	39.00	
401680A	Invoice	02/22/2024	LTB SERIES 15 TUBE		0.00	39.00	
012437	FMP UNIFORM CO.		02/22/2024	Regular	0.00	4,169.35	336663
17670	Invoice	02/22/2024	FLYING CROSS WMS LONG SLEEVE WOOL		0.00	809.20	
17696	Invoice	02/22/2024	CORNERSTONE L/S POLO XSM-XL, FIRST I		0.00	283.88	
17697	Invoice	02/22/2024	FLYING CROSS MENS L/S WOOL SHIRT, FLY		0.00	742.94	
17698	Invoice	02/22/2024	TRIPLE K LEATHER SAM BROWN		0.00	79.74	
17699	Invoice	02/22/2024	NAME PLATE - METAL SPECIFY COLORS		0.00	34.48	
17700	Invoice	02/22/2024	5.11 PDU CARGO PANT, REG PANT HEM,		0.00	635.19	
17701	Invoice	02/22/2024	5.11 TACTICAL WOMENS CLASS B PDU PA		0.00	623.33	
17703	Invoice	02/22/2024	ELBECO WOMENS WOOL NAVY PANT - BLI		0.00	140.61	
17704	Invoice	02/22/2024	FLYING CROSS MENS L/W WOOL SHIRT		0.00	819.98	

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
010432	FRANK'S PAINT & HARDWARE		02/22/2024	Regular	0.00	880.93	336664
382669	Invoice	02/22/2024	BRASS SHUT OFF COUPLE, GALV BUSH		0.00	110.00	
382690	Invoice	02/22/2024	NAILS & SCRWS, MASKING TAPE, TOOL CA		0.00	54.64	
382749	Invoice	02/22/2024	FOLD KNIFE SKELETON FRAME, AIRLESS S		0.00	226.92	
382839	Invoice	02/22/2024	DRYWALL 4X8 5/8"		0.00	24.89	
382858	Invoice	02/22/2024	1/4-1-5/8 PRECISSION CUTTER		0.00	38.96	
382868	Invoice	02/22/2024	1/2 X 5 1/2 GALV NIPPLE, 1/2 GAL TEE #2		0.00	71.17	
382969	Invoice	02/22/2024	FLUOR LAMP T8 32W		0.00	58.36	
383006	Invoice	02/22/2024	4402RN-BOX ORANGE HD ADAPTER		0.00	7.57	
383014	Credit Memo	02/22/2024	U 9946 CAM LOCK 1-1/8" CREDIT		0.00	-15.13	
383044	Invoice	02/22/2024	4 ABS PLUG. 4 ABS FTG ADAPTER		0.00	47.48	
383073	Invoice	02/22/2024	GL WHITE 15OZ PROF, WIRE ROPE CLIP, B		0.00	51.38	
383097	Invoice	02/22/2024	2" PVC PIPE REPAIR CPLG, FLEXIBLE 3X2 P		0.00	56.14	
383098	Invoice	02/22/2024	WATKINS - KEYS		0.00	2.17	
383113	Invoice	02/22/2024	CL12 CALCIUM LIME RUST REMOVER, GL		0.00	47.27	
383200	Invoice	02/22/2024	NUTS & BOLTS		0.00	14.29	
383220	Invoice	02/22/2024	6-1/2" PRO SHED RESTNT CVR 3/8"		0.00	76.18	
383293	Invoice	02/22/2024	#303 - KEYS		0.00	8.64	
014061	FRONTIER COMMUNICATIONS		02/22/2024	Regular	0.00	2,442.19	336665
01/28/24 - 02/24	Invoice	02/22/2024	MONTHLY PHONE SERVICE		0.00	2,442.19	
010441	FRUIT GROWERS SUPPLY CO		02/22/2024	Regular	0.00	1,326.07	336666
92435085	Invoice	02/22/2024	BOOTS AIRGO ULTRA LIGHT SZ8		0.00	48.70	
92437242	Invoice	02/22/2024	ADAPTER PVC FEMALE 2" - BUSHING PVC		0.00	503.30	
92437347	Invoice	02/22/2024	HOSE LAYFLAT PVC DSCH 4.00"		0.00	798.35	
92437356	Invoice	02/22/2024	HOSE LAYFLAT PVC DSCH 2.00"		0.00	338.29	
92437358	Credit Memo	02/22/2024	HOSE LAYFLAT PVC DSCH 4.00"		0.00	-798.35	
92437609	Invoice	02/22/2024	TIE TREE CINCH 24"		0.00	8.55	
92438013	Invoice	02/22/2024	CLAMP HOSE SZ 32, ADAPTER PVC 2", CE		0.00	53.80	
92438015	Invoice	02/22/2024	HOSE LAYFLAT PVC DSCH 2.00"		0.00	270.63	
92438170	Invoice	02/22/2024	NIPPLE PVC SCH 80 1.50" X 2" TOE		0.00	102.80	
010797	GAS COMPANY, THE		02/22/2024	Regular	0.00	2,222.71	336667
01/05/24 - 02/02	Invoice	02/22/2024	MONTHLY GAS UTILITY BILL		0.00	2,222.71	
012800	GRANITE CONSTRUCTION COMPANY		02/22/2024	Regular	0.00	1,281.26	336668
2645032	Invoice	02/22/2024	13948 - 1/2"HMA FINE B		0.00	234.43	
2648725	Invoice	02/22/2024	1/2"HMA FINE B		0.00	180.05	
2649799	Invoice	02/22/2024	13948 - 1/2" HMA FINE B		0.00	184.24	
2653844	Invoice	02/22/2024	1703 - 3/8" CMACOLDMIXSC800		0.00	682.54	
014369	GSI WATER SOLUTIONS, INC.		02/22/2024	Regular	0.00	10,575.86	336669
00694.010-17	Invoice	02/22/2024	FY 23-24 GROUND WATER MONITORING		0.00	10,575.86	
013917	H & R ROOFING SUPPLY		02/22/2024	Regular	0.00	161.63	336670
222370	Invoice	02/22/2024	ASC - 911 SILICONE WET PATCH		0.00	161.63	
014686	HASA, INC.		02/22/2024	Regular	0.00	5,741.63	336671
940852	Invoice	02/22/2024	MULTI-CHLOR		0.00	341.39	
940853	Invoice	02/22/2024	MULTI-CHLOR		0.00	372.43	
940854	Invoice	02/22/2024	MULTI-CHLOR		0.00	3,184.28	
940855	Invoice	02/22/2024	MULTI-CHLOR		0.00	1,843.53	
015075	HERRERA, KATHERINE		02/22/2024	Regular	0.00	162.80	336672
PER DIEM 02272	Invoice	02/22/2024	PALM SPRINGS - 2024 CPRS CONNECTION		0.00	162.80	
016127	HOMELAND LANGUAGE SERVICES LLC		02/22/2024	Regular	0.00	492.07	336673
2541	Invoice	02/22/2024	INTERPRETING SERVICES		0.00	492.07	
010537	HOUSE SANITARY SUPPLY		02/22/2024	Regular	0.00	678.84	336674
287781-01	Invoice	02/22/2024	GENLABS GEN-ZYME 4GL/CS		0.00	197.99	

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288274	Invoice	02/22/2024	TT LIVI 9" JUMBO 2PLY 12/CS, AEROSOL A		0.00	480.85	
015879	JAURIQUE JR., RAYMOND MARK		02/22/2024	Regular	0.00	300.00	336675
FEBRUARY 14 20	Invoice	02/22/2024	PAYMENT FOR MUSIC SERVICE 02/14/24		0.00	300.00	
012750	JORDANO'S INC. AND SUBSIDIARIES		02/22/2024	Regular	0.00	1,119.17	336676
6949376	Invoice	02/22/2024	CONTAINER FOIL 3 COMP OBLONG COMB		0.00	512.73	
6954290	Invoice	02/22/2024	CONTAINER FOIL 3 COMP OBLONG COMB		0.00	606.44	
010629	KIMBALL MIDWEST		02/22/2024	Regular	0.00	331.82	336677
101894504	Invoice	02/22/2024	DOT PUSH-IN ELBOW, DOT PUSH-IN CON		0.00	331.82	
011796	LANDS' END BUSINESS OUTFITTERS		02/22/2024	Regular	0.00	273.19	336678
SIN1826728	Invoice	02/22/2024	MR CS LS BD NI BC SHIRT, UNF MN SS RAP		0.00	273.19	
015971	LEXISNEXIS COPLOGIC SOLUTIONS, INC		02/22/2024	Regular	0.00	960.00	336679
808569-2024013	Invoice	02/22/2024	DeskOfficer Online Reporting System (DO		0.00	960.00	
010061	LOWE'S		02/22/2024	Regular	0.00	560.37	336680
901758 -MJTJQC	Invoice	02/22/2024	1-4-12 PRIMED PINE , 128OZ SK CLEAN DE		0.00	207.19	
970556 - MKHIUZ	Invoice	02/22/2024	MW OPEN CUFF MPRACT BRN LG, GRACO		0.00	143.72	
993801 - MLGYIK	Invoice	02/22/2024	GE LFL 32W T8A 3.5K		0.00	65.36	
993811 -MLGYIL	Invoice	02/22/2024	1G SHOWCASE SEMI UW BASE, CM OSC 3		0.00	144.10	
015633	M6 CONSULTING, INC.		02/22/2024	Regular	0.00	117,056.48	336681
2807	Invoice	02/22/2024	CITY ENGINEERING REVIEW/COORDINATI		0.00	29,600.00	
3060	Invoice	02/22/2024	CITY ENGINEERING REVIEW 7/1 - 10/31/2		0.00	28,860.00	
3171	Invoice	02/22/2024	PROFESSIONAL LAND DEVELOPMENT PLA		0.00	7,275.00	
3173	Invoice	02/22/2024	LAND DEVELOPMENT INSPECTION FEE		0.00	1,475.00	
3230	Invoice	02/22/2024	TASK ORDER #1-3YR PSA ON CALL AGRM		0.00	23,973.44	
3231	Invoice	02/22/2024	TASK ORDER #1-3YR PSA ON CALL AGRM		0.00	25,873.04	
015516	MAINTAINX, INC.		02/22/2024	Regular	0.00	141.86	336682
E60E31AD-0010	Invoice	02/22/2024	MAINTAINX PREMIUM PLAN		0.00	141.86	
015442	MARIPOSA LANDSCAPES, INC.		02/22/2024	Regular	0.00	4,868.47	336683
106273	Invoice	02/22/2024	FIELD MAINTENANCE-HARDING PARK LAN		0.00	4,868.47	
015989	MERCHANT MCINTYRE & ASSOCIATES, LLC		02/22/2024	Regular	0.00	6,500.00	336684
109-2024-002	Invoice	02/22/2024	AMEND NO.2 PSA FOR LEGISLATIVE ADVO		0.00	6,500.00	
013323	MERIDIAN CONSULTANTS LLC		02/22/2024	Regular	0.00	33,236.29	336685
4770	Invoice	02/22/2024	PREPARE DRAFT ADDENDUM		0.00	11,341.25	
4799	Invoice	02/22/2024	PREPARE DRAFT ADDENDUM		0.00	3,038.78	
4817	Invoice	02/22/2024	PREPARE DRAFT ADDENDUM FOR REVIE		0.00	15,162.50	
4819	Invoice	02/22/2024	REVISE ADDENDUM IN RESPONSE TO CO		0.00	1,846.25	
4898	Invoice	02/22/2024	RESPOND TO VENTURA COUNTY AIR POLL		0.00	282.50	
5038	Invoice	02/22/2024	PREPARE DRAFT ADDENDUM SP PLANNIN		0.00	1,565.01	
015062	METROPOLITAN TRANSPORTATION COMMISSI		02/22/2024	Regular	0.00	2,000.00	336686
#4926-AR13314	Invoice	02/22/2024	STREETSAVER ANNUAL SUBSCRIPTION		0.00	2,000.00	
014436	MINER'S ACE HARDWARE		02/22/2024	Regular	0.00	1,167.57	336687
32716	Invoice	02/22/2024	BATTERY ALKALIE D 4PK, WEARABKE BLUE		0.00	89.83	
33963	Invoice	02/22/2024	ACE GLOVES, CUT 3 DIPPED GLOVS L ,HEA		0.00	120.07	
33980	Invoice	02/22/2024	MULTIMIX CONTAINER QT, TRIM PAINTBR		0.00	36.75	
34012	Invoice	02/22/2024	MARKER PRO BLK 1PK, PACKING TAPE CLR		0.00	36.76	
34065	Invoice	02/22/2024	ACE SCOOP GRAIN POLY #12, COMPACT T		0.00	83.32	
34066	Invoice	02/22/2024	FORMULA 409 MSC LMN 32OZ, CAULK DF		0.00	29.39	
34072	Invoice	02/22/2024	COUNTERSINK SET 4PC IRWN, PH CEMNT		0.00	55.73	
34080	Credit Memo	02/22/2024	PH CEMNT SDS SC 8X1 5/8		0.00	-7.04	
34085	Invoice	02/22/2024	KNIFE UTIL RETRACT QUICK, MOLD&PANL		0.00	35.68	
34127	Invoice	02/22/2024	FLEXSEAL 14OZ SPRAY BLK		0.00	16.23	
34144	Invoice	02/22/2024	PRIMRSPRY RUSTY METL12OZ, SPRYPAINT		0.00	58.39	

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34175	Invoice	02/22/2024	20' X 30 ' BLUE DRY TOP TARP		0.00	178.59	
34177	Invoice	02/22/2024	CM TORPEDO LEVEL 9", ELBOW FLAT COR		0.00	34.17	
34184	Credit Memo	02/22/2024	ACID MAGIC MUR ACID GAL		0.00	-38.95	
34197	Invoice	02/22/2024	VELCRO STRIP 18" BLACK, TOGGLE SWITC		0.00	49.29	
34228	Invoice	02/22/2024	FLEX TAPE BLACK 4"X5, DUCT TAPE		0.00	25.96	
34229	Invoice	02/22/2024	WOOD GRADE STAKE 1X2X24". EGO SYNT		0.00	37.79	
34230	Invoice	02/22/2024	# 272 KEYS		0.00	8.64	
34231	Invoice	02/22/2024	TERRY TOWELS 14X17" 4PK		0.00	10.80	
34234	Invoice	02/22/2024	SCREEN FIBER 24X84" GRAY , STRAINR PAI		0.00	23.78	
34237	Invoice	02/22/2024	CUT 3 DIPPED GLOVS L, REVRS TARP POLY		0.00	82.24	
34242	Invoice	02/22/2024	CORD EXTN 14/3 SJOW 50		0.00	93.07	
34259	Invoice	02/22/2024	MOUSE GLU TRAP PRO 4PK		0.00	15.13	
34310	Invoice	02/22/2024	TAPE BARCODE CAUTON 1000		0.00	48.68	
34344	Invoice	02/22/2024	#TIM MINI GRNDR ACCSSRY KIT		0.00	34.62	
34361	Invoice	02/22/2024	GLS FUSE TD500MA		0.00	8.65	
013911	MKN ASSOCIATES INC		02/22/2024	Regular	0.00	60,329.95	336688
10399946	Invoice	02/22/2024	Year 1 - 3 Year PSA Engineering Consulting		0.00	37,406.01	
10399946 - JAN 2	Invoice	02/22/2024	Year 2 of 3 PSA Engineering Consulting Sr		0.00	22,923.94	
016052	NATURAL GREEN LANDSCAPE, INC.		02/22/2024	Regular	0.00	32,250.00	336689
22757	Invoice	02/22/2024	MSA 9/19/22 - AMENDMENT #2 - INCREA		0.00	8,450.00	
22915	Invoice	02/22/2024	MSA 9/19/22 - AMENDMENT #2 - INCREA		0.00	10,750.00	
23280	Invoice	02/22/2024	MSA 9/19/22 - AMENDMENT #2 - INCREA		0.00	2,300.00	
23306	Invoice	02/22/2024	MSA 9/19/22 - AMENDMENT #2 - INCREA		0.00	10,750.00	
010218	NEW IMAGE AUTO BODY		02/22/2024	Regular	0.00	888.03	336690
16531676	Invoice	02/22/2024	#289 AUTO BODY REPAIR TO FRONT & RE		0.00	888.03	
014375	NORRIS, ROBERT		02/22/2024	Regular	0.00	59.54	336691
53692	Invoice	02/22/2024	PORT AUTHORTIY JJ56 JACKETS```		0.00	59.54	
015450	NORTHERN DIGITAL, INC.		02/22/2024	Regular	0.00	4,720.00	336692
057641	Invoice	02/22/2024	WRF SCADA INTEGRATION OF AMMONIA		0.00	4,720.00	
012691	O'REILLY AUTOMOTIVE STORES, INC.		02/22/2024	Regular	0.00	169.77	336693
3129-135524	Invoice	02/22/2024	#293 - FLASHER		0.00	16.09	
3129-137307	Invoice	02/22/2024	#220 24oz TRANS FIX		0.00	55.18	
3129-137426	Invoice	02/22/2024	#220 - AIR FILTER, OIL FILTERS		0.00	40.56	
3129-137564	Invoice	02/22/2024	# 421 WIPER BLADE		0.00	22.66	
3129-138267	Invoice	02/22/2024	TPMS SENSOR		0.00	35.28	
012844	PARKHOUSE TIRE SERVICES, INC.		02/22/2024	Regular	0.00	1,242.48	336694
4020179405	Invoice	02/22/2024	#470 - 245/55R18 - 2 TIRES		0.00	289.62	
4020179429	Invoice	02/22/2024	# 283 - P265/70R16 - 4 TIRES		0.00	656.29	
4020179452	Invoice	02/22/2024	#230 LT245/70R17 - 2 TIRES		0.00	296.57	
013145	PARRISH, PATRICK		02/22/2024	Regular	0.00	100.00	336695
DMV 0020924	Invoice	02/22/2024	DMV DRIVERS MEDICAL EXAM		0.00	100.00	
015443	PASSPORT LABS, INC.		02/22/2024	Regular	0.00	1,169.22	336696
INV-1043818	Invoice	02/22/2024	PER CITATION ISSUES FEE, LETTERS SENT F		0.00	1,169.22	
015335	PAVEMENT COATING CO.		02/22/2024	Regular	0.00	254.18	336697
CCusl002646	Invoice	02/22/2024	103870 - SS -1H		0.00	114.38	
CCusl002665	Invoice	02/22/2024	103870 - SS-1H 16.59 GL		0.00	88.96	
CCusl002668	Invoice	02/22/2024	103870 - SS-1H		0.00	50.84	
016305	PEREZ, JOSE LUIS		02/22/2024	Regular	0.00	220.00	336698
007	Invoice	02/22/2024	B/W POLICE EXPLORERS WASHED ON 1/1		0.00	220.00	
014663	PHOENIX CIVIL ENGINEERING, INC.		02/22/2024	Regular	0.00	98,593.93	336699
22762	Invoice	02/22/2024	Task Order #5		0.00	3,108.75	
22763	Invoice	02/22/2024	TASK ORDER #2		0.00	350.00	

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22764	Invoice	02/22/2024	Task Order #4		0.00	425.00	
22765	Invoice	02/22/2024	3YR AGREEMENT FOR PROFESSIONAL CO		0.00	9,724.00	
22766	Invoice	02/22/2024	3YR AGREEMENT FOR PROFESSIONAL CO		0.00	2,290.00	
22774	Invoice	02/22/2024	PSA - Mesa Tank Replacement Poj.		0.00	39,307.23	
22775	Invoice	02/22/2024	HARVARD BLVD. WATER AND SEWER PIPE		0.00	43,388.95	
010960	PUBLIC WORKS AGENCY		02/22/2024	Regular	0.00	6,741.53	336700
FY2022-23 - AP11	Invoice	02/22/2024	COUNTY OF VENTURA PUBLIC WORKS AG		0.00	5,251.53	
FY2022-23 - AP13	Invoice	02/22/2024	COUNTY OF VENTURA PUBLIC WORKS AG		0.00	1,490.00	
013730	QUADIENT LEASING USA, INC.		02/22/2024	Regular	0.00	1,227.50	336701
Q1167999	Invoice	02/22/2024	COVERAGE PERIOD 01/23/24 - 01/24/24		0.00	1,227.50	
010306	QUINN COMPANY		02/22/2024	Regular	0.00	326.51	336702
PC010442174	Invoice	02/22/2024	#281 - HOSE A		0.00	326.51	
015016	RAMOS LINARES, WILFREDO		02/22/2024	Regular	0.00	2,200.00	336703
14408	Invoice	02/22/2024	FIG TREE, SPADING THE SOIL 18" DIGGING		0.00	2,200.00	
014869	READYREFRESH BY NESTLE		02/22/2024	Regular	0.00	137.91	336704
14A6707848134	Invoice	02/22/2024	ARROWHEAD BRAND SPRING WATER NO		0.00	137.91	
010047	ROBERT HALF		02/22/2024	Regular	0.00	5,530.95	336705
61391800	Invoice	02/22/2024	TEMP PAY - JAVIER CAHUANTZI WK END 0		0.00	1,464.40	
63154058	Invoice	02/22/2024	TEMP SHANNAN SANCHEZ WK END 0126		0.00	1,463.40	
63191058	Invoice	02/22/2024	WEEK ENDING 02/09/24 - V. RODRIGUEZ		0.00	1,505.60	
63199339	Invoice	02/22/2024	TEMP SHANNAN SANCHEZ WK END 0209		0.00	1,097.55	
015859	ROGERS, ANDERSON, MALODY & SCOTT, LLP		02/22/2024	Regular	0.00	8,050.00	336706
74322	Invoice	02/22/2024	Auditing Services for FY Ended June 30, 2		0.00	8,050.00	
010520	RP RENTALS		02/22/2024	Regular	0.00	451.10	336707
8084	Invoice	02/22/2024	SNAKING DRAINS FOR RAIN		0.00	94.60	
8102	Invoice	02/22/2024	DINGO TORO 22342HD		0.00	356.50	
014129	SAM HILL & SONS, INC		02/22/2024	Regular	0.00	6,178.39	336708
4791	Invoice	02/22/2024	ON-CALL REPAIR AND CONSTRUCTION SR		0.00	6,178.39	
013292	SANTA PAULA ANIMAL RESCUE CENTER (SPAR(		02/22/2024	Regular	0.00	12,500.00	336709
MARCH 2024	Invoice	02/22/2024	FY23/24 SERVICES		0.00	12,500.00	
011263	SANTA PAULA SELF STORAGE		02/22/2024	Regular	0.00	300.00	336710
#57020	Invoice	02/22/2024	STORAGE UNIT #102		0.00	300.00	
013909	SITEONE LANDSCAPE SUPPLY, LLC		02/22/2024	Regular	0.00	654.20	336711
136461493-001	Invoice	02/22/2024	SUPERIOR GLOBE VALVE 950 BRASS 2IN,		0.00	654.20	
010785	SMART & FINAL		02/22/2024	Regular	0.00	800.06	336712
0099 02/12/24	Invoice	02/22/2024	VALENTINES SENIOR LUNCHEON & HDM		0.00	330.87	
0101 02/12/24	Invoice	02/22/2024	VALENTINES SENIOR LUNCHEON		0.00	189.70	
0189 020124	Invoice	02/22/2024	SENIOR LUNCHEON 02/01/24		0.00	41.97	
0190 020124	Invoice	02/22/2024	SENIOR LUNCHEON 020124		0.00	35.97	
0250 02/12/24	Invoice	02/22/2024	WELL SITES #14-12		0.00	159.60	
04460 020124	Invoice	02/22/2024	SNACKS FOR M.A.D.E. MEETING		0.00	41.95	
011524	SOLID WASTE SOLUTIONS		02/22/2024	Regular	0.00	2,798.25	336713
195	Invoice	02/22/2024	CONSULTING SERVICES		0.00	2,798.25	
010795	SOUTHERN CALIFORNIA EDISON		02/22/2024	Regular	0.00	33,396.35	336714
01/09/24 - 02/07	Invoice	02/22/2024	MONTHLY ELECTRIC BILL		0.00	3,977.93	
02/08/24 - 02/28	Invoice	02/22/2024	MONTHLY ELECTRICITY BILL		0.00	11,111.83	
12/20/23 - 01/24	Invoice	02/22/2024	MONTHLY ELECTRICITY BILL		0.00	18,306.59	
016078	SP PLUMBING & HEATING L.L.C.		02/22/2024	Regular	0.00	750.38	336715
1430	Invoice	02/22/2024	MAINLINE ROOTER JOB		0.00	425.00	

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
1441	Invoice	02/22/2024	CA OIL MUSEUM - PROPRESS 1/4 UNION		0.00	200.38	
1442	Invoice	02/22/2024	AUG END TOILET 3 TIMES TO CLEAR LINE		0.00	125.00	
010804	SPENCER, PAUL F		02/22/2024	Regular	0.00	3,661.06	336716
MARCH 2024	Invoice	02/22/2024	MARCH 2024 ADPP PAYMENT		0.00	3,661.06	
015809	STANDARD SITE RENTALS INC.		02/22/2024	Regular	0.00	288.43	336717
5625	Invoice	02/22/2024	STANDARD RESTROOM W/ SINK TRAILER		0.00	159.95	
5729	Invoice	02/22/2024	STANDARD RESTROOM RENTAL 020524 -0		0.00	128.48	
011144	STAPLES, INC.		02/22/2024	Regular	0.00	340.80	336718
3558131698	Invoice	02/22/2024	LANYARD/CARDHOLDER CDC VACCINE		0.00	96.10	
3558584118	Invoice	02/22/2024	CLASS FLDR LTR 2DIV RED WTR		0.00	40.04	
3559186811	Invoice	02/22/2024	ACCU-STAMP SHUTTER ENTERED, MOUSE		0.00	105.90	
3559249870	Invoice	02/22/2024	END TAB BLUE FOLDER 100 CT LTR, SPLS 2		0.00	72.39	
3559249871	Invoice	02/22/2024	DISINFECTANT SPRY LINEN		0.00	38.06	
3559249872	Invoice	02/22/2024	TT FLDR FSTN 1/2 1		0.00	37.01	
3559317539	Credit Memo	02/22/2024	PICKUP/NO RESHIP/CREDIT		0.00	-48.70	
015285	SUPERIOR PRINTING & GRAPHICS		02/22/2024	Regular	0.00	60.09	336719
3928	Invoice	02/22/2024	BUSINESS CARDS 14 PT GLOSS COVER W/		0.00	60.09	
015728	THE COUNSELING TEAM INTERNATIONAL		02/22/2024	Regular	0.00	2,000.00	336720
89688	Invoice	02/22/2024	EMPLOYEE SUPPORT SERVICES - JAN 2024		0.00	2,000.00	
012070	TRAFFIC TECHNOLOGIES		02/22/2024	Regular	0.00	1,294.18	336721
46287	Invoice	02/22/2024	PAINT 1 GALLON, PAINT 1 GALLON WHITE		0.00	492.61	
46291	Invoice	02/22/2024	CONE 18" REFL. ORANGE		0.00	444.65	
46320	Invoice	02/22/2024	PAPER 12"X18" NO PARKING SIGN		0.00	262.20	
46352	Invoice	02/22/2024	VEST. LIME MESH SLEEVES CLASS iii		0.00	143.88	
46433	Credit Memo	02/22/2024	SWEATSHIRT LIME GREEN 3X LARGE		0.00	-49.16	
011891	ULINE SHIPPING SUPPLIES		02/22/2024	Regular	0.00	3,054.86	336722
171547266	Invoice	02/22/2024	DOWNTOWN ROOM DIVIDER START UNIT,		0.00	3,054.86	
016401	VAIMAN, VLAD		02/22/2024	Regular	0.00	500.00	336723
20420209	Invoice	02/22/2024	TALENT MANAGEMENT WOKRSHOP 02/1		0.00	500.00	
010910	VARNER, SCOTT		02/22/2024	Regular	0.00	5,889.37	336724
MARCH 2024	Invoice	02/22/2024	MARCH 2024 ADPP PAYMENT		0.00	5,889.37	
015186	VENTURA COUNTY AUTO SUPPLY, INC.		02/22/2024	Regular	0.00	396.02	336725
995359	Invoice	02/22/2024	NAPA QT 15W40		0.00	76.56	
995360	Invoice	02/22/2024	#207 ROTOR DODGE CHARGER, PADSET		0.00	319.46	
015870	VERITONE, INC.		02/22/2024	Regular	0.00	2,600.00	336726
551201	Invoice	02/22/2024	PORT AUTHORITY JP56 JACKETS W/ EMBR		0.00	2,600.00	
011258	VIC'S PLUMBING SUPPLY, INC.		02/22/2024	Regular	0.00	226.28	336727
909567	Invoice	02/22/2024	SINK FAUCET SINGLE HOLE		0.00	226.28	
016344	VINCE'S CAFE INC		02/22/2024	Regular	0.00	1,250.95	336728
11124 FOOD ENC	Invoice	02/22/2024	SENIOR LUNCHEON FOOD SERVICE TAMA		0.00	763.83	
11124 FOOD SER	Invoice	02/22/2024	FOOD SERVICE FOR VOLUNTEER LUNCHE		0.00	487.12	
010978	VULCAN MATERIALS COMPANY		02/22/2024	Regular	0.00	2,220.53	336729
73907593	Invoice	02/22/2024	COLD MIX 3/8 SC8		0.00	849.42	
73910689	Invoice	02/22/2024	3/4IN CL 2 RECYCLED BASE		0.00	1,371.11	
013539	WAGE WORKS, INC.		02/22/2024	Regular	0.00	100.00	336730
INV6099699	Invoice	02/22/2024	HC, HCDC FSA ADMIN MONTHLY FEES FY		0.00	100.00	
012905	WEST PUBLISHING CORPORATION		02/22/2024	Regular	0.00	403.89	336731
849677995	Invoice	02/22/2024	ONLINE/SOFTWARE SUBSCRIPTION CHAR		0.00	403.89	

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
013550	WHITE CAP, L.P.		02/22/2024	Regular	0.00	21.51	336732
10019394255	Invoice	02/22/2024	7-IN-1 PAINTERS TOOL RED DEVIL 2.8MM		0.00	150.86	
57678201	Credit Memo	02/22/2024	2.8MM CHALK SNAP-LINE CHALK RITE DU		0.00	-129.35	
014968	WILLDAN FINANCIAL SERVICES		02/22/2024	Regular	0.00	2,000.00	336733
010-57354	Invoice	02/22/2024	ARBITRAGE REBATE SERVICES 10/19/20 -		0.00	2,000.00	
016034	SPIRIT OF SANTA PAULA		02/29/2024	Regular	0.00	363,000.00	336734
REQ 02-29-2024	Invoice	02/29/2024	Q1 & Q2 BASE OPERATING EXPENSES		0.00	363,000.00	
015506	PAYMENTUS GROUP, INC.		02/26/2024	Bank Draft	0.00	12,087.00	992202
INV-15-144366	Invoice	02/26/2024	TRANSACTION FEES FOR JANUARY 2024		0.00	12,087.00	

Bank Code AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	639	222	0.00	1,903,700.67
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	1	1	0.00	12,087.00
EFT's	0	0	0.00	0.00
	640	**226**	**0.00**	**1,915,787.67**

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
Bank Code: PY-PAYROLL							
011688	CALIFORNIA STATE DISBURSEMENT UNIT		02/05/2024	Regular	0.00	185.07	336487
INV0018078	Invoice	02/02/2024	G69 - CASE #200000001704703		0.00	125.07	
INV0018129	Invoice	02/02/2024	G82 200000000935917		0.00	60.00	
010553	ICMA RETIREMENT TRUST-457		02/05/2024	Regular	0.00	12,001.92	336488
INV0018062	Invoice	02/02/2024	1% ICMA - EE/ER		0.00	1,929.11	
INV0018080	Invoice	02/02/2024	ICMA EE/ER -MATCH		0.00	50.00	
INV0018107	Invoice	02/02/2024	1% ICMA - EE/ER		0.00	3,636.27	
INV0018108	Invoice	02/02/2024	2% ICMA - EE/ER		0.00	3,597.16	
INV0018123	Invoice	02/02/2024	DCI		0.00	250.00	
INV0018131	Invoice	02/02/2024	ICMA EE/ER -MATCH		0.00	210.00	
INV0018132	Invoice	02/02/2024	DCI		0.00	2,000.00	
INV0018133	Invoice	02/02/2024	DCI		0.00	329.38	
010554	ICMA RETIREMENT TRUST-457 (PT)		02/05/2024	Regular	0.00	1,154.89	336489
INV0018146	Invoice	02/02/2024	PTR - PART TIME RETIREMENT		0.00	1,154.89	
010708	SANTA PAULA POLICE OFFICERS ASSOCIATION		02/05/2024	Regular	0.00	1,080.00	336490
INV0018064	Invoice	02/02/2024	AP-ASSOCIATION DUES		0.00	1,020.00	
INV0018112	Invoice	02/02/2024	AP-ASSOCIATION DUES		0.00	60.00	
010291	SEIU LOCAL 721		02/05/2024	Regular	0.00	486.35	336491
INV0018110	Invoice	02/02/2024	SEIU 998		0.00	69.00	
INV0018111	Invoice	02/02/2024	SEIU 998 - VOTING MEMBERS		0.00	368.50	
INV0018118	Invoice	02/02/2024	COMMITTEE ON POLITICAL EDUC.		0.00	48.85	
010898	UNITED WAY OF VENTURA COUNTY		02/05/2024	Regular	0.00	12.00	336492
INV0018103	Invoice	02/02/2024	UW - UNITED WAY		0.00	3.00	
INV0018164	Invoice	02/02/2024	UW - UNITED WAY		0.00	9.00	
010331	RELIANCE STANDARD LIFE INSURANCE		02/08/2024	Regular	0.00	4,662.58	336595
CM0000345	Credit Memo	07/05/2023	LTD111646		0.00	-0.16	
CM0000349	Credit Memo	07/12/2023	LTD111646		0.00	-0.22	
CM0000358	Credit Memo	07/12/2023	LTD111646		0.00	-0.24	
CM0000367	Credit Memo	07/12/2023	LTD111646		0.00	-0.42	
CM0000377	Credit Memo	07/12/2023	LTD111646		0.00	-0.47	
CM0000426	Credit Memo	01/10/2024	LTD111646		0.00	-0.04	
CM0000431	Credit Memo	01/22/2024	LTD111646		0.00	-0.24	
CM0000432	Credit Memo	01/22/2024	LTD111646		0.00	-0.42	
CM0000433	Credit Memo	01/22/2024	LTD111646		0.00	-0.47	
INV0016306	Invoice	07/12/2023	LTD111646		0.00	0.24	
INV0016307	Invoice	07/12/2023	LTD111646		0.00	0.42	
INV0016308	Invoice	07/12/2023	LTD111646		0.00	0.47	
INV0017744	Invoice	01/05/2024	AD&D		0.00	120.40	
INV0017765	Invoice	01/05/2024	GROUP LIFE GL164671		0.00	481.60	
INV0017769	Invoice	01/05/2024	POLICY: VAR203005 LTD		0.00	7.50	
INV0017770	Invoice	01/05/2024	LTD111646		0.00	1,087.49	
INV0017805	Invoice	01/05/2024	AD&D		0.00	42.00	
INV0017820	Invoice	01/05/2024	GROUP LIFE GL164671		0.00	168.00	
INV0017822	Invoice	01/05/2024	POLICY: VAR203005 LTD		0.00	6.25	
INV0017823	Invoice	01/05/2024	LTD111646		0.00	577.60	
INV0017853	Invoice	01/19/2024	AD&D		0.00	40.25	
INV0017868	Invoice	01/19/2024	GROUP LIFE GL164671		0.00	161.00	
INV0017870	Invoice	01/19/2024	POLICY: VAR203005 LTD		0.00	6.25	
INV0017871	Invoice	01/19/2024	LTD111646		0.00	390.18	
INV0017898	Invoice	01/19/2024	AD&D		0.00	120.40	
INV0017919	Invoice	01/19/2024	GROUP LIFE GL164671		0.00	481.60	
INV0017923	Invoice	01/19/2024	POLICY: VAR203005 LTD		0.00	7.50	
INV0017924	Invoice	01/19/2024	LTD111646		0.00	964.59	
INV0017958	Invoice	01/22/2024	LTD111646		0.00	0.16	
INV0017962	Invoice	01/22/2024	LTD111646		0.00	0.22	

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INV0017971	Invoice	01/22/2024	LTD111646		0.00	0.24	
INV0017980	Invoice	01/22/2024	LTD111646		0.00	0.42	
INV0017990	Invoice	01/22/2024	LTD111646		0.00	0.47	
RELIANCE STD RO	Invoice	01/19/2024	RELIANCE STD ROUNDING FEB COV		0.00	0.01	
	Void		02/08/2024	Regular	0.00	0.00	336596
011103	COLONIAL LIFE & ACCIDENT		02/08/2024	Regular	0.00	2,070.17	336597
COLONIAL ROUN	Credit Memo	01/19/2024	COLONIAL ROUNDING ADJ FEB 2024		0.00	-0.07	
INV0017751	Invoice	01/05/2024	Colonial Life Ins.		0.00	406.32	
INV0017752	Invoice	01/05/2024	Colonial Life Insurance		0.00	518.09	
INV0017809	Invoice	01/05/2024	Colonial Life Ins.		0.00	42.31	
INV0017810	Invoice	01/05/2024	Colonial Life Insurance		0.00	68.40	
INV0017857	Invoice	01/19/2024	Colonial Life Ins.		0.00	42.31	
INV0017858	Invoice	01/19/2024	Colonial Life Insurance		0.00	68.40	
INV0017905	Invoice	01/19/2024	Colonial Life Ins.		0.00	406.32	
INV0017906	Invoice	01/19/2024	Colonial Life Insurance		0.00	518.09	
016111	FIDELITY SECURITY LIFE INSURANCE COMPANY		02/08/2024	Regular	0.00	553.94	336598
EYE MED ROUND	Credit Memo	01/19/2024	EYE MED ROUNDING ADJ FEB 2024		0.00	-0.28	
GARCIA, Y. CATCH	Invoice	01/19/2024	GARCIA, Y. CATCHUP FOR JANUARY		0.00	8.31	
INV0017760	Invoice	01/05/2024	EMC		0.00	21.99	
INV0017761	Invoice	01/05/2024	EME		0.00	74.88	
INV0017762	Invoice	01/05/2024	EMF		0.00	53.60	
INV0017763	Invoice	01/05/2024	EMS		0.00	44.88	
INV0017816	Invoice	01/05/2024	EMC		0.00	14.66	
INV0017817	Invoice	01/05/2024	EME		0.00	20.80	
INV0017818	Invoice	01/05/2024	EMF		0.00	10.72	
INV0017864	Invoice	01/19/2024	EMC		0.00	14.66	
INV0017865	Invoice	01/19/2024	EME		0.00	20.80	
INV0017866	Invoice	01/19/2024	EMF		0.00	10.72	
INV0017914	Invoice	01/19/2024	EMC		0.00	21.99	
INV0017915	Invoice	01/19/2024	EME		0.00	74.88	
INV0017916	Invoice	01/19/2024	EMF		0.00	53.60	
INV0017917	Invoice	01/19/2024	EMS		0.00	44.88	
RETIREE ADJS FO	Invoice	01/19/2024	RETIREE ADJS FOR FEB 2024		0.00	62.85	
010371	METLIFE SBC		02/08/2024	Regular	0.00	190.10	336599
INV0017759	Invoice	01/05/2024	GROUP ID #97127420		0.00	76.04	
INV0017815	Invoice	01/05/2024	GROUP ID #97127420		0.00	19.01	
INV0017863	Invoice	01/19/2024	GROUP ID #97127420		0.00	19.01	
INV0017913	Invoice	01/19/2024	GROUP ID #97127420		0.00	76.04	
010331	RELIANCE STANDARD LIFE INSURANCE		02/08/2024	Regular	0.00	557.23	336600
CITY MANAGER A	Invoice	01/19/2024	CITY MANAGER ADJ FEB 2024		0.00	68.95	
INV0017771	Invoice	01/05/2024	POLICY: VG178907		0.00	119.50	
INV0017824	Invoice	01/05/2024	POLICY: VG178907		0.00	124.65	
INV0017872	Invoice	01/19/2024	POLICY: VG178907		0.00	124.65	
INV0017925	Invoice	01/19/2024	POLICY: VG178907		0.00	119.50	
ROUNDING ADJ F	Credit Memo	01/19/2024	ROUNDING ADJ FEB 2024		0.00	-0.02	
014422	RELIANCE STANDARD LIFE INSURANCE		02/08/2024	Regular	0.00	3,925.52	336601
INV0017754	Invoice	01/05/2024	D1F - RELIANCE DENTAL		0.00	582.00	
INV0017755	Invoice	01/05/2024	D1S - RELIANCE DENTAL		0.00	460.56	
INV0017756	Invoice	01/05/2024	D2F RELIANCE DENTAL		0.00	214.50	
INV0017757	Invoice	01/05/2024	D2S RELIANCE DENTAL		0.00	16.52	
INV0017811	Invoice	01/05/2024	D1F - RELIANCE DENTAL		0.00	218.25	
INV0017812	Invoice	01/05/2024	D1S - RELIANCE DENTAL		0.00	121.20	
INV0017813	Invoice	01/05/2024	D2F RELIANCE DENTAL		0.00	42.90	
INV0017814	Invoice	01/05/2024	D2S RELIANCE DENTAL		0.00	16.52	
INV0017859	Invoice	01/19/2024	D1F - RELIANCE DENTAL		0.00	218.25	
INV0017860	Invoice	01/19/2024	D1S - RELIANCE DENTAL		0.00	121.20	

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
INV0017861	Invoice	01/19/2024	D2F RELIANCE DENTAL		0.00	42.90	
INV0017862	Invoice	01/19/2024	D2S RELIANCE DENTAL		0.00	16.52	
INV0017908	Invoice	01/19/2024	D1F - RELIANCE DENTAL		0.00	582.00	
INV0017909	Invoice	01/19/2024	D1S - RELIANCE DENTAL		0.00	460.56	
INV0017910	Invoice	01/19/2024	D2F RELIANCE DENTAL		0.00	214.50	
INV0017911	Invoice	01/19/2024	D2S RELIANCE DENTAL		0.00	16.52	
RELIANCE ROUN	Credit Memo	01/19/2024	RELIANCE ROUNDING ADJS		0.00	-1.10	
RETIREE ADJ FEB	Invoice	01/19/2024	RETIREE ADJ FEB COV 2024		0.00	581.72	
011688	CALIFORNIA STATE DISBURSEMENT UNIT		02/16/2024	Regular	0.00	185.07	336610
INV0018195	Invoice	02/16/2024	G69 - CASE #200000001704703		0.00	125.07	
INV0018248	Invoice	02/16/2024	G82 200000000935917		0.00	60.00	
010553	ICMA RETIREMENT TRUST-457		02/16/2024	Regular	0.00	12,062.61	336611
INV0018179	Invoice	02/16/2024	1% ICMA - EE/ER		0.00	1,988.80	
INV0018197	Invoice	02/16/2024	ICMA EE/ER -MATCH		0.00	50.00	
INV0018226	Invoice	02/16/2024	1% ICMA - EE/ER		0.00	3,637.27	
INV0018227	Invoice	02/16/2024	2% ICMA - EE/ER		0.00	3,597.16	
INV0018242	Invoice	02/16/2024	DCI		0.00	250.00	
INV0018250	Invoice	02/16/2024	ICMA EE/ER -MATCH		0.00	210.00	
INV0018251	Invoice	02/16/2024	DCI		0.00	2,000.00	
INV0018252	Invoice	02/16/2024	DCI		0.00	329.38	
010554	ICMA RETIREMENT TRUST-457 (PT)		02/16/2024	Regular	0.00	1,144.09	336612
INV0018265	Invoice	02/16/2024	PTR - PART TIME RETIREMENT		0.00	1,144.09	
010708	SANTA PAULA POLICE OFFICERS ASSOCIATION		02/16/2024	Regular	0.00	1,020.00	336613
INV0018181	Invoice	02/16/2024	AP-ASSOCIATION DUES		0.00	960.00	
INV0018231	Invoice	02/16/2024	AP-ASSOCIATION DUES		0.00	60.00	
010291	SEIU LOCAL 721		02/16/2024	Regular	0.00	486.35	336614
INV0018229	Invoice	02/16/2024	SEIU 998		0.00	69.00	
INV0018230	Invoice	02/16/2024	SEIU 998 - VOTING MEMBERS		0.00	368.50	
INV0018237	Invoice	02/16/2024	COMMITTEE ON POLITICAL EDUC.		0.00	48.85	
010898	UNITED WAY OF VENTURA COUNTY		02/16/2024	Regular	0.00	11.00	336615
INV0018222	Invoice	02/16/2024	UW - UNITED WAY		0.00	2.00	
INV0018283	Invoice	02/16/2024	UW - UNITED WAY		0.00	9.00	

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
010420	INTERNAL REVENUE SERVICE		02/07/2024	Bank Draft	0.00	50,882.75	992180
CM0000348	Credit Memo	07/05/2023	MEDICARE		0.00	-6.94	
CM0000353	Credit Memo	07/12/2023	MEDICARE		0.00	-6.90	
CM0000357	Credit Memo	07/12/2023	MEDICARE		0.00	-6.88	
CM0000362	Credit Memo	07/12/2023	MEDICARE		0.00	-6.94	
CM0000366	Credit Memo	07/12/2023	MEDICARE		0.00	-7.04	
CM0000371	Credit Memo	07/12/2023	FEDERAL TAX		0.00	-60.58	
CM0000372	Credit Memo	07/12/2023	MEDICARE		0.00	-7.98	
CM0000376	Credit Memo	07/12/2023	MEDICARE		0.00	-6.90	
CM0000381	Credit Memo	07/12/2023	FEDERAL TAX		0.00	-62.96	
CM0000382	Credit Memo	07/12/2023	MEDICARE		0.00	-8.30	
CM0000386	Credit Memo	07/12/2023	MEDICARE		0.00	-6.84	
INV0017849	Invoice	01/09/2024	FEDERAL TAX		0.00	169.37	
INV0017850	Invoice	01/10/2024	MEDICARE		0.00	33.66	
INV0017851	Invoice	01/10/2024	MEDICARE		0.00	33.84	
INV0017961	Invoice	01/22/2024	MEDICARE		0.00	6.94	
INV0017966	Invoice	01/22/2024	MEDICARE		0.00	6.90	
INV0017970	Invoice	01/22/2024	MEDICARE		0.00	6.88	
INV0017975	Invoice	01/22/2024	MEDICARE		0.00	6.94	
INV0017979	Invoice	01/22/2024	MEDICARE		0.00	7.04	
INV0017984	Invoice	01/22/2024	FEDERAL TAX		0.00	60.58	
INV0017985	Invoice	01/22/2024	MEDICARE		0.00	7.98	
INV0017989	Invoice	01/22/2024	MEDICARE		0.00	6.90	
INV0017994	Invoice	01/22/2024	FEDERAL TAX		0.00	62.96	
INV0017995	Invoice	01/22/2024	MEDICARE		0.00	8.30	
INV0017999	Invoice	01/22/2024	MEDICARE		0.00	6.84	
INV0018105	Invoice	02/02/2024	FEDERAL TAX		0.00	19,639.15	
INV0018106	Invoice	02/02/2024	MEDICARE		0.00	3,919.18	
INV0018166	Invoice	02/02/2024	FEDERAL TAX		0.00	19,721.85	
INV0018168	Invoice	02/02/2024	MEDICARE		0.00	7,365.70	
011044	STATE OF CALIFORNIA - EDD EMPLOYMENT DE		02/07/2024	Bank Draft	0.00	15,517.51	992181
CM0000352	Credit Memo	07/12/2023	STATE TAX		0.00	-20.98	
CM0000356	Credit Memo	07/12/2023	STATE TAX		0.00	-20.90	
CM0000361	Credit Memo	07/12/2023	STATE TAX		0.00	-21.06	
CM0000365	Credit Memo	07/12/2023	STATE TAX		0.00	-21.38	
CM0000370	Credit Memo	07/12/2023	STATE TAX		0.00	-28.18	
CM0000375	Credit Memo	07/12/2023	STATE TAX		0.00	-20.90	
CM0000380	Credit Memo	07/12/2023	STATE TAX		0.00	-29.28	
CM0000385	Credit Memo	07/12/2023	STATE TAX		0.00	-20.74	
INV0017848	Invoice	01/09/2024	STATE TAX		0.00	77.63	
INV0017965	Invoice	01/22/2024	STATE TAX		0.00	20.98	
INV0017969	Invoice	01/22/2024	STATE TAX		0.00	20.90	
INV0017974	Invoice	01/22/2024	STATE TAX		0.00	21.06	
INV0017978	Invoice	01/22/2024	STATE TAX		0.00	21.38	
INV0017983	Invoice	01/22/2024	STATE TAX		0.00	28.18	
INV0017988	Invoice	01/22/2024	STATE TAX		0.00	20.90	
INV0017993	Invoice	01/22/2024	STATE TAX		0.00	29.28	
INV0017998	Invoice	01/22/2024	STATE TAX		0.00	20.74	
INV0018104	Invoice	02/02/2024	STATE TAX		0.00	8,022.27	
INV0018165	Invoice	02/02/2024	STATE TAX		0.00	7,417.61	
014872	STATE OF CALIFORNIA EDD - SDI		02/07/2024	Bank Draft	0.00	1,468.44	992182
INV0018167	Invoice	02/02/2024	SDI		0.00	1,468.44	
010292	CALIF. PUBLIC EMPLOYEES' RETIREMENT SYSTE		02/05/2024	Bank Draft	0.00	62,001.99	992183
CM0000346	Credit Memo	07/05/2023	R72		0.00	-27.07	
CM0000347	Credit Memo	07/05/2023	R72		0.00	-26.61	
CM0000350	Credit Memo	07/12/2023	R72		0.00	-25.01	
CM0000351	Credit Memo	07/12/2023	R72		0.00	-24.58	
CM0000354	Credit Memo	07/12/2023	R72		0.00	-25.01	

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
CM0000355	Credit Memo	07/12/2023	R72		0.00	-24.58	
CM0000359	Credit Memo	07/12/2023	R72		0.00	-25.01	
CM0000360	Credit Memo	07/12/2023	R72		0.00	-24.58	
CM0000363	Credit Memo	07/12/2023	R72		0.00	-25.01	
CM0000364	Credit Memo	07/12/2023	R72		0.00	-24.58	
CM0000368	Credit Memo	07/12/2023	R72		0.00	-25.01	
CM0000369	Credit Memo	07/12/2023	R72		0.00	-24.58	
CM0000373	Credit Memo	07/12/2023	R72		0.00	-25.01	
CM0000374	Credit Memo	07/12/2023	R72		0.00	-24.58	
CM0000378	Credit Memo	07/12/2023	R72		0.00	-25.01	
CM0000379	Credit Memo	07/12/2023	R72		0.00	-24.58	
CM0000383	Credit Memo	07/12/2023	R72		0.00	-25.01	
CM0000384	Credit Memo	07/12/2023	R72		0.00	-24.58	
INV0017959	Invoice	01/22/2024	R72		0.00	27.07	
INV0017960	Invoice	01/22/2024	R72		0.00	26.61	
INV0017963	Invoice	01/22/2024	R72		0.00	25.01	
INV0017964	Invoice	01/22/2024	R72		0.00	24.58	
INV0017967	Invoice	01/22/2024	R72		0.00	25.01	
INV0017968	Invoice	01/22/2024	R72		0.00	24.58	
INV0017972	Invoice	01/22/2024	R72		0.00	25.01	
INV0017973	Invoice	01/22/2024	R72		0.00	24.58	
INV0017976	Invoice	01/22/2024	R72		0.00	25.01	
INV0017977	Invoice	01/22/2024	R72		0.00	24.58	
INV0017981	Invoice	01/22/2024	R72		0.00	25.01	
INV0017982	Invoice	01/22/2024	R72		0.00	24.58	
INV0017986	Invoice	01/22/2024	R72		0.00	25.01	
INV0017987	Invoice	01/22/2024	R72		0.00	24.58	
INV0017991	Invoice	01/22/2024	R72		0.00	25.01	
INV0017992	Invoice	01/22/2024	R72		0.00	24.58	
INV0017996	Invoice	01/22/2024	R72		0.00	25.01	
INV0017997	Invoice	01/22/2024	R72		0.00	24.58	
INV0018090	Invoice	02/02/2024	R21		0.00	180.76	
INV0018091	Invoice	02/02/2024	R21		0.00	322.01	
INV0018092	Invoice	02/02/2024	R30		0.00	1,740.86	
INV0018093	Invoice	02/02/2024	R30		0.00	4,961.46	
INV0018094	Invoice	02/02/2024	R59		0.00	884.35	
INV0018095	Invoice	02/02/2024	R59		0.00	2,520.39	
INV0018096	Invoice	02/02/2024	R62		0.00	327.60	
INV0018097	Invoice	02/02/2024	R62		0.00	324.64	
INV0018098	Invoice	02/02/2024	R63		0.00	600.05	
INV0018099	Invoice	02/02/2024	R63		0.00	594.63	
INV0018100	Invoice	02/02/2024	R72		0.00	6,128.35	
INV0018101	Invoice	02/02/2024	R72		0.00	6,034.79	
INV0018102	Invoice	02/02/2024	SB		0.00	23.25	
INV0018148	Invoice	02/02/2024	R24		0.00	1,243.93	
INV0018149	Invoice	02/02/2024	R24		0.00	2,215.97	
INV0018150	Invoice	02/02/2024	R27		0.00	1,433.77	
INV0018151	Invoice	02/02/2024	R27ER		0.00	2,554.17	
INV0018152	Invoice	02/02/2024	R54		0.00	228.22	
INV0018153	Invoice	02/02/2024	R54		0.00	401.11	
INV0018154	Invoice	02/02/2024	R58		0.00	2,200.60	
INV0018155	Invoice	02/02/2024	R58		0.00	3,867.58	
INV0018156	Invoice	02/02/2024	R62		0.00	10,388.86	
INV0018157	Invoice	02/02/2024	R62		0.00	10,295.01	
INV0018158	Invoice	02/02/2024	R72		0.00	902.33	
INV0018159	Invoice	02/02/2024	R72		0.00	888.55	
INV0018160	Invoice	02/02/2024	RP7		0.00	204.37	
INV0018161	Invoice	02/02/2024	RP7		0.00	364.06	
INV0018162	Invoice	02/02/2024	SB		0.00	67.89	
INV0018163	Invoice	02/02/2024	SCP		0.00	102.40	

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
PERS ROUNDING	Invoice	02/02/2024	PERS ROUNDING ADJ 02.02.24		0.00	0.03	
013539	WAGE WORKS, INC.		02/07/2024	Bank Draft	0.00	1,159.98	992184
WW INV#614969	Invoice	02/07/2024	WW INV#6149699		0.00	1,159.98	
010292	CALIF. PUBLIC EMPLOYEES' RETIREMENT SYSTE		02/07/2024	Bank Draft	0.00	500.00	992186
ADMIN FEE - GUE	Invoice	02/07/2024	ADMIN FEE - GUERRERO, S		0.00	500.00	
010292	CALIF. PUBLIC EMPLOYEES' RETIREMENT SYSTE		02/07/2024	Bank Draft	0.00	200.00	992187
LATE PAYROLL FE	Invoice	02/07/2024	LATE PAYROLL FEE		0.00	200.00	
011024	CALIFORNIA PUBLIC EMPLOYEE RETIREMENT S'		02/09/2024	Bank Draft	0.00	66,184.86	992188
ADMIN FEES FEB	Invoice	01/19/2024	ADMIN FEES FEB 2024		0.00	243.32	
CM0000434	Credit Memo	02/08/2024	EMPLOYER #0251		0.00	-19.77	
CM0000435	Credit Memo	02/08/2024	EMPLOYER #0251		0.00	-19.77	
INV0017748	Invoice	01/05/2024	ANTHEM SELECT SINGLE		0.00	807.72	
INV0017749	Invoice	01/05/2024	BS NETVALUE HMO SINGLE		0.00	405.12	
INV0017750	Invoice	01/05/2024	BLUE SHIELD - SINGLE		0.00	1,215.36	
INV0017772	Invoice	01/05/2024	EMPLOYER #0251 DBL		0.00	1,738.28	
INV0017773	Invoice	01/05/2024	EMPLOYER #0251 FAMILY		0.00	1,129.88	
INV0017774	Invoice	01/05/2024	EMPLOYER #0251 SINGLE		0.00	434.57	
INV0017775	Invoice	01/05/2024	PERS GOLD - COUPLE		0.00	4,796.64	
INV0017776	Invoice	01/05/2024	PERS GOLD - FAMILY		0.00	1,039.27	
INV0017777	Invoice	01/05/2024	PERS GOLD - SINGLE		0.00	1,998.60	
INV0017778	Invoice	01/05/2024	EMPLOYER #0251		0.00	1,176.44	
INV0017779	Invoice	01/05/2024	EMPLOYER #0251		0.00	3,167.36	
INV0017780	Invoice	01/05/2024	PERS PLATINUM - COUPLE		0.00	2,303.00	
INV0017782	Invoice	01/05/2024	PERS PLATINUM - SINGLE		0.00	1,727.25	
INV0017807	Invoice	01/05/2024	ANTHEM SELECT FAMILY		0.00	2,143.50	
INV0017808	Invoice	01/05/2024	ANTHEM SELECT SINGLE		0.00	403.86	
INV0017825	Invoice	01/05/2024	EMPLOYER #0251 SINGLE		0.00	378.33	
INV0017826	Invoice	01/05/2024	PERS GOLD - COUPLE		0.00	1,598.88	
INV0017827	Invoice	01/05/2024	EMPLOYER #0251		0.00	1,176.44	
INV0017828	Invoice	01/05/2024	EMPLOYER #0251		0.00	1,357.44	
INV0017829	Invoice	01/05/2024	PERS PLATINUM - FAMILY		0.00	1,496.95	
INV0017830	Invoice	01/05/2024	PERS PLATINUM - SINGLE		0.00	575.75	
INV0017855	Invoice	01/19/2024	ANTHEM SELECT FAMILY		0.00	2,143.50	
INV0017856	Invoice	01/19/2024	ANTHEM SELECT SINGLE		0.00	403.86	
INV0017873	Invoice	01/19/2024	EMPLOYER #0251 SINGLE		0.00	378.33	
INV0017874	Invoice	01/19/2024	PERS GOLD - COUPLE		0.00	1,598.88	
INV0017875	Invoice	01/19/2024	EMPLOYER #0251		0.00	1,176.44	
INV0017876	Invoice	01/19/2024	EMPLOYER #0251		0.00	1,357.44	
INV0017877	Invoice	01/19/2024	PERS PLATINUM - FAMILY		0.00	1,496.95	
INV0017878	Invoice	01/19/2024	PERS PLATINUM - SINGLE		0.00	575.75	
INV0017902	Invoice	01/19/2024	ANTHEM SELECT SINGLE		0.00	807.72	
INV0017903	Invoice	01/19/2024	BS NETVALUE HMO SINGLE		0.00	405.12	
INV0017904	Invoice	01/19/2024	BLUE SHIELD - SINGLE		0.00	1,215.36	
INV0017926	Invoice	01/19/2024	EMPLOYER #0251 DBL		0.00	1,738.28	
INV0017927	Invoice	01/19/2024	EMPLOYER #0251 FAMILY		0.00	1,129.88	
INV0017928	Invoice	01/19/2024	EMPLOYER #0251 SINGLE		0.00	434.57	
INV0017929	Invoice	01/19/2024	PERS GOLD - COUPLE		0.00	4,796.64	
INV0017930	Invoice	01/19/2024	PERS GOLD - FAMILY		0.00	1,039.27	
INV0017931	Invoice	01/19/2024	PERS GOLD - SINGLE		0.00	1,998.60	
INV0017932	Invoice	01/19/2024	EMPLOYER #0251		0.00	1,176.44	
INV0017933	Invoice	01/19/2024	EMPLOYER #0251		0.00	3,167.36	
INV0017934	Invoice	01/19/2024	PERS PLATINUM - COUPLE		0.00	2,303.00	
INV0017936	Invoice	01/19/2024	PERS PLATINUM - SINGLE		0.00	1,727.25	
PERS ROUNDING	Credit Memo	01/19/2024	PERS ROUNDINGS ADJ FEB 2024		0.00	-0.17	
PONCE, E. JAN 20	Invoice	01/19/2024	PONCE, E. JAN 2024 COV RETRO		0.00	2,352.87	
RETIREE ADJ FEB	Invoice	01/19/2024	RETIREE ADJ FEB COV 2024		0.00	3,297.00	

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
VARELA REFUND	Credit Memo	01/19/2024	VARELA REFUND FOR JANUARY 2024		0.00	-1,809.90	
013539	WAGE WORKS, INC.		02/14/2024	Bank Draft	0.00	647.03	992189
WAGEWORKS IN	Invoice	02/14/2024	WAGEWORKS INV#6178575		0.00	647.03	
010420	INTERNAL REVENUE SERVICE		02/21/2024	Bank Draft	0.00	49,271.15	992190
INV0018171	Invoice	02/08/2024	FEDERAL TAX		0.00	2.38	
INV0018173	Invoice	02/08/2024	MEDICARE		0.00	0.58	
INV0018175	Invoice	02/08/2024	FEDERAL TAX		0.00	4.35	
INV0018177	Invoice	02/08/2024	MEDICARE		0.00	0.58	
INV0018224	Invoice	02/16/2024	FEDERAL TAX		0.00	17,225.47	
INV0018225	Invoice	02/16/2024	MEDICARE		0.00	3,780.18	
INV0018285	Invoice	02/16/2024	FEDERAL TAX		0.00	20,690.17	
INV0018287	Invoice	02/16/2024	MEDICARE		0.00	7,567.44	
011044	STATE OF CALIFORNIA - EDD EMPLOYMENT DE		02/21/2024	Bank Draft	0.00	15,204.73	992191
INV0018170	Invoice	02/08/2024	STATE TAX		0.00	1.74	
INV0018174	Invoice	02/08/2024	STATE TAX		0.00	2.02	
INV0018223	Invoice	02/16/2024	STATE TAX		0.00	7,342.70	
INV0018284	Invoice	02/16/2024	STATE TAX		0.00	7,858.27	
014872	STATE OF CALIFORNIA EDD - SDI		02/21/2024	Bank Draft	0.00	1,521.74	992192
INV0018172	Invoice	02/08/2024	SDI		0.00	0.22	
INV0018176	Invoice	02/08/2024	SDI		0.00	0.22	
INV0018286	Invoice	02/16/2024	SDI		0.00	1,521.30	
013539	WAGE WORKS, INC.		02/22/2024	Bank Draft	0.00	449.85	992193
WAGEWORKS IN	Invoice	02/22/2024	WAGEWORKS INV#6201229		0.00	449.85	
010292	CALIF. PUBLIC EMPLOYEES' RETIREMENT SYSTE		02/21/2024	Bank Draft	0.00	62,232.40	992194
INV0018209	Invoice	02/16/2024	R21		0.00	176.35	
INV0018210	Invoice	02/16/2024	R21		0.00	314.15	
INV0018211	Invoice	02/16/2024	R30		0.00	1,733.55	
INV0018212	Invoice	02/16/2024	R30		0.00	4,940.63	
INV0018213	Invoice	02/16/2024	R59		0.00	531.72	
INV0018214	Invoice	02/16/2024	R59		0.00	1,515.41	
INV0018215	Invoice	02/16/2024	R62		0.00	327.60	
INV0018216	Invoice	02/16/2024	R62		0.00	324.64	
INV0018217	Invoice	02/16/2024	R63		0.00	551.49	
INV0018218	Invoice	02/16/2024	R63		0.00	546.50	
INV0018219	Invoice	02/16/2024	R72		0.00	6,969.26	
INV0018220	Invoice	02/16/2024	R72		0.00	6,862.86	
INV0018221	Invoice	02/16/2024	SB		0.00	24.18	
INV0018267	Invoice	02/16/2024	R24		0.00	1,243.93	
INV0018268	Invoice	02/16/2024	R24		0.00	2,215.97	
INV0018269	Invoice	02/16/2024	R27		0.00	1,462.78	
INV0018270	Invoice	02/16/2024	R27ER		0.00	2,605.85	
INV0018271	Invoice	02/16/2024	R54		0.00	228.22	
INV0018272	Invoice	02/16/2024	R54		0.00	401.11	
INV0018273	Invoice	02/16/2024	R58		0.00	2,200.60	
INV0018274	Invoice	02/16/2024	R58		0.00	3,867.58	
INV0018275	Invoice	02/16/2024	R62		0.00	10,395.09	
INV0018276	Invoice	02/16/2024	R62		0.00	10,301.18	
INV0018277	Invoice	02/16/2024	R72		0.00	902.33	
INV0018278	Invoice	02/16/2024	R72		0.00	888.55	
INV0018279	Invoice	02/16/2024	RP7		0.00	190.41	
INV0018280	Invoice	02/16/2024	RP7		0.00	339.19	
INV0018281	Invoice	02/16/2024	SB		0.00	68.82	
INV0018282	Invoice	02/16/2024	SCP		0.00	102.40	
PR#03 02.16.24 R	Invoice	02/16/2024	PR#03 02.16.24 ROUNDING ADJ		0.00	0.05	
013539	WAGE WORKS, INC.		02/28/2024	Bank Draft	0.00	536.01	992195

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
WAGE WORKS IN	Invoice	02/28/2024	WAGE WORKS INV#6237562		0.00	536.01	

Bank Code PY Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	124	18	0.00	41,788.89
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	215	15	0.00	327,778.44
EFT's	0	0	0.00	0.00
	339	**34**	**0.00**	**369,567.33**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	763	240	0.00	1,945,489.56
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	0.00
Bank Drafts	216	16	0.00	339,865.44
EFT's	0	0	0.00	0.00
	979	**260**	**0.00**	**2,285,355.00**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	2/2024	2,285,355.00
			2,285,355.00

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: James Mason, Community & Economic Development Director

Subject: SECOND READING AND ADOPTION OF ORDINANCE NO. 1335 AMENDING CHAPTER 16.35 “HOUSING OPPORTUNITIES OVERLAY ZONE” OF THE SANTA PAULA MUNICIPAL CODE, UPDATING THE CITY’S DESIGN REVIEW PROCEDURES PERTAINING TO AFFORDABLE HOUSING LOCATED WITHIN THE CITY’S COMMERCIAL/LIGHT INDUSTRIAL ZONE

Date: March 20, 2024

Agenda Item: 9.C

RECOMMENDATION:

Staff recommends that the City Council: Conduct the second reading of and adopt Ordinance No. 1335, amending Chapter 16.35 "Housing Opportunities Overlay Zone" of the Santa Paula Municipal Code, updating the City's Design Review procedures pertaining to Affordable Housing located within the City's Commercial/Light Industrial Zone.

BACKGROUND:

Ordinance Process

At the March 6, 2024 City Council meeting the City Council waived the first reading and introduced Ordinance No. 1335, entitled: "An Ordinance Amending Chapter 16.35 "Housing Opportunities Overlay Zone" of the Santa Paula Municipal Code, updating the City's Design Review procedures pertaining to Affordable Housing located within the City's Commercial/Light Industrial Zone." Ordinance No. 1335 is returning to the City Council at this meeting for second reading and adoption.

Project Background

The City of Santa Paula (“City”) General Plan includes a Housing Element, which was updated for the 2021-2029 planning period pursuant to state law and adopted by the City Council on May 18, 2022 (Resolution No. 7401).

As required by state law, the City’s adopted Housing Element Update (“HEU”) was submitted for review by the California Department of Housing and Community Development (“HCD”). In its written comments dated August 19, 2022 and June 26, 2023, HCD found that the adopted HEU addressed most statutory requirements; however, additional revisions were necessary to substantially comply with State Housing Element Law.

Pursuant to Section 4.B of City Council Resolution No. 7401, subsequent clerical and technical revisions to the adopted HEU addressing HCD comments were prepared and submitted to HCD in April, June, July, November and December 2023.

On January 25, 2024 HCD notified the City that the revised HEU submitted on December 22, 2023 substantially complies with the requirements of state law and the City would be in full compliance with state housing element law when the City demonstrates conformance with Government Code section 65583.2 subdivisions (c) and (i) relating to by-right permit review for qualifying housing developments in which at least 20 percent of the units are affordable to lower-income households on vacant parcels identified in two prior Housing Elements to accommodate a portion of the housing need for lower income households, as shown in Table B-5 of the 2021-2029 HEU.

On February 13, 2024, this Council adopted Urgency Ordinance No. 1334, to immediately bring the City into the required conformance as detailed above. Ordinance No. 1335 mirrors the amendments to Chapter 16.35 contained in Urgency Ordinance No. 1334.

At their regular meeting on January 23, 2024, the Planning Commission approved Resolution No. 3856 recommending the City Council adopt a non-urgency Ordinance amending Chapter 16.35 "Housing Opportunities Overlay Zone" of the Santa Paula Municipal Code, updating the City's Design Review procedures pertaining to Affordable Housing located within the City's Commercial/Light Industrial Zone, and find that the ordinance is not a "Project" or is otherwise exempt from CEQA.

ANALYSIS:

Amendment & Conformity

Prior to adoption of the urgency ordinance, the City's design review procedures pertaining to the development of affordable housing within the Commercial/Light Industrial zone, codified in Chapter 16.35 "Housing Opportunities Overlay Zone" of Title XVI "Development Code" of the Santa Paula Municipal Code, contained criteria that are discretionary, instead of "by-right" in violation of state law. Adopting the proposed non-urgency ordinance, Ordinance No. 1335 (Attachment A), would retain the same amendments as those enacted through the urgency ordinance, as required by state law for certification of the City's Housing Element.

The proposed code amendment was reviewed by the City's Planning Division for, in part, consistency with the General Plan and conformity with the Santa Paula Municipal Code. Those findings of consistency are incorporated in Section 2 *General Plan and Development Objectives* and Section 3 *Development Code Amendments* of Planning Commission Resolution No. 3856.

Environmental / CEQA

Staff has determined that the City's amendment of its design review procedures pertaining to affordable housing within the Commercial/Light Industrial zone will not result in an indirect nor direct physical change to the environment, and that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15061(c)(3) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the

environment), 15060(c)(3) and 15378 (the activity is not a project under CEQA) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 4, because it has no potential for resulting in physical change to the environment, directly or indirectly.

STRATEGIC PLAN:

The amendments herein are necessary to retain HCD certification of the City's 2021-2029 Housing Element. A certified Housing Element is critical to achieving the City Council's strategic goals of inclusivity and community vitality.

FISCAL IMPACTS:

No direct impacts; however, lack of a certified Housing Element may prevent the City and potential affordable housing developers from obtaining certain tax credits and participating in various funding programs.

OPTIONS:

In addition to the recommended action, the Council has available to it the following alternative options:

1. Do not adopt Ordinance No. 1335 approving the Santa Paula West Business Park Specific Plan Amendment.

ATTACHMENTS:

A - Ordinance No. 1335 (03.20.2024 CC MTG).docx

ATTACHMENT A

ORDINANCE NO. 1335

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ORDINANCE NO. 1335

AN ORDINANCE OF THE CITY OF SANTA PAULA, AMENDING CHAPTER 16.35 "HOUSING OPPORTUNITIES OVERLAY ZONE" OF THE SANTA PAULA MUNICIPAL CODE, UPDATING THE CITY'S DESIGN REVIEW PROCEDURES PERTAINING TO AFFORDABLE HOUSING LOCATED WITHIN THE CITY'S COMMERCIAL/LIGHT INDUSTRIAL ZONE, AND FIND THAT THE ORDINANCE IS NOT A "PROJECT" OR IS OTHERWISE EXEMPT FROM CEQA

The City Council of the City of Santa Paula does ordain as follows:

SECTION 1: The City Council finds as follows:

A. The City of Santa Paula's ("City") design review procedures pertaining to the development of affordable housing within the Commercial/Light Industrial zone is currently codified in Chapter 16.35 "Housing Opportunities Overlay Zone" of Title XVI "Development Code" of the City's Municipal Code.

B. In its comments on the latest draft of the City's 2021-2029 Housing Element Update ("HEU"), the California Department of Housing and Community Development ("HCD") directed the City to demonstrate that its permits procedures comply with the by–right requirements of Government Code section 65583.2, subdivision (c) and (i), in order to obtain Housing Element certification.

C. Government Code section 65583.2, subdivision (c) provides that the inventory of land suitable for residential development that is used to identify sites that can be developed for housing within the planning period sufficient to provide for the jurisdiction's share of the regional housing need for all income levels, must : (i) specify for each site the number of units that can realistically be accommodated on that site; (ii) and whether the site is adequate to accommodate lower-income housing, moderate-income housing, or above moderate-income housing. As part of this requirement, any vacant sites listed in two previous consecutive Housing Element sites inventories shall not be deemed adequate to accommodate a portion of the housing need for lower-income households that must be accommodated in the current housing element planning period, unless residential development is allowed "by-right" for housing developments in which at least 20 percent of the units are affordable to lower-income households.

D. Government Code section 65583.2, subdivision (i) defines "by right" to mean that the local government's review of the owner-occupied or multifamily residential use shall not require: a conditional use permit, planned unit development permit, nor other discretionary local government review or approval that would constitute a

"project" for purpose of the California Environmental Quality Act ("CEQA")(Public Resources Code §§ 21000, *et seq*.)

E. Therefore, and in compliance with subdivisions (c) and (i) of Government Code section 65583.2, the City has updated Table B-5 of the HEU to include all vacant sites that have been used in two prior Housing Elements, and the City's review of qualifying owner-occupied or multifamily residential uses in such sites must be ministerial (i.e. "by-right").

F. The City's current design review procedures pertaining to the development of affordable housing within the Commercial/Light Industrial zone, codified in Chapter 16.35 "Housing Opportunities Overlay Zone" of Title XVI "Development Code" of the Santa Paula Municipal Code, contain criteria that are discretionary, instead of "by-right" in violation of state law.

G. The proposed Development Code ("Code") amendment would eliminate the discretionary criteria in the City's site design review permit procedures.

H. At their March 6, 2024 regular meeting the City Council waived the first reading and introduced Ordinance No. 1335, entitled: "An Ordinance Amending Chapter 16.35 "Housing Opportunities Overlay Zone" of the Santa Paula Municipal Code, updating the City's Design Review procedures pertaining to Affordable Housing located within the City's Commercial/Light Industrial Zone."

SECTION 2: *General Plan and Development Objectives.* Pursuant to SPMC § 16.208.030(C), the City Council has reviewed the Planning Commission's recommendation, and finds that the proposed amendment is consistent with the objectives of Title 16 of the SPMC, the General Plan, and development policies of the City as follows:

A. The purpose of Chapter 16.208 *Development Code Amendments* is to allow for amendment to the Code in recognition of the fact that physical, economic, and other conditions in the city may change over time. The City's current design review procedures pertaining to the development of affordable housing within the Commercial/Light Industrial Zone, codified in Chapter 16.35 "Housing Opportunities Overlay Zone" of Title XVI "Development Code" of the Santa Paula Municipal Code, contain criteria that are discretionary, instead of "by-right" in violation of state law. The City must bring its permitting procedures in compliance with state law in order to obtain Housing Element certification from HCD. The proposed amendment is consistent with Title 16 of the SPMC because it brings the City's design review procedures for in compliance with state law.

B. The proposed code amendment is consistent with the objectives, policies, general land uses, and programs of the Santa Paula General Plan (2040), as further described below in Section 3, particularly the following:

- Housing Element, Adequate Housing Sites: H3.1
- Housing Element, Removal of Government Constraints: H4.2

SECTION 3: *Development Code Amendment Findings*. Pursuant to SPMC §16.208.050, the City Council makes the following required findings:

A. *The proposed code amendment is consistent with the goals, policies, and objectives of the General Plan.* Consistent with Housing Element Policy 3.1 (Adequate Housing Sites), the proposed amendment will support housing development within the City by requiring that an up to date inventory of potential sites available for future housing development, including residential owner-occupied or multifamily developments be maintained by the City. The proposed amendment is also consistent with Housing Element Policy 4.2 (Removal of Government Constraints) because it updates the City's current design review procedures pertaining to the development of affordable housing within the Commercial/Light Industrial Zone, codified in Chapter 16.35 "Housing Opportunities Overlay Zone" of Title XVI "Development Code" of the Santa Paula Municipal Code, to be ministerial rather than discretionary as required by State law.

B. *The proposed code amendment will not adversely affect surrounding properties.* The proposed amendment will not adversely affect surrounding properties because the proposed amendment is administrative in nature, in that it updates specified provisions of the City's Development Code pertaining to affordable housing design review procedures within the Commercial/Light Industrial Zone, to bring it into compliance with state law.

C. *The proposed code amendment promotes public health, safety, and general welfare and serves the goals and purposes of Title 16*. The public health, safety, and general welfare, and purposes of the City's Development Code codified in Title 16 by ensuring that it's provisions are in compliance with State law. Further, the proposed changes benefit the public welfare by allowing for ministerial review of qualifying affordable housing projects within the City. For the reasons described in paragraphs A. and B. of Section 2, the proposed amendment will serve the goals and purposes of Title 16 of the SPMC.

SECTION 4: *Environmental Assessment*. The City Council finds that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15061(c)(3) (the activity will not result in a direct or reasonably foreseeable indirect

physical change in the environment), 15060(c)(3) and 15378 (the activity is not a project under CEQA) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 4, because it has no potential for resulting in physical change to the environment, directly or indirectly. Here it can be seen with certainty that the City's amendment of its design review procedures pertaining to affordable housing within the Commercial/Light Industrial zone will not result in an indirect nor direct physical change to the environment.

SECTION 5: *Text Amendments*. The City Council hereby amends Chapter 16.35 "Housing Opportunities Overlay Zone" to read in full as follows:

Chapter 16.35: MINISTERIAL REVIEW FOR QUALIFYING HOUSING PROJECTS

Section

16.35.01 Purpose and Intent.
16.35.02 Application.
16.35.03 Eligibility Criteria.
16.35.04 Relationship to State Density Bonus Law.
16.35.05 Procedure.
16.35.06 Site Development Permit.
16.35.07 Temporary Uses Permitted.
16.35.08 Accessory Used Permitted.
16.35.09 Site Development Standards for Residential Uses.
16.35.10 General Requirements.
16.35.11 Administration and Appeals.

§ 16.35.01 PURPOSE AND INTENT.

The purpose of this chapter is to ensure conformance with Government Code Section 65583.2(c) and (i) regarding by-right permit processing for qualifying housing developments on sites identified to accommodate lower-income units in Table B-5 of the Santa Paula Housing Element of the General Plan.

§ 16.35.02 APPLICATION.

This chapter applies only to qualifying housing projects that are located on parcels identified as accommodating lower-income units in Housing Element Table B-5. Any development that does not meet the eligibility criteria set forth in Section 16.35.03 shall comply with all applicable provisions of this Title.

§ 16.35.03 ELIGIBILITY CRITERIA.

To be considered a qualified housing development under this chapter, the housing development must meet the following criteria:

A. The development is located on a parcel identified as accommodating lower-income housing units in Housing Element Table B-5.

B. At least 20% of the units are affordable to lower-income households.

§ 16.35.04 RELATIONSHIP TO STATE DENSITY BONUS LAW.

Qualifying developments shall be eligible for applicable incentives and concessions pursuant to §§ 16.13.310 et seq. consistent with State Density Bonus Law as it may be amended from time to time.

§ 16.35.05 PROCEDURE.

The Director will review an application received for a site development permit issued in accordance with this chapter and must issue a site development permit within 60 days of deeming the application complete if the Director finds all of the following:

(A) The application complies with all applicable law including, without limitation, this chapter; and

(B) The application complies with the applicable objective development and design requirements for the zoning district in which the project is located.

§ 16.35.06 SITE DEVELOPMENT PERMIT.

(A) The qualified housing projects allowed by this chapter require a non-discretionary site development permit.

(B) Applications for a site development permit pursuant to this chapter are subject to an administrative review process. Pursuant to Cal. Gov't Code § 65583.2(i), such permits do not require discretionary local government review or approval that constitutes a project for purposes Cal. Public Resources Code §§ 21000 et seq.

(C) The administrative review process shall not require a public hearing.

§ 16.35.07 TEMPORARY USES PERMITTED.

Temporary uses are allowed as provided in the applicable zoning district in which the project is located.

§ 16.35.08 ACCESSORY USES PERMITTED.

Accessory uses are allowed as provided in the applicable zoning district in which the project is located.

§ 16.35.09 SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL USES.

The site development and design standards for qualifying projects are the base site development standards of the zoning district in which the qualified housing development is located. Standards shall be applied in a manner consistent with Cal. Government Code § 65583.2(i).

§ 16.35.10 GENERAL REQUIREMENTS.

The following conditions apply to all qualified housing developments:

(A) Occupancy standards for each dwelling unit must meet the minimum standards of the California Uniform Housing Code or the California Employee Housing Act, or successor statutes, depending upon which is applicable.

(B) Affordable dwelling units must comply with the applicable requirements of §§ 16.13.310 et seq. of this title.

§ 16.35.11 ADMINISTRATION AND APPEALS.

The Director is authorized to administer this chapter. An applicant may appeal any decision of the Director to the Planning Commission by filing a written notice of appeal with the City Clerk within ten calendar days after notice of the Director's action has been communicated to the applicant.

SECTION 6: *Effective Date*. This ordinance takes effect immediately upon its adoption.

SECTION 7: Upon the effective date of this Ordinance, the provisions hereof shall supersede any inconsistent or conflicting provisions of the Santa Paula Municipal Code.

SECTION 8: *Severability.* If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

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PASSED, APPROVED, AND ADOPTED this 20th day of March 2024.

_____
Leslie Cornejo, Mayor

ATTEST:

_____
Julie Latshaw, CMC, City Clerk

APPROVED AS TO FORM:

_____
Monica Castillo, City Attorney

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: Clete Saunier, Public Works Director

Subject: 6th STREET STORM DRAIN REPLACEMENT PROJECT (VIEW DRIVE TO VIRGINIA TERRACE)

Date: March 20, 2024

Agenda Item: 9.D

RECOMMENDATION:

Staff recommends that the City Council:

1. Award a Construction Contract to J & H Engineering General Contractors, Inc. for the construction of the 6th Street Storm Drain Replacement Project (View Drive to Virginia Terrace) in the amount of $123,000 and authorize the City Manager to execute the contract in a form approved by the City Attorney;
2. Authorize the City Manager or his designee to approve contract change orders to the Construction Contract as required and verified by staff in an amount not to cumulatively exceed $24,600 (20% construction contingency) for the 6th Street Storm Drain Replacement Project (View Drive to Virginia Terrace).

BACKGROUND:

The majority of underground storm drain conduits in the City consists of corrugated metal pipe (CMP), as well as reinforced concrete pipe (RCP), poly vinyl chloride (PVC), and redwood box (RDWD) systems. A significant portion of the City's CMP storm drains have reached or exceeded the limits of their service life and require increasing frequency of repair or wholesale replacement to address continuation of their service for drainage conveyance and the mitigation of flood hazards to motorists, pedestrians and adjacent property. The deterioration of storm drain piping due to age, corrosion, and storm related debris accumulation poses the potential for pipe failure, including sinkholes, subsidence and other damage to City roadway and pavement infrastructure.

From a Citywide drainage perspective, the City's street and drainage network are interconnected elements, in which streets convey storm water, which is in turn intercepted and conveyed by underground storm drains. Due to the minimal amount of storm drain facilities in many parts of the City, streets with their curbs and gutters are relied upon to convey storm water considerable distances prior to being transferred to underground storm drains. In many areas, due to lack of capacity or debris accumulation, streets continue to perform a parallel drainage function, which is critical to ensure effective conveyance of storm water runoff and limit flooding.

On October 23, 2023, staff investigated a sinkhole that appeared on Virginia Terrace near its intersection with 6th Street. City staff suspected the cause was due to a storm drain that had partially collapsed. Ventura Regional Sanitation District (VRSD) investigated the damaged storm drain and determined that approximately 350' of storm drain from the intersection of 6th Street and View Drive proceeding south towards Virginia Terrace is completely impacted with tree roots, rock cobble and other debris and requires replacement. The deterioration of portions of the storm drain caused voids in the street subgrade, resulting in the appearance of a sinkhole with associated roadway failure. To address further failure of the roadway and related hazards to pedestrians and vehicles, staff recommends the immediate replacement of the storm drain line. This storm drain replacement would occur in conjunction with the subgrade excavation and repair necessary to restore the roadway.

On December 6, 2023 Council approved budget adjustments and allocations for the Storm Drain Replacement (View Drive to Virginia Terrace) Project. This allowed the design phase services for this project to start.

ANALYSIS:

Following City Council approval of the Project on December 6, 2023, the project was advertised for bid on Tuesday, February 20, 2024 and bids were opened on Thursday, March 7, 2024. Three (3) contractors submitted bids: J & H Engineering General Contractors, Inc., Toro Enterprises, Inc. and Sam Hill & Sons. Bids ranged in price from $123,000 to $204,610, and are summarized below.

No.	Contractor	Base Bid
1.	J & H Engineering General Contractors, Inc.	$123,000
2.	Toro Enterprises, Inc.	$204,610
3.	Sam Hill & Sons	$189,999

Staff reviewed the received bids relative to bid specifications and required qualifications. Based on this review, staff finds that J & H Engineering General Contractors, Inc. submitted the lowest responsive and responsible bid of $123,000 and recommends City Council award the contract to J & H Engineering General Contractors, Inc. pursuant to Santa Paula Municipal Code §§ 56.04(1)(3) and 56.08(D), with an allowance for a 20% construction contingency of $24,600, for a total project budget of $147,600.

STRATEGIC PLAN:

The Project supports the currently adopted Strategic Plan in achieving the following goals:

Infrastructure, Transportation & Mobility

Goal: Maintain and develop the City's infrastructure to be safe, sustainable, innovative and cost-efficient.

FISCAL IMPACTS:

Funding for the project is derived from both Citywide Street Preservation and Maintenance as well as Measure T as shown in Table 1 below:

Table 1: Funding Sources – Roadway Repair and Measure T

Fund Source	Account No.	Budget
Measure T	104-5-9285-660	$75,000.00
Citywide Street Preservation and Maintenance	104-5-9359-660	$200,000.00
Total =		**$275,000.00**

Table 2: Project Costs – 6th Street Storm Drain Replacement

	Fund	Cost
Engineering / Construction Management (Budget)	104-9285	$44,000.00
Construction Contract	104-9359	$123,000.00
Contingency (20%)	104-9359	$24,600.00
Total =		**$191,600.00**

OPTIONS:

The Council has the following available alternative options to staff's recommendations:

1. Do not award a Construction Contract to J & H Engineering General Contractors, Inc. for the construction of the 6th Street Storm Drain Replacement Project (View Drive to Virginia Terrace). This action would significantly delay critically needed infrastructure repair and replacement.

ATTACHMENTS:

EXHIBIT A - Project Location Map.pdf
EXHIBIT B - Bid Results.pdf

EXHIBIT A

Project Location Map

LOCATION MAP | 1" = 50' | -

CITY OF SANTA PAULA
CALIFORNIA
INCORPORATED APRIL 22, 1902

0 25 50
1 in = 50 ft

6TH STREET STORM DRAIN REPLACEMENT PROJECT
CITY OF SANTA PAULA
DECEMBER 6, 2023

SHEET 1 OF 1

EH-1

EXHIBIT B

6th Street Storm Drain Replacement Bid Results

CITY OF SANTA PAULA

P.O. Box 569 • 970 Ventura Street • Santa Paula, CA 93060 • 805/933-4212

PROJECT: 6TH STREET STORM DRAIN REPLACEMENT PROJECT
TASK: Storm Drain Replacement

PROJECT No.: N/A
Bid Date: Thursday, March 7, 2024

Time of Opening: 3:00 PM

Bidder Company Name/City	Bid Amount	Bond	Addendum/a
J + H Engineering	$123,000.00	yes	
Toro Enterprises	$204,610.00	yes	
Sam Hill and Sons	$189,999.00	yes	

March 7, 2024
Date

Tatiana Arnaout, PE
Deputy City Engineer

March 7, 2024
Date

Julie Latshaw
City Clerk

CITY OF SANTA PAULA INCORPORATED APRIL 22, 1902 VENTURA COUNTY, CA

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: Clete Saunier, Public Works Director

Subject: MEASURE T FUND ALLOCATION AND EXCHANGE: COMMUNITY BIKE TRAIL CONNECTIVITY PROJECT

Date: March 20, 2024

Agenda Item: 9.E

RECOMMENDATION:

Staff recommends that the City Council:

1. Approve allocation of $390,000 of Measure T funds to provide local match for Community Bike Trail Connectivity Project (CIP 9378);
2. Accept replacement funding allocation (former Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) funding) specified for City street rehabilitation.

BACKGROUND:

On September 26, 2022, the City of Santa Paula applied for a Ventura County Transportation Commission (VCTC) Grant to construct up to 2.48 miles of new bike trail pathways in the City which would connect to the existing bike trail system.

On December 2, 2022, VCTC awarded the City of Santa Paula a Transportation Development Act (TDA) Article 3 grant allocation in the amount of $1,482,878 for the Santa Paula Community Bike Trail Connectivity Project (See Attachment 1).

The Project required a local funding match, which was originally provided by CRRSAA funding in the amount of $390,000 (See Attachment 2).

On March 4, 2024, staff presented its recommendation and received concurrence from the Measure T Committee regarding the allocation of Measure T funds to replace the CRRSAA funds for the Community Bike Trail Connectivity Project, as further outlined below.

ANALYSIS:

The Community Bike Trail Connectivity Project will allow for the extension of the existing Class I bike trail from its easterly terminus at 12th Street to Santa Paula Creek, then north along the Ventura County Watershed Protection District levee road to its northerly limit. The northerly extension will allow for interconnection of the future Class II bike lanes at the western end of the Santa Paula Street Bridge over Santa Paula Creek. This connection will allow local

residents and bicycle commuters ready access to the Class I bike facility which in turn provides cross-town connectivity along the VCTC rail right of way. Additionally, the project provides for the extension of the current western terminus of the Class I bikeway at Peck Road to the City's western boundary.

Recently, Caltrans announced their intention to substitute State gas tax funds to replace the federal CRRSAA funds. While these funds have a reduced administrative reporting burden compared to the federal CRRSAA funds, they are limited in their application to streets and highways projects and cannot be utilized for bike and pedestrian mobility projects similar to those improvements contemplated by the City's Community Bike Trail Connectivity Project. Providing Measure T funds to address the local match requirements for the Community Bike Trail Connectivity Project, while utilizing the newly increased Gas Tax funds for street rehabilitation projects will result in no net change to the effective funding of both of these projects. However, not providing Measure T funds to serve as local match funds will not allow the City's Community Bike Trail Connectivity Project to proceed and risk loss of Transportation Development Act (TDA) Article 3 grant allocation in the amount of $1,482,878 due to lack of appropriate matching funds.

STRATEGIC PLAN:

The Project supports the currently adopted Strategic Plan in achieving the following goals:

Infrastructure, Transportation & Mobility

Goal: Maintain and develop the City's infrastructure to be safe, sustainable, innovative and cost-efficient.

FISCAL IMPACTS:

Staff proposes to substitute Measure T funds for required local match funds previously provided by CRRSAA (now State gas tax funds). There will be no net change in funding to either the City's Street Rehabilitation (9285) or Community Bike Trail Connectivity Project (9378).

Table 1: Decrease CRSAA Funds Revenue and Decrease allocation to Bike Trail

Fund Source	GL Account Number	Before	After
CRRSAA	413-5-9378-290	$200,000	$0
CRRSAA	413-5-9378-660	$189,790	$0
CRSSAA	413-4-7500-4277	$389,790	$0

Table 2: Increase Gas Tax Fund Revenue and allocation to Streets

Fund Source	GL Account Number	Before	After
Gas Tax	280-4-7500-4025	$306,119	$696,119
Gas Tax	280-5-9378-290	$0	$200,000
Gas Tax	280-5-9378-660	$0	$190,000

Table 3:
Decrease Measure T Fund allocation to Streets.
Increase Measure T Fund allocation to Bike Trail

Fund Source	From Account	To Account	Total
Measure T	104-5-9285-660	104-5-9378-290	$200,000
Measure T	104-5-9285-660	104-5-9378-660	$190,000
	Total Budget Allocated to 9378		**$390,000**

This reallocation of funds is for the matching funds needed for the Community Bike Trail Connectivity Project that will be provided by the Measure T funding previously allocated to the pavement management plan. Funding for the PMP will be provided through additional gas tax revenue, as told to staff by the Department of Transportation, Caltrans.

OPTIONS:

The Council has the following available alternative options to staff's recommendations:

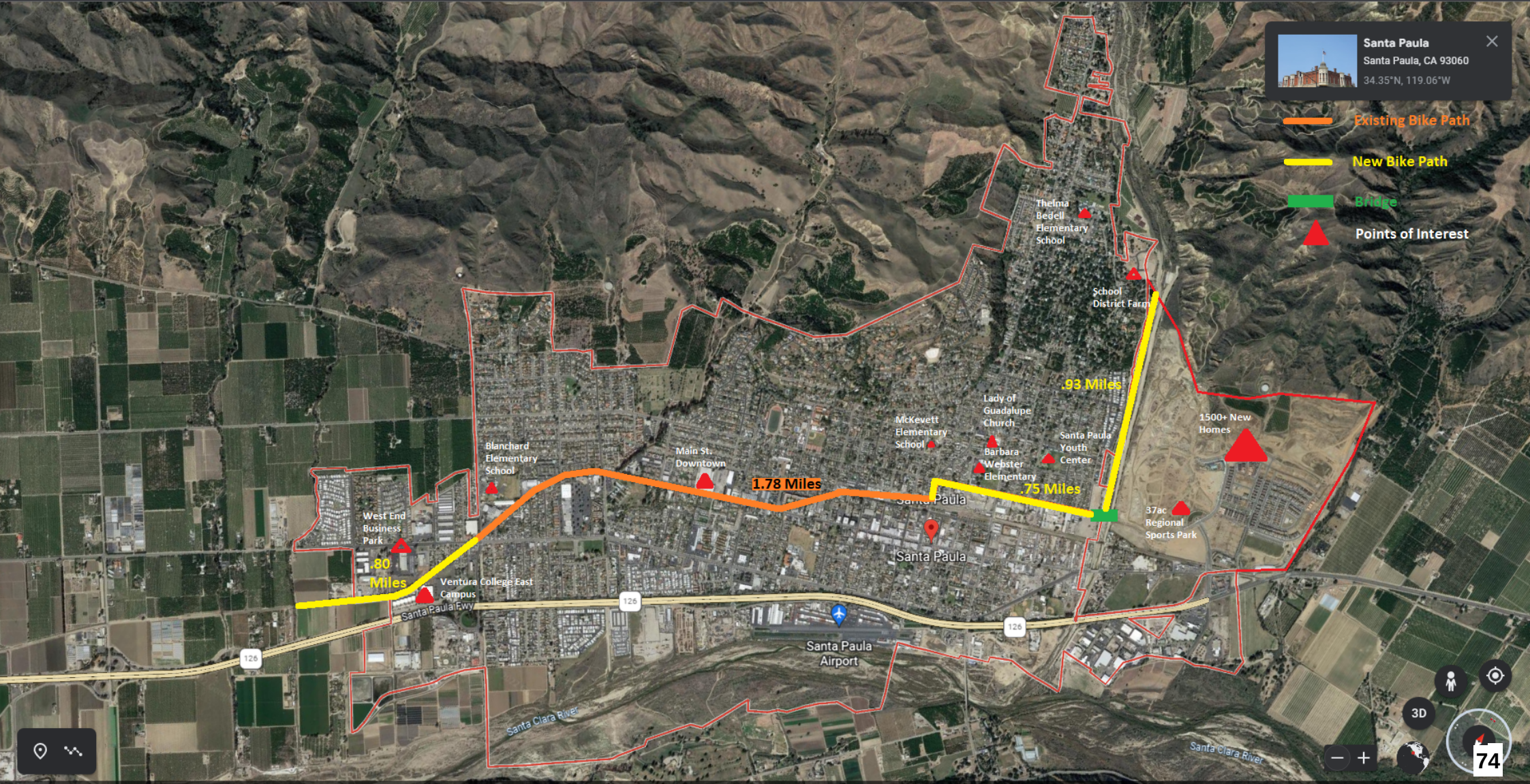
1. Do not approve adjustments and allocations as recommended by staff. Doing so may not allow the Community Bike Trail Connectivity Project to advance due to lack of funds for the design phase.

ATTACHMENTS:

Attachment 1 - Bike Trail Map.pdf
Attachment 2 - CRRSAA Funding Excerpt.pdf

ATTACHMENT 1

Bike Trail Map


Santa Paula
Santa Paula, CA 93060
34.35°N, 119.06°W
Existing Bike Path
New Bike Path
Bridge
Points of Interest
Thelma Bedell Elementary School
School District Farm
.93 Miles
Lady of Guadalupe Church
McKevett Elementary School
Santa Paula Youth Center
Barbara Webster Elementary
1500+ New Homes
Blanchard Elementary School
Main St. Downtown
1.78 Miles
.75 Miles
37ac Regional Sports Park
West End Business Park
.80 Miles
Ventura College East Campus
Santa Paula Fwy
126
Santa Paula
Santa Paula Airport
Santa Clara River
3D
Google
100%
Imagery date: 3/1/21–newer
Google
1,000 m
Camera: 8,086 m 34°21'17"N 119°04'31"W
94 m

ATTACHMENT 2

CRRSAA Funding Excerpt

Project 9	*7*	*Pavement Delineation*	*City of Simi Valley*	*Ventura*	*VCTC*	*SCAG*	*$281,000*	*~~No~~ Yes*	*$281,000*
Project 10	7	Street Rehabilitation Project	City of Santa Paula	Ventura	VCTC	SCAG	$390,000	Yes	$2,000,000
TOTAL APPORTIONED	**$3,972,460**	**REMAINING APPORTIONMENT**	**$0.00**	**CRRSAA**	**FUNDING**	**TOTAL**	**$3,972,460**		

MPO/RTPA/COUNTY	District	Project Name	Administering Local Agency	County	RTPA	MPO	CRRSAA funding	State Exchange/ SOF Requested (Yes/No)	Total Project Cost
Imperial County									
Project 1	*11*	*Contribute toward the construction, rehabilitation, and maintenance of roads and ancillary infrastructure throughout the city*	*City of Brawley*	*Imperial*	*ICTC*	*ICTC*	*$93,633*	*Yes*	*$93,633*
Project 2	*11*	*Fund personnel cost of Public Works staff to maintain public roads*	*City of Calexico*	*Imperial*	*ICTC*	*ICTC*	*$138,988*	*Yes*	*$138,988*
Project 3	*11*	*Maintain public roads*	*City of Calipatria*	*Imperial*	*ICTC*	*ICTC*	*$50,000*	*Yes*	*$50,000*
Project 4	*11*	*Citywide streets maintenance and Rehabilitation program*	*City of El Centro*	*Imperial*	*ICTC*	*ICTC*	*$154,138*	*Yes*	*$154,138*
Project 5	*11*	*Construction Plans for New Fire Station and City Hall*	*City of Holtville*	*Imperial*	*ICTC*	*ICTC*	*$15,000*	*Yes*	*$15,000*
Project 6	*11*	*Railroad Threshold Repair and Improvements Project*	*City of Holtville*	*Imperial*	*ICTC*	*ICTC*	*$35,000*	*Yes*	*$35,000*
Project 7	*11*	*~~Purchasing two 2022 Ford F-150 crew cab pickup trucks~~ Purchase two vehicles*	*City of Imperial*	*Imperial*	*ICTC*	*ICTC*	*$69,255*	*Yes*	*$69,255*
Project 8	*11*	*Personnel cost of staff for wages, supplemental pay for loss of wages due to Covid and Essential Workers/Hero pay*	*City of Westmorland*	*Imperial*	*ICTC*	*ICTC*	*$50,000*	*Yes*	*$50,000*
Project 9	*11*	*Countywide Paving Program*	*County of Imperial*	*Imperial*	*ICTC*	*ICTC*	*$236,168*	*Yes*	*$236,168*
TOTAL APPORTIONED	**$842,182**	**REMAINING APPORTIONMENT**	**$0.00**	**CRRSAA**	**FUNDING**	**TOTAL**	**$842,182**		

Gray Italics indicates project approved at previous meeting.
***Project approved at previous meeting and removed by Local Agency is strikethrough**
***Approximately $5.2M in unobligated COVID STIP and Non-STIP funds were rescinded on 6/3/23. $1.154M in CRRSAA non-STIP funds were lost across 5 regions: Fresno (-$304,997), Kern (-$118,511), Los Angeles (-$196,235), Amador (-$39,826), and Stanislaus (-$494,431).**

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: Monica Castillo, City Attorney

Subject: ASSIGNMENT OF THE SUBDIVISION IMPROVEMENT AGREEMENTS FOR TRACT NOS. 5989 AND 5991 (HARVEST AT LIMONEIRA)

Date: March 20, 2024

Agenda Item: 9.F

RECOMMENDATION:

Staff recommends the City Council Adopt Resolution No. 7506 to do the following:

1. Approve Assignments of Subdivision Improvement Agreements for Tract Nos. 5989 and 5991 and delegate to the City Manager the authority to consent to the assignments.
2. Authorize the Public Works Director to exonerate the performance bond filed by Richmond American Homes of Maryland, Inc. for Tract No. 5991 conditioned on Lewis Limoneira Community Builders LLC filing a warranty bond.
3. Direct the City Clerk to process the recording of the individual Assignments of Subdivision Improvement Agreements.

BACKGROUND:

Pursuant to Title 16 of the Santa Paula Municipal Code and the Subdivision Map Act (California Government Code sections 66410 *et seq*.), Limoneira Lewis Community Builders, LLC ("LLCB") and the City entered into subdivision improvement agreements for the completion of public improvements for Tracts 5989 and 5991 ("Subdivision Improvement Agreements"), recorded, respectively, July, 20, 2020 and November 24, 2020. The Subdivision Improvement Agreements require LLCB, as a condition of approval for each tract, to construct certain public improvements associated with the tract area, to furnish performance bonds to the City to secure their completion, and upon completion and acceptance to furnish 10% warranty bonds with the City valid for one year.

Since entering the Subdivision Improvement Agreements with the City, LLCB sold all or portions of the tracts to individual home builders Lennar Homes of California, Inc. ("Lennar") and Richmond American Homes of Maryland, Inc. ("Richmond") (Tract 5989 to Lennar and Tract 5991 to Richmond). By mistake, a duplicate Subdivision Improvement Agreement for Tract 1991 between City and Richmond was recorded on November 4, 2021. Instead of recording a separate Subdivision Improvement Agreement, the Subdivision Improvement Agreement for Tract 5991 between LLCB and the City should have been assigned by LLCB to Richmond with City's consent. As a result, Richmond filed a duplicate performance bond with the City on top of LLCB's performance bond. The bond filed by Richmond should be released when a warranty bond is filed with the City. Such corrections will be made should Council

approve this item.

On January 24, 2024, the City Council adopted Resolution 7498 in which staff found the public improvements complete and ready for acceptance. City staff was also authorized to release remaining performance bond amounts, and directed to collect the warranty bonds for the completed improvements from LLCB and responsible home builders.

LLCB is requesting City's consent to assign the Subdivision Improvement Agreements to the respective home builders

ANALYSIS:

The proposed Assignments of Subdivision Improvement Agreements have been reviewed by City staff, the City Attorney, LLCB, and prospective assignees. City staff is recommending that the City Council delegate to the City Manager authority on behalf of the City to approve the assignment of the Subdivision Improvement Agreements for Tracts 5989 and 5991 to the individual home builders as presented in this report.

As stated in Resolution 7498, the public improvements have been completed and performance bonds filed by LLCB. The assignments will transfer to the two home builders LLCB's remaining obligation to file warranty bonds with the City, among other obligations. LLCB intends to file the warranty bond for Tract 5991 improvements first, which Richmond will then replace when directed to do so by LLCB. The warranty bonds will be filed with the City of Santa Paula through the Public Works Director.

In addition, by approving this Resolution 7506, Council would authorize release of the duplicate performance bond filed by Richmond conditioned on LLCB filing a warranty bond for public improvements for Tract 5991.

STRATEGIC PLAN:

This item does not directly promote the two-year Strategic Plan.

FISCAL IMPACTS:

There are no fiscal or personnel impacts associated with this item.

OPTIONS:

As an alternative to staff's recommendation, the City Council may:

1. Decline staff's recommended action.
2. Request additional information from staff and continue the item to a future meeting.

ATTACHMENTS:

Attach A -Reso 7506 - SIA Assignments T5989 -5991 and Richmond Bond Release

RESOLUTION NO. 7506

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA PAULA APPROVING ASSIGNMENTS OF SUBDIVISION IMPROVEMENTS FOR TRACT NOS. 5989 AND 5991 AND AUTHORIZING THE RELEASE OF PERFORMANCE BOND FOR TRACT NO. 5991 FILED BY RICHMOND AMERICAN HOMES

The City Council of the City of Santa Paula hereby resolves:

SECTION 1: The City Council finds and declares that:

A. Limoneira Lewis Community Builders, LLC, (LLCB) entered into Subdivision Improvement Agreements with the City of Santa Paula for Tracts 5989 and 5991 recorded on July, 20, 2020 and November 24, 2020, respectively.

B. The Subdivision Improvement Agreements required LLCB to design and construct public improvements in accordance with the Santa Paula Municipal Code and the conditions of approval for the corresponding tentative map and to provide financial securities ensuring faithful performance, payment, monumentation, and warranty obligations of the agreements.

C. Since entering the Subdivision Improvement Agreements with the City, LLCB sold all or portions of the tracts to individual home builders Lennar Homes of California, Inc. ("Lennar") and Richmond American Homes of Maryland, Inc. ("Richmond") (Tract 5989 to Lennar and Tract 5991 to Richmond).

D. By mistake, a duplicate Subdivision Improvement Agreement for Tract 1991 between City and Richmond was recorded on November 4, 2021 and, as a result, a duplicate performance bond was filed by Richmond.

E. On January 24, 2024, the City Council adopted Resolution 7498 in which staff found the public improvements complete and ready for acceptance. City staff was also authorized to release LLCB's remaining performance bond amounts.

F. In order for the City to release the performance bonds, the Subdivision Improvement Agreements require LLCB to provide the City with warranty bonds for the completed improvements.

G. LLCB has requested the City's consent to assign Subdivision Improvement Agreement for Tract 5989 to Lennar ("Assignments") and Subdivision Improvement Agreement for Tract 5991 to Richmond (together, the "Assignments of Subdivision Improvement Agreements" or "Assignments").

H. Pursuant to the Assignments, Lennar and Richmond will each file warranty bonds to replace the warranty bonds LLCB has filed or will file with the City.

SECTION 2: The recitals set forth above are true and correct.

SECTION 3: *Assignments of Subdivision Improvement Agreements*. The City Council hereby consents to the assignment of Subdivision Improvement Agreement for Tract 5989 to Lennar ("Assignments"), attached as Exhibit A, and the Subdivision Improvement Agreement for Tract 5991 to Richmond, attached as Exhibit B.

SECTION 4: *Bond Exoneration.* The Public Works Director is authorized to exonerate any remainder of the duplicate performance bond for Tract 5991 filed by Richmond in the original amount of $444,657.41 (Argonaut Insurance Company, Bond No. SUR0066985).

PASSED AND ADOPTED by the City Council of the City of Santa Paula this 20th day of March, 2024.

_____
Leslie Cornejo, Mayor

ATTEST:

_____
Julie Latshaw, CMC, City Clerk

APPROVED AS TO FORM:

_____
Monica Castillo, City Attorney

EXHIBIT A

Assignment of Subdivision Improvement Agreement for Tract 5989

[attached behind]

RECORDING AT THE REQUEST OF
AND WHEN RECORDED RETURN TO

CITY OF SANTA PAULA
970 Ventura Street
Santa Paula, California 93060
ATTN: City Clerk

(Exempt from Filing Fees – Gov't Code §6103)

Space Above This Line Reserved For Recorder's Use

ASSIGNMENT OF SUBDIVISION IMPROVEMENT AGREEMENT

TRACT NO. 5989
APN No.: 107-0-230-125

This Assignment of Subdivision Improvement Agreement ("Assignment of Agreement") is entered into as of March 20, 2024 by and among Limoneira Lewis Community Builders, LLC, a Delaware limited liability company ("Assignor"), Richmond American Homes of Maryland, Inc., a Maryland corporation ("Assignee"), and the City of Santa Paula, a California municipal corporation ("City").

RECITALS

A. Pursuant to Title 16 of the Santa Paula Municipal Code and the Subdivision Map Act (California Government Code sections 66410 *et seq*.), Assignor and City entered into that certain Subdivision Improvement Agreement for the completion of public improvements ("Subdivision Improvement Agreement"), dated as of May 7, 2020, and recorded against the Property in the Official Records of the County of Ventura on July 20, 2020 as Instrument No. 20200720-00105091-0. The Subdivision Improvement Agreement requires Assignor, as a condition to the approval of Tract 5989, to construct certain public improvements, as set forth in Exhibit "A" to the Subdivision Improvement Agreement, attached hereto as Exhibit "A", and provide a warranty bond with the City upon City's acceptance of the improvements.

B. The Assignor has posted performance bonds pursuant to the Subdivision Improvement Agreement, completed the public improvements, and has or will provide City with a warranty bond prior to execution of this Assignment of Agreement.

C. This Assignment of Agreement is entered into pursuant to Section 29 of the Subdivision Improvement Agreement, which does not prohibit Assignor from assigning any interest in the Subdivision Improvement Agreement.

D. Assignor now desires to assign to Assignee all of its remaining rights, duties and obligations under the Subdivision Improvement Agreement with respect to the Property, and Assignee desires to accept and assume such rights, duties and obligations, on the terms and conditions set forth below.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Effective Date. All terms and provisions of this Assignment of Agreement shall become effective upon the recordation of this Assignment of Agreement in the Official Records of the Ventura County Recorder ("Effective Date").

2. Assignment of Rights and Assumption of Obligations. Assignor hereby sells, transfers, and assigns to Assignee, and Assignee hereby expressly and unconditionally assumes all the remaining rights, duties and obligations of Assignor under the Subdivision Improvement Agreement including, without limitation, all of the general rights, duties, and obligations of Assignor under the Subdivision Improvement Agreement and all covenants, warranties, waivers, and releases of the Assignor set forth in the Subdivision Improvement Agreement. Assignee agrees to observe and fully perform all of Assignor's remaining obligations under the Subdivision Improvement Agreement, and to be subject to all the terms and conditions thereof, it being the express intention of both Assignor and Assignee that, upon the Effective Date of this Assignment of Agreement, Assignee shall become substituted for Assignor as the "Developer" under the Subdivision Improvement Agreement.

3. Warranty Bond Obligations. Upon Assignor's request, Assignee shall provide City with warranty bonds in the amounts, under the terms, and on forms set forth in or required by Sections 8 and 12 of the Subdivision Improvement Agreement to secure performance of Assignee's warranty obligations under the Subdivision Improvement Agreement.

4. Release. Pursuant to Section 20.7 of the Subdivision Improvement Agreement, and provided that Assignor has provided the City with warranty bonds as forth in Sections 8 and 12 of the Subdivision Agreement, Assignor shall be free from any liabilities accruing on or after the Effective Date of this Assignment of Agreement with respect to the Subdivision Improvement Agreement. Thereafter, no breach or default under the Subdivision Improvement Agreement shall be attributed to Assignor.

5. Indemnity. Assignee agrees to protect and indemnify Assignor and City from and against any and all claims, losses, or expenses that arise from any failure by Assignee to comply with the terms and provisions of this Assignment of Agreement.

6. City's Consent. Pursuant to Section 29 of the Subdivision Improvement Agreement, the City hereby approves this Assignment of Agreement and acknowledges that Assignor shall be released from its obligations and liabilities under the Subdivision

Improvement Agreement which accrue after the Effective Date of this Assignment of Agreement, and provided that Assignor has provided the City with warranty bonds as forth in Sections 8 and 12 of the Subdivision Agreement.

7. Attorneys' Fees. In any legal action or other proceeding brought by any party to enforce or interpret a provision of this Assignment of Agreement, the prevailing party shall be entitled to reasonable attorney's fees and any other costs, including actual fees and costs of experts, incurred in that proceeding in addition to any other relief to which it is entitled.

8. Notices. All notices or other communications required or permitted hereunder shall be in writing, and shall be considered given either: (i) when delivered in person to the recipient named below; or (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below. All notices shall be addressed as follows:

If to Assignor: LIMONEIRA LEWIS COMMUNITY BUILDERS, LLC
1156 N. Mountain Avenue
Upland, CA 91786
Attn: David Lauletta

If to Assignee: Richmond American Homes of Maryland, Inc.
_____
_____
Attn: _____

If to City: CITY OF SANTA PAULA
970 Ventura Street
Santa Paula, California 93060
Attn: Director of Public Works

Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

9. Governing Law. This Assignment of Agreement shall be governed by and construed in accordance with the procedural and substantive law of the State of California., without regard to conflicts of laws principles

10. Binding Effect. This Assignment shall apply to, bind, and insure to the benefit of Assignor and Assignee, and their respective heirs, legal representatives, successors and assigns.

11. Counterparts. This Assignment of Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, this Assignment of Agreement has been entered into by and between Assignor and Assignee as of the day and year first above written.

[Signatures on following pages]

SIGNATURE PAGE
TO
ASSIGNMENT OF AGREEMENT

ASSIGNOR:

LIMONEIRA LEWIS COMMUNITY BUILDERS, LLC
a Delaware limited liability company

By: _____
David Lauletta
Authorized Agent

SIGNATURE PAGE
TO
ASSIGNMENT OF AGREEMENT

ASSIGNEE:

Richmond American Homes of Maryland, Inc.
a Maryland corporation

By: _____

Name:_____

Its: _____

SIGNATURE PAGE
TO
ASSIGNMENT OF AGREEMENT

CITY OF SANTA PAULA

By: _____
Daniel Singer
City Manager

ATTEST:

By: _____

Julie Latshaw
City Clerk

APPROVED AS TO FORM:

By: _____
Monica Castillo
City Attorney

EXHIBIT A
TO
ASSIGNMENT OF AGREEMENT

Subdivision Improvement Agreement – Tract 5989

[Attached behind]

2

Recording Requested By SYNRGO

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

City Clerk
City of Santa Paula
970 Ventura Street
Santa Paula, CA 93060

No fee per Government Code § 6103

20200720-00105091-0 1/16
Ventura County Clerk and Recorder
MARK A. LUNN
07/20/2020 10:28:33 AM
1645822 $.00 RE

Electronically Recorded in Official Records,
County of Ventura

TO# 417240236
APN: 1070-230-125

SUBDIVISION IMPROVEMENT AGREEMENT

TRACT NO. 5989

THIS AGREEMENT ("Agreement") is made and entered into this 7th day of May, 2020, by and between the CITY OF SANTA PAULA, a general law city and municipal corporation ("CITY") and LIMONEIRA LEWIS COMMUNITY BUILDERS, LLC, a Delaware Limited Liability Company ("SUBDIVIDER").

The Parties agree as follows:

1. **RECITALS**. This Agreement is made with reference to the following facts and objectives:

A. SUBDIVIDER presented CITY with a final subdivision map on land identified as Tract No. 5989 ("Map").

B. SUBDIVIDER requested that CITY approve the Map before construction and completion of improvements including, without limitation, streets system (roads, parking lots, bicycle and pedestrian facilities, traffic control devices, street name signs, street lights, street trees, storm drains, and bridges); potable water system; wastewater (sewer) system; recycled water system; electric, natural gas, and communication utility facilities; grading and earth retaining structures; flood control facilities; and walls and fences ("Improvements") which are part of or appurtenant to the subdivision ("Subdivision") identified on the Map. The Improvements shall be constructed in accordance with plans and specifications on file with CITY.

C. This Agreement is entered into in accordance with the Subdivision Map Act ("Act") and applicable ordinances adopted by CITY including, without limitation, as codified in the Santa Paula Municipal Code ("SPMC").

2. **CONSTRUCTION OF IMPROVEMENTS.** At its sole cost and expense, SUBDIVIDER agrees to furnish all labor, materials, tools, equipment, and incidentals, and for doing all the work necessary to complete the Improvements on the Map set forth in the approved plans and specifications and in conformance with the Map's conditions of approval, CITY standards, and federal and state requirements.

3. **ESTIMATED COST OF IMPROVEMENTS.**

A. The estimated cost of Improvements is $444,657.41.
B. A copy of the cost estimate is attached hereto as Exhibit A and incorporated by this reference.

4. **COMPLETION.** SUBDIVIDER shall complete the Improvements within thirty-six (36) months after recording the Map or within such further time as may be granted by the City Council.

5. **COMPLETION BY CITY.** Should SUBDIVIDER fail to complete the Improvements within the time for completion, CITY, at its option, may enter onto SUBDIVIDER's property to complete the Improvements at SUBDIVIDER's cost.

6. **WARRANTY OF IMPROVEMENT PLANS.** SUBDIVIDER warrants that the plans and specifications for the Improvements shall conform to the approved tentative map and the specific plan for the Subdivision previously approved by CITY's Planning Commission and the City Council, together with all conditions made a part of such approval(s). SUBDIVIDER further warrants that the plans and specifications can be relied upon to accomplish the improvement work covered by this Agreement in a good, workmanlike manner and in accordance with accepted construction practices. Should the plans and specifications at any time before final acceptance of the Improvements prove to be inadequate in any respect, SUBDIVIDER agrees to make such changes deemed necessary by CITY to accomplish improvement work in a good, workmanlike manner and in accordance with accepted construction practices. SUBDIVIDER further agrees to make or cause to be made such engineering, soils and other reports as may be required by CITY.

7. **CITY NOT LIABLE FOR PLANS AND SPECIFICATIONS**. CITY is not an insurer or surety for the design or construction of the Subdivision. And CITY, its officers, officials, employees, agents, representatives, and certified volunteers are not liable or responsible for any claim arising during construction of the Subdivision or Improvements, unless it can be shown that such person specifically directed that the Subdivision or Improvement be accomplished in a manner contrary to the wishes and desires of SUBDIVIDER, and SUBDIVIDER filed a written objection with the City Engineer before commencing such work or Improvement.

8. **WARRANTY OF WORK.** SUBDIVIDER warrants that the Improvements will be constructed in conformance with the plans and specifications, CITY standards, and the highest industry standards. Should any Improvement fail to comply with this warranty or

any other provision of this Agreement within one (1) year after CITY's final acceptance, SUBDIVIDER shall, without delay and without cost to CITY, repair, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the Improvements. Should SUBDIVIDER fail to act promptly or in accordance with this requirement or should the exigencies of the case require repairs or replacements to be made before SUBDIVIDER can be notified, CITY will, at its option, make the necessary repairs, replacements, or reconstruction, as determined by CITY. SUBDIVIDER shall pay to CITY the actual cost of such repairs, replacements, or reconstruction plus CITY's administrative costs. This section is not a waiver of any other right CITY may have for correcting faulty workmanship or defective materials.

9. **REPAIRS AND REPLACEMENTS.** SUBDIVIDER shall repair or replace, as determined by CITY, Improvements and monuments destroyed or damaged by SUBDIVIDER's actions and to repair or replace, as determined by CITY, any property damaged or destroyed by SUBDIVIDER. Any such repair or replacement shall be completed to CITY's satisfaction and approval, and at no cost to CITY.

10. **CITY'S RIGHT OF ENTRY**. SUBDIVIDER grants CITY right of entry to SUBDIVIDER's property to inspect the Improvements constructed by SUBDIVIDER and to ensure compliance with this Agreement.

11. **CONTRACT SECURITY.**

A. Concurrently with the execution of this Agreement, SUBDIVIDER shall furnish:

i. A surety bond in an amount equal to at least one hundred percent (100%) of the estimated cost of improvements as security for the faithful performance of this Agreement;

ii. A surety bond in an amount equal to at least ten percent (10%) of the estimated cost of the grading activities as security for the faithful performance of the grading activities;

iii. A separate surety bond in an amount equal to at least one hundred percent (100%) of the contract price for said improvements as security for the payment of all persons performing labor and furnishing materials in connection with this Agreement.

B. SUBDIVIDER agrees that the form of the bonds provided by CITY are substantially similar to Government Code §§ 66499.1 and 66499.2.

C. The surety bonds shall be paid and in effect for one year after CITY's final acceptance of the Improvements in accordance with the warranty required by Section 8.

12. **MAINTENANCE BONDS.** The bonds referred to in Section 11 will not be released until a surety bond guaranteeing the warranty requirements of Section 8 in the amount of at least ten percent (10%) of the sum shown in Section 3 is filed with CITY. The maintenance bond will be released one (1) year from the date of final acceptance of the Improvements.

13. **PERFORMANCE BY CITY OR SURETY**.

A. Should SUBDIVIDER fail to construct the improvements in the manner and at such locations as specified within the time requirements of this Agreement, or if SUBDIVIDER is not carrying out the intent of this Agreement, CITY may serve written notice upon SUBDIVIDER and the surety on SUBDIVIDER's faithful performance bond demanding satisfactory compliance with this Agreement.

B. Should CITY serve such written notice, CITY may do any one, or combination of, the following:

i. Serve written notice upon the surety on its faithful performance bond demanding satisfactory compliance with this Agreement. In such event the surety must, within five (5) days, assume control and construct the Improvements as SUBDIVIDER's successor;

ii. CITY may construct the improvements itself, or by contract, at SUBDIVIDER's expense on a time a materials basis. In such event, CITY may take possession of and utilize in completing improvement construction, materials, appliances, and other property belonging to SUBDIVIDER as may be on the site of the work without liability to CITY. SUBDIVIDER's surety will be liable to CITY for any excess cost of damages incurred by CITY.

C. Nothing in this section waives, or serves as a limitation upon, any additional remedy CITY may have under this Agreement or applicable law.

14. **SURETY BOND TO INCLUDE LETTER OF CREDIT.** The term "surety bond" also includes such other acceptable security, such as letters of credit or cash deposit agreements issued by responsible financial institutions, which are approved by the City Attorney. The term "surety" includes the issuer of any letter of credit or cash deposit agreement, which is acceptable to CITY as security for the performance of this Agreement. Sureties must be admitted to do business in the State of California.

15. **BEST MANAGEMENT PRACTICES**. SUBDIVIDER agrees to use best management practices ("BMPs"), as that term is defined under applicable law including, without limitation, the Santa Paula Municipal Code, in constructing the improvements anticipated by this Agreement. SUBDIVIDER's failure to comply with the terms of this Section constitutes a material breach of this Agreement.

16. **OWNERSHIP OF DOCUMENTS.** All documents, data, studies, drawings, maps, models, photographs and reports specific to the improvements identified herein prepared by SUBDIVIDER under this Agreement are CITY's property. SUBDIVIDER may retain copies of said documents and materials as desired, but must deliver all original materials to CITY upon CITY's written notice.

17. **INDEPENDENT CONTRACTOR.** CITY and SUBDIVIDER agree that SUBDIVIDER will act as an independent contractor and will have control of all work and the manner in which it is performed. SUBDIVIDER will be free to contract for similar service to be performed for other employers while under contract with CITY. SUBDIVIDER is not an agent or employee of CITY and is not entitled to participate in any pension plan, insurance, bonus or similar benefits CITY provides for its employees. Any provision in this Agreement that may appear to give CITY the right to direct SUBDIVIDER as to the details of doing the work or to exercise a measure of control over the work means that SUBDIVIDER will follow the direction of CITY as to end results of the work only.

18. **CASH CHARGES.** SUBDIVIDER must pay to CITY in cash such subdivision fees that are established by ordinance or by the City Council in conferring approval or extension of time to the Subdivision.

19. **INDEMNIFICATION.**

A. SUBDIVIDER indemnifies and holds CITY harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising out of this Agreement, or its performance. Should CITY be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of this Agreement, or its performance, SUBDIVIDER must defend CITY (at CITY's request and with counsel satisfactory to CITY) and indemnify CITY for any judgment rendered against it or any sums paid out in settlement or otherwise.

B. For purposes of this section "CITY" includes CITY's officers, officials, employees, agents, representatives, and certified volunteers.

C. The Parties agree that this section will remain in full force and effect until the Improvements have been formally accepted by CITY.

D. The requirements as to the types and limits of insurance coverage to be maintained by SUBDIVIDER, and any approval of such insurance by CITY, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by SUBIDIVIDER pursuant to this Agreement, including, without limitation, to the provisions concerning indemnification.

20. **INSURANCE.**

A. Before commencing performance under this Agreement, and at all other times this Agreement is effective, SUBDIVIDER must procure and maintain the following types of insurance with coverage limits complying, at a minimum, with the limits set forth below:

Type of Insurance	Limits (combined single)
Commercial General Liability (Bodily Injury, Personal Injury, and Property Damage)	$2,000,000 Occurrence
Commercial Automobile Liability (Any Auto Hired and Non-Owned Liability)	$2,000,000 Per Accident
Worker's Compensation	Statutory
Employers Liability (Bodily Injury by Accident)	$1,000,000 Each Accident
Pollution Liability	$2,000,000 Per Claim, or occurrence $4,000,000 aggregate

B. Commercial general liability insurance must meet or exceed the requirements of ISO-CGL Form No. CG 00 01 11 85 or 88. The amount of insurance set forth above will be a combined single limit per occurrence for bodily injury, personal injury, and property damage for the policy coverage. Liability policies must be endorsed to name CITY, its officials, and employees as "additional insureds" under said insurance coverage and to state that such insurance will be deemed "primary" such that any other insurance that may be carried by CITY will be excess thereto. Such endorsement must be reflected on ISO Form No. CG 20 10 11 85 or 88. Such insurance will be on an "occurrence," not a "claims made," basis and will not be cancelable or subject to reduction except upon thirty (30) days prior written notice to CITY.

C. SUBDIVIDER must furnish to CITY duly authenticated Certificates of Insurance evidencing maintenance of the insurance required under this Agreement and such other evidence of insurance or copies of policies as may be reasonably required by CITY from time to time. Insurance must be placed with insurers with a current A.M. Best Company Rating equivalent to at least a Rating of "A:VII." Certificate(s) must reflect that the insurer will provide thirty (30) day notice of any cancellation of coverage. SUBDIVIDER

will require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

21. **NOTICES.**

A. All notices given or required to be given pursuant to this Agreement will be in writing and may be given by personal delivery or by mail. Notice sent by mail will be addressed as follows:

<u>If to the City</u>
City of Santa Paula
Public Works Department
Attn: Clete J. Saunier, P.E., Public Works Director
P.O. Box 569
Santa Paula, CA 93061-0569

<u>If to the Subdivider</u>
Limoneira Lewis Community Builders LLC
c/o Lewis Management Corporation
Attn: Tim Jones
133 N. 10th Street
Santa Paula, CA 93060

B. When addressed in accordance with this paragraph, notices will be deemed given upon deposit in the United States mail, postage prepaid. In all other instances, notices will be deemed given at the time of actual delivery.

C. Changes may be made in the names or addresses of persons to whom notices are to be given by giving notice in the manner prescribed in this paragraph.

22. **COMPLIANCE WITH LAW.** SUBDIVIDER will comply with all laws applicable to this Agreement including, without limitation, federal, state, and local laws requiring permitting and licenses. All such compliance will be at SUBDIVIDER's own cost.

23. **CONSTRUCTION.** The language of each part of this Agreement will be construed simply and according to its fair meaning, and this Agreement will never be construed either for or against either party.

24. **SEVERABLE.** If any portion of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, then such portion will be deemed modified to the extent necessary in the opinion of the court to render such portion enforceable and, as so modified, such portion and the balance of this Agreement will continue in full force and effect.

25. **CAPTIONS.** The captions of the paragraphs of this Agreement are for convenience of reference only and will not affect the interpretation of this Agreement.

26. **WAIVER.** Waiver of any provision of this Agreement will not be deemed to constitute a waiver of any other provision, nor will such waiver constitute a continuing waiver.

27. **GOVERNING LAW.** This Agreement has been made in and will be construed in accordance with the laws of the State of California and exclusive venue for any action involving this Agreement will be in the County of Ventura.

28. **AUTHORITY/MODIFICATION.** This Agreement is subject to and conditioned upon approval and ratification by the Santa Paula City Council. This Agreement is not binding upon CITY until executed by the City Manager. The Parties represent and warrant that all necessary action has been taken by the Parties to authorize the undersigned to execute this Agreement and to engage in the actions described herein. This Agreement may be modified by written agreement. CITY's City Manager may execute any such amendment on behalf of CITY.

29. **BINDING UPON SUCCESSORS**. The terms of this Agreement constitute a burden and benefit upon the Property. Accordingly, this Agreement will be recorded and the term will run with the Property and become binding upon SUBDIVIDER's heirs, successors and assigns.

30. **ENTIRE AGREEMENT.** This Agreement constitutes the sole agreement between SUBDIVIDER and CITY respecting the maintenance of the Property's common areas and correctly sets forth the obligations of SUBDIVIDER and CITY. There are no other understandings, terms or other agreements expressed or implied, oral or written.

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first hereinabove written.

CITY OF SANTA PAULA,
a municipal corporation.

LIMONEIRA LEWIS COMMUNITY BUILDERS, LLC,
a Delaware Limited Liability Company.

ATTEST:

for R. Chaparro, Deputy City Clerk
Grace Kelly,
City Clerk

Tim Jones,
Authorized Agent

APPROVED AS TO CONTENT:

Daniel Singer,
City Manager

CITY OF SANTA PAULA INCORPORATED APRIL 22, 1902 VENTURA CO. CAL.

APPROVED AS TO FORM:

John C. Cotti,
City Attorney

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Ventura)

On April 13, 2020 before me, Alex McCarty, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Tim Jones
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ALEX MCCARTY
Notary Public - California
Ventura County
Commission # 2178139
My Comm. Expires Jan 1, 2021

Signature
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Ventura)

On May 7, 2020 before me, Alex McCarty, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Daniel Singer
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ALEX MCCARTY
Notary Public - California
Ventura County
Commission # 2178139
My Comm. Expires Jan 1, 2021

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

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Title or Type of Document: _____ Document Date: _____

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Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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EXHIBIT A

CITY OF SANTA PAULA

2/12/10

PW-4992

2/2

DEPARTMENT OF PUBLIC WORKS

Tract Map 5986-5992
Onsite and Offsite
Improvements

ESTIMATE OF COST
TRACT 5989

OFFSITE (PUBLIC IMPROVEMENTS)

Project No:_____

SUMMARY SHEET

Instructions:	Orange Color Box	= User Input Required

ITEM		AMOUNT
Street/General Improvements	(Total from Sheet 3)	$ 0.00
Removal and Adjustments	(Total from Sheet 4)	$ 0.00
Drainage Improvements	(Total from Sheet 6)	$ 0.00
Potable Water Improvements	(Total from Sheet 8)	$ 244,331.53
Reclaimed Water Improvements	(Total from Sheet 13)	$ 0.00
Sewer Improvements	(Total from Sheet 10)	$ 200,325.88
Monuments	(Total from Sheet 11)	$ 0.00
Misc. Water & Sewer Improv.	(Total from Sheet 14)	$ 0.00
	Total City of Santa Paula Improvements	**$ 444,657.41**
Grading	(Total from Sheet 9)	$ 0.00
	Total City of Santa Paula Grading	**$ 0.00**

APPROVED
CITY OF SANTA PAULA
THE APPROVAL OF PLANS AND SPECIFICATIONS SHALL NOT BE DEEMED OR CONSTRUED TO BE AN APPROVAL FOR VIOLATION OF THE PROVISIONS OF THE CITY OF SANTA PAULA MUNICIPAL CODE, STATE LAW, OR OTHER REGULATORY AGENCIES
5/9/18
AUTHORIZED DATE

APPROVED
CITY OF SANTA PAULA
MAY 9 2018
AUTHORIZED

Engineer's Seal
(include R.C.E # and expiration date)

REGISTERED PROFESSIONAL ENGINEER
KINSEY L HENSLEY
LIC. #C70360
EXP. 12/31/18
CIVIL
STATE OF CALIFORNIA

Cost Estimate Prepared By:

2/12/10

Signature - Developer's Engineer Date

Cost Estimate Approved By:

Signature - City Representative Date

CITY OF SANTA PAULA

DEPARTMENT OF PUBLIC WORKS

ESTIMATE OF COST

OFFSITE (PUBLIC IMPROVEMENTS)

Project No:_____

	Item	Quantity	Unit	Thick. (in)	Unit Cost ($)	Item Cost
	Potable Water Improvements					
1	6" PVC C-900, CL 150	0	LF	NA	29.00	0.00
2	8" PVC C-900, CL 150	0	LF	NA	35.00	0.00
3	10" PVC C-900, CL 150	0	LF	NA	46.00	0.00
4	12" PVC C-900, CL 150	0	LF	NA	68.00	0.00
5	6" PVC C-900, CL 200	0	LF	NA	33.00	0.00
6	8" PVC C-900, CL 200	0	LF	NA	41.00	0.00
7	10" PVC C-900, CL 200	0	LF	NA	52.00	0.00
8	12" PVC C-900, CL 200	0	LF	NA	72.00	0.00
9	14" DIP	0	LF	NA	73.00	0.00
10	16" DIP	0	LF	NA	82.00	0.00
11	20" DIP	0	LF	NA	131.00	0.00
12	6" Tee, In Place	0	EA	NA	452.00	0.00
13	8" x 6" Tee, In Place	0	EA	NA	655.00	0.00
14	8" Tee, In Place	3	EA	NA	685.00	2,055.00
15	10" x 6" Tee or 10" x 8" Tee, In Place	0	EA	NA	950.00	0.00
16	10" Tee, In Place	0	EA	NA	1,015.00	0.00
17	12" Tee, In Place	0	EA	NA	1,210.00	0.00
18	16" Tee, In Place	0	EA	NA	3,140.00	0.00
19	16" x 6" Tee or 20" x 8" Tee, In Place	0	EA	NA	3,140.00	0.00
20	20" Tee, In Place	0	EA	NA	3,740.00	0.00
21	20" x 6" Tee or 20" x 8" Tee, In Place	0	EA	NA	4,100.00	0.00
22	8" Cross, In Place	1	EA	NA	1,000.00	1,000.00
23	10" Cross, In Place	0	EA	NA	1,300.00	0.00
24	12" Cross, In Place	0	EA	NA	1,500.00	0.00
25	16" Cross, In Place	0	EA	NA	4,100.00	0.00
26	20" Cross, In Place	0	EA	NA	5,500.00	0.00
27	8" x 6" Reducer, In Place	0	EA	NA	453.00	0.00
28	10" x 8" Reduced, In Place	0	EA	NA	640.00	0.00
29	12" x 8" or 12" x 10" Reducer, In Place	0	EA	NA	890.00	0.00
30	16" x 8" or 16" x 10" Reducer, In Place	0	EA	NA	2,370.00	0.00
31	20" x 8" or 20" x 10" Reducer, In Place	0	EA	NA	3,500.00	0.00
32	2" Blow-Off, In Place	1	EA	NA	1,800.00	1,800.00
33	6" Blow-Off, In Place	0	EA	NA	4,570.00	0.00
34	Fire Hydrant - Complete, In Place	7	EA	NA	4,690.00	32,830.00
35	6" Elbow 90° or 45°, In Place	0	EA	NA	465.00	0.00
36	8" Elbow 90° or 45°, In Place	0	EA	NA	640.00	0.00
37	10" Elbow 90° or 45°, In Place	0	EA	NA	780.00	0.00
		SUBTOTAL ($)			37,685.00	

continued on Sheet 8

CITY OF SANTA PAULA

DEPARTMENT OF PUBLIC WORKS

OFFSITE (PUBLIC IMPROVEMENTS) **ESTIMATE OF COST** Project No:_____

	Item	Quantity	Unit	Thick. (in)	Unit Cost ($)	Item Cost
	Potable Water Improvements Cont.					
38	12" Elbow 90° or 45°, In Place	0	EA	NA	910.00	0.00
39	16" Elbow 90° or 45°, In Place	0	EA	NA	2,310.00	0.00
40	20" Elbow 90° or 45°, In Place	0	EA	NA	3,220.00	0.00
41	6" Valve, In Place	0	EA	NA	1,040.00	0.00
42	8" Valve, In Place	14	EA	NA	1,270.00	17,780.00
43	10" Valve, In Place	0	EA	NA	1,790.00	0.00
44	12" Valve, In Place	0	EA	NA	2,120.00	0.00
45	16" Valve, In Place	0	EA	NA	4,480.00	0.00
46	20" Valve, In Place	0	EA	NA	6,420.00	0.00
47	1" Air Release	0	EA	NA	2,500.00	0.00
48	2" Air Release	1	EA	NA	3,740.00	3,740.00
49	12" Mortar Lined & Coated Steel Pipe, In Place	0	LF	NA	87.00	0.00
50	14" Mortar Lined & Coated Steel Pipe, In Place	0	LF	NA	87.00	0.00
51	16" Mortar Lined & Coated Steel Pipe, In Place	0	LF	NA	97.00	0.00
52	20" Mortar Lined & Coated Steel Pipe, In Place	0	LF	NA	145.00	0.00
53	Backflow Prevention Device - Fire Line	0	EA	NA	3,900.00	0.00
54	6" Double Detector Check	0	EA	NA	11,000.00	0.00
55	8" Double Detector Check	0	EA	NA	15,270.00	0.00
56	10" Double Detector Check	0	EA	NA	16,900.00	0.00
57	1" RP Backflow Device	0	EA	NA	725.00	0.00
58	1-1/2" RP Backflow Device	0	EA	NA	1,000.00	0.00
59	2" RP Backflow Device	0	EA	NA	1,300.00	0.00
60	6" RP Backflow Device	0	EA	NA	11,900.00	0.00
61	8" RP Backflow Device	0	EA	NA	16,600.00	0.00
62	Slope Anchor Blocks	0	EA	NA	400.00	0.00
63	Slope Erosion Control	0	LS	NA		0.00
64	1" Service, Complete	66	EA	NA	1,000.00	66,000.00
65	2" Service, Complete	0	EA	NA	2,130.00	0.00
66	3" Service, Complete	0	EA	NA	5,300.00	0.00
67	Encasements	0	LF	NA	30.00	0.00
68	8" Tapping Sleeve	0	EA	NA	2,900.00	0.00
69	10" Tapping Sleeve	0	EA	NA	3,200.00	0.00
70	12" Tapping Sleeve	0	EA	NA	3,650.00	0.00
	8" PVC C-900 CL 305 DR 14	2363.77	LF	NA	41.00	96,914.57
						0.00
						0.00
						0.00

SUBTOTAL (SHEET 8)	184,434.57
TOTAL (SHEET 7 & 8)	222,119.57
ADD 10%	22,211.96
TOTAL	244,331.53

CITY OF SANTA PAULA

DEPARTMENT OF PUBLIC WORKS

ESTIMATE OF COST

OFFSITE (PUBLIC IMPROVEMENTS)

Project No:_____

	Item	Quantity	Unit	Thick. (in)	Unit Cost ($)	Item Cost
	Sewer Improvements					
1	AC Pacement, Remove & Repl For Trenching	0	SF	NA	22.00	0.00
2	Backflow Prevention Device	0	EA	NA	318.00	0.00
3	Cleanout	0	EA	NA	72.00	0.00
4	Interceptor (Grease, Oil, Sand)	0	EA	NA	4,026.00	0.00
Manhole, 5' Dia., Precast, w/ T-Lock Coating:						
5	6' Deep	0	EA	NA	10,594.00	0.00
6	8' Deep		EA	NA	11,654.00	0.00
7	10' Deep		EA	NA	12,713.00	0.00
8	PVC, SDR 35, 6"		LF	NA	25.00	0.00
9	PVC, SDR 35, 8"	2078.04	LF	NA	36.00	74,809.44
10	PVC, SDR 35, 12"		LF	NA	48.00	0.00
11	Sewer Manhole Ring & Cover (Cast Iron)		EA	NA	535.00	0.00
12	VCP, 6"		LF	NA	16.00	0.00
13	VCP, 8"		LF	NA	17.00	0.00
14	Sewer Lateral Complete	44	EA	NA	1,100.00	48,400.00
15	PVC, SDR 35, 10"		LF	NA	42.00	0.00
16	60" Manhole - 10' Depth	7	EA	NA	8,415.00	58,905.00
17	60" Manhole - 15' Depth	0	EA	NA	10,305.00	0.00
18	60" Manhole - 20' Depth	0	EA	NA	12,295.00	0.00
						0.00
						0.00

EXHIBIT B

Assignment of Subdivision Improvement Agreement for Tract 5991

[attached behind]

RECORDING AT THE REQUEST OF
AND WHEN RECORDED RETURN TO

CITY OF SANTA PAULA
970 Ventura Street
Santa Paula, California 93060
ATTN: City Clerk

(Exempt from Filing Fees – Gov't Code §6103)

Space Above This Line Reserved For Recorder's Use

ASSIGNMENT OF SUBDIVISION IMPROVEMENT AGREEMENT

TRACT NO. 5991
APN Nos: 107-0-330-045, 107-0-330-065 & 107-0-330-085

This Assignment of Subdivision Improvement Agreement ("Assignment of Agreement") is entered into as of March 20, 2024 by and among Limoneira Lewis Community Builders, LLC, a Delaware limited liability company ("Assignor"), Lennar Homes of California, Inc., a California corporation ("Assignee"), and the City of Santa Paula, a California municipal corporation ("City").

RECITALS

A. Pursuant to Title 16 of the Santa Paula Municipal Code and the Subdivision Map Act (California Government Code sections 66410 *et seq*.), Assignor and City entered into that certain Subdivision Improvement Agreement for the completion of public improvements ("Subdivision Improvement Agreement"), dated as of October 12, 2020, and recorded against the Property in the Official Records of the County of Ventura on November 24, 2020 as Instrument No. 20201124-00200936-0. The Subdivision Improvement Agreement requires Assignor, as a condition to the approval of Tract 5991, to construct certain public improvements, as set forth in Exhibit "A" to the Subdivision Improvement Agreement, attached hereto as Exhibit "A", and provide a warranty bond with the City upon City's acceptance of the improvements.

B. The Assignor has posted performance bonds pursuant to the Subdivision Improvement Agreement, completed the public improvements, and has or will provide City with a warranty bond prior to execution of this Assignment of Agreement.

C. This Assignment of Agreement is entered into pursuant to Section 29 of the Subdivision Improvement Agreement, which does not prohibit Assignor from assigning any interest in the Subdivision Improvement Agreement.

D. Assignor now desires to assign to Assignee all of its remaining rights, duties and obligations under the Subdivision Improvement Agreement with respect to the Property, and Assignee desires to accept and assume such rights, duties and obligations, on the terms and conditions set forth below.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Effective Date. All terms and provisions of this Assignment of Agreement shall become effective upon the recordation of this Assignment of Agreement in the Official Records of the Ventura County Recorder ("Effective Date").

2. Assignment of Rights and Assumption of Obligations. Assignor hereby sells, transfers, and assigns to Assignee, and Assignee hereby expressly and unconditionally assumes all the remaining rights, duties and obligations of Assignor under the Subdivision Improvement Agreement including, without limitation, all of the general rights, duties, and obligations of Assignor under the Subdivision Improvement Agreement and all covenants, warranties, waivers, and releases of the Assignor set forth in the Subdivision Improvement Agreement. Assignee agrees to observe and fully perform all of Assignor's remaining obligations under the Subdivision Improvement Agreement, and to be subject to all the terms and conditions thereof, it being the express intention of both Assignor and Assignee that, upon the Effective Date of this Assignment of Agreement, Assignee shall become substituted for Assignor as the "Developer" under the Subdivision Improvement Agreement.

3. Warranty Bond Obligations. Upon Assignor's request, Assignee shall provide City with warranty bonds in the amounts, under the terms, and on forms set forth in or required by Sections 8 and 12 of the Subdivision Improvement Agreement to secure performance of Assignee's warranty obligations under the Subdivision Improvement Agreement.

4. Release. Pursuant to Section 20.7 of the Subdivision Improvement Agreement, and provided that Assignor has provided the City with warranty bonds as forth in Sections 8 and 12 of the Subdivision Agreement, Assignor shall be free from any liabilities accruing on or after the Effective Date of this Assignment of Agreement with respect to the Subdivision Improvement Agreement. Thereafter, no breach or default under the Subdivision Improvement Agreement shall be attributed to Assignor.

5. Indemnity. Assignee agrees to protect and indemnify Assignor and City from and against any and all claims, losses, or expenses that arise from any failure by Assignee to comply with the terms and provisions of this Assignment of Agreement.

6. City's Consent. Pursuant to Section 29 of the Subdivision Improvement Agreement, the City hereby approves this Assignment of Agreement and acknowledges that Assignor shall be released from its obligations and liabilities under the Subdivision

Improvement Agreement which accrue after the Effective Date of this Assignment of Agreement, and provided that Assignor has provided the City with warranty bonds as forth in Sections 8 and 12 of the Subdivision Agreement.

7. Attorneys' Fees. In any legal action or other proceeding brought by any party to enforce or interpret a provision of this Assignment of Agreement, the prevailing party shall be entitled to reasonable attorney's fees and any other costs, including actual fees and costs of experts, incurred in that proceeding in addition to any other relief to which it is entitled.

8. Notices. All notices or other communications required or permitted hereunder shall be in writing, and shall be considered given either: (i) when delivered in person to the recipient named below; or (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below. All notices shall be addressed as follows:

If to Assignor: LIMONEIRA LEWIS COMMUNITY BUILDERS, LLC
1156 N. Mountain Avenue
Upland, CA 91786
Attn: David Lauletta

If to Assignee: Lennar Homes of California
15131 Alton Parkway, Suite 365
Irvine, CA 92618

If to City: CITY OF SANTA PAULA
970 Ventura Street
Santa Paula, California 93060
Attn: Director of Public Works

Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

9. Governing Law. This Assignment of Agreement shall be governed by and construed in accordance with the procedural and substantive law of the State of California., without regard to conflicts of laws principles

10. Binding Effect. This Assignment shall apply to, bind, and insure to the benefit of Assignor and Assignee, and their respective heirs, legal representatives, successors and assigns.

11. Counterparts. This Assignment of Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, this Assignment of Agreement has been entered into by and between Assignor and Assignee as of the day and year first above written.

[Signatures on following pages]

SIGNATURE PAGE
TO
ASSIGNMENT OF AGREEMENT

ASSIGNOR:

LIMONEIRA LEWIS COMMUNITY BUILDERS, LLC
a Delaware limited liability company

By: _____
David Lauletta
Authorized Agent

SIGNATURE PAGE
TO
ASSIGNMENT OF AGREEMENT

ASSIGNEE:

Lennar Homes of California, Inc.
a California corporation

By: _____

Name:_____

Its: _____

SIGNATURE PAGE
TO
ASSIGNMENT OF AGREEMENT

CITY OF SANTA PAULA

By: _____
Daniel Singer
City Manager

ATTEST:

By: _____

Julie Latshaw
City Clerk

APPROVED AS TO FORM:

By: _____
Monica Castillo
City Attorney

EXHIBIT A
TO
ASSIGNMENT OF AGREEMENT

Subdivision Improvement Agreement – Tract 5991

[Attached behind]

RECORDING REQUESTED BY / SYNRGO
LAWYERS TITLE COMPANY

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

City Clerk
City of Santa Paula
970 Ventura Street
Santa Paula, CA 93060

No fee per Government Code § 6103

20201124-00200936-0 1/16
Ventura County Clerk and Recorder
MARK A. LUNN
11/24/2020 08:00:00 AM
1719370 $.00 LE

SUBDIVISION IMPROVEMENT AGREEMENT

TRACT NO. 5991

THIS AGREEMENT ("Agreement") is made and entered into this 21 day of October, 2020, by and between the CITY OF SANTA PAULA, a general law city and municipal corporation ("CITY") and LIMONEIRA LEWIS COMMUNITY BUILDERS, LLC, a Delaware Limited Liability Company ("SUBDIVIDER").

The Parties agree as follows:

1. **RECITALS.** This Agreement is made with reference to the following facts and objectives:

A. SUBDIVIDER presented CITY with a final subdivision map on land identified as Tract No. 5991 ("Map").

B. SUBDIVIDER requested that CITY approve the Map before construction and completion of improvements including, without limitation, streets system (roads, parking lots, bicycle and pedestrian facilities, traffic control devices, street name signs, street lights, street trees, storm drains, and bridges); potable water system; wastewater (sewer) system; recycled water system; electric, natural gas, and communication utility facilities; grading and earth retaining structures; flood control facilities; and walls and fences ("Improvements") which are part of or appurtenant to the subdivision ("Subdivision") identified on the Map. The Improvements shall be constructed in accordance with plans and specifications on file with CITY.

C. This Agreement is entered into in accordance with the Subdivision Map Act ("Act") and applicable ordinances adopted by CITY including, without limitation, as codified in the Santa Paula Municipal Code ("SPMC").

2. **CONSTRUCTION OF IMPROVEMENTS.** At its sole cost and expense, SUBDIVIDER agrees to furnish all labor, materials, tools, equipment, and incidentals, and for doing all the work necessary to complete the Improvements on the Map set forth in the approved plans and specifications and in conformance with the Map's conditions of approval, CITY standards, and federal and state requirements.

3. **ESTIMATED COST OF IMPROVEMENTS.**

A. The estimated cost of Improvements is $377,694.53.
B. A copy of the cost estimate is attached hereto as Exhibit A and incorporated by this reference.

4. **COMPLETION.** SUBDIVIDER shall complete the Improvements within thirty-six (36) months after recording the Map or within such further time as may be granted by the City Council.

5. **COMPLETION BY CITY.** Should SUBDIVIDER fail to complete the Improvements within the time for completion, CITY, at its option, may enter onto SUBDIVIDER's property to complete the Improvements at SUBDIVIDER's cost.

6. **WARRANTY OF IMPROVEMENT PLANS.** SUBDIVIDER warrants that the plans and specifications for the Improvements shall conform to the approved tentative map and the specific plan for the Subdivision previously approved by CITY's Planning Commission and the City Council, together with all conditions made a part of such approval(s). SUBDIVIDER further warrants that the plans and specifications can be relied upon to accomplish the improvement work covered by this Agreement in a good, workmanlike manner and in accordance with accepted construction practices. Should the plans and specifications at any time before final acceptance of the Improvements prove to be inadequate in any respect, SUBDIVIDER agrees to make such changes deemed necessary by CITY to accomplish improvement work in a good, workmanlike manner and in accordance with accepted construction practices. SUBDIVIDER further agrees to make or cause to be made such engineering, soils and other reports as may be required by CITY.

7. **CITY NOT LIABLE FOR PLANS AND SPECIFICATIONS**. CITY is not an insurer or surety for the design or construction of the Subdivision. And CITY, its officers, officials, employees, agents, representatives, and certified volunteers are not liable or responsible for any claim arising during construction of the Subdivision or Improvements, unless it can be shown that such person specifically directed that the Subdivision or Improvement be accomplished in a manner contrary to the wishes and desires of SUBDIVIDER, and SUBDIVIDER filed a written objection with the City Engineer before commencing such work or Improvement.

8. **WARRANTY OF WORK.** SUBDIVIDER warrants that the Improvements will be constructed in conformance with the plans and specifications, CITY standards, and the highest industry standards. Should any Improvement fail to comply with this warranty or

any other provision of this Agreement within one (1) year after CITY's final acceptance, SUBDIVIDER shall, without delay and without cost to CITY, repair, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the Improvements. Should SUBDIVIDER fail to act promptly or in accordance with this requirement or should the exigencies of the case require repairs or replacements to be made before SUBDIVIDER can be notified, CITY will, at its option, make the necessary repairs, replacements, or reconstruction, as determined by CITY. SUBDIVIDER shall pay to CITY the actual cost of such repairs, replacements, or reconstruction plus CITY's administrative costs. This section is not a waiver of any other right CITY may have for correcting faulty workmanship or defective materials.

9. **REPAIRS AND REPLACEMENTS.** SUBDIVIDER shall repair or replace, as determined by CITY, Improvements and monuments destroyed or damaged by SUBDIVIDER's actions and to repair or replace, as determined by CITY, any property damaged or destroyed by SUBDIVIDER. Any such repair or replacement shall be completed to CITY's satisfaction and approval, and at no cost to CITY.

10. **CITY'S RIGHT OF ENTRY.** SUBDIVIDER grants CITY right of entry to SUBDIVIDER's property to inspect the Improvements constructed by SUBDIVIDER and to ensure compliance with this Agreement.

11. **CONTRACT SECURITY.**

A. Concurrently with the execution of this Agreement, SUBDIVIDER shall furnish:

i. A surety bond in an amount equal to at least one hundred percent (100%) of the estimated cost of improvements as security for the faithful performance of this Agreement;

ii. A surety bond in an amount equal to at least ten percent (10%) of the estimated cost of the grading activities as security for the faithful performance of the grading activities;

iii. A separate surety bond in an amount equal to at least one hundred percent (100%) of the contract price for said improvements as security for the payment of all persons performing labor and furnishing materials in connection with this Agreement.

B. SUBDIVIDER agrees that the form of the bonds provided by CITY are substantially similar to Government Code §§ 66499.1 and 66499.2.

C. The surety bonds shall be paid and in effect for one year after CITY's final acceptance of the Improvements in accordance with the warranty required by Section 8.

12. **MAINTENANCE BONDS.** The bonds referred to in Section 11 will not be released until a surety bond guaranteeing the warranty requirements of Section 8 in the amount of at least ten percent (10%) of the sum shown in Section 3 is filed with CITY. The maintenance bond will be released one (1) year from the date of final acceptance of the Improvements.

13. **PERFORMANCE BY CITY OR SURETY.**

A. Should SUBDIVIDER fail to construct the improvements in the manner and at such locations as specified within the time requirements of this Agreement, or if SUBDIVIDER is not carrying out the intent of this Agreement, CITY may serve written notice upon SUBDIVIDER and the surety on SUBDIVIDER's faithful performance bond demanding satisfactory compliance with this Agreement.

B. Should CITY serve such written notice, CITY may do any one, or combination of, the following:

i. Serve written notice upon the surety on its faithful performance bond demanding satisfactory compliance with this Agreement. In such event the surety must, within five (5) days, assume control and construct the Improvements as SUBDIVIDER's successor;

ii. CITY may construct the improvements itself, or by contract, at SUBDIVIDER's expense on a time a materials basis. In such event, CITY may take possession of and utilize in completing improvement construction, materials, appliances, and other property belonging to SUBDIVIDER as may be on the site of the work without liability to CITY. SUBDIVIDER's surety will be liable to CITY for any excess cost of damages incurred by CITY.

C. Nothing in this section waives, or serves as a limitation upon, any additional remedy CITY may have under this Agreement or applicable law.

14. **SURETY BOND TO INCLUDE LETTER OF CREDIT.** The term "surety bond" also includes such other acceptable security, such as letters of credit or cash deposit agreements issued by responsible financial institutions, which are approved by the City Attorney. The term "surety" includes the issuer of any letter of credit or cash deposit agreement, which is acceptable to CITY as security for the performance of this Agreement. Sureties must be admitted to do business in the State of California.

15. **BEST MANAGEMENT PRACTICES.** SUBDIVIDER agrees to use best management practices ("BMPs"), as that term is defined under applicable law including, without limitation, the Santa Paula Municipal Code, in constructing the improvements anticipated by this Agreement. SUBDIVIDER's failure to comply with the terms of this Section constitutes a material breach of this Agreement.

16. **OWNERSHIP OF DOCUMENTS.** All documents, data, studies, drawings, maps, models, photographs and reports specific to the improvements identified herein prepared by SUBDIVIDER under this Agreement are CITY's property. SUBDIVIDER may retain copies of said documents and materials as desired, but must deliver all original materials to CITY upon CITY's written notice.

17. **INDEPENDENT CONTRACTOR.** CITY and SUBDIVIDER agree that SUBDIVIDER will act as an independent contractor and will have control of all work and the manner in which it is performed. SUBDIVIDER will be free to contract for similar service to be performed for other employers while under contract with CITY. SUBDIVIDER is not an agent or employee of CITY and is not entitled to participate in any pension plan, insurance, bonus or similar benefits CITY provides for its employees. Any provision in this Agreement that may appear to give CITY the right to direct SUBDIVIDER as to the details of doing the work or to exercise a measure of control over the work means that SUBDIVIDER will follow the direction of CITY as to end results of the work only.

18. **CASH CHARGES.** SUBDIVIDER must pay to CITY in cash such subdivision fees that are established by ordinance or by the City Council in conferring approval or extension of time to the Subdivision.

19. **INDEMNIFICATION.**

A. SUBDIVIDER indemnifies and holds CITY harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising out of this Agreement, or its performance. Should CITY be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of this Agreement, or its performance, SUBDIVIDER must defend CITY (at CITY's request and with counsel satisfactory to CITY) and indemnify CITY for any judgment rendered against it or any sums paid out in settlement or otherwise.

B. For purposes of this section "CITY" includes CITY's officers, officials, employees, agents, representatives, and certified volunteers.

C. The Parties agree that this section will remain in full force and effect until the Improvements have been formally accepted by CITY.

D. The requirements as to the types and limits of insurance coverage to be maintained by SUBDIVIDER, and any approval of such insurance by CITY, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by SUBIDIVIDER pursuant to this Agreement, including, without limitation, to the provisions concerning indemnification.

20. **INSURANCE**.

A. Before commencing performance under this Agreement, and at all other times this Agreement is effective, SUBDIVIDER must procure and maintain the following types of insurance with coverage limits complying, at a minimum, with the limits set forth below:

Type of Insurance	Limits (combined single)
Commercial General Liability (Bodily Injury, Personal Injury, and Property Damage)	$2,000,000 Occurrence
Commercial Automobile Liability (Any Auto Hired and Non-Owned Liability)	$2,000,000 Per Accident
Worker's Compensation	Statutory
Employers Liability (Bodily Injury by Accident)	$1,000,000 Each Accident
Pollution Liability	$2,000,000 Per Claim, or occurrence $4,000,000 aggregate

B. Commercial general liability insurance must meet or exceed the requirements of ISO-CGL Form No. CG 00 01 11 85 or 88. The amount of insurance set forth above will be a combined single limit per occurrence for bodily injury, personal injury, and property damage for the policy coverage. Liability policies must be endorsed to name CITY, its officials, and employees as "additional insureds" under said insurance coverage and to state that such insurance will be deemed "primary" such that any other insurance that may be carried by CITY will be excess thereto. Such endorsement must be reflected on ISO Form No. CG 20 10 11 85 or 88. Such insurance will be on an "occurrence," not a "claims made," basis and will not be cancelable or subject to reduction except upon thirty (30) days prior written notice to CITY.

C. SUBDIVIDER must furnish to CITY duly authenticated Certificates of Insurance evidencing maintenance of the insurance required under this Agreement and such other evidence of insurance or copies of policies as may be reasonably required by CITY from time to time. Insurance must be placed with insurers with a current A.M. Best Company Rating equivalent to at least a Rating of "A:VII." Certificate(s) must reflect that the insurer will provide thirty (30) day notice of any cancellation of coverage. SUBDIVIDER

will require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

21. **NOTICES.**

A. All notices given or required to be given pursuant to this Agreement will be in writing and may be given by personal delivery or by mail. Notice sent by mail will be addressed as follows:

If to the City
City of Santa Paula
Public Works Department
Attn: Clete J. Saunier, P.E., Public Works Director
P.O. Box 569
Santa Paula, CA 93061-0569

If to the Subdivider
Limoneira Lewis Community Builders LLC
c/o Lewis Management Corporation
Attn: Tim Jones
133 N. 10th Street
Santa Paula, CA 93060

B. When addressed in accordance with this paragraph, notices will be deemed given upon deposit in the United States mail, postage prepaid. In all other instances, notices will be deemed given at the time of actual delivery.

C. Changes may be made in the names or addresses of persons to whom notices are to be given by giving notice in the manner prescribed in this paragraph.

22. **COMPLIANCE WITH LAW.** SUBDIVIDER will comply with all laws applicable to this Agreement including, without limitation, federal, state, and local laws requiring permitting and licenses. All such compliance will be at SUBDIVIDER's own cost.

23. **CONSTRUCTION.** The language of each part of this Agreement will be construed simply and according to its fair meaning, and this Agreement will never be construed either for or against either party.

24. **SEVERABLE.** If any portion of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, then such portion will be deemed modified to the extent necessary in the opinion of the court to render such portion enforceable and, as so modified, such portion and the balance of this Agreement will continue in full force and effect.

25. **CAPTIONS.** The captions of the paragraphs of this Agreement are for convenience of reference only and will not affect the interpretation of this Agreement.

26. **WAIVER.** Waiver of any provision of this Agreement will not be deemed to constitute a waiver of any other provision, nor will such waiver constitute a continuing waiver.

27. **GOVERNING LAW.** This Agreement has been made in and will be construed in accordance with the laws of the State of California and exclusive venue for any action involving this Agreement will be in the County of Ventura.

28. **AUTHORITY/MODIFICATION.** This Agreement is subject to and conditioned upon approval and ratification by the Santa Paula City Council. This Agreement is not binding upon CITY until executed by the City Manager. The Parties represent and warrant that all necessary action has been taken by the Parties to authorize the undersigned to execute this Agreement and to engage in the actions described herein. This Agreement may be modified by written agreement. CITY's City Manager may execute any such amendment on behalf of CITY.

29. **BINDING UPON SUCCESSORS.** The terms of this Agreement constitute a burden and benefit upon the Property. Accordingly, this Agreement will be recorded and the term will run with the Property and become binding upon SUBDIVIDER's heirs, successors and assigns.

30. **ENTIRE AGREEMENT.** This Agreement constitutes the sole agreement between SUBDIVIDER and CITY respecting the maintenance of the Property's common areas and correctly sets forth the obligations of SUBDIVIDER and CITY. There are no other understandings, terms or other agreements expressed or implied, oral or written.

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura }

On October 6, 2020 before me, Alex McCarty, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Tim Jones
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ALEX MCCARTY
Notary Public - California
Ventura County
Commission # 2178139
My Comm. Expires Jan 1, 2021

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2018 National Notary Association

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first hereinabove written.

CITY OF SANTA PAULA,
a municipal corporation.

LIMONEIRA LEWIS COMMUNITY BUILDERS, LLC,
a Delaware Limited Liability Company.

ATTEST:

R. Chaparro

~~Grace Kelly,~~ Deputy City Clerk
~~City~~ Clerk Rose Chaparro

Tim Jones,
Authorized Agent

APPROVED AS TO CONTENT:

Daniel Singer,
City Manager

APPROVED AS TO FORM:

John C. Cotti,
City Attorney

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura }

On October 22, 2020 before me, Alex Mc Carty Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Daniel Singer
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ALEX MCCARTY
Notary Public - California
Ventura County
Commission # 2178139
My Comm. Expires Jan 1, 2021

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2018 National Notary Association

EXHIBIT A

PW-5991
Tract Map 5986 599
Onsite and Offsite
Improvements
2/12/18

CITY OF SANTA PAULA
DEPARTMENT OF PUBLIC WORKS
ESTIMATE OF COST
TRACT 5991

OFFSITE (PUBLIC IMPROVEMENTS)

Project No:_____

SUMMARY SHEET

Instructions:	Orange Color Box	=	User Input Required

ITEM		AMOUNT
Street/General Improvements	(Total from Sheet 3)	$ 0.00
Removal and Adjustments	(Total from Sheet 4)	$ 0.00
Drainage Improvements	(Total from Sheet 6)	$ 0.00
Potable Water Improvements	(Total from Sheet 8)	$ 215,358.55
Reclaimed Water Improvements	(Total from Sheet 13)	$ 0.00
Sewer Improvements	(Total from Sheet 10)	$ 162,335.98
Monuments	(Total from Sheet 11)	$ 0.00
Misc. Water & Sewer Improv.	(Total from Sheet 14)	$ 0.00
Total City of Santa Paula Improvements		**$ 377,694.53**
Grading	(Total from Sheet 9)	$ 0.00
Total City of Santa Paula Grading		**$ 0.00**

APPROVED
CITY OF SANTA PAULA
THE APPROVAL OF PLANS AND SPECIFICATIONS SHALL NOT BE DEEMED OR CONSTRUED TO BE AN APPROVAL FOR VIOLATION OF THE PROVISIONS OF THE CITY OF SANTA PAULA MUNICIPAL CODE, STATE LAW, OR OTHER REGULATORY AGENCIES
AUTHORIZED 5/9/18 DATE

APPROVED
CITY OF SANTA PAULA
MAY 9 2018
AUTHORIZED

Engineer's Seal
(include R.C.E # and expiration date)

REGISTERED PROFESSIONAL ENGINEER
KINSEY L. HENSLEY
LIC. #C70360
EXP. 9/30/18
CIVIL
STATE OF CALIFORNIA

Cost Estimate Prepared By:

2/12/18
Signature - Developer's Engineer Date

Cost Estimate Approved By:

Signature - City Representative Date

CITY OF SANTA PAULA

DEPARTMENT OF PUBLIC WORKS

ESTIMATE OF COST

OFFSITE (PUBLIC IMPROVEMENTS)

Project No:_____

	Item	Quantity	Unit	Thick. (in)	Unit Cost ($)	Item Cost
	Potable Water Improvements					
1	6" PVC C-900, CL 150	0	LF	NA	29.00	0.00
2	8" PVC C-900, CL 150	0	LF	NA	35.00	0.00
3	10" PVC C-900, CL 150	0	LF	NA	46.00	0.00
4	12" PVC C-900, CL 150	0	LF	NA	68.00	0.00
5	6" PVC C-900, CL 200	0	LF	NA	33.00	0.00
6	8" PVC C-900, CL 200	0	LF	NA	41.00	0.00
7	10" PVC C-900, CL 200	0	LF	NA	52.00	0.00
8	12" PVC C-900, CL 200	0	LF	NA	72.00	0.00
9	14" DIP	0	LF	NA	73.00	0.00
10	16" DIP	0	LF	NA	82.00	0.00
11	20" DIP	0	LF	NA	131.00	0.00
12	6" Tee, In Place	0	EA	NA	452.00	0.00
13	8" x 6" Tee, In Place	0	EA	NA	655.00	0.00
14	8" Tee, In Place	4	EA	NA	685.00	2,740.00
15	10" x 6" Tee or 10" x 8" Tee, In Place	0	EA	NA	950.00	0.00
16	10" Tee, In Place	0	EA	NA	1,015.00	0.00
17	12" Tee, In Place	0	EA	NA	1,210.00	0.00
18	16" Tee, In Place	0	EA	NA	3,140.00	0.00
19	16" x 6" Tee or 20" x 8" Tee, In Place	0	EA	NA	3,140.00	0.00
20	20" Tee, In Place	0	EA	NA	3,740.00	0.00
21	20" x 6" Tee or 20" x 8" Tee, In Place	0	EA	NA	4,100.00	0.00
22	8" Cross, In Place	1	EA	NA	1,000.00	1,000.00
23	10" Cross, In Place	0	EA	NA	1,300.00	0.00
24	12" Cross, In Place	0	EA	NA	1,500.00	0.00
25	16" Cross, In Place	0	EA	NA	4,100.00	0.00
26	20" Cross, In Place	0	EA	NA	5,500.00	0.00
27	8" x 6" Reducer, In Place	0	EA	NA	453.00	0.00
28	10" x 8" Reduced, In Place	0	EA	NA	640.00	0.00
29	12" x 8" or 12" x 10" Reducer, In Place	0	EA	NA	890.00	0.00
30	16" x 8" or 16" x 10" Reducer, In Place	0	EA	NA	2,370.00	0.00
31	20" x 8" or 20" x 10" Reducer, In Place	0	EA	NA	3,500.00	0.00
32	2" Blow-Off, In Place	0	EA	NA	1,800.00	0.00
33	6" Blow-Off, In Place	0	EA	NA	4,570.00	0.00
34	Fire Hydrant - Complete, In Place	5	EA	NA	4,690.00	23,450.00
35	6" Elbow 90° or 45°, In Place	0	EA	NA	465.00	0.00
36	8" Elbow 90° or 45°, In Place	2	EA	NA	640.00	1,280.00
37	10" Elbow 90° or 45°, In Place	0	EA	NA	780.00	0.00
		SUBTOTAL ($)			28,470.00	

CITY OF SANTA PAULA

DEPARTMENT OF PUBLIC WORKS

OFFSITE (PUBLIC IMPROVEMENTS) **ESTIMATE OF COST** Project No:_____

	Item	Quantity	Unit	Thick. (in)	Unit Cost ($)	Item Cost
	Potable Water Improvements Cont.					
38	12" Elbow 90° or 45°, In Place	0	EA	NA	910.00	0.00
39	16" Elbow 90° or 45°, In Place	0	EA	NA	2,310.00	0.00
40	20" Elbow 90° or 45°, In Place	0	EA	NA	3,220.00	0.00
41	6" Valve, In Place	0	EA	NA	1,040.00	0.00
42	8" Valve, In Place	16	EA	NA	1,270.00	20,320.00
43	10" Valve, In Place	0	EA	NA	1,790.00	0.00
44	12" Valve, In Place	0	EA	NA	2,120.00	0.00
45	16" Valve, In Place	0	EA	NA	4,480.00	0.00
46	20" Valve, In Place	0	EA	NA	6,420.00	0.00
47	1" Air Release	0	EA	NA	2,500.00	0.00
48	2" Air Release	1	EA	NA	3,740.00	3,740.00
49	12" Mortar Lined & Coated Steel Pipe, In Place	0	LF	NA	87.00	0.00
50	14" Mortar Lined & Coated Steel Pipe, In Place	0	LF	NA	87.00	0.00
51	16" Mortar Lined & Coated Steel Pipe, In Place	0	LF	NA	97.00	0.00
52	20" Mortar Lined & Coated Steel Pipe, In Place	0	LF	NA	145.00	0.00
53	Backflow Prevention Device - Fire Line	0	EA	NA	3,900.00	0.00
54	6" Double Detector Check	0	EA	NA	11,000.00	0.00
55	8" Double Detector Check	0	EA	NA	15,270.00	0.00
56	10" Double Detector Check	0	EA	NA	16,900.00	0.00
57	1" RP Backflow Device	0	EA	NA	725.00	0.00
58	1-1/2" RP Backflow Device	0	EA	NA	1,000.00	0.00
59	2" RP Backflow Device	0	EA	NA	1,300.00	0.00
60	6" RP Backflow Device	0	EA	NA	11,900.00	0.00
61	8" RP Backflow Device	0	EA	NA	16,600.00	0.00
62	Slope Anchor Blocks	0	EA	NA	400.00	0.00
63	Slope Erosion Control	0	LS	NA		0.00
64	1" Service, Complete	60	EA	NA	1,000.00	60,000.00
65	2" Service, Complete	0	EA	NA	2,130.00	0.00
66	3" Service, Complete	0	EA	NA	5,300.00	0.00
67	Encasements	0	LF	NA	30.00	0.00
68	8" Tapping Sleeve	0	EA	NA	2,900.00	0.00
69	10" Tapping Sleeve	0	EA	NA	3,200.00	0.00
70	12" Tapping Sleeve	0	EA	NA	3,650.00	0.00
	8" PVC C-900 CL 305 DR 14	2030.5	EA	NA	41.00	83,250.50
						0.00
						0.00
						0.00

SUBTOTAL (SHEET 8)	167,310.50
TOTAL (SHEET 7 & 8)	195,780.50
ADD 10%	19,578.05
TOTAL	215,358.55

CITY OF SANTA PAULA
DEPARTMENT OF PUBLIC WORKS
ESTIMATE OF COST

OFFSITE (PUBLIC IMPROVEMENTS)

Project No:_____

	Item	Quantity	Unit	Thick. (in)	Unit Cost ($)	Item Cost
	Sewer Improvements					
1	AC Pacement, Remove & Repl For Trenching	0	SF	NA	22.00	0.00
2	Backflow Prevention Device	0	EA	NA	318.00	0.00
3	Cleanout	19	EA	NA	72.00	1,368.00
4	Interceptor (Grease, Oil, Sand)	0	EA	NA	4,026.00	0.00
	Manhole, 5' Dia., Precast, w/ T-Lock Coating:					
5	6' Deep	0	EA	NA	10,594.00	0.00
6	8' Deep		EA	NA	11,654.00	0.00
7	10' Deep		EA	NA	12,713.00	0.00
8	PVC, SDR 35, 6"		LF	NA	25.00	0.00
9	PVC, SDR 35, 8"	1458.06	LF	NA	36.00	52,490.16
10	PVC, SDR 35, 12"		LF	NA	48.00	0.00
11	Sewer Manhole Ring & Cover (Cast Iron)		EA	NA	535.00	0.00
12	VCP, 6"		LF	NA	16.00	0.00
13	VCP, 8"		LF	NA	17.00	0.00
14	Sewer Lateral Complete	24	EA	NA	1,100.00	26,400.00
15	PVC, SDR 35, 10"		LF	NA	42.00	0.00
16	60" Manhole - 10' Depth	8	EA	NA	8,415.00	67,320.00
17	60" Manhole - 15' Depth	0	EA	NA	10,305.00	0.00
18	60" Manhole - 20' Depth		EA	NA	12,295.00	0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
		SUBTOTAL			147,578.16	
		ADD 10%			14,757.82	
		TOTAL			162,335.98	

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: Monica Castillo, City Attorney

Subject: EIR ADDENDUM NO. 4 FOR THE EAST AREA 1 SPECIFIC PLAN AMENDMENT NO. 4 AND GENERAL PLAN AMENDMENT (HARVEST AT LIMONEIRA PROJECT)

Date: March 20, 2024

Agenda Item: 10.A

RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt Resolution No. 7505 approving Addendum No. 4 to the Final Supplemental Environmental Impact Report (EIR) for East Area 1 Specific Plan Amendment No. 4 and a General Plan Amendment; and
2. Introduce and waive first reading of Ordinance No. 1336 titled: "An Ordinance Approving (1) Addendum No. 4 to the Final Supplemental Environmental Impact Report (EIR) for East Area 1 Specific Plan Amendment No. 4 and a General Plan Amendment, (2) East Area 1 Specific Plan Amendment No. 4, and (3) a General Plan Amendment."

Presented by: James Mason, Economic & Community Development Director

---

BACKGROUND:

PROCEDURAL FACTS:

Limoneira Lewis Community Builders, LLC ("Developer" or "Applicant") has applied for a fourth amendment to the East Area 1 Specific Plan (hereafter, "EA1 SPA") and a third amendment to the current Development Agreement ("DA Amendment") for the planned community development known as the Harvest at Limoneira (hereafter, "Harvest"). Amendments to text in the General Plan referring to the current EA1 Specific Plan are also required to ensure the proposed EA1 SPA is consistent with the General Plan ("General Plan Amendment" or "GPA").

On January 29, 2024, the Planning Commission and City Council held a joint study session regarding the DA Amendment. At a special meeting that same evening, the Planning Commission held a public hearing and adopted Resolution No. 3858, recommending City Council (i) approve Addendum No. 3 to Environmental Impact Report (EIR) for the EA1 Specific Plan Amendment and (ii) adopt an ordinance approving the DA Amendment subject to Council approval of EA1 Specific Plan Amendment No. 4. On February 13, 2024, the City Council, after a noticed public hearing, adopted Resolution No. 7500 approving EIR

Addendum No. 3, and introduced and waived first reading of Ordinance No. 1333 approving the DA Amendment subject to Council approval of EA1 Specific Plan Amendment No. 4. On February 21, 2024, the City Council adopted Ordinance No. 1333.

On February 27, 2024, the Planning Commission adopted Resolution No. 3859 recommending that the City Council (1) approve Addendum No. 4 to the Final Supplemental Environmental Impact Report (EIR) for East Area 1 Specific Plan Amendment No. 4 and a General Plan Amendment, and (ii) adopt an ordinance to approve East 1 Specific Plan Amendment No. 4 and the General Plan Amendment.

ANALYSIS:

PROJECT OVERVIEW

East Area 1 Specific Plan Amendment

Approved East Area 1 Specific Plan (EA1 SP-3)

The East Area 1 Specific Plan (EA1 SP-3) was first approved by the City Council in 2008, and was later amended in February 2015, November 2015, and June 2021. A land use map of the approved plan is attached as Attachment A.

As currently approved, the East Area 1 Specific Plan reserves approximately 80 acres in the northern portion of the Specific Plan area as open space; allows development of up to 1,500 residential units complemented by parks, schools, and other public facilities; and allows for a small amount of neighborhood commercial and business park uses. Primary access to the Specific Plan area is currently provided by Hallock Drive. Santa Paula Street will be extended from the west by a new bridge that will go over Santa Paula Creek to provide additional access in accordance with the approved Specific Plan.

The existing East Area 1 Specific Plan is organized by districts and neighborhoods. The Open Space District includes the open space and agricultural preserve areas in the northern portion of the Specific Plan area and open space buffer areas along Santa Paula Creek and Haun Creek on the western and eastern edges of the Specific Plan area, respectively. The Haun Creek and Foothill Residential Neighborhoods are located in the eastern portion of the Specific Plan area. The Santa Paula Creek Residential Neighborhood is located in the western portion of the Specific Plan area. In addition to these residential neighborhoods, the Specific Plan established a Civic District in the southwestern portion of the Specific Plan area that includes an approximate 35-acre community park (Sports Park) and sites for school facilities, and the Hallock Center District along the southern edge of the Specific Plan area, where development of residential, commercial and business park uses are allowed.

To date, approximately 600 homes have been built in the Haun Creek Neighborhood and Hallock Center District. The first phase of the Sports Park located in the western portion of the Specific Plan area is currently under development. Since approval of the November 2015 Specific Plan Amendment, Santa Paula Unified School District determined the northern site in the Civic District reserved for development of an elementary school was no longer needed and residential development of this site with 121 of the previously approved 1,500 residential units was approved by the City on June 16, 2021.

Proposed East Area 1 Specific Plan Amendment (EA1 SPA)

The proposed EA1 SPA would amend the current East Area 1 Specific Plan and is referred to as the East Area 1 Specific Plan Amendment ("EA1 SPA"). (See Exhibit B to Attachment D [Proposed Ordinance]). The plan amendment is in response to the increased need for additional housing in Santa Paula and Ventura County. In addition, recent plans for commercial and business park development within the City's 95-acre East Gateway planning area, located immediately south of the East Area 1 Specific Plan area has reduced the demand for commercial and business park uses in the East Area 1 Specific Plan area. The below table shows the proposed EA1 SPA land uses in comparison to the approved land uses.

Land Use	Approved[a]			Proposed[b]			Change
	acres	units/size	du/ac	acres	units/size	du/ac	
Residential							
Haun Creek Neighborhood/Hallock Center East (Phase I)	86.2	632 du	7.3	86.2	707 du[c]	8.2	75 du
Foothill Neighborhood (Phase II)	98.0	492 du	5.0	98.0	554 du	5.7	62 du
Santa Paula Creek Neighborhood (Phase III)	50.0	376 du	7.5	50.0	489 du	12.2	113 du
Hallock Center West (Phase I)	0	0 du	0	17.9	300 du	16.8	300 du
Subtotal	*234.2*	*1,500 du*	*6.4*	*252.1*	*2,050 du*	*8.1*	*550 du*
Commercial/Industrial							
Light Industrial – Hallock Center West	13.5	25,000 sf	-	0	0 sf	-	-25,000 sf
Commercial – Hallock Center West	4.4	215,000 sf	-	0.2	10,000 sf	-	-205,000 sf
Subtotal	*17.9*	*240,000 sf*	-	*0.2*	*10,000 sf*	-	*-230,000 sf*
Civic/Institutional							
Schools – Civic District[d]	19.2	-	-	8.3	-	-	-10.9 ac
Fire – Hallock Center District	1.0	-	-	1.5	-	-	0.5 ac
Subtotal	*20.2*	-	-	*9.8*	-	-	*-10.4 ac*
Open Space, Parks, and Agriculture							
Public Athletic Fields (OS-3)	37.8	-	-	37.8	-	-	0 ac
Parks/Greenways (OS-2)	55.2	-	-	55.2	-	-	0 ac
Open Space Preserve (OS-1)	77.3	-	-	77.3	-	-	0 ac
Agricultural Preserve (AG)	55.0	-	-	55.0	-	-	0 ac
Subtotal	*225.3*	-	-	*225.3*	-	-	*0 ac*
TOTAL	**497.6**			**497.6**			**0 ac**

Notes:

a – Approved land uses as defined in 2015 East Area 1 SP SEIR

b – Proposed land uses as defined in the 2024 Draft Proposed East Area Specific Plan SP-3

c - The Haun Creek West Neighborhood includes the 10.4 acre site previously reserved for development of an elementary school and approved for development of 121 residential units

d – Reflects Santa Paula Unified School District previously declining use of one of two available school sites and prior City approval of residential units on this site

Attachment B identifies the approved tentative tract maps and shows existing and planned development within the Specific Plan Area. The proposed amendment to the East Area 1 Specific Plan would increase the number of housing units allowed within the Haun Creek, Foothill and Santa Paula Creek Neighborhoods and Hallock Center District by 550 units from 1,500 to 2,050 units, as shown in Attachment B. The 2,050 units include 1,750 single-family units and potentially 300 apartment units (150 duplexes). Assisted living units would no longer be developed.

It should be noted that the proposed EA1 SPA restates land use changes to the Specific Plan approved in June 2021; namely, the reduction of 19.2 acres reserved for development of school facilities by the Santa Paula Unified School District (SPUSD) to a 8.3-acre site. This reduction was due to the SPUSD decision not to use the site for a school, and not that of the City or Applicant. Except for up to 10,000 square feet of commercial uses, all commercial, industrial, and institutional uses in the Hallock Center District are proposed for elimination. No changes to the approximately 225 acres of park and open space areas are proposed. The number of acres provided for the Community Park (Sports Park) and neighborhood parks would also remain the same.

Proposed General Plan Amendment

The 2040 General Plan contains references to the approved EA1 SPA. To make the general plan consistency finding needed for approval of the proposed EA1 SPA, these references in the 2040 General Plan must be updated to conform to the proposed EA1 SPA.

The proposed amendments to the General Plan (See Exhibit C to Attachment D [Proposed Ordinance]) would change the description of the EA1 Specific Plan in the Land Use Element. The new description would reflect the permitted increase in residential units from 1500 to 2050, the reduction of acres reserved for SPUSD school facilities, the elimination of light industrial uses, and the reduction of permitted commercial uses to 10,000 square feet.

The amendments would also revise the Public Services and Utilities Element to remove references to the K-8 elementary school site that the SPUSD decided not to use.

ENVIRONMENTAL REVIEW:

The Project has been the subject of comprehensive environmental review since 2008 conducted in conformance with the requirements of the California Environmental Quality Act (CEQA). An Environmental Impact Report (EIR) analyzing the impacts of the East Area 1 Specific Plan as originally proposed and approved was certified in 2008 (2008 EIR). The City prepared two addendums to the 2008 EIR evaluating minor changes to the approved project. In 2015, the City prepared a Supplemental EIR (2015 SEIR) to analyze an amendment to the approved Specific Plan involving reconfiguration of the approved uses. Since 2015, the City has also prepared two additional Addendums to the 2015 SEIR and 2008 EIR evaluating minor changes to the approved Specific Plan.

CEQA authorizes the preparation of an Addendum to a previously certified EIR if the proposed changes to a project can be addressed by changes or additions to the EIR, but none of the conditions requiring preparation of a Subsequent EIR set forth in State CEQA Guidelines section 15162 have occurred. An addendum to an EIR is appropriate where:

1. No substantial changes are proposed in the Project that would require major revisions of the previous EIR due to the occurrence of new significant effects or a substantial increase in the severity of previously identified significant impact;
2. No substantial changes in circumstances under which the Project is undertaken would occur that would require major revisions of the previous EIR due to the occurrence of new significant environmental effects or a substantial increase in the severity of previously identified effects; and
3. No new information of substantial importance has been discovered that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was prepared.

Here, an Addendum to the previously certified EIR for the Project is appropriate because a review of current conditions and the amended Project demonstrates the following:

1. The amended Project would not have one or more significant effects not discussed in the previous EIR;
2. Significant effects previously examined would not be substantially more severe than shown in the Final EIR;
3. There are no new mitigation measures or alternatives previously found not to be feasible that would now in fact be feasible that would substantially reduce one or more significant effects of the amended Project, and that the amended Project proponents decline to adopt; and
4. No new mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR that would substantially reduce one or more significant effects on the environment, and that the amended Project proponents decline to adopt, are recommended.

(State CEQA Guidelines, § 15162(a).)

The City has prepared EIR Addendum No. 4 (Addendum No. 6 to the 2008 EIR and Addendum No. 4 to the 2015 SEIR) evaluating the proposed fourth amendment to the approved Specific Plan (See Exhibit A to Attachment C [Resolution]). Based on the information contained in this Addendum, the proposed changes to the Project allowed by the proposed Specific Plan Amendment, if approved, would not result in any new significant impacts or any substantial increase in severity of the significant impacts identified in the 2008 EIR and 2015 SEIR as updated by the previously prepared Addendums. Additionally, no new information of substantial importance has been identified that indicates the amended Project would result in any new significant impacts or any substantial increase in the severity of the significant impacts identified in the Final EIR.

PUBLIC NOTIFICATION:

A Notice of Public Hearing was published in the Santa Paula Times, mailed to persons within 300 feet of the exterior boundaries of the subject property, and posted in a conspicuous place on the property affected in compliance with state law and SPMC § 16.204.010(C).

STRATEGIC PLAN:

Though this item does not promote a specific objective in the City's 2-Year Strategic Plan, it furthers the following general goal: "Create an environment within the City in which our residents feel safe and which promotes the City as a location of choice for living, working, visiting and recreating."

FISCAL IMPACTS:

LLCB has submitted a Harvest at Limoneira Projected Fiscal Impacts and Assumptions memorandum dated June 30, 2023 and prepared by Stanley R. Hoffman Associates. (See Attachment E.) This memorandum updates the prior analysis with the proposed 2,050 units in East Area 1. The memorandum assesses East Area 1 and the Santa Paula Gateway Project (East Area 2) combined and is based on a seven-year fiscal forecast (2023-2029) for these areas. The memorandum concludes that when East Area 1 and 2's revenue surplus is matched against the City obligations, net City benefits (annual positive cash flow) are projected throughout the forecasted development-period and at buildout.

The City and its financial consultants have not had sufficient opportunity to peer review the fiscal impact analysis in detail and is not prepared to opine on its validity at this time.

OPTIONS:

In addition to the recommended action, the Planning Commission has the following available alternative options:

1. Adopt Resolution No. 3859 with specified revisions to EIR Addendum No. 4; and/or
2. Adopt Ordinance No. 3859 with specified minor revisions to East Area 1 Specific Plan Amendment No. 4 or the General Plan Amendment; or
3. Refer the East Area 1 Specific Plan Amendment No. 4 or the General Plan Amendment back to the Planning Commission to consider substantial modifications not previously considered by the commission; or
4. Continue the hearing in order to obtain further information; or
5. Deny the applicant’s request and direct staff to prepare a determination of denial.

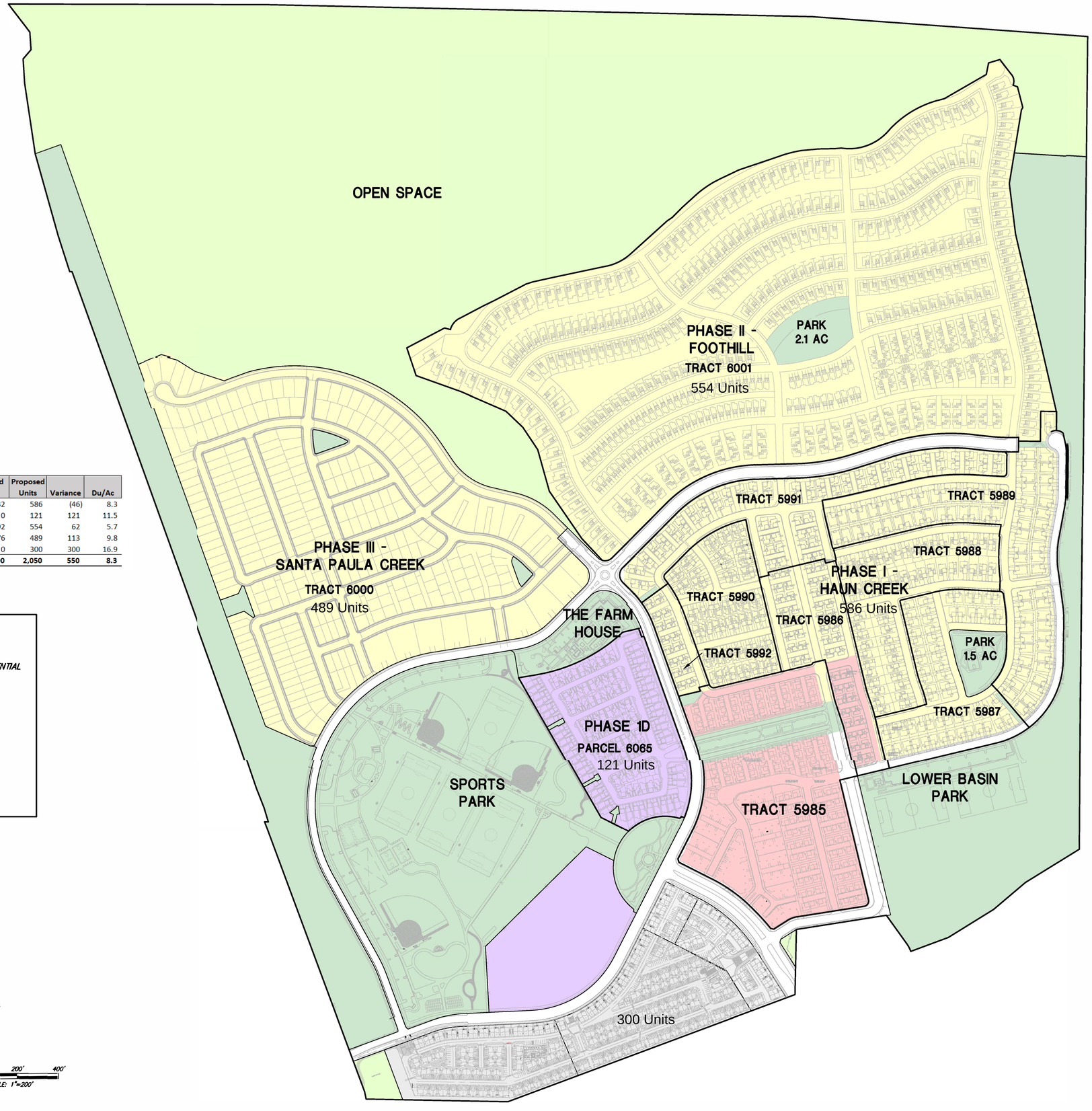
ATTACHMENTS:

Att A - Approved_EA1_Land_Use_Map.pdf
Att B - Development Plan
Att C - Resolution 7505 - EIR Addendum 4
Att D - Ordinance 1336 - EA1 SPA No. 4 and GPA
Att E - Harvest at Limoneira Fiscal Impacts & Assumptions

FIGURE **2-1**

Approved Land Use Plan

114-001-16



Area	Acres	Approved Units	Proposed Units	Variance	Du/Ac
Phase I - Haun Creek / Hallock	71	632	586	(46)	8.3
Phase I - Elementary School Site	11	0	121	121	11.5
Phase II - Foothill	98	492	554	62	5.7
Phase III - Santa Paula	50	376	489	113	9.8
Commercial - Hallock	18	0	300	300	16.9
Total	**247**	**1,500**	**2,050**	**550**	**8.3**

LAND USE DATA

- *HALLOCK CENTER*
- *NEIGHBORHOOD RESIDENTIAL*
- *COMMERCIAL*
- *CIVIC – SCHOOL*
- *OPEN SPACE – AG*
- *OPEN SPACE – PARK*

200' 100' 0' 200' 400'

GRAPHIC SCALE: 1"=200'

HARVEST

– AT LIMONEIRA –

ATTACHMENT C
RESOLUTION NO. 7505

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RESOLUTION NO. 7505

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA PAULA APPROVING ADDENDUM NO. 4 TO THE FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (EIR) FOR EAST AREA 1 SPECIFIC PLAN AMENDMENT NO. 4 AND GENERAL PLAN AMENDMENT

The City Council of the City of Santa Paula does resolve as follows:

SECTION 1: The City Council finds and declares that:

A. On February 26, 2008, the City Council certified the East Area 1 Final Environmental Impact Report (SCH#2006071134) (the "2008 EIR").

B. On March 3, 2008, the City Council approved the East Area 1 Specific Plan in accordance with Government Code § 65450, et seq. (the "Specific Plan"). The City Council also approved a Pre-Annexation Agreement and Development Agreement.

C. Following a special election in June 2008, the City Council adopted Resolution No. 6508 on July 7, 2008 finding that voters approved Measure G amending Section III (F) of the Land Use Element of the Santa Paula General Plan and Section III (G) of the Land Use Element to the General Plan (the "2008 General Plan Amendment").

D. Together, the 2008 General Plan Amendment, Specific Plan, and Pre-Annexation Agreement and Development Agreement allowed development of what is commonly known as Harvest at Limoneira ("Harvest") or "East Area 1", a master-planned residential development in Santa Paula, California.

E. In 2010 and 2013, the City prepared Addendum Nos. 1 and 2, respectively, to the 2008 EIR evaluating minor changes to the project.

F. In February 2015, the City certified a Supplemental EIR ("2015 EIR") that analyzed an amendment to the Specific Plan ("Specific Plan Amendment No. 1") to revise the land use plan and regulating plan as defined in the Specific Plan, a Master Vesting Tentative Map to subdivide the Specific Plan Area to facilitate the development allowed by the approved Specific Plan, and an Amended and Restated Development Agreement.

G. On or about September 21, 2015, Limoneira Lewis Community Builders, LLC ("Developer" or "Applicant") became the successor in interest to the rights and obligations of Limoneira Company pertaining to the Development Agreement.

H. In November 2015, the City approved a second amendment to the Specific Plan ("Specific Plan Amendment No. 2") to adjust setback and landscaping requirements and to authorize the Planning Director to make administrative adjustments to setback requirements.

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I. In June 2021, the City approved a third amendment to the approved Specific Plan ("Specific Plan Amendment No. 3") which expanded the range of residential land uses allowed in the Civic District and Hallock Center Zones to include single-family residential uses and reflected that Santa Paula Unified School District no longer planned development of an elementary school on a 10.9-acre site in the Civic District. A second 8.2 acre site for school facilities was unaffected.

J. The Applicant has applied for a fourth amendment to the approved Specific Plan ("Specific Plan Amendment No. 4") and a General Plan Amendment ("GPA"), and a third amendment to the Development Agreement ("DA Amendment No. 3") to increase the number of units in the Specific Plan area by 550 units from 1500 units to 2050 units, among other changes.

K. On February 13, 2024, the City Council adopted Resolution No. 7500 approving Addendum No. 3 to the EIR ("Addendum No. 3") for DA Amendment No. 3 and introduced and waived first reading of Ordinance No. 1333 approving DA Amendment No. 3 subject to Council approval of Specific Plan Amendment No. 4 ("DA Ordinance").

L. On February 21, 2024, the City Council adopted the DA Ordinance.

M. The proposed Specific Plan Amendment No. 4 would increase the number of residential units allowed by 550 units from 1,500 to 2,050 units and remove the 25,000 square feet of light industrial and 205,000 square feet of commercial development currently allowed by the Specific Plan in the Hallock Center District. This amendment is a reduction from 215,000 square feet commercial uses and would leave 10,000 square feet for commercial uses in the District.

N. The proposed GPA would amend the 2040 General Plan to conform to the proposed Specific Plan Amendment No. 4.

O. The City has prepared a fourth Addendum to the EIR ("Addendum No. 4") to evaluate Specific Plan Amendment No. 4 and the GPA (together, "Amended Project"). Based on the analysis and findings in Addendum No. 4, which are incorporated by reference into this Resolution, Staff has determined no new significant impacts are likely to result from the proposed Amended Project.

P. On February 27, 2024, the Planning Commission at a duly noticed public hearing adopted Resolution No. 3859 recommending that City Council approve Addendum No. 4 to the EIR ("EIR Addendum") and adopt an ordinance approving Specific Plan Amendment No. 4 and the GPA .

Q. On March 20, 2024, the City Council held a public hearing regarding the EIR Addendum. This Resolution and its findings are adopted based upon the evidence

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set forth in the entire record including, without limitation, documentary and testimonial evidence; the staff report; and such additional information set forth in the entire administrative record that is too voluminous to reference, but is located at the Planning Division, City of Santa Paula, 970 E. Ventura Street. The custodian of records is the Community and Economic Development Director.

SECTION 2: Based on Planning Commission recommendations, the City Council makes the following findings with respect to the EIR Addendum:

A. An Environmental Impact Report (EIR) analyzing the impacts of the EA1 Specific Plan as originally proposed and approved was certified in 2008 (2008 EIR). The City prepared two addendums to the 2008 EIR evaluating minor changes to the approved project. In 2015, the City prepared a Supplemental EIR (2015 SEIR) to analyze an amendment to the approved Specific Plan involving reconfiguration of the approved uses. Since 2015, the City has also prepared two additional Addendums to the 2015 SEIR and 2008 EIR evaluating minor changes to the approved Specific Plan (these documents are collectively referenced in this Section as the "Final EIR").

B. The California Environmental Quality Act (CEQA) authorizes an addendum to a previously certified EIR if, as a result of changes to the project at issue in the EIR, changes or additions to the EIR are needed, but none of the conditions permitting preparation of a Subsequent EIR set forth in State CEQA Guidelines section 15162 have occurred.

C. The City has prepared EIR Addendum No. 4 to the 2015 SEIR ("EIR Addendum No. 4") attached as Exhibit A to this Resolution.

D. EIR Addendum No. 4 is appropriate because the Amended Project demonstrates the following:

1. The Amended Project would not have one or more significant effects not discussed in the Final EIR;

2. Significant effects previously examined would not be substantially more severe than shown in the Final EIR;

3. There are no new mitigation measures or alternatives previously found not to be feasible that would now in fact be feasible and that would substantially reduce one or more significant effects of the Amended Project; and there are no new mitigation measures or alternatives that the Amended Project proponents decline to adopt; and

4. No new mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR that would substantially reduce one or more

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significant effects on the environment, and that the Amended Project proponents decline to adopt, are recommended.

SECTION 3: *Approval*. Subject to any conditions set forth in Planning Commission Resolution 3859, which is incorporated by this reference as if fully set forth, and based on the findings herein, the City Council approves the EIR Addendum attached as Exhibit "A" and incorporated by this reference as if fully set forth herein.

SECTION 4: *Reliance on the Record.* Each and all of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 5: *Limitations.* The City Council's analysis and evaluation of the Amended Project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the Amended Project is that City Council lacks of knowledge of future events. In all instances, best efforts were made to form accurate assumptions.

SECTION 6: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 7: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 8: The City Clerk is directed to mail a copy of this Resolution to Applicant and Applicant's Representative and to any other person requesting a copy.

SECTION 9: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 10: This Resolution is the City Council's final decision and will take effect immediately upon adoption.

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PASSED AND ADOPTED this 20th day of March 2024.

_____
Leslie Cornejo, Mayor

ATTEST:

_____
Julie Latshaw, CMC, City Clerk

APPROVED AS TO FORM:

_____
Monica Castillo, City Attorney

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EXHIBIT A

EIR Addendum No. 4

[attached behind]

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EAST AREA 1 SPECIFIC PLAN AMENDMENT NO. 4

ADDENDUM NO. 4 TO THE
FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

CITY OF SANTA PAULA

State Clearinghouse No. 2006071134

Draft Only

PREPARED FOR:

City of Santa Paula
Community Development Department
Planning Division
200 S. 10th St. / P.O. Box 569
Santa Paula, CA 93060

PREPARED BY:

Meridian Consultants

Westlake Village Office
860 Hampshire Road, Suite P
Westlake Village, CA 91361

MARCH 2024

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1.0 INTRODUCTION

1.1 PROJECT BACKGROUND

When an Environmental Impact Report (EIR) has been certified for a project, the California Environmental Quality Act (CEQA) provides for the update of the information in the EIR to address changes to a project or changes to the circumstances under which a project will occur. Pursuant to CEQA Guidelines Section 15164, an addendum to an EIR may be prepared if changes or additions to the EIR are needed, but none of the conditions described in CEQA Guidelines Section 15162 calling for a subsequent EIR have occurred.

In February 2008, the City of Santa Paula (City) certified the Final EIR for the East Area 1 Specific Plan Project (2008 East Area 1 SP FEIR), which allowed for the development of a mixed use-community of up to 1,500 total residential units and 810,000 square feet of office, retail, light industrial and civic facilities. The Project entitlements included approval of the East Area 1 Specific Plan (EA1 SP-3 or "Specific Plan"). As required by the CEQA, the City adopted findings of fact for the significant impacts identified in the 2008 East Area 1 Specific Plan FEIR and a statement of overriding considerations for those impacts identified as significant and unavoidable after the incorporation of all feasible mitigation.

In February 2010, the City prepared Addendum No. 1 to the East Area 1 Specific Plan FEIR[1] (Addendum No. 1 to the SP FEIR) to address the addition of three parcels to the proposed East Area 1 annexation to allow for the implementation of the improvements to the intersection of Telegraph Road and Hallock Drive identified in Mitigation Measure T-2 of the East Area 1 Specific Plan FEIR. After completion of the 2008 East Area 1 SP FEIR, additional geotechnical investigations were conducted that determined the Specific Plan area contained more large rock than could be processed and used on the site in accordance with the applicable geotechnical design standards. For this reason, surplus rock material was proposed to be exported from approximately 150 acres of the site.

In November 2013, the City prepared Addendum No. 2 to the East Area 1 Specific Plan FEIR[2] (Addendum No. 2 to the SP FEIR) to address the handling of oversize rock in the Specific Plan area during construction.

In February 2015, the City certified the East Area 1 Specific Plan Amendment Final Supplemental EIR (2015 East Area 1 SP SEIR) in connection with its approval of (1) an amendment to the adopted East Area 1 Specific Plan (Amendment No. 1) which revised the land use plan and regulating plan as defined in the Specific Plan, (2) a First Amended and Restated Development Agreement, and (3) a Master Vesting Tentative Map to subdivide the East Area 1 Specific Plan Area to facilitate the development allowed by the approved Specific Plan. Revisions included the reconfiguration of the planning areas and the reduction of the amount of light industrial and commercial uses allowed. The modifications allowed for the Hallock Center to accommodate predominantly light industrial commercial uses, the Civic District to

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1 City of Santa Paula. *Addendum No. 1 to the East Area 1 Specific Plan Environmental Impact Report*. February 2010.

2 City of Santa Paula. *Addendum No. 2 to the East Area 1 Specific Plan Environmental Impact Report*. March 2014.

accommodate schools, and Neighborhood Planning Areas to accommodate residential uses. Additionally, the amendment also defined open space and agricultural preserve areas as well as utilities and services consistent with the Master Vesting Tentative Map included in the Project and authorized the Planning Director to make administrative adjustments to setback requirements.

In October 2016, the City prepared Addendum No. 3 to the East Area 1 SP FEIR and Addendum No. 1 to the East Area 1 SP SEIR, to address minor revisions to the timing of completion of Mitigation Measure C-10 adopted by the City in the 2008 East Area 1 SP FEIR in order to minimize the impact of the project on historical resources. Mitigation Measure C-10 required the preparation of a historical interpretation plan for the Teague-McKevett Ranch to be displayed on-site and a Documentation Report produced in consultation with a qualified historic preservation professional to archive photographs and site plans of the buildings to be demolished or relocated. Additionally, a rehabilitation and adaptive reuse plan for all eligible buildings which will be preserved was required to be developed. The Mitigation Measure C-10 also required that the new construction be screened from the historic district in such a manner as to minimize its visual impact upon the district.

In November 2015, the Specific Plan was amended (Amendment No. 2) to adjust setback and landscaping requirements and to authorize the Planning Director to make administrative adjustments to setback requirements. The City determined no further environmental review was necessary for this amendment.

In May 2021, the City prepared Addendum No. 4 to the East Area 1 SP FEIR and Addendum No. 2 to the East Area 1 SP SEIR, to evaluate an amendment (Amendment No. 3) to the Specific Plan approved by the City expanding the range of residential land uses allowed in the Civic District and Hallock Center Zones as defined in the Specific Plan. The expanded range of uses allows Live/Work Dwellings, Single Family Dwellings, and Home Occupation uses in the Civic District Zone and Second Unit – Carriage Unit uses permitted in both the Civic District and Hallock Center Zones. Development of the building types in these Zones would remain subject to the development and design standards in the Specific Plan. The total number of residential units allowed by the Specific Plan remained unchanged at 1,500.

Addendum No. 5 to the East Area 1 SP FEIR and Addendum No. 3 to the East Area 1 SP SEIR, prepared by the City in February 2024, evaluated a proposed amendment to the Development Agreement associated with a proposed amendment to the Specific Plan, to increase the number of residential units allowed by 550 units from 1,500 to 2,050 units and remove the 25,000 square feet of light industrial and 215,000 square feet of commercial development currently allowed by the Specific Plan in the Hallock Center District.

The Final EIR, certified in 2008, its Addendums Nos. 1 through 5, and the East Area 1 Specific Plan Amendment Final SEIR, certified in 2015, its Addendums Nos. 1 through 3 collectively comprise and are referred to herein as the “FEIR,” “previous EIR,” or “SEIR” for purposes of this Addendum.

This Addendum, Addendum No. 6 to the East Area 1 SP FEIR and Addendum No. 4 to the East Area 1 SP SEIR, evaluates a proposed amendment to the Specific Plan, Amendment No. 4, that would increase the

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number of residential units allowed by 550 units from 1,500 to 2,050 units, remove the 25,000 square feet of light industrial and 205,000 square feet of commercial development currently allowed by the Specific Plan in the Hallock Center District. The proposed amendment would allow development of up to 10,000 square feet of commercial uses in the Hallock Center District.

1.2 APPLICABLE REVIEW STANDARDS

CEQA Guidelines Sections 15162–15164 define the standards for determining the level of additional environmental review required when an EIR has been certified for a project. When it can be determined, based on substantial evidence in light of the whole record, that changes to a project or changes in the circumstances under which a project would be undertaken constitute new information that would not result in the identification of new significant impacts, or a substantial increase in the severity of significant impacts identified in the certified EIR, an addendum to an EIR may be prepared. Public review of an addendum is not required by CEQA. Instead, the information in an addendum is to be considered with the previously certified EIR prior to a decision being made on the action being considered. If new significant impacts or a substantial increase in the severity of significant impacts identified in the certified EIR would occur, then preparation and circulation of a subsequent or supplemental EIR is required.

Based on review of the whole record, including the approved Specific Plan and the certified EIR, this Addendum concludes that no new significant impacts are likely to result from the proposed Specific Plan Amendment No 4. This conclusion is drawn from the following findings pursuant to Section 15162(a) of the CEQA Guidelines:

1. No substantial changes to the East Area 1 Project are proposed that would require major revisions of the previous EIR as there are no new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. No substantial changes in the circumstances under which the East Area 1 Project will be undertaken have occurred that would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. No new information of substantial importance has been discovered that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was prepared. Specifically, a review of current conditions and the East Area 1 Project demonstrates the following:
    a. The East Area 1 Project would not have one or more significant effects not discussed in the previous EIR;
    b. Significant effects previously examined would not be substantially more severe than shown in the previous EIR;
    c. There are no new mitigation measures or alternatives previously found not to be feasible that would now in fact be feasible that would substantially reduce one or more significant effects of the Project, and that the Project proponents decline to adopt; and

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d. No new mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR that would substantially reduce one or more significant effects on the environment, and that the Project proponents decline to adopt, are recommended.

Based on the information contained in this Addendum, the proposed amendment to the Specific Plan to expand the range of residential land uses allowed in the Civic District and Hallock Center Zones and the plan to no longer build an elementary school will not result in any new significant impacts or any substantial increase in severity of the significant impacts identified in the FEIR. Additionally, no new information of substantial importance has been identified that indicates the changes in land use would result in any new significant impacts or any substantial increase in the severity of the significant impacts identified in the FEIR.

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2.0 PROJECT DESCRIPTION

2.1 APPROVED SPECIFIC PLAN

In 2008 the City of Santa Paula approved the East Area 1 Specific Plan to guide the development of approximately 501 acres located on the eastern edge of the City of Santa Paula, north of State Highway 126 and Telegraph Road and east of Santa Paula Creek.

The City of Santa Paula adopted the East Area 1 Specific Plan in February 2008 to regulate development of Specific Plan area. The City also approved a series of related actions to implement the Specific Plan, including a Development Agreement. In June 2008, voters in the City of Santa Paula approved Measure G, which amended the City Urban Restriction Boundary (CURB), as defined in the City's General Plan, to include the East Area 1 Specific Plan area. In March 2011, the Ventura Local Agency Formation Commission approved annexation of the East Area 1 Specific Plan area to the City of Santa Paula and this annexation was recorded in February 2013. The Specific Plan was amended in 2015, 2016 and 2021, as discussed in **Section 1.1, Project Background**.

As currently approved, the East Area 1 Specific Plan preserves approximately 80 acres in the northern portion of the Specific Plan area as open space; allows development of up to 1,500 residential units complemented by parks, schools, and other public facilities; and a small amount of neighborhood commercial and business park uses. Access to the Specific Plan area is currently provided by Hallock Drive. Santa Paula Street will be extended from the west across Santa Paula Creek to provide additional access in accordance with the approved Specific Plan.

Figure 2.1: Approved Land Use Plan shows the districts and neighborhoods defined by the East Area 1 Specific Plan. The Open Space District includes the open space and agricultural preserve areas in the northern portion of the Specific Plan area and open space buffer areas along Santa Paula Creek and Haun Creek on the western and eastern edges of the Specific Plan area, respectively. The Haun Creek and Foothill Residential Neighborhoods are located in the eastern portion of the Specific Plan area. The Santa Paula Creek Residential Neighborhood is located in the western portion of the Specific Plan area. In addition to these residential neighborhoods, the Specific Plan established a Civic District in the southwestern portion of the Specific Plan area that includes a 35-acre community park (Sports Park) and sites for school facilities, and the Hallock Center District along the southern edge of the Specific Plan area, where development of residential, commercial and business park uses are allowed.

The East Area 1 Specific Plan currently allows the development of 1,500 residential units, 150 assisted living units, 25,000 square feet of light industrial and 215,000 square feet of commercial development along with a sports park, neighborhood parks, elementary school and secondary school facilities and supporting infrastructure as shown in **Table 2.2-1: East Area 1 Land Use Summary**.

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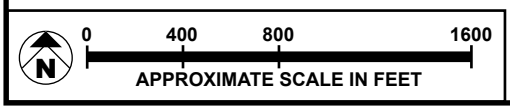

FIGURE **2-1**

Approved Land Use Plan

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Development in the East Area 1 Specific Plan area began in 2017 with mass grading of the Specific Plan area that was completed in 2018. **Figure 2-2: East Area 1 – May 2023**, shows the current status of development in the Specific Plan area. To date, approximately 600 homes have been built in the Haun Creek Neighborhood and Hallock Center District. The first phase of the Sports Park located in the western portion of the Specific Plan area is currently under development. Since approval of the 2015 Specific Plan Amendment, Santa Paula Unified School District determined the northern site in the Civic District reserved for development of an elementary school was no longer needed and residential development of this site with 121 of the previously approved 1,500 residential units was approved by the City. In addition, since approval of the 2015 Specific Plan Amendment, the Ventura County Fire District determined the 1-acre site reserved for development of a new fire station was no longer required.

2.2 PROPOSED SPECIFIC PLAN AMENDMENT

An amendment (proposed amendment) to the approved East Area 1 Specific Plan is proposed in response to the increased need for additional housing in Santa Paula and Ventura County. A In addition, recent plans for commercial and business park development within the City's 95-acre East Gateway planning area, located immediately south of the East Area 1 Specific Plan area has reduced the demand for commercial and business park uses in the East Area 1 Specific Plan area and, for this reason, the proposed amendment would eliminate business park uses and reduce the amount of commercial development allowed from 240,000 square feet to 10,000 square feet to facilitate the development of neighborhood-serving retail commercial uses in the Hallock Center District The proposed land use plan is presented in **Figure 2.3: Proposed Land Use Plan** and **Table 2.2-1** shows the East Area 1 Land Use Summary in comparison to the approved land uses.

The proposed amendment to the East Area 1 specific Plan would increase the number of housing units allowed within the Haun Creek, Foothill and Santa Paula Creek Neighborhoods and Hallock Center District by 550 units from 1,500 to 2,050 units. The 2,050 units includes 784 single family units, 966 condominium units, and 300 apartment units. The total number of previously approved single-family units would decrease by 316 units, and the total number of multi-family developments including condominium and apartment units would increase by 866 units. No assisted living units would be developed. An 8.3 acre site would be reserved for development of school facilities by the Santa Paula Unified School District. No changes to the approximately 225 acres of park and open space areas defined in the Approved Specific Plan are proposed. The number of acres provided for the Community Park (Sports Park) and neighborhood parks would remain the same.

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TABLE 2.2-1
EAST AREA 1 LAND USE SUMMARY

Land Use	Approved[a]			Proposed[b]			Change
	acres	units/size	du/ac	acres	units/size	du/ac	
Residential							
Haun Creek Neighborhood/Hallock Center East (Phase I)	86.2	632 du	7.3	98.1	707 du[c]	7.2	75 du
Foothill Neighborhood (Phase II)	98.0	492 du	5.0	98.0	554 du	5.7	62 du
Santa Paula Creek Neighborhood (Phase III)	50.0	376 du	7.5	50.0	489 du	12.2	113 du
Hallock Center West (Phase I)	0	0 du	0	17.9	300 du	16.8	300 du
Subtotal	*234.2*	*1,500 du*	*6.4*	*264.0*	*2,050 du*	*7.8*	*550 du*
Commercial/Industrial							
Light Industrial – Hallock Center West	13.5	25,000 sf	-	0	0 sf	-	-25,000 sf
Commercial – Hallock Center West	4.4	215,000 sf	-	0	10,000 sf	-	-205,000 sf
Subtotal	*17.9*	*240,000 sf*	-	*0*	*10,000 sf*	-	*-230,000 sf*
Civic/Institutional							
Schools – Civic District[d]	19.2	-	-	8.3	-	-	-10.9 ac
Fire – Hallock Center District[e]	1.0	-	-	0.0	-	-	-1.5 ac
Subtotal	*20.2*	-	-	*8.3*	-	-	*-11.4 ac*
Open Space, Parks, and Agriculture							
Public Athletic Fields (OS-3)	37.8	-	-	37.8	-	-	0 ac
Parks/Greenways (OS-2)	55.2	-	-	55.2	-	-	0 ac
Open Space Preserve (OS-1)	77.3	-	-	77.3	-	-	0 ac
Agricultural Preserve (AG)	55.0	-	-	55.0	-	-	0 ac
Subtotal	*225.3*	-	-	*225.3*	-	-	*0 ac*
TOTAL	**497.6**			**497.6**			**0 ac**

Notes:

a – Approved land uses as defined in 2015 East Area 1 SP SEIR

b – Proposed land uses as defined in the May 2023 Draft Proposed East Area Specific Plan SP-3

c – The Haun Creek West Neighborhood includes the 10.4 acre site previously reserved for development of an elementary school approved for development of 121 residential units and the 1-acre site previously reserved for development of a new fire station.

D – Reflects Santa Paula Unified School District previously declining use of one of two available school sites and prior City approval of residential units on this site.

E – Reflects Ventura County Fire District previously determining a site for a new fire station was not needed in East Area 1. A 1.5-acre parcel located south of the Specific Plan Area and south of Telegraph Road at Padre Lane was conveyed to the Ventura County Fire District in lieu of the site within the Specific Plan Area.

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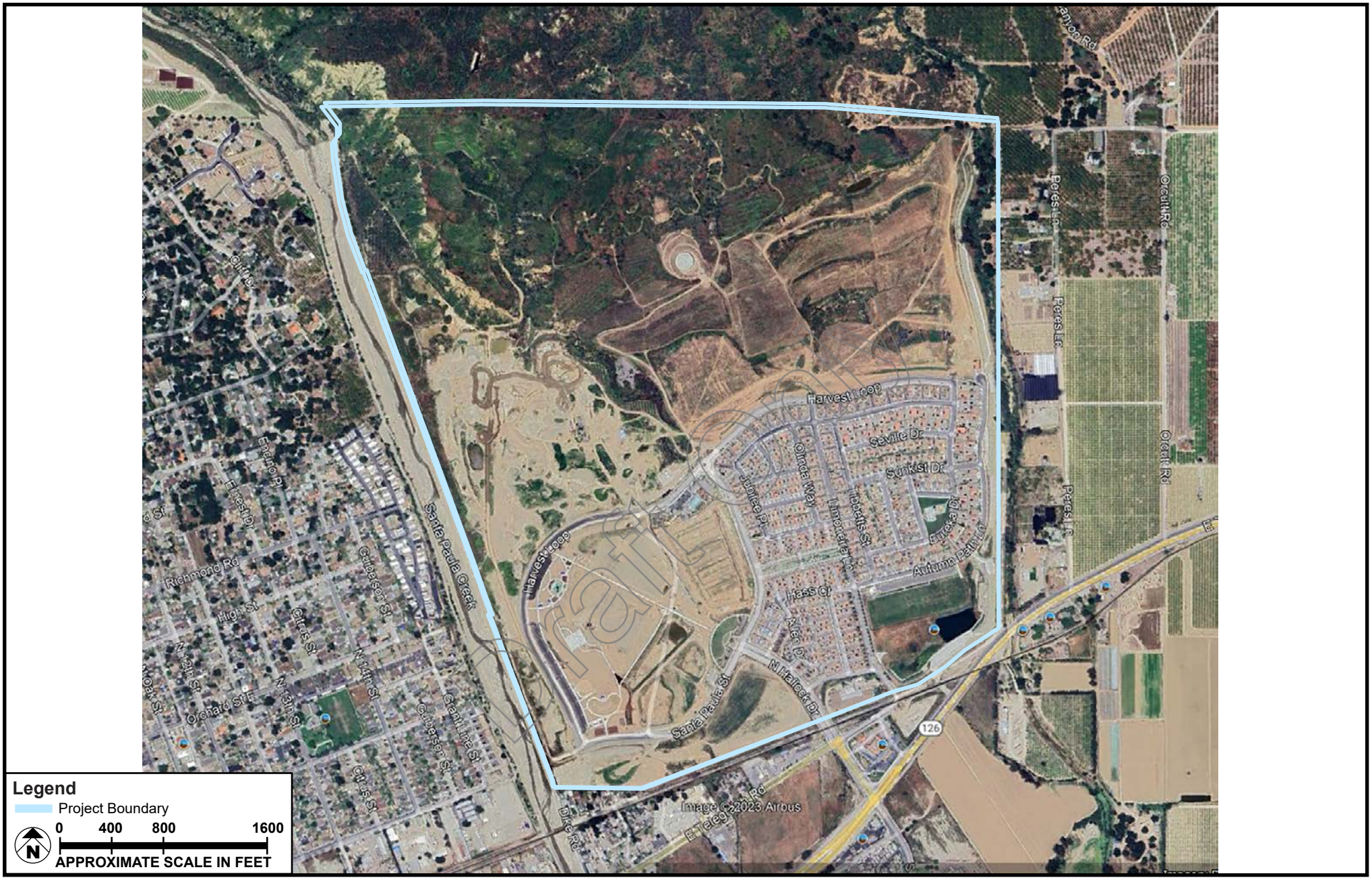
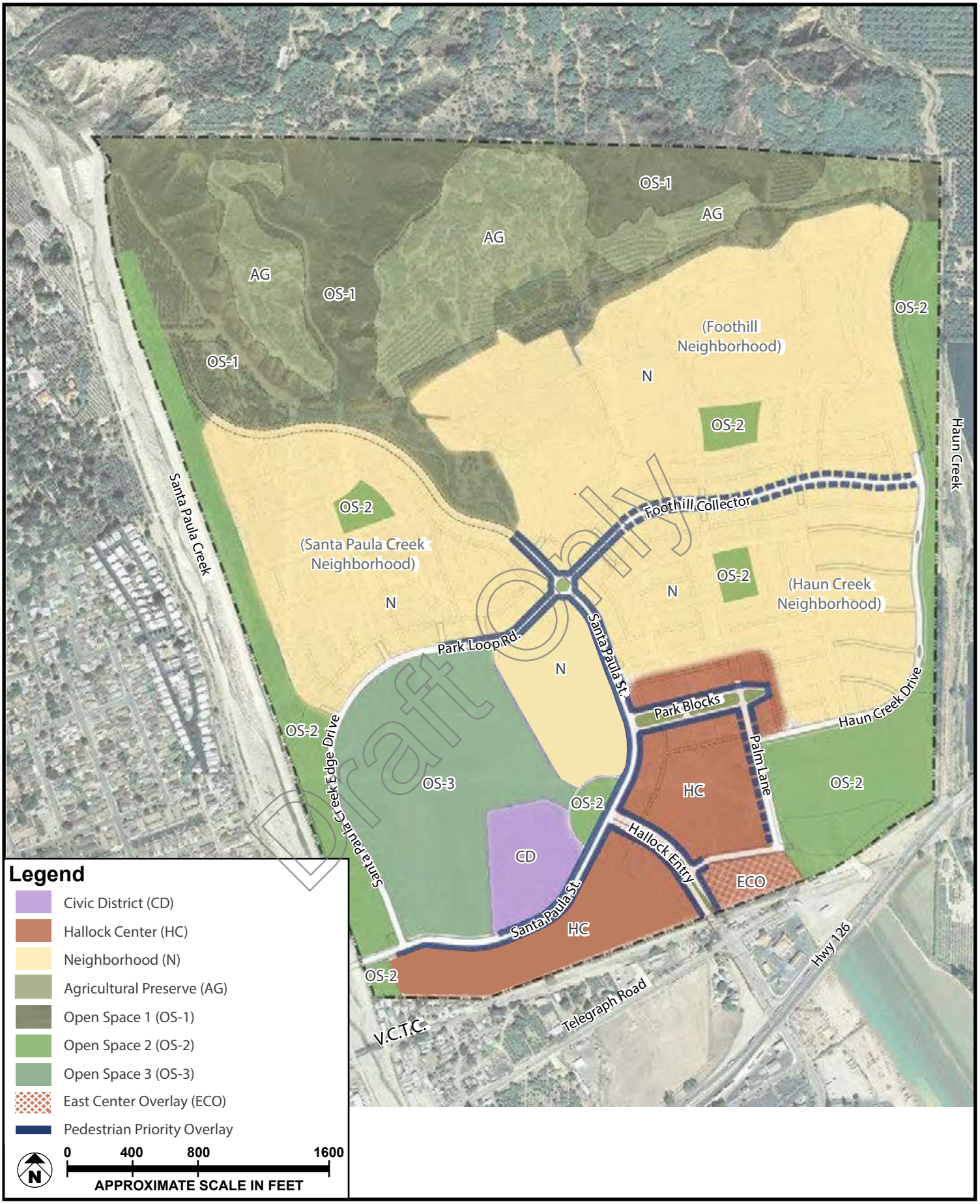


SOURCE: Google Earth - July 2023

FIGURE **2-2**

East Area 1 - May 2023



SOURCE: East Area 1 Specific Plan Amendment 3, July 2023

FIGURE **2-3**

Proposed Land Use Plan

114-001-16

Figure 2.4: Development Plan identifies the approved tentative tract maps and shows existing and planned development within the Specific Plan Area. **Table 2.2-1** shows the number of units previously planned and proposed in the residential neighborhoods and Hallock Center District. As shown in **Table 2.2-1**, the number of residential units in the Haun Creek Neighborhood and the portion of the Hallock Center District located east of Hallock Drive would be reduced from 632 to 586 units As described above, the City previously approved the development of the northern 10.4 acre site in the Civic District reserved for development of an elementary school with 121 residential units after the Santa Paula Unified School District determined this site was no longer needed. With the addition of this site to the Haun Creek neighborhood, the total number of units proposed in Haun Creek Neighborhood/Hallock Center East is 707 units, as shown in **Table 2.2-1**. The number of units in the Foothill Neighborhood would increase from 492 to 554 and the number of units in the Santa Paula Creek Neighborhood would increase from 376 to 489 units. The portion of the Hallock Center District located west of Hallock Drive, where Business Park and Commercial uses were previously planned, is currently proposed for development with 300 residential units, planned as duplex rental units. No change in use defined in the Approved Specific Plan are proposed to the Farmhouse, an existing community center with recreational amenities for residents maintained by the project homeowner's association. As previously discussed, no changes to the park and open space areas defined in the Approved Specific Plan are proposed.

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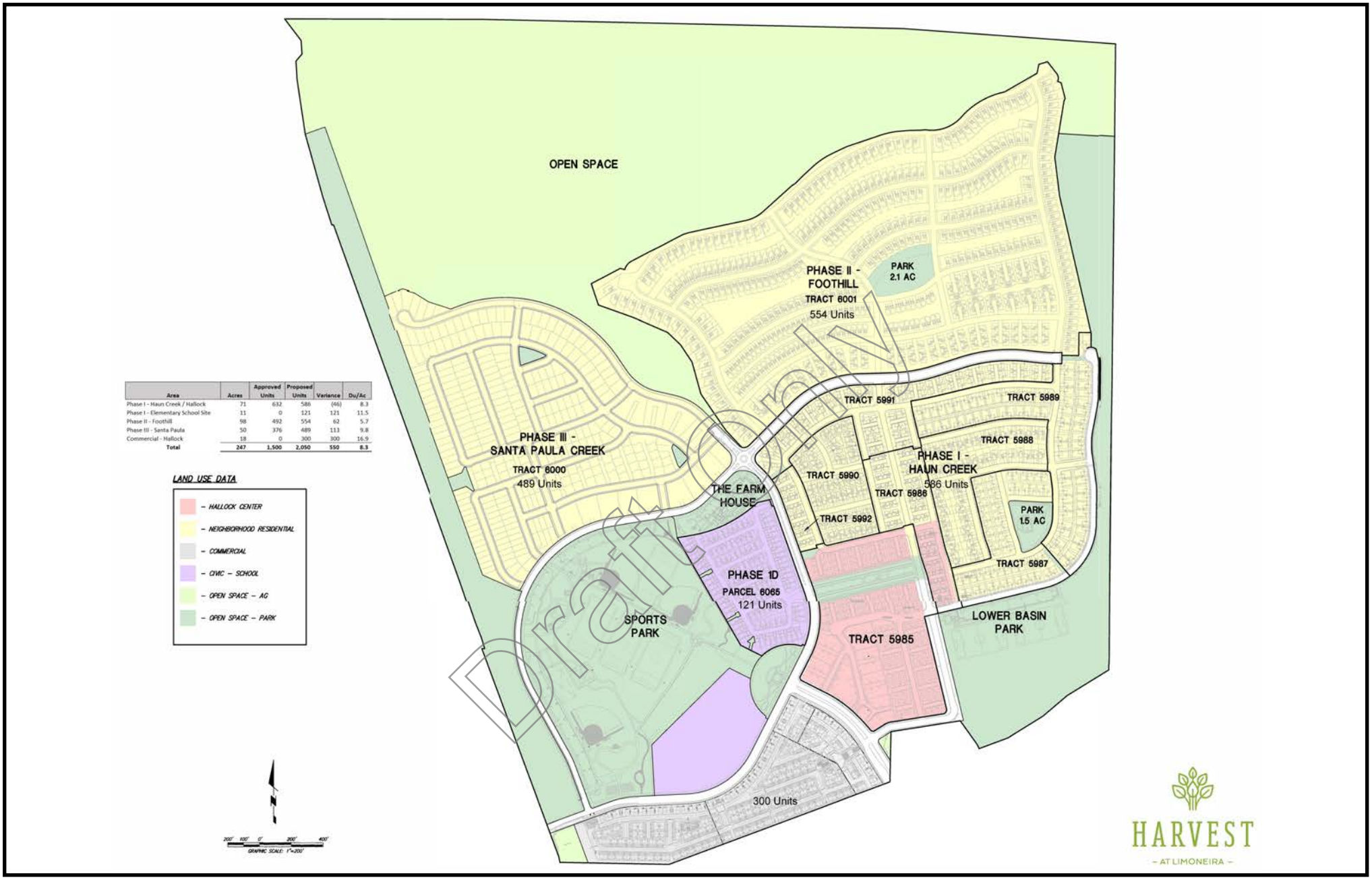

Area	Acres	Approved Units	Proposed Units	Variance	Du/Ac
Phase I - Haun Creek / Hallock	71	632	586	(46)	8.3
Phase I - Elementary School Site	11	0	121	121	11.5
Phase II - Foothill	98	492	554	62	5.7
Phase III - Santa Paula	50	376	489	113	9.8
Commercial - Hallock	18	0	300	300	16.9
Total	**247**	**1,500**	**2,050**	**550**	**8.3**

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SOURCE: Google Earth - July 2023

FIGURE **2-4**

Development Plan

3.0 ENVIRONMENTAL ANALYSIS

The 2008 East Area 1 SP FEIR and 2015 East Area 1 SP SEIR analyzed the following topics:

- 4.1: Land Use and Planning
- 4.2: Agricultural Resources
- 4.3: Mineral Resources
- 4.4: Transportation and Traffic
- 4.5: Air Quality
- 4.6: Noise
- 4.7: Biological Resources
- 4.8: Geology and Soils
- 4.9: Hydrology and Water Quality
- 4.10: Hazards and Hazardous Materials
- 4.11: Aesthetics
- 4.12: Cultural and Historic Resources
- 4.13: Public Services
- 4.14: Recreation
- 4.15: Utilities and Services Systems
- 4.16: Population and Housing
- 4.17: Greenhouse Gas

Impacts to agricultural resources from conversion of the Project Site to non-agricultural uses was determined to be a significant and unavoidable impact, even with the implementation of all feasible mitigation measures in the 2008 East Area 1 SP FEIR. The City Council adopted a statement of overriding considerations with the original approval of the Specific Plan in 2008. Specific Plan Amendment No. 4 only involves changing the type and intensity of land uses in areas already identified for development in the Specific Plan as currently approved. No additional agricultural land within or adjacent to the Specific Plan area would be affected. All of the adopted mitigation measures addressing the impact of the East Area 1 Specific Plan Project on agricultural resources have been implemented. For these reasons, no new significant impacts or substantial increase in the severity of the impacts to agricultural resources identified in the 2008 East Area 1 SP FEIR or 2015 East Area 1 SP SEIR would result from the proposed amendment.

Impacts to mineral resources were determined to be less than significant in the 2008 East Area 1 SP FEIR and 2015 East Area 1 SP SEIR. Conditions related to mineral resources have not changed since certification of the 2015 SEIR. Specific Plan Amendment No. 4 will only affect the uses allowed in areas already approved for development. For these reasons, no new significant impacts or substantial increase in the severity of the impacts to mineral resources identified in the 2015 SEIR would result from the proposed amendment.

Impacts to biological resources were determined to be less than significant with mitigation in the 2008 East Area 1 SP FEIR and 2015 East Area 1 SP SEIR. As Specific Plan Amendment No. 4 would change the land uses allowed on portions of the Specific Plan Area already graded and improved for development, no additional impacts to biological resources would result from the proposed amendment. No new significant impacts or substantial increase in the severity of the impacts to biological resources identified in the 2008 East Area 1 SP FEIR or 2015 East Area 1 SP SEIR would result from the proposed amendment.

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Impacts related to hazards and hazardous materials were determined to be less than significant with mitigation in the 2008 East Area 1 SP FEIR and 2015 East Area 1 SP SEIR. All of the adopted mitigation measures for the impacts related to soil contamination on the site with hazardous materials have been implemented. No new information indicating any additional contamination within the Specific Plan area that could result in significant impacts has become available since certification of the 2008 East Area 1 SP FEIR and 2015 East Area 1 SP SEIR. Further, the proposed amendment would allow additional residential units within the approved Specific Plan Area but would not introduce any new allowed uses that could introduce the storage or use of hazardous materials not already evaluated in the previously certified East Area 1 Specific Plan Project documents. For these reasons, no new significant impacts or substantial increase in the severity of the impacts to hazards and hazardous materials would result from the proposed amendment.

Impacts to cultural resources were determined to be less than significant with mitigation 2008 East Area 1 SP FEIR and 2015 East Area 1 SP SEIR. The impact on the historic agricultural character of the site was determined to be significant and unavoidable in the 2008 East Area 1 SP FEIR. The City Council adopted a Statement of Overriding Considerations with regard to this impact with the original approval of the Specific Plan in 2008. The impact of the East Area 1 Specific Plan Project on individual historic resources within the Specific Plan Area was determined to be less than significant with mitigation. Specific Plan Amendment No. 4 only involves changing the type and intensity of land uses in areas already allowed by the Specific Plan as currently approved. No additional land within or adjacent to the Specific Plan area would be affected. All of the adopted mitigation measures for the impacts of the East Area 1 Specific Plan Project on cultural and historic resources have been implemented.

Impacts associated with these topics were directly related to the initial development of the site. As mass grading to facilitate development of the Specific Plan area was completed in 2018, the proposed amendment, which involves changes to the uses allowed within the Specific Plan area already graded and improved for development, would not result in any changes to the impacts identified for these topics in the with the original approval of the Specific Plan in 2008.

Updated analysis is provided in this section for the other topics evaluated in the with the original approval of the Specific Plan in 2008. In addition, analysis of potential Energy impacts is also provided as this topic was not evaluated in the 2008 FEIR or 2015 SEIR, as Energy impacts were identified for analysis under CEQA after 2015.

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3.1 LAND USE AND PLANNING

		Certified EIR Impact Conclusion	*Proposed Project Impact Conclusion*	*Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?*	*Any New or Changed Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?*	*Any New Information Requiring New Analysis or Verification?*
a)	Physically divide an established community.	Less Than Significant	Less Than Significant	No	No	No
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	Less Than Significant	Less Than Significant	No	No	No
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan.	Less Than Significant	Less Than Significant	No	No	No

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As concluded in both the 2008 East Area 1 SP FEIR and 2015 East Area 1 SP SEIR, the Specific Plan would not involve substantial physical alterations to the existing community structure that would physically divide the established community pattern of the City of Santa Paula. The 2015 East Area 1 SP SEIR determined the minor reconfigurations of the allowed land uses proposed at that time would not affect the overall compatibility of the planned development with surrounding uses. Additionally, the Specific Plan was determined to be compatible with existing and planned land uses to the south of the Project Site along Telegraph Road and to the west along Santa Paula Street. Impacts were determined to be less than significant in both the 2008 East Area 1 SP FEIR and 2015 East Area 1 SP SEIR.

The 2015 East Area 1 SP SEIR concluded the Specific Plan would remain consistent with applicable land use plans and policies and no significant impacts were identified. The 2015 Specific Plan Amendment revised development standards, and revisions to the regulating, thoroughfare, and utility plans to regulate future development within the Specific Plan Area and ensure the provision of adequate public services for the allowed land uses. The Specific Plan was determined to be consistent with applicable goals, objectives and policies in the Santa Paula General Plan. The Specific Plan as amended in 2015 was determined to be consistent with the goals of the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

The 2015 East Area 1 SP SEIR concluded the Specific Plan would not conflict with any applicable habitat conservation plan or natural community conservation plan. The Specific Plan Area is not located within

any adopted habitat conservation or natural community conservation plan area and impacts were determined to be less than significant.

The City of Santa Paula adopted the 2040 General Plan in March 2020. The 2040 General Plan accommodated growth for the City projected by the SCAG, which projected the City's population would grow to approximately 39,600 by 2040. The SCAG 2020 population projections for Santa Paula include a population of 30,700 residents in 2016, and a projection of 35,400 residents in 2045.[3]

At the time the 2040 General Plan was prepared, the State Department of Finance projected the population of Ventura County would grow by approximately 141,000 to approximately 966,000 by 2040. The 2040 General Plan incorporates the East Area 1 Specific Plan as approved in 2015.

The proposed amendment would allow for 550 additional residential units to be developed within the Specific Plan Area. The development of 550 additional residential units would result in an estimated population increase of 1,925 residents in the Specific Plan Area based on an average household size of 3.5 persons per household. When this additional population growth of 1,925 persons is added to the 2020 population for the City of Santa Paula of 30,389, the City's population would increase to 32,314, which is 3,086 lower than the population projected by SCAG for the City for 2045. The anticipated growth would be 7,286 people less than estimated in the City's 2040 General Plan.

The proposed amendment would allow additional residential development in accordance with the development and design standards in the approved Specific Plan in areas already approved and improved for development. The proposed amendment would be consistent with applicable policies in the 2040 General Plan, including Policies LU 3.1, Balanced Land Uses, LU 3.3, Diverse Housing Supply and LU 1.8, Quality Development.

Policy LU 3.1, Balanced Land Uses calls for the designation of adequate land for residential, commercial, industrial, institutional, cultural, recreational, open space and other needs of the community in the General Plan Land Use Plan. As discussed above, the amendment is proposed in response to the increased need for additional housing in Santa Paula and Ventura County and plans for commercial and business park development in the City's 95-acre East Gateway planning area, which reduce the demand for commercial and business park land uses in the East Area 1 Specific Plan area. The proposed amendment would, however, allow the development of up to 10,000 square feet of commercial space in the Hallock Center District to facilitate the provision of neighborhood-oriented retail commercial uses for residents and visitors to the Sports Park in the Civic District. This amount of commercial development could be accommodated on approximately 1 acre of land. The proposed amendment would be consistent with Policy LU 3.1 by ensuring adequate land for both residential and commercial development within the

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3 Southern California Association of Governments (SCAG). *Connect SoCal: 2020 Demographics and Growth Forecast*. September 3, 2020. Accessed January 2024. https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_demographics-and-growth-forecast.pdf.

Specific Plan Area that would balance with the amount of land designated for commercial and other non-residential development in the eastern portion of the City.

Policy LU 3.3, *Diverse Housing Supply*, calls for the provision of a full range of housing types, locations and densities to accommodate the city's share of regional housing needs for all income levels in a manner that:

- Retains the scale and character of existing neighborhoods;
- Facilitates upgrading and infill of underutilized land in existing neighborhoods;
- Allows expansion into vacant and underdeveloped lands consistent with infrastructure and environmental constraints;
- Provides safe and sanitary housing for all residents; and
- Encourages development of high-quality estate homes in designated Expansion Areas.

The proposed Amendment would include an additional 550 housing units for a total of 2,050. This includes 784 single family units, 966 condominium units, and 300 apartment units. The total number of previously approved single-family units would decrease by 316 units, and the total number of multi-family developments including condominium and apartment units would increase by 866 units. The proposed amendment would be consistent with Policy LU 3.3 by providing a full range of housing types and densities to accommodate the increased need for additional housing in Santa Paula and Ventura County.

Policy LU 1.8, *Quality Development*, encourages quality development that:

- Contributes significant social, economic and aesthetic benefits to Santa Paula and its citizens;
- Provides compatible, appealing architectural design and site planning, which may include alternative development standards established through the Planned Development Overlay Zone process; and
- Incorporates streetscape and other public urban design amenities that enhance the community image.

The additional residential development and remaining commercial development that would be allowed by the proposed amendment would be developed in conformance with the development and design standards in the approved Specific Plan, which would ensure the character of the existing neighborhoods in the East Area 1 Specific Plan Area is retained in a manner that results in quality development, consistent with LU Policy 1.8.

The additional residential units would be accommodated in areas improved for development and the existing infrastructure serving East Area 1 has the capacity to accommodate the additional units proposed, as discussed in **Section 3.11: Utilities and Service Systems**, of this Addendum. In addition, the majority of the additional units proposed would consist of approximately 300 rental duplex units planned in the Hallock Center District west of Hallock Drive and south of Santa Paula Street, and would expand the range of housing opportunities available in the City.

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The proposed amendment would not involve substantial physical alterations to the existing community structure that would physically divide the established community pattern of the City of Santa Paula. The proposed amendment would result in minor reconfigurations of the land uses and will not change the overall compatibility of the planned development with surrounding uses and would be compatible with existing and planned land uses. Impacts would be less than significant; no new significant land use impacts would result from the proposed amendment.

The proposed amendment would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The proposed amendment is consistent with the City's 2040 General Plan and the SCAG RTP/SCS. Impacts would be less than significant and no new significant land use impacts would result from the proposed amendment.

The proposed amendment would not conflict with any applicable habitat conservation plan or natural community conservation plan. The Project Site is not located within any adopted habitat conservation or natural community conservation plan area. Impacts would be less than significant and no new significant land use impacts would result from the proposed amendment.

For these reasons, no new significant land use impacts would result from the proposed amendment.

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3.2 TRANSPORTATION AND TRAFFIC

		Certified EIR Impact Conclusion	*Proposed Project Impact Conclusion*	*Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?*	*Any New or Changed Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?*	*Any New Information Requiring New Analysis or Verification?*
d)	Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.	Less Than Significant	Less Than Significant	No	No	No
e)	Conflict with an applicable congestion management program, including, but not limited to level of standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.	Less Than Significant	Less Than Significant	No	No	No
f)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.	Less Than Significant	Less Than Significant	No	No	No
g)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	Less Than Significant	Less Than Significant	No	No	No
h)	Result in inadequate emergency access?	Less Than Significant	Less Than Significant	No	No	No
i)	Conflict with adopted policies, plans, or program regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	Less Than Significant	Less Than Significant	No	No	No

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The 2015 East Area 1 SP SEIR concluded the traffic impacts of the East Area 1 project would be less than significant with mitigation for all affected streets and intersections with the exception of the intersections of Ojai Road (SR 150)/10th Street and Santa Paula Street/10th Street and Harvard Boulevard.

The City Council adopted a Statement of Overriding Considerations with approval of the 2015 East Area 1 Specific Plan Amendment with regard to the impacts to these two intersections.

SB 743, signed into law in 2013, initiated an update to the CEQA Guidelines to change how lead agencies evaluate transportation impacts under CEQA, with the goal of better measuring the actual transportation-related environmental impacts of any given project.

Starting on July 1, 2020, analysis of transportation impacts for purposes of environmental review under CEQA is required to be based on the amount of vehicle miles traveled (VMT) generated by proposed project instead of the operating conditions of streets and intersections. VMT measures how much actual auto travel (additional miles driven) a proposed project would create. VMT refers to the amount and distance of automobile travel attributable to a project.

An assessment of the changes in traffic was completed in February 2023 (see **Appendix A: Transportation Studies**). This assessment evaluated the Specific Plan Amendment as originally proposed, which involved the proposed elimination of all commercial uses within the Specific Plan Area. The changes in the land uses allowed in the Specific Plan area with the amendment as originally proposed would result in a small reduction in the amount of Daily, AM and PM Peak Hour traffic generated by the Project as shown in **Table 3.2-1: Change in Trip Generation**. Relative to the Approved Specific Plan, the mix of land uses that would be allowed by the proposed amendment to the Approved Specific Plan would reduce daily trips by 4 percent, AM peak hour trips by 15 percent and PM peak hour trips by 10 percent. The amendment as currently proposed would allow the development of up to 10,000 square feet of commercial uses in the Hallock Center District to facilitate the provision of neighborhood-oriented retail commercial uses for residents and visitors to the Sports Park in the Civic District. Based on technical guidance provided by the Governor's Office of Planning and Research on evaluating transportation impacts in CEQA, adding local-serving retail development improves retail destination proximity, which shortens trips and reduces vehicle miles traveled (VMT). For this reason, adding local-serving retail commercial development creates a less-than-significant transportation impact.[4] Accordingly, development of up to 10,000 square feet of local-serving retail commercial uses would result in a further reduction in the amount of traffic generated in comparison to the results of the February 2023 transportation assessment. While VMT is the required measure of transportation impacts for projects subject to CEQA, the use of Level of Service (LOS) as a measure of transportation impacts applies if it is a requirement of an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The City's 2040 General Plan includes Policy CM 1.1, which established LOS D as the City's desired performance standard for streets and intersections. The Specific Plan would be consistent with this policy as the proposed amendment would result in a reduction in the

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4 State of California, Governor's Office of Planning and Research. *Technical Advisory on Evaluating Transportation Impacts in CEQA*. December 2018.

amount of traffic generated by the East Area 1 Specific Plan.[5] As the proposed amendment would result in a reduction in the amount of traffic generated by the East Area 1 Specific Plan, no new or substantially more severe traffic impacts to the intersections analyzed in the 2015 SEIR would result from the proposed amendment. The significant and unavoidable impact to the intersections of Ojai Road (SR 150)/10th Street and Santa Paula Street/10th Street and Harvard Boulevard would not be reduced to a less than significant level. The mitigation measures identified in the 2015 SEIR would apply to the proposed amendment.

TABLE 3.2-1
CHANGE IN TRIP GENERATION

		Weekday Trips					
		AM Peak Hour			PM Peak Hour		
	Daily Trips	In	Out	Total	In	Out	Total
Total External Trips – Proposed SPA	16,574	485	1,059	1,544	1,035	610	1,645
Total External Trips – Approved SPA	17,204	770	1,044	1,814	1,031	796	1,827
Reduction in Trips	-630	-285	15	-270	4	-186	-182
Percent Reduction in Trips	-4%	-37%	1%	-15%	-0%	-23%	-10%

Source: Fehr & Peers, 2023 (**Appendix A).**

In accordance with Section 15064.3 of the CEQA Guidelines,[6] which was adopted to implement SB 743 after certification of the 2015 SEIR, analysis of changes in VMT that would result from the proposed amendment was completed using the Ventura County Transportation Commission's Transportation Model.[7] The purpose of a VMT estimates for the approved Specific Plan and the proposed Specific Plan Amendment were prepared to identify the change in VMT that would result from the proposed amendment. As shown below in **Table 3.2-2: Change in VMT,** the amendment as originally proposed, which did not include any commercial uses, would result in a small reduction in VMT per service population (residents and employees) of 0.4 percent. As discussed previously, the amendment as currently proposed would allow the development of up to 10,000 square feet of local-serving retail commercial uses, which would further reduce VMT. As the amount of VMT generated by the East Area 1 Specific Plan would be reduced with the proposed amendment, impacts would be less than significant. The proposed amendment would not result in a new or substantially more severe transportation impact.

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5 City of Santa Paula. "Circulation and Mobility Element." *General Plan*. 2020. Accessed July 2023. https://www.spcity.org/DocumentCenter/View/1710/2040-General-Plan-Section-3---Circulation-and-Mobility-Element.

6 California Code of Regulations. 14, sec. 15064.3. *CEQA Guidelines*.

7 Ventura County Transportation Commission. "Ventura county Transportation Model." Accessed July 2023. https://www.goventura.org/work-withvctc/trafficmodel/#:~:text= The%20Ventura%20County%20Transportation%20Model,in%20relationship%20to%20land%20use.

TABLE 3.2-2
CHANGE IN VMT

Metric	Existing (2023)	2040 with Approved Project	2040 with Proposed Project	Difference
Population	1,574	3,875	4,983	1,108
Employees	13	218	42	-176
Residential Home-Based VMT	32,414	65,343	92,527	27,184
Employment VMT (excluding WBO)	179	2,600	370	-2,230
Total VMT	38,042	90,842	109,664	18,822
Residential VMT per Resident	20.6	16.9	18.6	1.7
Work VMT per Employee	13.5	11.9	8.8	-3.1
Total VMT per Service Population	**24.0**	**22.2**	**21.8**	**-0.4**

Source: Fehr & Peers, 2023 (**Appendix A**). * WBO = work-based other productions.

The proposed amendment would make no changes to the circulation network. The occasional use of some farm equipment will occur associated with the 55-acre Agricultural Preserve in the northern portion of the Specific Plan area. These vehicles would be subject to standard roadway use and operation requirements. Impacts related to roadway design features and incompatible uses would be less than significant, no new significant land use impacts would result from the proposed amendment.

Further, the proposed amendment does not include changes that would impact emergency access. The Approved Specific Plan identifies Hallock Drive as the primary access route to the Specific Plan Area with the extension of Santa Paula Street across Santa Paula Creek providing secondary access. This extension will be known as the Santa Paula Creek Bridge. As the bridge has not yet been constructed, a temporary secondary access route from Santa Paula Street within the Specific Plan Area to Telegraph Road via Texas Lane and Dike Road has been approved by the Ventura County Fire District. This approved secondary access route extends from Santa Paula Street in the southwest corner of the Specific Plan area south to Texas Lane, west to Dike Road and south to Telegraph Road.

The standards in the Approved Specific Plan require setbacks to be maintained between buildings to accommodate fire protection access from all sides of each separate structure and roads will be required to meet standards for emergency access regarding roadway widths, length of roadway, secondary access, and turnarounds. Impacts related to fire access would be less than significant, and no new significant impacts would result from the proposed amendment.

The City's General Plan includes goals to ensure that City residents have alternative transportation opportunities such as transit, bikeways, and pedestrian routes. The proposed amendment would make no changes to the circulation network. The proposed amendment would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Impacts would be less than significant, and no new significant impacts would result from the proposed amendment. Therefore, the proposed amendment would not result in any new or substantially more severe transportation and traffic impacts.

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3.3 AIR QUALITY

		Certified EIR Impact Conclusion	*Proposed Project Impact Conclusion*	*Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?*	*Any New or Changed Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?*	*Any New Information Requiring New Analysis or Verification?*
a)	Conflict with or obstruct implementation of the applicable air quality plan?	Less than significant	Less than significant	No	No	No
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Significant and Unavoidable	Significant and Unavoidable	No	No	No
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State ambient air quality standard? (including releasing emissions that exceed quantitative threshold for ozone precursors)?	Significant and Unavoidable	Significant and Unavoidable	No	No	No
d)	Expose sensitive receptors to substantial pollutant concentrations?	Less than significant	Less than significant	No	No	No
e)	Create objectionable odors affecting a substantial number of people?	Less than significant	Less than significant	No	No	No

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The analysis of air quality impacts for the East Area 1 Specific Plan Project was updated in the 2015 East Area 1 SP SEIR. Impacts from air quality emissions for both construction and operation were determined to be less than previously identified in the 2008 East Area 1 SP FEIR. Total emissions, however, still exceeded the applicable Ventura County Air Pollution Control District (VCAPCD) thresholds of significance and air quality impacts remained significant and unavoidable.

VCAPCD considers construction-related emissions to be temporary and does not recommend quantitative analysis of these impacts for this reason. However, VCAPCD recommends that construction emissions be mitigated if the construction emissions are likely to exceed the significance thresholds for operational emissions. The 2015 East Area 1 SP SEIR evaluated emissions that would be generated by both stationary and mobile sources on a regular, day-to-day basis from the proposed residential, recreational, and educational uses. Based on the threshold of significance recommended by the VCAPCD, a project is considered to have a significant impact on air quality if it would generate more than 25 pounds per day of either reactive organic compounds (ROCs) or oxides of nitrogen (Nox). Emission modeling completed for the East Area 1 Project in the SEIR showed emissions of Nox and ROCs would exceed the thresholds

for both pollutants throughout the construction period and during the operation of the East Area 1 Project. The City adopted Mitigation Measures AQ-1 through AQ-14 to reduce air quality impacts to the fullest extent feasible:

AQ-1: Before issuance of a permit to conduct site clearing, grading, earthmoving, or excavation, a comprehensive Fugitive Dust control Plan must be submitted to the City Planning Director for review and approval. The Fugitive Dust Control Plan must be approved in consultation with the Ventura County Air Pollution Control District.

- Identification of all fugitive dust sources, the means by which fugitive dust from each identified source will be minimized, and the schedule of frequency that each dust control method will be applied for each identified source.
- Dust control measures that will achieve compliance with VCAPCD Rule 50 (Opacity) and Rule 51 (Nuisance).
- On-site vehicle speed shall not exceed 15 miles per hour (the Project Site will contain posted signs with the speed limit).
- All on-site construction roads with vehicle traffic shall be watered periodically;
- Streets adjacent to the project reach shall be swept as needed to remove silt that may have accumulated from construction activities so as to prevent excessive amounts of dust.
- All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day.
- All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 25 miles per hour averaged over one hour) so as to prevent excessive amounts of dust (contact the VCAPCD meteorologist for current information about average wind speeds).
- All material transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust.

These control techniques shall be included in Project grading plans. The Applicant and/or its contractor shall be responsible for implementing these measures and compliance with this measure will be subject to periodic site inspections by the City.

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AQ-2: Before issuance of a grading permit and building permit, the Applicant and/or contractor must implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment throughout the project construction phases. All construction contracts must include control measures required and recommended by the VCAPCD at the time of development. Copies of the construction contracts must be submitted to the City Planning Director prior to issuance of a grading permit to verify these conditions. Examples of the types of measures include the following:

- Maintain all construction equipment in good condition and in proper tune in accordance with the manufacturer's specifications.
- Limit truck and equipment idling time to five minutes or less.
- Minimize the number of vehicles and equipment operating at the same time during the smog season (May through October).
- Use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), or electric, to the extent feasible.

Grading plans and building plans must show these emissions reduction measures for the duration of construction. Compliance with this measure will be subject to periodic inspections of construction equipment and vehicles by the City Public Works Department.

AQ-3: [Legal requirement; **Mitigation Measure AQ-3** is no longer required as mitigation]

AQ-4: [Mitigation consolidated into **Mitigation Measure AQ-1**]

AQ-5: [Legal requirement; **Mitigation Measure AQ-5** is no longer required as mitigation]

AQ-6: Before occupancy of new structures within the Project Site, the Applicant and/or contractor must provide to the City Planning Director evidence of the following:

- Use of low-emission technology water heaters including solar, air-source heat pump, natural gas, or gas boosted solar. Mobile Source Emissions

AQ-7: Before issuance of a building permit, the Applicant and/or contractor must submit for review and approval by the City Planning Director a roadway plan that includes pedestrian and transit friendly facilities such as wider than standard sidewalks, bus stops with passenger benches and shelters, and bikeways or bike lanes. In addition, all landscape plans for the Project must be submitted to the City Planning Director for review and approval to provide landscape shade trees along sidewalks and bikeways. The pedestrian and transit friendly facilities, and landscape features are subject to compliance review throughout the life of the Project.

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AQ-8: Before City issuance of an occupancy permit, the Applicant and/or contractor must coordinate with the City and provide plans to the City Planning Director for review and approval of a shuttle/minibus service between Project residential and Project retail areas and the Santa Paula downtown area. The shuttle and minibus service plan shall include a date upon which the service will commence that is commensurate with the build-out of the East Area 1 Specific Plan Amendment, such that the population within the Project reaches a point that can support and warrant this service.

AQ-9: Before City issuance of an occupancy permit within the Hallock Center, the Applicant and/or contractor must arrange for shuttle/minibus service between the Project commercial and industrial land uses and the Project retail land uses and the Santa Paula downtown area during the lunchtime period (11:00 AM to 2:00 PM). The use of this service shall be monitored throughout the life of the Project by the Applicant and/or contractor or building occupants to ensure that the service operates in accordance with the needs of the occupants of the Center.

AQ-10: [Not a significant impact; No mitigation is required]

AQ-11: [Not a significant impact; No mitigation is required]

AQ-12: [Not a significant impact; No mitigation is required]

AQ-13: The Applicant and/or its contractor must submit for review and approval to the City Planning Director a landscape plan that provides for shade trees to be placed near buildings to reduce heat build-up on structures. The landscaping maintenance will be subject to compliance review throughout the life of the Project.

AQ-14: The Applicant and/or its contractor shall prepare a Transportation Demand Management Program (TDM) for review and approval by the City and VCAPCD, before the City issues building permits. The plan shall incorporate reasonable and feasible measures to reduce Project-related traffic and vehicle miles traveled. At minimum, the TDM Program shall include the following measures:

- Provision of connections to identified adjacent City or regional trails.
- Provision of adequate wayfinding features to direct pedestrians and bicyclists to nearby Project and City destinations, such as school, retail, and civic facilities.
- Provision of homeowner information packets prior to close of escrow, identifying local and regional nonvehicular transportation options, and providing homeowners with basic information regarding telecommuting options.

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- Provision of adequate setbacks and design features such that the proposed future enhancement of commuter rail opportunities is not hindered by Project design.
- Construction of pedestrian- and transit-friendly facilities such as wider sidewalks, bus stops with passenger benches and shelters, bikeways, or lanes. Sidewalks and bikeways should be landscaped with trees.
- Perform a traffic light synchronization study on streets impacted by Project development to reduce vehicle queuing time.

However, even with the incorporation of all feasible mitigation measures into the Project, daily emissions generated were projected to exceed the 25 pounds per day significance threshold. After mitigation, the impacts from the total emissions of VOC and Nox would still exceed the regional construction emissions thresholds and remained significant and unavoidable. The City Council adopted a Statement of Overriding considerations with approval of the 2008 Specific Plan and 2015 Amended Specific Plan with regard to these air quality impacts.

Impacts related to the consistency with regional plans, such as the Air Quality Management Plan, as evaluated in the 2015 East Area 1 SP SEIR were found to be less than significant as the population increase associated with the Project would not exceed the City's population growth forecast or SCAG's population growth forecasts for the City.

The 2015 East Area 1 SP SEIR determined potential impacts to sensitive receptors to be less than significant. No local carbon monoxide hotspots were found to be located within close proximity to sensitive receptors, and a Health Risk Assessment (HRA) was performed that found that toxic air emissions would not expose sensitive receptors to unacceptable levels of hazardous emissions. Additionally, the Project site has been previously disturbed, and construction activities would conform to Rule 403 to control fugitive dust. As such, impacts related to exposure of valley fever were found to be less than significant.

The 2015 East Area 1 SP SEIR noted that odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes. As the type of industrial activities were to be evaluated further at the time that permits to construct and operate the industrial uses were applied for. As such, potential impacts associated with odors were determined to be less than significant.

The proposed Specific Plan Amendment No. 4 would replace the commercial and business park uses currently allowed by the Approved Specific Plan with additional residential units. The proposed amendment would increase the number of residential units allowed by 550 units, from 1,500 to 2,050 units and remove the 25,000 square feet of light industrial and 215,000 square feet of commercial development currently allowed.

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The most current CARB-approved, air quality modeling software, the California Emissions Estimator Model (CalEEMod version 2022 1.1.13), was used to estimate air quality construction and operational emissions (see **Appendix B: Air Quality and Greenhouse Gas CalEEMod Output Sheets**).

Construction

The FEIR and SEIR both accounted for grading activities during construction. As grading has now occurred, grading activities are not included in air quality emissions for the proposed Project. **Table 3.3-1: Maximum Daily Unmitigated Construction Emissions** shows the construction emissions per year associated with the proposed changes to the Specific Plan in comparison with the Approved Specific Plan. As shown, construction emissions would decrease for VOC and Nox during every year of construction. However, the proposed changes to the Specific Plan would still exceed regional thresholds at various stages for VOC and Nox without mitigation. All construction would implement the previously identified mitigation measures to reduce emissions of reactive organic compounds and nitrogen dioxides as included in the Final SEIR. Impacts would remain significant and unavoidable.

Some population groups, such as children, the elderly, and acutely ill and chronically ill persons, especially those with cardiorespiratory diseases, are considered more sensitive to air pollution than others. Sensitive receptors within a 1-mile radius of the Project Site include schools, daycare facilities, hospitals and nursing homes, places of worship, and recreational parks. The proposed Specific Plan Amendment is replacing commercial and industrial uses with residential uses but would not involve any change to the location or configuration of the areas identified for development in the Specific Plan and impacts to sensitive receptors would remain less than significant for this reason.

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TABLE 3.3-1
MAXIMUM DAILY UNMITIGATED CONSTRUCTION EMISSIONS

Source	VOC	Nox	CO	Sox	PM10	PM2.5
	pounds/day					
First Year – Approved Project	220.0	168.4	118.7	0.1	32.3	19.9
VCAPCD Threshold	25	25	-	-	-	-
Threshold exceeded?	Yes	Yes	-	-	-	-
First Year (2025) – Proposed Project	10.9	65.9	136.0	0.1	28.6	10.5
Threshold exceeded?	No	Yes	-	-	-	-
Difference	**-207.9**	**-97.6**	**26.3**	**0**	**-6.0**	**-10.4**
Second Year – Approved Project	220.8	161.6	118.3	0.2	32.3	19.6
VCAPCD Threshold	25	25	-	-	-	-
Threshold exceeded?	Yes	Yes	-	-	-	-
Second Year (2026) – Proposed Project	7.1	32.2	99.3	<0.1	19.3	5.1
Threshold exceeded?	No	Yes	-	-	-	-
Difference	**-213.3**		**-13.3**	**0**	**-13.0**	**-14.4**
Third Year – Approved Project	541.2	150.3	111.9	0.1	35.5	21.1
VCAPCD Threshold	25	25	-	-	-	-
Threshold exceeded?	Yes	Yes	-	-	-	-
Third Year (2027) – Proposed Project	6.1	23.5	83.7	<0.1	18.7	4.7
Threshold exceeded?	No	No	-	-	-	-

TABLE 3.3-1
MAXIMUM DAILY UNMITIGATED CONSTRUCTION EMISSIONS

Source	VOC	Nox	CO	Sox	PM10	PM2.5
	pounds/day					
Difference	**-507.9**	**-125.4**	**-23.6**	**0**	**-16.8**	**-16.3**
Fourth Year – Approved Project	23.3	118.0	96.0	0.1	28.9	18.1
VCAPCD Threshold	25	25	-	-	-	-
Threshold exceeded?	No	Yes	-	-	-	-
Fourth Year (2028) – Proposed Project	5.9	22.1	79.6	<0.1	18.6	4.7
Threshold exceeded?	No	No	-	-	-	-
Difference			**-16.6**	**0**		**-13.4**
Fifth Year – Approved Project	51.3	91.3	76.1	0.1	20.1	12.4
VCAPCD Threshold	25	25	-	-	-	-
Threshold exceeded?	Yes	Yes	-	-	-	-
Fifth Year (2029) – Proposed Project	5.7	21.3	75.4	<0.1	18.6	4.7
Threshold exceeded?	No	No	-	-	-	-
Difference	**-45.4**	**69.3**	**-0.9**	**0**	**-1.5**	**-7.7**
Sixth Year – Approved Project	120.0	109.2	94.3	0.1	28.9	16.5
VCAPCD Threshold	25	25	-	-	-	-
Threshold exceeded?	Yes	Yes	-	-	-	-
Sixth Year (2030) – Proposed Project	5.0	20.1	71.8	<0.1	18.6	4.7
Threshold exceeded?	No	No	-	-	-	-
Difference				**0**	**-10.4**	**-11.8**
Seventh Year – Approved Project	174.2	65.8	89.2	0.1	28.1	15.9
VCAPCD Threshold	25	25	-	-	-	-
Threshold exceeded?	Yes	Yes	-	-	-	-
Seventh Year (2031) – Proposed Project	4.8	19.0	67.5	<0.1	18.6	4.6
Threshold exceeded?	No	No	-	-	-	-
Difference	**169.2**	**-45.8**	**-17.6**	**0**	**-9.6**	**-11.3**
Eighth Year – Approved Project	208.2	87.6	85.6	0.1	27.3	15.3
VCAPCD Threshold	25	25	-	-	-	-
Threshold exceeded?	Yes	Yes	-	-	-	-
Eighth Year (2032) – Proposed Project	4.6	17.9	67.6	<0.1	18.5	4.6
Threshold exceeded?	No	No	-	-	-	-
Difference	**-203.2**	**-67.6**	**-14.0**	**0**	**-8.8**	**-10.6**
Eighth Year – Approved Project	51.3	80.1	83.2	0.1	30.9	17.1
VCAPCD Threshold	25	25	-	-	-	-
Threshold exceeded?	Yes	Yes	-	-	-	-
Eighth Year (2033) – Proposed Project	38.9	18.7	71.9	<0.1	21.8	5.4
Threshold exceeded?	Yes	No	-	-	-	-
Difference	**-12.4**	**-60.9**	**-7.8**	**0**	**-9.2**	**-11.7**
Ninth Year – Approved Project	43.3	73.7	80.1	0.1	27.1	14.9
VCAPCD Threshold	25	25	-	-	-	-
Threshold exceeded?	Yes	Yes	-	-	-	-
Ninth Year (2034) – Proposed Project	38.7	17.7	69.0	<0.1	21.8	5.4
Threshold exceeded?	Yes	No	-	-	-	-
Difference	**-4.5**	**-55.0**	**-8.3**	**0**	**-5.4**	**9.5**
Tenth Year – Approved Project	-	-	-	-	-	-
VCAPCD Threshold	25	25	-	-	-	-
Threshold exceeded?	-	-	-	-	-	-

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TABLE 3.3-1 MAXIMUM DAILY UNMITIGATED CONSTRUCTION EMISSIONS						
	VOC	Nox	CO	Sox	PM10	PM2.5
Source	pounds/day					
Tenth Year (2035) – Proposed Project	34.4	1.3	9.4	<0.1	3.3	0.8
Threshold exceeded?	Yes	No	-	-	-	-
Difference	-	-	-	-	-	-

Notes: CO = carbon monoxide; Nox = nitrogen oxides; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns; Sox = sulfur oxides; VOC = volatile organic compounds.

Refer to **Appendix B** of this Addendum for the Air Quality and Greenhouse Gas CalEEMod Output Sheets.

Operation

Mobile source emissions for the daily vehicle trips were calculated based on the updated trip generation estimate for the Specific Plan Amendment CalEEMod was used to estimate area source emissions from within the proposed land uses. Area source emissions would be generated primarily by natural gas consumption by the various land uses of the proposed Specific Plan Amendment No. 4. The primary use of natural gas by the proposed land uses would be to produce space heating, water heating, and other miscellaneous heating, or air conditioning. The area source emissions also account for the use of gasoline-powered gardening and landscaping equipment for the Project and the use of consumer products by Project residents.

The estimated operational emissions, with the additional 550 residential units proposed in the Specific Plan Amendment are presented in **Table 3.3-2. Maximum Daily Unmitigated Operational Emissions**.

TABLE 3.3-2 MAXIMUM DAILY UNMITIGATED OPERATIONAL EMISSIONS						
	VOC	Nox	CO	Sox	PM10	PM2.5
Source	pounds/day					
Maximum Adopted Specific Plan	267	87	490	1	103	30
Maximum Proposed Specific Plan Amendment	134	54	536	1	133	35
Difference	-133	-33	46	0	30	5
VCAPCD Threshold	25	25	-	-	-	-
Threshold exceeded?	**Yes**	**Yes**	**-**	**-**	**-**	**-**

Notes: CO = carbon monoxide; Nox = nitrogen oxides; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns; Sox = sulfur oxides; VOC = volatile organic compounds.

Refer to **Appendix B** of this Addendum for the Air Quality and Greenhouse Gas CalEEMod Output Sheets.

As shown in **Table 3.3-2,** the estimated maximum daily unmitigated operational emissions for VOC and Nox from the East Area 1 Specific Plan would be reduced by approximately 133 and 33 pounds per day (lbs./day), respectively with approval of the proposed Specific Plan Amendment when compared to emissions that would be generated by the Approved Specific Plan. The decrease in emissions results from the reduction in the number of daily vehicle trips generated by the Specific Plan Amendment. As discussed previously, the amendment as currently proposed would allow the development of up to 10,000

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square feet of local-serving retail commercial uses, which would further reduce vehicle trips and VMT and related air emissions in comparison to the amendment as originally proposed.

The mitigation measures included in the SEIR for the Specific Plan include measures to reduce these significant impacts to the fullest extent feasible with payment of TDM fees required to mitigate the remaining impacts. No change to the mitigation program is proposed or required as these measures apply to the additional residential uses that would be permitted by the proposed Specific Plan Amendment No. 4. As such, the proposed Project would not result in a cumulatively considerable increase in pollutant emissions.

The proposed Project would include an additional 550 dwelling units resulting in an estimated increase in population of 1,925, as discussed further in **Section 3.8: Population and Housing.** According to the VCAPCD Guidelines, to be consistent with the AQMP, a project must conform to the local general plan and must not result in or contribute to an exceedance of the City's projected population growth forecast. The VCAPCD's 2022 Air Quality Management Plan[8] (AQMP) considers regional population forecasts by the Southern California Association of Governments (SCAG), which was most recently adopted in 2020. When the additional population growth of 1,925 persons is added to the 2020 population for the City of Santa Paula of 30,389, the City's population would increase to 32,314, which is 3,086 lower than the population projected by SCAG for the City for 2045.[9] As such, the proposed Project is consistent with the 2022 VCAPCD AQMP.

Operational odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed Specific Plan Amendment includes the addition of 550 residential units and removes the previously approved commercial and industrial uses. As such, there are no land uses associated with the proposed Specific Plan Amendment with the potential to emit odors and impacts would be less than significant for this reason.

The proposed Specific Plan Amendment No. 4 would not result in any new significant impacts or any substantial increase in the significance of the air quality impacts identified in the SEIR for the East Area 1 Specific Plan Project.

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8 Ventura County Air Pollution Control District. *Air Quality Management Plan*. 2022. Accessed January 2024. http://www.vcapcd.org/pubs/Planning/AQMP/2022/Final-2022-AQMP-without-appendices.pdf.

9 SCAG. *Connect SoCal: 2020 Demographics and Growth Forecast*. September 3, 2020.

3.4 NOISE

		Certified EIR Impact Conclusion	*Proposed Project Impact Conclusion*	*Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?*	*Any New or Changed Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?*	*Any New Information Requiring New Analysis or Verification?*
a)	Expose people to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Potentially significant	Potentially significant	No	No	No
b)	Expose people to or generation of excessive groundborne vibration or groundborne noise levels?	Potentially significant	Potentially significant	No	No	No
c)	Create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Less than significant with mitigation	Less than significant with mitigation	No	No	No
d)	Create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Less than significant	Less than significant	No	No	No
e)	If located within an airport land use plan or, if such a plan has not been adopted, within 2 miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise?	Less than significant	Less than significant	No	No	No
f)	If located within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels?	Less than significant	Less than significant	No	No	No

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Noise impacts were initially analyzed in the 2008 East Area 1 SP FEIR and potentially significant impacts were identified for sensitive receptors during the operation of East Area 1 that may result from exterior noises from increased roadway noise. There was also potential for residential uses located over commercial uses to experience increased interior noise. The EIR identified mitigation measures to reduce overall noise level and to reduce operational impacts to a less than significant level.

The 2015 East Area 1 SP SEIR concluded the noise impacts of the approved Specific Plan Amendment would be potentially significant. With regards to exposure of noise levels in excess of established

standards due to the proximity of the Specific Plan area to the Santa Paula Branch Rail Line bordering the southern boundary of the Specific Plan Area.

The SEIR determined that the construction of the approved Project includes the generation of varying levels of vibration based on the construction equipment used. Impacts from vibration are potentially significant as construction will take place over a ten year period during which uses the are occupied during this time could be subject to vibration that exceeds 80 VbB.

Noise from long term operations resulting from the Project and associated traffic would not substantially increase ambient noise conditions. Roadway noise would increase as a result of the increase traffic volumes; however, the identified mitigation measures would reduce the increase to less than 3 dB(A). As such, the impacts were found to be less than significant.

Temporary noise increases in noise levels would occur during the construction of the Project, as identified in the SEIR. The development of the Project would comply with the Santa Paula Municipal Code (SPMC). Therefore, no violations of noise regulations would occur. Any increases in ambient noise would be short-term and not constant in duration. Impacts were found to be less than significant.

The Specific Plan Area is located within two miles of Santa Paula Airport. The 2015 East Area 1 SP SEIR determined that noise levels from the airport are below 60 dB(a) within the Specific Plan Area and people residing, attending school, or working within the Specific Plan area would not be exposed to excessive noise due to the airport. Impacts were determined to be less than significant.

The 2015 East Area 1 SP SEIR included compliance with the Santa Paula Municipal Code and implementation of the following mitigation measures adopted in 2008 and the two additional mitigation measures below to reduce potential impacts:

N-1: The following measures must be incorporated into grading and building plan specifications to reduce the impact of construction noise:

a. All construction equipment, fixed or mobile, must be equipped with properly operating and maintained mufflers. Noise attenuation barriers and mufflers of grading equipment must be required for construction equipment generating noise that exceeds levels above 95 dB at 50 feet from the source.

b. Construction noise reduction methods such as but not limited to shutting off idling equipment, installing acoustic barriers around significant sources of stationary construction noise sources, maximizing the distance between equipment and staging areas occupied residential areas, and use of electric air compressors and similar power tools (rather than diesel equipment) must be used when feasible;

c. During construction, stationary construction equipment must be placed such that emitted noise is directed away from sensitive noise receivers, such as residences and schools;

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d. During construction, stockpiling and vehicle staging activities areas must be located as far as practicable from residences or schools;

e. Earthmoving equipment operating on the construction site, must be as far away from vibration-sensitive uses as possible; and

f. Construction hours, allowable workdays, the telephone number of the job superintendent and the telephone number of City staff contact(s) must be clearly posted at all construction entrances to enable surrounding owners and residents to contact the job superintendent directly. If the job superintendent receives a complaint, the superintendent must notify the Planning Director, or designee, and investigate, take appropriate corrective action, and report the action taken to the reporting party and the Planning Director, or designee.

N-3: Before the City issues a permit to conduct site clearing, grading, excavation, or construction for any aspect of the Project, the Applicant and/or contractor must submit to the Planning Director (or designee) a construction traffic (including material deliveries) haul route plan for review and approval. The haul route plan must avoid sensitive receivers to the extent feasible. The Planning Director (or designee) must approve the haul route plan before initiation of any site clearing, grading, construction or materials delivery. Should the haul route use County of Ventura roads, the haul route shall be approved in consultation with the County of Ventura Planning Division. The Applicant and/or contractor shall ensure that the approved haul route is included on grading and building plans.

N-4: At least 10 days in advance, the Applicant and/or contractor must provide notification to all occupied uses within 200 feet of an area where construction activities are anticipated to result in ground-borne vibration of more than 80 VdB,

N-8: Before the City issues a building permit for residential units (including live/work and assisted living units), in the Hallock Center, the Applicant and/or contractor must provide evidence to the Planning Director, or designee, that demonstrates noise is mitigated within the exterior and interior living space. Measures to ensure noise standards are achieved must include:

- Designs that meet interior noise levels, do not exceed City interior noise standard (45 dB(A) CNEL).
- Planning Director approval of an acoustical analysis of the effectiveness of noise insulation of proposed construction.
- Design specifications may include, without limitation:

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- Exterior livable space, such as balconies, shall be oriented northward;
- South-facing windows and sliding glass doors shall be double-paned, mounted in frames with low rates of air filtration (0.5 cubic foot per minute or less, per American National Standard Institute specifications) and a sound transmission coefficient rating of 30 or greater;
- Solid-core exterior doors shall be constructed with perimeter weather stripping and threshold seals; and South-facing roof or attic vents must be baffled.

- Written disclosure of maximum exterior and interior noise levels expected at live/work and residential units, and at light industrial, office, and retail uses must be provided to those purchasing or leasing such uses. Copies of these written materials must also be submitted to the Planning Director for approval.
- Building plans must show that appropriate setbacks from the railroad tracks is incorporated into the site design for buildings in conjunction with the design parameters outlined above.

N-11: For paving and repaving associated with road improvements on Hallock Drive between the SR 126 and Hallock Drive intersection and the Hallock Drive and Santa Paula Street intersection with the Project, the Applicant and/or contractor must use asphalt-rubber paving material consisting of 20 percent recycled rubber or more and 80 percent paving grade asphalt. Studies have demonstrated that such paving material will reduce traffic noise by 3 to 5 dB(A). Before construction of roadway improvements within this road segment, plans that include these specifications must be submitted to the Planning Director, or designee, for approval. Evidence of installation must be submitted to the Planning Director for approval following completion of the roadway improvements.

N-12: In combination with rubberized- asphalt paving, the speed limits on the three roadway segment experiencing significant noise impacts off-site (Hallock Drive north of the Santa Paula Freeway, Hallock Drive north of Telegraph Road, and Hallock Drive south of Telegraph Road) must be reduced from existing speed limits, where determined feasible and consistent with the SPMC. Feasibility must be determined by the Public Works Director, or designee. Each 5- mile- per- hour reduction in the speed limit can decrease the CNEL level by about 1 dB(A). Written documentation from the Public Works Director must be submitted to the Planning Director for approval before the City issues a building permit. Speed limit signs must be posted along the roadway in accordance with standards set forth by the Public Works Director, or designee.

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Construction

Temporary noise impacts during construction would remain the same as identified in the 2008 East Area 1 SP FEIR and 2015 East Area 1 SP SEIR. The proposed Specific Plan Amendment No. 4 would replace commercial and business park uses with residential uses and would result in the addition of 550 residential units in the Specific Plan area. The majority of these additional units would be developed in the Hallock Center District. The proposed amendment would not introduce new land uses or noise sources that were not previously analyzed in the 2015 East Area 1 SP SEIR.

Construction site will require site preparation, building construction, paving and architectural coatings. As mass grading of the Specific Plan Area has been completed, substantial grading activities will not be associated with the development of additional homes in areas already graded and improved for development. As described in the 2008 East Area 1 SP FEIR and 2015 East Area 1 SP SEIR, when construction equipment is operating, noise levels can range from 73 to 95 dB(A) at a distance of 50 feet from individual pieces of equipment. Following site preparation, activities associated with project development include utility infrastructure installation, pouring foundations, interior construction, and site cleanup. Primary noise sources associated with this stage of construction include hammering, diesel generators, compressors, and heavy-duty truck traffic. Noise levels are typically in the 60 to 80 dB(A) range at a distance of 50 feet. Introduction of landscaping is generally the final activity, which involves the use of trucks, landscape rollers, and compactors, with noise levels in the 65 to 75 dB(A) range. The maximum noise level generated by construction equipment would be 95 dB(A) associated with a tractor used for earthmoving.

Vibration impacts from construction equipment would remain similar to those identified in the SEIR as the construction of the proposed Project would use similar construction equipment identified previously. Construction-related groundborne vibration impacts were evaluated previously using the FTA's Transit Noise and Vibration Impact Assessment guidance document. The impacts from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels. The primary and most intensive vibration source associated with the development of the Project would be the use of earth-moving equipment during construction. Uses that have been occupied while construction is ongoing in adjacent areas could be subject to vibration that exceeds 80 VdB. Therefore, as determined in the 2008 East Area 1 SP FEIR and 2015 East Area 1 SP SEIR, temporary vibration impacts during construction are considered potentially significant. The proposed amendment, which would allow the development of additional residential units, would not result in any increase in the severity of temporary vibration impacts during construction.

Operation

Roadway noise is the predominant source of noise for the general vicinity of the Specific Plan area. As the amount of traffic generated by the proposed amendment would be slightly reduced, as discussed in **Section 4.5: Transportation and Circulation**, roadway noise impacts during operation would also be reduced. Additionally, the primary sources of vibration from operations for the East Area 1 Specific Plan

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Area were previously identified as passenger vehicles, delivery trucks for light-industrial and commercial uses, and school buses. The proposed Specific Plan Amendment would replace the previously approved commercial and industrial uses with residential uses, which would result in a reduction in truck traffic and associated vibration effects within the Specific Plan Area and impacts would remain less than significant.

The proposed Specific Plan Amendment would also not expose people working or residing in the Specific Plan area to excessive noise levels due to a private airstrip or public area as noise levels from the Santa Paula Airport remain below 60 dB(A) on the Project Site.[10]

As all development within the Specific Plan Area is required to comply with the Santa Paula Municipal Code[11] and all previously adopted mitigation measures, the change in uses associated with the proposed amendment would not result in any new significant noise impacts or substantial increase in the severity of the noise impacts identified in the 2008 East Area 1 SP FEIR and 2015 East Area 1 SP SEIR.

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10 City of Santa Paula. "Noise Element." *General Plan*. Accessed January 2024. https://spcity.org/DocumentCenter/View/278/General-Plan---Noise-Element-PDF?bidId=#:~:text=The%20purpose%20of%20the%20Noise,or%20disruptive%20sources%20of%20noise.

11 City of Santa Paula. Municipal Code. Chapter 93: Noise. Accessed July 2023. https://codelibrary.amlegal.com/codes/santapaula/latest/santapaula_ca/0-0-0-53371.

3.5 GEOLOGY AND SOILS

	Certified EIR Impact Conclusion	*Proposed Project Impact Conclusion*	*Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?*	*Any New or Changed Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?*	*Any New Information Requiring New Analysis or Verification?*
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	Less than Significant	Less than Significant	No	No	No
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault:	Less than Significant	Less than Significant	No	No	No
ii. Strong seismic ground shaking?	Less than Significant	Less than Significant	No	No	No
iii. Seismic-related ground failure, including liquefaction?	Less than Significant	Less than Significant	No	No	No
iv. Landslides?	Less than Significant	Less than Significant	No	No	No
b) Result in substantial soil erosion or the loss of topsoil?	Less than Significant	Less than Significant	No	No	No
c) Is located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.	Less than Significant	Less than Significant	No	No	No
d) Is located on expansive soil as defined in the Uniform Building Code creating substantial risk to life or property.	Less than Significant	Less than Significant	No	No	No

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The 2008 East Area 1 SP FEIR and 2015 East Area 1 SP SEIR concluded that the location of the Specific Plan area is not within an established Alquist-Priolo fault zone, nor is it crossed by or within any known active faults. Development would comply with the California Building Code (CBC), requiring structures be built to address the seismic nature of the region. As such, the risk of loss, injury, or death associated with a known earthquake fault is very low and impacts were found to be less than significant.

Impacts related to strong seismic ground shaking were found to be less than significant. While the Specific Plan Area could be subject to strong ground shaking in the event of an earthquake originating along on the faults in the region, construction of structures would comply with the CBC seismic design standards. Additionally, a Geotechnical Investigation Report prepared previously found that the geologic formations and soils within the Specific Plan Area are suitable to support development. Impacts would be less than significant.

The 2008 East Area 1 SP FEIR and 2015 East Area 1 SP SEIR concluded that the Specific Plan area is not located within an identified liquefaction zone and groundwater is deep enough that strong earthquake shaking would not be likely to cause sediments to lose bearing capacity. Impacts related to liquefaction would be less than significant.

As determined in the 2015 East Area 1 SP SEIR, some portions of the Specific Plan Area are susceptible to landslides. These areas are designated as OS-1 (Open Space) and Agricultural Preserve. Portions of the Specific Plan area designed for structural development are relatively flat and not susceptible to landslides. For these reasons, impacts are less than significant.

The 2015 East Area 1 SP SEIR found that the Stormwater Pollution Prevention Plan (SWPPP) and the Best Management Practices (BMPs), identified in Section 4.9 Hydrology and Water Quality of the SEIR, would mitigate short term impacts to topsoil. Additionally, during operations, on-site drainage and landscape improvements would control erosion. Therefore, impacts would be less than significant.

The 2015 East Area 1 SP SEIR included the result of a Geotechnical investigation that included design specifications to minimize the effects of lateral spreading. Through compliance with the CBC and these design specifications, impacts were found to be less than significant.

The Geotechnical Investigation included in the 2015 East Area 1 SP SEIR also included testing for expansive soils within the Project site. The results concluded that the expected expansion potential of soils on site range from very low to low. Impacts are less than significant.

Mass grading within the Specific Plan area was completed in 2018 in accordance with the adopted mitigation measure addressing potential impacts related to geologic and soils conditions within the Specific Plan Area. The proposed amendment would change the uses allowed in areas already graded and improved for development. No development is proposed in areas previously not approved for development. No new information indicating any change in the geologic and soils conditions within the Specific Plan area has become available since certification of the 2015 SEIR, and the adopted mitigation measures will apply to the additional residential development allowed by the proposed amendment.

A Storm Water Pollution Prevention Program will be prepared in accordance with the NPDES Program General permit authorized under the Clean Water Act for Construction Activities, and the Project will comply with all standards in the California Building Code requiring lateral force resisting systems that meet seismic detailing requirements. For these reasons, no new significant impacts or substantial increase in the severity of the geology and soils impacts identified in the 2008 East Area 1 SP FEIR and 2015 East Area 1 SP SEIR would result from the proposed amendment.

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3.6 HYDROLOGY AND WATER QUALITY

		Certified EIR Impact Conclusion	*Proposed Project Impact Conclusion*	*Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?*	*Any New or Changed Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?*	*Any New Information Requiring New Analysis or Verification?*
a)	Violate any water quality standards or waste discharge requirements?	Less than significant	Less than significant	No	No	No
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	Less than significant	Less than significant	No	No	No
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	Less than significant	Less than significant	No	No	No
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	Less than significant	Less than significant	No	No	No
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	No impact	No impact	No	No	No
f)	Otherwise substantially degrade water quality?	Less than significant	Less than significant	No	No	No

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		Certified EIR Impact Conclusion	*Proposed Project Impact Conclusion*	*Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?*	*Any New or Changed Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?*	*Any New Information Requiring New Analysis or Verification?*
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Less than significant	Less than significant	No	No	No
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	Less than significant	Less than significant	No	No	No
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding including flooding as a result of the failure of a levee or dam?	Less than significant	Less than significant	No	No	No
j)	Inundation by seiche, tsunami, or mudflow?	Less than significant	Less than significant	No	No	No

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As concluded in the 2008 East Area 1 SP FEIR and 2015 East Area 1 SP SEIR, the construction and operation of the approved Project would not result in significant impacts to water quality as the discharge of pollutants would be controlled by a site-specific Storm Water Pollution Prevention Program (SWPPP) in accordance with the NPDES Program General permit authorized under the Clean Water Act for Construction Activities. Additionally, best management practices (BMPs) and project design features included in the approved Project would address the anticipated and expected pollutants of concern from the operation of the Project.

The 2015 East Area 1 SP SEIR determined the Approved Project would incorporate retention basins and dedicate open space areas that would allow runoff to infiltrate into the groundwater table. The planned water wells would provide enough water to the Project to meet demand throughout construction. During operations, the City will supply the portions of the project overlying the respective groundwater basins with water from those basins. Thus, the Project would not interfere with groundwater recharge and would not deplete water supplies, impacts would be less than significant.

Existing drainage patterns would not result in substantial erosion or siltation based on findings in the SEIR. Adherence to the SWPPP in accordance with the NPDES General permits would reduce potential erosion and siltation during construction. During operations, numerous features included in the Project would limit the amount and rate of surface flow with the collect and filter water runoff. Therefore, potential impacts to erosion and siltation were found to be less than significant.

The 2015 East Area 1 SP SEIR concluded that the included drainage plan would reconfigure the four drainage areas on site to direct the majority of flows to the on-site detention basin planned at the southeast corner of the Specific Plan area. The drainage improvements would reduce flows and existing flooding. As such, impacts to drainage patterns would be less than significant.

The 2015 East Area 1 SP SEIR states that the incorporation of detention basins would treat all flows from the development in East Area 1. The small portion of the Project Site that will drain to Santa Paula Creek would not include any developed or impervious surface areas. Runoff tributary to Santa Paula Creek will be treated by the westernmost detention basin and the vegetation in the landscape buffer area along Santa Paula Creek. There would not be additional runoff contributed by the Project which would exceed the capacity of the planned storm water drainage systems. No impacts to surface water quality would occur.

The 2015 East Area 1 SP SEIR determined that since the Drainage Master Plan for the Project will be sized to treat 10 percent of the Q50 (i.e., flood flow having a recurrence interval of 50 years or a 2% chance of occurring or being exceeded in any given year) from the storm drain system consistent with the SWPPP guidelines and BMPs will be utilized in the Project which includes bioswales, detention basins, and storm drain systems, no significant impacts to water quality would occur.

No housing would be placed in the 100-year flood zone according to the 2015 East Area 1 SP SEIR because a Letter of Map Revision (LOMR) would be prepared and process through FEMA reflecting current hydrology conditions in eastern Santa Paula, demonstrating that the Santa Paula Flood Control Project reduces flood risk in portions of Santa Paula that were previously subject to flood risk from Santa Paul Creek. For these reasons, impacts were determined to be less than significant.

The 2015 East Area 1 SP SEIR found that the Santa Paula Flood Control Project includes improvements which reduce flood risks in portions of Santa Paula that were previously subject to flood risk from Santa Paula Creek. Structures within the Specific Plan area would not impede or redirect 100-year flood flows. Therefore, impacts would be less than significant.

The 2015 East Area 1 SP SEIR concluded that at least four dams northeast of the Santa Paula area have the potential to result in dam inundation. However, the Project Site is not located in any inundation areas. Impacts would be less than significant.

The 2015 East Area 1 SP SEIR notes the Specific Plan area's location approximately 14 miles inland from the Pacific Ocean and 250 to 300 feet above mean sea level. Additionally, the proposed detention basins and series of weir diversions reduce the potential of mudflows occurring on-site. As such, the risk that induction by a seiche, tsunami or mudflow is less than significant.

The proposed amendment would change the uses allowed on land within the Specific Plan area already approved for development. Residential development instead of commercial and industrial uses would be

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developed in the remaining portion of the Hallock Center District, which is not located in a flood risk area. The acreage of parks and open space would remain unchanged.

The drainage system for the Specific Plan is designed to meet or exceed the storm drainage requirements of the Ventura County Watershed Protection District (Orcutt Creek/Orcutt Creek), and the City of Santa Paula on-site drainage systems. A SWPPP would be prepared in accordance with the NPDES Program General permit authorized under the Clean Water Act for Construction Activities. Additionally, the best management practices (BMPs) and project design features included in the SEIR would apply to the proposed Project. Impacts to water quality would remain less than significant.

The proposed change in land uses would not result in any substantial changes in the amount of impervious surfaces or runoff in the Specific Plan area, changes in the location of development, or to the drainage plan and, for this reason, no new or substantially more severe impacts related to hydrology would result from the proposed amendment.

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3.7 AESTHETICS

		Certified EIR Impact Conclusion	*Proposed Project Impact Conclusion*	*Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?*	*Any New or Changed Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?*	*Any New Information Requiring New Analysis or Verification?*
a)	Have a substantial adverse effect on a scenic vista?	Significant impact	Less than significant	No	No	No
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	Significant and unavoidable impact	Less than significant	No	No	No
c)	Substantially degrade the existing visual character or quality of the site and its surroundings.	Significant and unavoidable impact	Less than significant	No	No	No
d)	Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	Potentially significant impact	Less than significant	No	No	No

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The East Area 1 Specific Plan Project has been under development since 2017, with mass grading completed in 2018. Homes have been developed in the Haun Creek Residential Neighborhood and Hallock Center District and the first phase of the community Sports Park is currently underway.

As described in the 2015 East Area 1 SP SEIR, design features implemented with the East Area 1 Specific Plan Project preserve existing scenic views of the surrounding foothills and views along portions of Santa Paula Creek and Haun Creek. Panoramic vistas that take in a sweeping breadth of the mountains and foothills forming the river valley and vistas overlooking the lower man-made and natural horizon features of the area would not be blocked through development of the Specific Plan area. However, foreground and middle distant open views across the now-open Specific Plan area would be replaced with residential, commercial, light industrial, and civic structures, in addition to a circulation system and supporting infrastructure, resulting in significant impacts to scenic vistas.

The 2015 East Area 1 SP SEIR determined that development of the Specific Plan Area would incorporate the existing historic structures into its design features. Although the hillsides and bluffs in the north part of the Specific Plan area would be preserved, along with many of the mature trees, orchards, and row crops, various areas within the Specific Plan area would be removed and replaced with urban development. Therefore, the 2015 East Area 1 SP SEIR determined scenic views from surrounding areas would be impacted resulting in significant and unavoidable impacts to visual resources.

The East Area 1 Specific Plan Project includes development standards for frontage, building types, architecture, thoroughfares, and landscape to ensure the implementation of an attractive, pedestrian-oriented community that is harmonious with the scale of existing buildings in the City of Santa Paula. Although these development standards will be required to ensure a consistent and compatible aesthetic character, the existing open space and agricultural character of the Specific Plan area would substantially change with development. The 2008 East Area 1 SP FEIR determined this impact on the visual character of the Specific Plan Area would be significant and unavoidable.

The East Area 1 Specific Plan Project development standards prohibit reflective, glare-producing building materials. Daytime glare produced from the sun reflecting off glass windows would be brief and intermittent. Impacts related to nighttime light and glare were identified as potentially significant in the certified 2015 SEIR.

The impacts of converting the Specific Plan area from an agricultural site to urban development was determined to have a significant and unavoidable impact on views of scenic vistas, visual resources, and the visual character of the Specific Plan area, even with implementation of all feasible mitigation measures in the 2008 East Area 1 SP FEIR and 2015 East Area 1 SP SEIR. The City Council adopted a Statement of Overriding Considerations with regard to these impacts with approval of the Specific Plan in 2008 and the Amended Specific Plan in 2015.

The proposed amendment would change the land uses allowed within the Specific Plan area to allow the development of additional homes in areas already graded and improved for development in conformance with the development and design standards in the Approved Specific Plan for residential development. Specifically, the proposed amendment would increase residential development by 550 units and eliminate business park uses and substantially reduce the amount of commercial development allowed to 10,000 square feet. The additional homes that would be allowed by the proposed amendment would occur in the lower portions of the site where commercial and business park development is currently allowed by the approved Specific Plan, and the structures would be no taller than 3 stories for multifamily buildings or 2 stories for single-family residences. Therefore, the proposed amendment would not have a substantial adverse effect on a scenic vista or substantially damage scenic resources in or around the Specific Plan area. Additionally, the development standards outlined in Specific Plan Amendment No. 4 ensure that the proposed amendment will not substantially degrade the existing visual character of the Specific Plan area or create a new source of substantial light or glare.

For these reasons, no new significant impacts or substantial increase in the severity of the impacts to aesthetics identified in the 2015 East Area 1 SP SEIR would result from the proposed amendment.

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3.8 POPULATION AND HOUSING

		Certified EIR Impact Conclusion	*Proposed Project Impact Conclusion*	*Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?*	*Any New or Changed Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?*	*Any New Information Requiring New Analysis or Verification?*
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	Less than Significant	Less than Significant	No	No	No
b)	Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere.	Less than Significant	Less than Significant	No	No	No
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	Less than Significant	Less than Significant	No	No	No

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The 2015 East Area 1 SP SEIR concluded the population and housing impacts were less than significant. The increase in population from the Approved Specific Plan was found to not exceed population estimates provided by SCAG, as such impacts were found to be less than significant.

Additionally, the 2015 East Area 1 SP SEIR found that while the development of the Project would include the removal of nine existing housing units, the displacement would be offset by the additional housing units included in the development. Impacts were determined to be less than significant.

The proposed amendment includes the addition of 550 housing units. The SCAG 2020 population projections for Santa Paula include a population of 30,700 residents in 2016, and a projection of 35,400 residents in 2045.[12] The population of the City of Santa Paula in 2020 was 30,389.[13]

The City's projected housing needs are based on the Regional Housing Needs Assessment (RHNA) as developed by the SCAG.[14] The RHNA is a key tool for local governments to plan for anticipated growth.

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12 Southern California Association of Governments (SCAG). *Connect SoCal: 2020 Demographics and Growth Forecast*. September 3, 2020.

13 City of Santa Paula. "2029 Housing Element." *General Plan*. Accessed January 2024. http://www.mysantapaula.com/uploads/1/1/9/8/119843127/santa_paula_6th_housing_element_2023-04-28_adopted_revised_tracked_hcd.pdf. Accessed January 2024.

14 SCAG. *Regional Housing Needs Assessment*. Accessed January 2024. https://scag.ca.gov/rhna.

The latest RHNA was adopted by SCAG in March 2021 and covers the projection period of June 30, 2021, to October 15, 2029. The future need for housing is determined by the forecasted growth in households in a community, a vacancy adjustment to promote housing choice and mobility, an adjustment to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses, and existing need due to current overcrowding and overpayment. The total projected need for housing in the City of Santa Paula during the 2021-2029 period is 657 units.[15]

Santa Paula has a total of approximately 9,050 housing units, with single-family detached being the most prevalent housing type.[16] The share of all single-family units in Santa Paula is 66 percent, or 5,973 total units, and the share of multi-family units is 25 percent, or 2,263 total units, with the remaining units being mobile homes.[17] The proposed amendment would result in changes to the housing mix within the Specific Plan area. The total number of previously approved single-family units would decrease by 316 units, and the total number of multi-family units including condominium and apartment units would increase by 866 units.

According to the City of Santa Paula 2021-2029 Housing Element,[18] the land inventory summary identifies the capacity for 1,871 additional units of housing, without East Area 1. With the 1,500 units allowed by the Approved Specific Plan, the residential capacity of the City's land inventory is 3,371 units. The proposed amendment would increase the capacity of the City's residential land use inventory by 550 units to 3,921 housing units.

The 550 additional units proposed would result in an estimated population increase of 1,925 residents in the Specific Plan area based on an average household size of 3.5 persons per household. When this additional population growth of 1,925 persons is added to the 2020 population for the City of Santa Paula of 30,389, the City's population would increase to 32,314, which is 3,086 lower than the population projected by SCAG for the City for 2045. The anticipated growth would be 7,286 less than estimated in the City's 2040 General Plan.

As discussed in the 2015 East Area 1 SP SEIR, the development under the proposed Project would include the removal of nine existing farmworker housing units. While these residential units will be displaced, the displacement will be offset by the overall addition of 2,050 residential units that will be constructed within the EA1 SP Area. In addition, there are vacancies in existing housing stocks within the City of Santa Paula and County of Ventura in general that will offer housing options for any displaced residents of the onsite farmworker units.

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15 SCAG. *Final RHNA Allocation Plan.* 2021. Accessed January 2024. https://scag.ca.gov/sites/main/files/file-attachments/6th_cycle_final_rhna_allocation_plan_070121.pdf?1646938785.

16 City of Santa Paula. "2029 Housing Element." *General Plan.*

17 City of Santa Paula. "2029 Housing Element." *General Plan.*

18 City of Santa Paula. "2029 Housing Element." *General Plan.*

The additional growth in population and housing that would result from the proposed amendment would be consistent with current growth projections and the City's Housing Element and for this reason, no new significant population and housing impacts would result from the proposed amendment.

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3.9 PUBLIC SERVICES

	Certified EIR Impact Conclusion	*Proposed Project Impact Conclusion*	*Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?*	*Any New or Changed Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?*	*Any New Information Requiring New Analysis or Verification?*
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives of public services including:					
a) Fire protection?	Less than Significant	Less than Significant	No	No	No
b) Police protection?	Less than Significant	Less than Significant	No	No	No
c) Schools?	Less than Significant	Less than Significant	No	No	No
d) Parks?	Less than Significant	Less than Significant	No	No	No
e) Other public facilities?	Less than Significant	Less than Significant	No	No	No

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Analysis of impacts related to Threshold D (Parks) is addressed in the following section, Recreation. The proposed amendment would not result in substantial adverse physical impacts associated with the provision of new or physically altered parks facilities.

3.9.1 Fire and Police

Fire and Police Protection Services are provided in the City of Santa Paula by the Ventura County Fire District (VCFD) and Santa Paula Police Department (SPPD).

The Ventura County Fire District has two fire stations located on the East and West sides of Santa Paula. VCFD Station 29 is located on the Eastside at 114 South 10th Street. VCFD Station 26 is located on the Westside at 536 West Main Street. The Santa Paula Police Department (SPPD) currently operates out of a facility at 214 South 10th Street and the Las Piedras Park Community Policing Building at 431 North 13th Street. Specific Plan Amendment No. 4 outlines goals, policies, and programs related to infrastructure and public services. The following specifically relate to police and fire protection:

3.14.2 Policy D – Police Protection

4. Public safety issues must be considered in all aspects of project design, including crime prevention through design.

3.14.2 Policy E – Fire Protection

1. Development must incorporate designs, systems and practices for fire safety, prevention and suppression.
2. All proposed developments must be reviewed for compliance with fire safety standards in accordance with the Santa Paula Municipal Code.

3.14.3 Program 6

3. Submit development plans to the police department and fire department to ensure to the extent practical that design of the project facilitates public safety.

Specific Plan Amendment No. 4 would change the land uses allowed within the Specific Plan area. Allowed residential development would increase by 550 units, resulting in an increase in the service population for police and fire of 1,925 residents. The amendment would also eliminate business park uses and substantially reduce the amount of commercial development allowed to 10,000 square feet. Impacts of the proposed amendment related to police protection, schools, and libraries would be less than significant with payment of applicable development impact fees and the provision of land and funding for a Fire/Police station in the Hallock Center District. Development of new public safety facilities would be subject to additional independent review under CEQA and, for this reason, the proposed amendment would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities.

For this reason, no new significant impacts or substantial increase in the severity of the impacts on police and fire services would result from the proposed amendment.

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3.9.2 Schools

The Santa Paula Creek Civic District as shown in **Figure 2.1: Approved Land Use Plan** included sites for the development of primary and secondary school facilities by the Santa Paula Unified School District (SPUSD). The 2008 East Area 1 SP FEIR analyzed the development and operation of a K–8 school with a capacity of 800 students on a 10.9-acre site in the Civic District and secondary (high school) facilities on an 8.3-acre site in the Civic District. Since 2015, the SPUSD determined the K-8 school was not needed and residential uses were approved by the City for the 10.9-acre elementary school site.

Specific Plan Amendment No. 4 would permit an additional 550 residential units to be developed within the Specific Plan area for a total of 2,050 residential units. According to the SPUSD 2022 Developer Fee

Justification Study, the District's current State calculated capacity for K-8 facilities is 4,010 seats.[19] Projected K-8 enrollment over the next 5 years, accounting for new residential development, is 3,624 students. This projection would result in 386 available seats within existing K-8 facilities.

Because the District's 5-year projection accounted for the 1,500 residential units approved in the 2015 East Area 1 SP SEIR, it is estimated that the proposed 550 additional residential units would generate 223 students, based on the District's K-8 student generation factors.[20] Therefore, the additional 223 students associated with the proposed amendment would not exceed the projected 386 available seats within existing K-8 facilities over the next 5 years.

School impact fees will be paid for each of the 2,050 total residential units permitted in the Specific Plan area upon approval of the proposed amendment. According to the SPUSD 2022 Developer Fee Justification Study, these developer fees will be used for the provision of additional and reconstructed or modernized school facilities. Payment of these fees constitutes full mitigation under CEQA for impacts to school facilities. The 8.3-acre school site in the Civic District remains available for the development of additional school facilities as determined necessary by SPUSD.

The existing K-8 capacity of the SPUSD can accommodate the generation of students associated with the proposed additional housing units, therefore, the proposed amendment would not result in the need for new or physically altered school facilities. The collection of school impact fees and the allocation of an 8.3-acre school site in the Civic District of the Specific Plan area ensures that additional, reconstructed, or modernized school facilities can be provided in the future if they become necessary.

For these reasons, no new significant impacts or substantial increase in the severity of the impacts on school facilities would result from the proposed amendment.

3.9.3 Libraries

The Blanchard/Santa Paula Public Library District (Blanchard Community Library), located at 119 N. 8th Street, provides library services to both the greater Santa Paula community as well as the residents of the East Area 1 neighborhoods. The 2015 SEIR determined that the potential increase in service demand associated with the development of 1,500 new homes and an increase in population of 5,275 would be met through a combination of existing facilities and digital services. Additionally, new development in

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19 Santa Paula Unified School District. *2022 Developer Fee Justification Study*. November 2022. Accessed January 2024. https://resources.finalsite.net/images/v1695072802/santapaulaunifiedorg/evr5tqo4bkgenpom5fxn/SPUSD2022DeveloperFeeJustificationStudy.pdf.

20 Santa Paula Unified School District's K-8 Student Generation Factor is 0.4061 students per household; 550 residential units x 0.4061 = 223 students generated.

the Specific Plan area is required to pay a per parcel tax of $40, paid to the County tax collector, which will go directly to the library.[21]

The development of 550 additional residential units would result in an estimated population increase of 1,925 residents in the Specific Plan Area based on an average household size of 3.5 persons per household. The potential increase in service demand associated with an increase in population of 1,925 residents associated with the proposed amendment would also be met through a combination of existing facilities and digital services, and the increase of 550 residential units would result in an increase in the potential to collect development impact fees per parcel. Payment of these developer fees constitutes full mitigation under CEQA for impacts to library facilities. Therefore, the proposed amendment would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities.

For this reason, no new significant impacts or substantial increase in the severity of the impacts on library facilities would result from the proposed amendment.

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21 City of Santa Paula. *East Area 1 Specific Plan Draft Environmental Impact Report*. 2008. Accessed January 2023. https://www.spcity.org/325/Environmental-Impact-Report.

3.10 RECREATION

	Certified EIR Impact Conclusion	Proposed Project Impact Conclusion	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New or Changed Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.	Less than Significant	Less than Significant	No	No	No
b) Include recreational facilities or require the construction of recreational facilities, which might have an adverse physical effect on the environment.	Less than Significant	Less than Significant	No	No	No

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Approximately 225 acres (45%) of the Specific Plan area will consist of undeveloped land, consisting of open space uses (including parks and greenways, shared athletic fields, and open space preserve) and agricultural preserve. A total of approximately 88.0 acres will be parkland that includes the following: approximately 55.2 acres of neighborhood parks and greenways in the three Neighborhoods and Civic District; and approximately 37.8 acres of shared use athletic fields in the Community Park, available for school and community use. Each park will be fully accessible via an integral system of sidewalks and multi-use paths, all of which meet current accessibility standards. Approximately 77.3 acres will remain open space preserve. Approximately 55.0 acres will remain in active agricultural operations and will not be open to the public.[22]

The City's goal is to provide 5 acres of parkland per 1,000 residents. Based on Santa Paula's projected 2040 population of approximately 39,600, a total of 198 acres of parkland would be required to achieve this desired standard. Existing and approved parks plus future parks identified in the City's 2040 General Plan would yield a total of approximately 440 acres of parkland, which would exceed the City's goal.[23] Therefore, the proposed amendment would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

22 City of Santa Paula. *East Area 1 Specific Plan SP-3, Santa Paula, California*. As amended November 2015. Accessed January 2024. https://spcity.org/DocumentCenter/View/576/East-Area-One-Specific-Plan-2017-PDF.

23 City of Santa Paula. *East Area 1 Specific Plan SP-3, Santa Paula, California*. As amended November 2015.

The land use changes included in Specific Plan Amendment No. 4 would not result in any changes to the approximately 225 acres of park or open space areas defined in the 2015 SEIR. Park and recreation facilities and the amount of park space in the Specific Plan area would continue to meet and exceed the City's park standards as outlined in the General Plan with the 550 additional residential units proposed.[24] The proposed amendment does not require the construction of recreational facilities which might have an adverse physical effect on the environment.

For these reasons, no new significant impacts or substantial increase in the severity of the impacts on recreation would result from the proposed amendment.

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24 City of Santa Paula. "Public Services and Utilities." *General Plan*. Accessed July 2023. https://www.spcity.org/DocumentCenter/View/1713/2040-General-Plan-Section-6---Public-Services-and-Utilities-Element.

3.11 UTILITIES AND SERVICE SYSTEMS

		Certified EIR Impact Conclusion	*Proposed Project Impact Conclusion*	*Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?*	*Any New or Changed Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?*	*Any New Information Requiring New Analysis or Verification?*
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	Less than Significant	Less than Significant	No	No	No
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	Less than Significant	Less than Significant	No	No	No
c)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlement is needed.	Less than Significant	Less than Significant	No	No	No
d)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	Less than Significant	Less than Significant	No	No	No
e)	Not be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.	Potentially Significant	Potentially Significant	No	No	No
f)	Not comply with federal, State, and local statutes and regulations related to solid waste.	Potentially Significant	Potentially Significant	No	No	No

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*Updated water and sewer master plan reports for the proposed specific plan amendment are provided in **Appendix C: Water and Sewer Master Plan Reports**.*

3.11.1 Water

In the 2015 East Area 1 SP SEIR, it was determined that the Project would result in an estimated water demand within the range previously considered. Additionally, the water demand was within the total groundwater availability. The City of Santa Paula would have sufficient water rights to extract the

amount of water from groundwater supplies to meet the needs of the Specific Plan area, and impacts were found to be less than significant.

For the past 10 years (2013 to 2022), residential water usage has comprised approximately 76 percent of the City's water usage; commercial/institutional is the next largest user at approximately 14 percent. The remaining uses are all under 10 percent.[25] While the percentage breakdown of usage has remained relatively the same throughout the years in the City, the actual quantities of water usage have decreased.

As shown in **Table 3.11-1: Historical Water Usage**, the percentage of Residential and Commercial/Institutional water usage in the Specific Plan area is slightly lower than average city use, and other water usage is slightly higher than average city use. The percentage of water usage by land use in the City is projected to remain consistent through the year 2040, as shown in **Table 3.11-2: Projected Water Demands.**

TABLE 3.11-1
HISTORICAL WATER USAGE

Use Type	City Water Use (AF)[a]					% of Total	EA1 Water Use (AF)[b]	% of Total
	2015	2016	2017	2018	2019		2036	
Residential	2967	3170	3245	3074	2822	**76**	514	**69**
Commercial/Institutional	492	778	539	532	523	**14**	19.8	**3**
Other	448	176	320	471	583	**10**	206.9	**28**

Notes:
a - City of Santa Paula, 2020 Urban Water Management Plan, 2021.
b- East Area 1 Specific Plan SP-3, May 2023.

TABLE 3.11-2
PROJECTED WATER DEMANDS

Use Type	EA1 Water Use (AF)[b]	% of Total	City Water Use (AF)[b]				% of Total
	2036		2025	2030	2035	2040	
Residential	514	**69**	3478	3730	3983	4235	**78**
Commercial/Institutional	19.8	**3**	560	594	628	662	**12**
Other	206.9	**28**	473	489	504	521	**10**

Notes:
a - City of Santa Paula, 2020 Urban Water Management Plan, 2021.
b- East Area 1 Specific Plan SP-3, May 2023.

As shown in **Table 3.11-3: Approved Project - Domestic Water Land Uses and Demands**, the 2015 East Area 1 SP SEIR estimated that the total water demand for all uses permitted by the Approved Specific

25 City of Santa Paula. *2020 Urban Water Management Plan*. (2021), https://spcity.org/DocumentCenter/View/2017/Urban-Water-Management-Plan---2020-Update-?bidId=. Accessed July 2023.

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Plan was approximately 1,332 acre feet per year (AFY) based on assumed demand for residential uses of 163 per person per day, the demand factor identified in the City's 2005 Potable Water Master Plan Since the certification of the 2015 East Area 1 SP SEIR, the residential demand rate for the Specific Plan area has been reduced to reflect water conservation requirements adopted by the City in 2015 in response to State requirements.[26] In 2018, two laws were passed imposing new water conservation standards, establishing an indoor water use standard of 55 gallons per person per day until January 2025, and then to 50 gallons per person per day in 2030. For this reason, the amount of water used by each home will be less than was assumed in 2015.

TABLE 3.11-3
APPROVED PROJECT – DOMESTIC WATER DEMAND

Land Use	Amount	Area (Acres)	Demand Rates (gpdp)	Annual Demand (AF)
Residential	1,500 Units			
Single Family	1,100 Units		163	713.8
Multi Family	400 Units		163	255.6
Light Industrial	25,000 Sq. Ft.		2.49 g/Sq. Ft./Yr	0.2
Commercial	215,000 Sq. Ft.		15.10 g/Sq. Ft./Yr	10.0
Civic/Institutional				
Elementary School		10.8	1.81 AFY/Acre	19.7
School Facilities		8.3	1.81 AFY/Acre	15.0
Police/Fire	35,197 Sq. Ft.		15.10 g/Sq. Ft./Yr	1.6
Other Water Consumption				
Shared Athletic Fields		37.79	2.22 AFY/Acre	83.9
Parks/Greenways		54.51	2.22 AFY/Acre	121.0
Agricultural Preserve (irrigated)		55.0	2.02 AFY/Acre	111.1
Open Space Preserve (not irrigated)		79.4	No water use	0.0
TOTAL				**1,331.8**

Notes; gpdp = gallons per day per person

Demand is estimated at 3.75 residents per dwelling for single family units and 3.5 residents per dwelling for multifamily units.

Source: *East Area 1 Specific Plan Amendment 2*, November 2015.

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Based on meter readings taken in 2022 for the developed units in the Specific Plan, the calculated average daily use was determined to be 51 gallons per person per day, slightly lower than the current indoor state standard of 55 gallons per person per day.[27] To ensure a conservative analysis, the daily use

26 City of Santa Paula. *2020 Urban Water Management Plan*. July 2021. Accessed July 2023. https://spcity.org/DocumentCenter/View/2017/Urban-Water-Management-Plan---2020-Update-?bidId=.

27 Jenson Design & Survey, Inc. *Potable Water System Master Plan Amendment – Harvest at Limoneira*. March 10, 2023. Accessed January 2024. https://www.spcity.org/DocumentCenter/View/4014/EA1-Addendum-No-3-Appendix-C.

rate was increased by 25 percent to 64 gallons per person per day,[28] as shown in **Table 3.11-4: Proposed Project—Domestic Water Land Uses and Demands.**

TABLE 3.11-4
PROPOSED PROJECT ® DOMESTIC WATER DEMANDS

Proposed Land Use	Amount		Area (Acres)	Demand Rates (gpdp)	Annual Demand (AF)
Residential	2,050	Units			
Santa Paula Creek Neighborhood	489	Units		64	122.7
Foothill Neighborhood	554	Units		64	139.0
Haun Creek Neighborhood	707	Units		64	177.4
Hallock Center	300	Units		64	75.3
Civic/Institutional					
School & Private Recreation Facilities			10.94	1.81 AFY/Acre	19.8
Commercial	10,000	Sq. Ft.			0.5
Other Water Consumption					
Santa Paula Sports Park			37.8	2.22 AFY/Acre	83.9
Parks/Greenways			55.2	2.22 AFY/Acre	122.5
Agricultural Preserve (irrigated)			55.0	No water use	0.0
Open Space Preserve (not irrigated)			77.3	No water use	00.0
TOTAL					**741.1**

Notes; gpdp = gallons per day per person

Demand is estimated at 3.5 residents per dwelling for all proposed dwellings per the City of Santa Paula Water Master Plan (single family attached, single family detached, and multifamily). Actual Tract Usage was measured for the year 2022 and averaged per house at 51 gpdp with a 25 percent reserve added on equates to 64 gpdp.

Estimate of water demand for agricultural preserve based on use over past five years.

Agricultural Preserve will be irrigated from an agricultural well on Pump House Lane privately operated and not part of the City's domestic system.

Source: Jensen Design and Survey, Inc., 2023 (**Appendix C** of this Addendum).

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As the total water demand for East Area 1 as a whole would be reduced with the proposed Specific Plan Amendment from approximately 1,332 AFY to 741 AFY. No additional water facilities would need to be constructed and no new impacts from the construction of water facilities would result from the proposed amendment.

3.11.2 Wastewater

The 2015 East Area 1 SP SEIR concluded the Specific Plan would not generate wastewater that would exceed water treatment requirements of the applicable Regional Water Quality Control Board (RWQCB), the Los Angeles RWQCB. Uses within the Specific Plan Area will generate wastewater that will be

28 Jenson Design & Survey, Inc. *Potable Water System Master Plan Amendment – Harvest at Limoneira*. March 10, 2023.

Effluent from the treatment plant must comply with the Santa Paula Municipal Code to meet the requirements of the Waste Discharge Requirements permit issued to the City by the Los Angeles RWQCB. As a result, the treated effluent will not exceed applicable requirements, potential impacts related to wastewater treatment are less than significant.

The 2015 East Area 1 SP SEIR concluded the Specific Plan would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The Water Recycling Facility has a normal operating capacity of 3.15 mgd, with a final build-out capacity of 4.2 mgd and a peak operating capacity of 7.0 mgd. The City was generating approximately 2 mgd. This provides unused capacity at the facility to accept the incremental addition of 0.53 mgd from occupancy of the 2015 East Area 1 SP SEIR, and as such, would result in a less than significant impact to wastewater treatment capacity.

The City's Wastewater System Master Plan[29] addresses the wastewater collection facilities planned to serve the Specific Plan area. **Table 3.11-5: Approved Project – Wastewater Generation** shows that the average daily wastewater flow was estimated at approximately 332 gallons per minute (GPM) for the Approved Specific Plan.

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TABLE 3.11-5
APPROVED PROJECT – WASTEWATER GENERATION

Land Use	Amount	Area (Acres)	Water Demand Rates (gpcd)	Average Daily Water Flow (GPM)	Average Daily Wastewater Flow (GPM)	Peak Daily Wet Wastewater Flow (GPM)	Peak Hour Flow (GPM)
Residential	1,500 Units						
Santa Paula Creek Neighborhood	489 Units		85		77.7	233.0	155.4
Foothill Neighborhood	554 Units		85		101.6	304.9	203.3
Haun Creek Neighborhood	632 Units		85		130.6	391.7	261.1
Light Industrial	25,000 Sq. Ft.		2.49 Gal/SF/Yr	0.1	0.1	0.3	0.2
Commercial	215,000 Sq. Ft.		15.1 Gal/SF/Yr	6.2	4.6	13.9	9.3
Civic/Institutional		20.2	1.81 AF/Yr/Acre	22.7	17.0	51.0	34.0
TOTAL				**29.0**	**331.6**	**994.9**	**663.2**

Source: Jensen Design and Survey, Inc., 2023 (**Appendix C** of this Addendum).

29 City of Santa Paula. *Wastewater System Master Plan*. 2012. Accessed July 2023. https://spcity.org/DocumentCenter/View/637/East-Gateway-Project-Final-Environmental-Impact-Report---Appendix-2b-Wastewater-Master-Plan-PDF#:~:text=The%20City%20of%20Santa%20Paula,City's%20sanitary%20sewer%20collection%20system.

Existing site improvements include all of the backbone infrastructure needed to serve the project area. All sewer piping is PVC and ranges in size from 8" to 15," with 4" and 6" laterals serving individual lots. The entirety of the Project Site is currently serviced by a 15" diameter sewer main in Telegraph Road installed with the Project Site improvements. This sewer main is connected to the new sewer lift station also constructed with the Project Site improvements. This lift station is sized to handle the approved Project as well as the buildout of East Gateway Project Area, as described in the City's Wastewater System Master Plan.[30]

Wastewater generation for all residential land uses within the Specific Plan Area and offsite areas was previously calculated based on a wastewater flow of 85 gallons per capita day (gpcd). Since 2017, the project has completed sewer flow monitoring and collected water meter readings. The water demand rate equates to 64 gpcd. Assuming 25% of the water use is for irrigation, a sewer discharge rate of 75% of water demand would equate to 48 gpcd. As shown in **Table 3.11-6: Proposed Project – Wastewater Generation** the average daily wastewater flow would be reduced from approximately 332 GPM to 249 GPM.

TABLE 3.11-6
PROPOSED PROJECT – WASTEWATER GENERATION

Land Use	Amount		Area (Acres)	Sewer Generation Rates (gpcd)	Average Daily Water Flow (GPM)	Average Daily Wastewater Flow (GPM)	Peak Daily Wet Wastewater Flow (GPM)	Peak Hour Flow (GPM)
Residential	2050	Units						
Santa Paula Creek Neighborhood	489	Units		48		57.1	171.2	114.1
Foothill Neighborhood	554	Units		48		64.6	193.9	129.3
Haun Creek Neighborhood	707	Units		48		82.5	247.5	165.0
Hallock Center	300	Units		48		35.0	105.0	70.0
Civic/Institutional								
School & Private Recreational Facilities			10.94	1.81 AFY/Acre	12.3	9.0	27.6	18.4
Commercial	10,000	Sq. Ft.		15.1 Gal/ Sq. Ft./Yr.	0.3	0.2	0.6	0.4
TOTAL					**12.6**	**248.6**	**745.8**	**497.2**

Source: Jensen Design and Survey, Inc., 2023 (**Appendix C** of this Addendum).

The existing wastewater infrastructure constructed to date has been designed in accordance with City approved plans and reports and the system can handle the increase in unit count from the project. No new significant impacts or substantial increase in the severity of the impacts identified in the 2015 Supplemental EIR would result from the proposed amendment as the proposed amendment would reduce

30 City of Santa Paula. *Wastewater System Master Plan*. 2012.

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the average daily wastewater flow by approximately 84 GPM. The proposed changes to the Specific Plan would not result in the need for upgrades to existing wastewater collection facilities. As the total amount of wastewater generated by East Area 1 as a whole would be reduced with the proposed specific plan amendment, no additional wastewater collection facilities would need to be constructed and no new impacts from the construction of wastewater facilities would result from the proposed amendment.

3.11.3 Solid Waste

Solid waste collection services are provided in the City of Santa Paula by a private solid waste collection company and disposed of at the Toland Road Landfill (operated by the Ventura Regional Sanitation District), Chicquita Canyon Landfill (operated by Chicquita Canyon, Inc.), and Del Norte Regional Recycling and Transfer Station (operated by the City of Oxnard). The Toland Road landfill has a total capacity of 30 million cubic yards, with a remaining capacity of 10.4 million cubic yards as of 2016. The County has estimated that the landfill will reach capacity in approximately 2028.[31] In 2017 Los Angeles County approved a permit for the Chiquita Canyon Landfill, allowing the landfill to accept an average of 8,974 tons per day through 2024 and an average of 5,769 from 2025 through 2047.[32] Specific Plan Amendment No. 4 includes policies that support recycling to reduce the amount of solid waste sent to the landfill.

The proposed amendment to the East Area 1 Specific Plan would increase the number of housing units allowed within the Specific Plan area from 1,500 to 2,050 units, would eliminate business park uses and substantially reduce the amount of commercial uses allowed to 10,000 square feet. As shown in **Table 3.11-7: Solid Waste Generation**, the proposed land use changes would result in a net decrease in solid waste generation for the Specific Plan area from the land uses analyzed in the 2015 East Area 1 SP SEIR. For these reasons, no new significant impacts or substantial increase in the severity of the impacts on solid waste would result from the proposed amendment.

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TABLE 3.11-7
SOLID WASTE GENERATION

Land Use	2015 East Area 1 SP SEIR			2023 East Area Specific Plan SP-3		
	Total Units	Area (sq. ft.)	Solid Waste Generation	Total Units	Area (sq. ft.)	Solid Waste Generation
Residential	1,500		2,825.1 tons/unit/yr[a]	2,050		3,080.58 tons/unit/yr[a]
Commercial/ Industrial		240,000	2,592 tons/ sq. ft./yr[b]		10,000	108 tons/sq. ft./yr
TOTAL			**5,417.1 tons/yr**			**3,188.58 tons/yr**

a. Single-family residential solid waste generation rate is 2.04 tons/unit/yr, multifamily residential solid waste generation rate is 1.17 tons/unit/yr.

31 City of Santa Paula. "Public Services and Utilities." *General Plan*. Accessed January 2024. https://www.spcity.org/DocumentCenter/View/1713/2040-General-Plan-Section-6---Public-Services-and-Utilities-Element.

32 City of Santa Paula. "Public Services and Utilities." *General Plan*.

b. Commercial/Industrial solid waste generation rate is 0.0108 tons/sq. ft./yr.

Source: Ventura County Solid Waste Management Department. *Guidelines of Preparation of Environmental Assessments for Solid Waste Impacts*. May 1998.

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3.12 GREENHOUSE GAS

	Certified EIR Impact Conclusion	*Proposed Project Impact Conclusion*	*Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?*	*Any New or Changed Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?*	*Any New Information Requiring New Analysis or Verification?*
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less than Significant	Less than Significant	No	No	No
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Less than Significant	Less than Significant	No	No	No

The 2008 East Area 1 SP FEIR did not evaluate the impacts of greenhouse gas (GHG) emissions. At the time the document was certified, analysis of emissions of GHG and associated global climate change impacts was not required under CEQA.

In addition, GHGs were not identified as air pollutants under the Federal Clean Air Act[33] and the California Clean Air Act.[34] On June 19, 2008, the Governor's Office of Planning and Research (OPR) issued a technical advisory as interim guidance regarding the analysis of GHG emissions in CEQA documents.[35] The advisory indicated that a project's GHG emissions, including those associated with vehicular traffic, energy consumption, water usage, and construction activities, should be identified and estimated. The advisory further recommended that the lead agency determine significance of the impacts and impose all mitigation measures necessary to reduce GHG emissions to a less than significant level.

OPR adopted CEQA guidelines that became effective on March 18, 2010, however neither a threshold of significance or any mitigation measures are included in the provided guidelines.[36] The guidelines require a lead agency to make a good-faith effort, based on the extent possible on scientific and factual data, to describe, calculate, or estimate the amount of GHG emissions resulting from a project. Discretion is given to the lead agency whether to:

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33 United States Environmental Protection Agency (USEPA). "Summary of the Clean Air Act." Accessed July 2023. https://www.epa.gov/laws-regulations/summary-clean-air-act.

34 State of California, Department of Justice. "Clean Air Act." Accessed January 2024. https://oag.ca.gov/environment/clean-air.

35 State of California, Governor's Office of Planning and Research. *Technical Advisory – CEQA and Climate change: Addressing Climate Change through California Environmental Quality Act*. December 2018. Accessed January 2024. https://opr.ca.gov/docs/20181228-Discussion_Draft_Climate_Change_Adivsory.pdf.

36 State of California, Governor's Office of Planning and Research. *Technical Advisory – CEQA and Climate change: Addressing Climate Change through California Environmental Quality Act*. December 2018.

1) use a model or methodology to quantify GHG emissions resulting from a project, and which model or methodology to use; or

2) rely on a qualitative analysis or performance-based standards. Section 15064.4(b) states that the lead agency should focus on the reasonably foreseeable incremental contribution of the project's emissions to the effects of climate change.

The analysis should consider a timeframe appropriate for the project and must reasonably reflect evolving scientific knowledge and state regulatory schemes (14 CCR 15064.4[b]).[37] Furthermore, three factors are identified that should be considered in the evaluation of the significance of GHG emissions:

1. The extent to which a project may increase or reduce GHG emissions as compared to the existing environmental setting;
2. Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project; and
3. The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

Furthermore, while project- and cumulative level- significance determinations are provided below, it is generally recognized that global climate change and a project's GHG emissions are inherently cumulative issues, based on the science of global climate change.[38]

The 2015 East Area 1 SP SEIR evaluated GHG emissions based on the methodology and thresholds of the VCAPCD as relied upon by the city of Santa Paula. However, neither VCAPCD nor the City of Santa Paula has adopted GHG emissions thresholds, and no GHG emissions reduction plan with established GHG emissions reduction strategies has yet been adopted.

The VCAPCD has issued guidance on the use of GHG thresholds for CEQA documents. Among the approaches, VCAPCD supports the use of the Bay Area Air Quality Management District's (BAAQMD) quantitative GHG emissions thresholds which have established a maximum allowable quantity of emissions per capita or "service population." One threshold – 6.6 metric tons CO2E/year per service population (defined to include both residents and employees) – applies to General Plans. A second and lower threshold – 4.6 metric tons CO2E/year per service population – applies to all other land use projects. The 2015 East Area 1 SP SEIR analysis utilized the 4.6 metric tons CO2E/year per service population threshold.

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37 California Code of Regulations. Sec. 15064.4. "Determining the Significance of Impacts from Greenhouse Gas Emissions."

38 See, for example, Letter from Cynthia Bryant, Director of the Governor's Office of Planning and Research to Mike Chrisman, California Secretary for Natural Resources, dated April 13, 2009.

The 2015 East Area 1 SP SEIR concluded that potential impacts of the generation GHG emissions on the environment would be less than significant since construction and operational GHG emissions would not exceed business as usual methodologies.

The 2015 East Area 1 SP SEIR also found that the Project would incorporate energy and water efficiency design features to enhance efficiency in all aspects of a building's life cycle. These designs would increase the energy efficiency, water efficiency, and overall sustainability of all buildings constructed within the Specific Plan Area. The Project would meet or exceed Title 24 energy requirements by 15 percent consistent with the Voluntary Green Building Program. For these reasons, the Project would not conflict with an applicable plan, policy, or regulation. Impacts would be less than significant.

Construction

One-time, short-term emissions associated with construction activities are converted to average annual emissions by amortizing them over the service life of a building. For buildings in general, it is reasonable to look at a 30-year timeframe because this is a typical interval before a new building requires its first major renovation.[39] This is done in order to include these emissions as part of the annual total operational emissions. Therefore, construction related GHG emissions resulting from continued construction in the Specific Plan area with the proposed amendment are annualized over a 30-year period.

The proposed Specific Plan Amendment No. 4 would replace the approved business park land uses with residential uses and increase the allowable residential units within the Specific Plan area from 1,500 to 2,050 and reduce the amount of commercial development allowed from 240,000 square feet to 10,000 square feet.

Construction GHG emissions were estimated using CalEEMod. Comparisons of emissions for the proposed Specific Plan Amendment No. 4 are presented in **Table 3.12-1: Construction GHG Emission Comparisons**. As shown in **Table 3.12-1**, GHG emissions would decrease approximately 35,768 MTCO2e. This is due to the increasingly efficient equipment and the implementation of more stringent GHG reducing plans, such as California Air Resources Board's (CARB) 2022 Scoping Plan Update, which outlines a path to reducing GHG emissions.

As the proposed Specific Plan Amendment No. 4 would not increase construction emissions and, for this reason, no new or substantially more significant impacts would result from the proposed amendment.

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39 United States International Energy Agency (IEA). *Energy Efficiency Requirements in Building Codes, Energy Efficiency Policies for New Buildings, IEA Information Paper*. 2008. Accessed July 2023. https://www.iea.org/reports/energy-efficiency-requirements-in-building-codes-policies-for-new-buildings.

TABLE 3.12-1 CONSTRUCTION GHG EMISSION COMPARISONS			
Construction Year	Adopted Specific Plan	Proposed Specific Plan Amendment	Difference
First Year	7,317.4	3,911.0	3,406.4
Second Year	9,247.7	3,191.0	6,056.7
Third Year	8,803.9	3,005.0	5,798.9
Fourth Year	6,692.9	2,957.0	3,735.9
Fifth Year	5,730.2	2,895.0	2,835.2
Sixth Year	5,579.7	2,786.0	2,793.7
Seventh Year	5,528.0	2,839.0	2,689.0
Eighth Year	5,463.0	2,741.0	2,722.0
Ninth Year	5,768.9	2,904.0	2,864.9
Tenth Year	5,954.3	2,948.0	3,006.3
Eleventh Year	–	141.0	–
Total Emissions	**66,086.0**	**30,318.0**	**35,768.0**
Annualized over Project Lifetime	2,202.9	1,010.6	1,192.3

Refer to **Appendix B** of this Addendum for Air Quality and Greenhouse Gas CalEEMod Output Sheets.

Abbreviation: MTCO2e = metric tons of carbon dioxide emissions

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As shown in **Table 3.12-1,** construction emissions resulting for the proposed changes in the Specific Plan would decrease by approximately 1,192 MTCO2e per year when compared to the 2015 East Area 1 SP SEIR. The resulting construction emissions would be less than those identified previously in the 2015 East Area 1 SP SEIR. Impacts from construction emissions were previously found to be less than significant without mitigation.

Operation

The amendment as currently proposed would allow the development of up to 10,000 square feet of commercial uses in the Hallock Center District to facilitate the provision of neighborhood-oriented retail commercial uses for residents and visitors to the Sports Park in the Civic District. Based on technical guidance provided by the Governor's Office of Planning and Research on evaluating transportation impacts in CEQA, adding local-serving retail development improves retail destination proximity, which shortens trips and reduce vehicle miles traveled (VMT). For this reason, adding local-serving retail commercial development would further reduce GHG emissions.

The Specific Plan Amendment as originally proposed would result in a decrease of approximately 1,351 MTCO2e per year as shown in **Table 3.12-2: Operational GHG Emissions.** This represents a decrease of approximately 4.8% in GHG emissions due to the changes in land use. Additionally, a 4.6-metric tons of CO2e per year per service population threshold was used to determine significance of GHG emissions in the SEIR. The proposed Project is estimated to result in an increase in population of 6,786, resulting in a ratio 4.0 of CO2e per year, which is below the 4.6 CO2e per year threshold.

TABLE 3.12-2 OPERATIONAL GHG EMISSIONS ($MTCO_2E$/YEAR)			
Source	**Adopted Specific Plan**	**Proposed Specific Plan Amendment**	**Difference**
Construction (amortized)	2,202.9	1,010.6	-1,192.3
Mobile	15,045.3	18,414.0	3,368.7
Energy	8,130.0	6,438.0	-1,692.0
Area	19.8	27.2	7.4
Water	1,626.4	433.0	-1,193.4
Waste	1,193.5	544.0	-649.5
Total	**28,217.9**	**26,866.8**	**-1,351.1**

Refer to **Appendix B** for Air Quality and Greenhouse Gas CalEEMod Output Sheets.

Abbreviation: MTCO2e = metric tons of carbon dioxide equivalent.

Adopted Mitigation Measure **AQ-14** would be implemented, as discussed above. TDM fees will be paid to the City as compensation for exceeding the air quality emissions thresholds of significance, with the City investing in emission-reducing technologies and programs that would reduce air quality emissions in the region. In order to offset the increase in emissions, the amount of the financial contribution would also increase. Generally, a reduction in air quality emissions would have the co-benefit of also reducing GHG emissions. The City would implement additional trip reduction measures to help further reduce vehicle-related emissions.

As the proposed 4.8% decrease in GHG emissions that would result from the proposed Specific Plan Amendment No. 4 is less than the GHG emissions identified in the 2015 East Area 1 SP SEIR, the proposed amendment would not result in a substantial increase in the severity of GHG impacts identified for the East Area 1 Specific Plan Project in the 2015 East Area 1 SP SEIR.

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3.13 ENERGY

	Certified EIR Impact Conclusion	*Proposed Project Impact Conclusion*	*Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?*	*Any New or Changed Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?*	*Any New Information Requiring New Analysis or Verification?*
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Less than Significant	Less than Significant	No	No	No
b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	Less than Significant	Less than Significant	No	No	No

The 2008 East Area 1 SP FEIR did not evaluate the potential energy impacts of the project as energy was not identified as an environmental topic at that time.

Energy impacts related to electricity were evaluated in the Utilities/Service Systems section in the 2015 East Area 1 SP SEIR. The development of the Specific Plan would result in an increased demand for electrical services. Changes to electrical infrastructure would be needed as development increased. Upgrades and relocation of the on-site transmission's lines would involve the removal of wooden poles and trenching to install the underground lines. These construction activities are marginal and were included in the overall construction of the East Area 1 Project. Therefore, provision of electrical service to the Specific Plan Area was determined to result in less than significant impacts at that time.

OPR proposed comprehensive updates of the CEQA Guidelines to the California Natural Resources Agency in January 2018.[40] CEQA guidelines were finalized and updated to require additional analysis across multiple topics, including for energy impacts, effective December 28, 2018.[41] The guidelines require that energy consumption from projects be analyzed based on their usage being considered wasteful, inefficient, or unnecessary during the construction or operation. Additionally, analysis must consider a project's ability to conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

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40 State of California, Governor's Office of Planning and Research. "2018 CEQA Guidelines Update." Accessed July 2023. "https://opr.ca.gov/ceqa/guidelines/updates.html.

41 State of California, Governor's Office of Planning and Research. "2018 CEQA Guidelines Update."

Construction

During construction, energy would be consumed in the form of electricity associated with the conveyance of water used for dust control, and on a limited basis, powering lights, electronic equipment, or other construction activities necessitating electrical power. Construction activities typically do not involve the consumption of natural gas. Construction would also consume energy in the form of petroleum-based fuels associated with the use of off-road construction vehicles and equipment within the Project site, construction worker travel, haul trips, and delivery trips.

Energy use during construction was estimated **in Appendix D: Energy Calculations**. As shown in **Table 3.13-1: Summary of Energy Use During Construction** and additionally discussed below, a total of approximately 14,614 kilowatt-hours (kWh) of electricity, 3,128,299 gallons of diesel fuel, and 2,233,824 gallons of gasoline are estimated to be consumed during construction.

TABLE 3.13-1
SUMMARY OF ENERGY USE DURING CONSTRUCTION

Fuel Type	Quantity
Electricity	
Water Conveyance	14,614 kWh
Diesel	
Off-Road Construction Equipment	353,076 gallons
On-Road Motor Vehicles	2,775,299 gallons
Total	**3,128,375 gallons**
Gasoline	
Off-Road Construction Equipment	0 gallons
On-Road Motor Vehicles	2,233,824 gallons
Total	**2,233,824 gallons**

Source: Refer to **Appendix D: Energy Calculations.**

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Electricity

Southern California Edison (SCE) provides electricity to the Project area, including residential, commercial, and industrial uses. As shown in **Table 3.13-1**, a total of approximately 14,614 kWh of electricity is anticipated to be consumed during construction. The electricity demand at any given time would vary throughout the construction period based on the construction activities being performed and would cease upon completion of construction. In 2022, the County consumed 5,559 GWh and SCE consumed 31,104 Gigawatt hours (GWh).[42] The Project's increased demand will be adequately served by the existing SCE electrical facilities. Total electricity demand in SCE's service areas is forecast to increase

42 California Energy Commission (CEC). "California Energy Consumption Database." Accessed January 2024, https://ecdms.energy.ca.gov/.

by approximately 23,000 GWh between 2019 and 2035.[43] The increase in electricity demand from the Project would represent an insignificant percent increase (i.e., less than a fraction of one percent) compared to overall demand in SCE's service area.

Transportation Energy

The petroleum-based fuel use summary provided in **Table 3.13-1** represents the amount of transportation energy that could potentially be consumed during construction based on a conservative set of assumptions. As shown, on- and off-road vehicles would consume an estimated 5,362,199 gallons of petroleum (3,128,375 gallons of diesel and 2,233,824 gallons of gasoline fuel) throughout the Project's construction period For purposes of comparison, the Energy Information Administration (EIA) forecasts a national oil supply of 17.8 million barrels (mb) per day in 2025, which is the first year of construction for the Project.[44] This equates to approximately 272,874 million gallons (mg) per year. Construction of the Project would account for less than 0.01 percent of the projected annual oil supply in 2025.

Operation

During operation of the Project, energy would be consumed for multiple purposes associated with the proposed uses, including, but not limited to, heating/ventilating/air conditioning (HVAC); refrigeration; lighting; and the use of electronics, equipment, and machinery. Energy would also be consumed during operation of the Project in the form of water usage, solid waste disposal, and vehicle trips, among others. As shown in **Table 3.13-2: Summary of Annual Energy Use During Operation**, the Project's energy demand would be approximately 13,789,872 kWh of electricity per year, 70,416,116 kBTU of natural gas per year, and 2,045,189 gallons of transportation fuel per year.

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TABLE 3.13-2
SUMMARY OF ANNUAL ENERGY USE DURING OPERATION

Source	Units	Quantity
Electricity		
Single Family Housing	kWh/yr	4,970,782
Condo/Townhouse	kWh/yr	4,208,763
Apartments Low Rise	kWh/yr	1,175,511
Commercial	kWh/yr	97,703
School Facilities	kWh/yr	657,845
Water Conveyance	kWh/yr	2,669,623
Total Electricity	**kWh/yr**	**13,789,872**

43 CEC. "Figure 49: Historical and Projected Baseline Consumption, SCE Planning Area." *California Energy Demand 2018 – 2030 Revised Forecast*. Accessed January 2024. https://efiling.energy.ca.gov/getdocument.aspx?tn=223244.

44 IEA. "Annual Energy Outlook 2020: Table 11. Petroleum and Other Liquids Supply and Disposition." Accessed January 2024. https://www.eia.gov/outlooks/aeo/data/browser/#/?id=11-AEO2020&cases=ref2020&sourcekey=0.

TABLE 3.13-2 SUMMARY OF ANNUAL ENERGY USE DURING OPERATION		
Source	**Units**	**Quantity**
Natural Gas		
Single Family Housing	kBTU/yr	34,045,809
Condo/Townhouse	kBTU/yr	28,578,989
Apartments Low Rise	kBTU/yr	5,451,539
Commercial	kBTU/yr	59,798
School Facilities	kBTU/yr	2,279,981
Total Natural gas	**kBTU/yr**	**70,416,116**
Transportation Energy		
Diesel	Gallons/yr	290,217
Gasoline	Gallons/yr	1,754,972
Total Fuel	**Gallons/yr**	**2,045,189**

Notes: kWh/yr = kilowatt-hours per year; kBtu/yr = thousand British Thermal Units per year.

Electricity and Natural Gas for the Project is total yearly operational usage. Mobile gasoline and diesel usage were calculated using CalEEMod output data

Source: Refer to **Appendix D: Energy Calculations**.

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Electricity

As shown in **Table 3.13-2**, the Project would result in a demand for electricity totaling 13,789,872 kWh (13.8 GWh) per year. SCE estimates that electricity consumption within its planning area will be approximately 127,000 GWh annually by 2030.[45] The Project would account for less than 0.01 percent of the 2030 annual consumption in SCE's planning area. As such, the Project would account for a negligible portion of the projected annual consumption in SCE's planning area.

Natural Gas

Natural gas service would be provided to the Project site by Southern California Gas Company (SoCalGas). As shown in **Table 3.13-2** above, development of the Project is projected to generate an on-site demand for natural gas totaling 70,416,116 kBTU or 70.4 million cubic feet (MMcf) per year. Based on the 2022 California Gas Report, the California Energy and Electric Utilities estimates natural gas supply within SoCalGas' planning area will be approximately 1,377,875 million cubic feet (MMcf) per year in 2035.[46] The proposed Project would account for less than 0.01 percent of the 2035 annual forecasted supply in SoCalGas' planning area. Accordingly, natural gas demand during operation would be less than significant.

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45 CEC. Demand Analysis Office. *California Energy Demand 2018-2030 Revised Forecast*. February 2018. Accessed January 2024. https://efiling.energy.ca.gov/getdocument.aspx?tn=223244.

46 California Gas and Electric Utilities. *2022 California Gas Report*. Accessed November 2023. https://www.socalgas.com/sites/default/files/Joint_Utility_Biennial_Comprehensive_California_Gas_Report_2022.pdf.

Transportation Energy

The proposed changes to the Specific Plan would replace the commercial and business park uses currently allowed by the Approved Specific Plan with additional residential uses. As the proposed Specific Plan Amendment No. 4 includes revisions to the already Approved Specific Plan that would increase the number of residential units while removing commercial and industrial uses, the changes in land use would not substantially impact energy demands.

Additionally, the proposed Specific Plan Amendment No. 4 would meet all currently applicable energy conservation standards including the Building Energy Efficiency Standards adopted by the California Energy Commission (Title 24 of the California Administrative Code).[47] Building development would be required to comply with the most recently adopted Title 24 Standards. As such, it would not conflict with any state or local plan for renewable energy or energy efficiency.

Based on the analysis above, no new significant impacts or substantial increase in the severity of the impacts relating to energy identified in the SEIR[48] would result from the proposed amendment.

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47 CEC. "2022 Building Energy Efficiency Standards." Accessed July 2023. https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency.

48 City of Santa Paula. *East Area 1 Specific Plan Amendment Supplemental Environmental Impact Report*. October 2014. Accessed July 2023. https://www.spcity.org/DocumentCenter/View/575/Draft-Supplemental-Environmental-Impact-Report-PDF.

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APPENDIX A

Traffic Study

FEHR PEERS

Memorandum

Date: June 15, 2023

To: David Lauletta, Lewis Management Corp.
Tony Locacciato, Meridian Consultants

From: Netai Basu, John Muggridge and Yunjie Luo

Subject: Vehicle Miles Traveled (VMT) Analysis
Proposed Changes to Harvest at Limoneira Project

Ref. LA21-3280

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Introduction

This memorandum summarizes a VMT assessment and transportation impact analysis completed for proposed changes to the approved East Area 1 Specific Plan in the City of Santa Paula, California. The analysis identifies the changes between the VMT that would be generated by the uses currently allowed by the East Area 1 Specific Plan (Specific Plan) and the uses that would be allowed with the proposed amendment to the Specific Plan.

Project Background

In 2008 the City of Santa Paula approved the East Area 1 Specific Plan to guide the development of approximately 500 acres located east of Santa Paula Creek and north of Telegraph Road with new residential neighborhoods, public facilities, commercial and business park uses. The City approved a specific plan amendment in 2015 that reconfigured the planning areas within the Specific Plan area, maintained the amount of residential allowed and reduced the intensity of commercial and business park development. The East Area 1 Specific Plan also includes sites for the development of new public facilities which include schools, parks, and a fire station.

An amendment to the Specific Plan is proposed that would increase the number of housing units. The acreage of parks and open space would remain unchanged, and 8.3 acres of land would continue to be reserved for the development of a new high school. With the proposed amendment, development of new office, light industrial and retail space would no longer be allowed. Since approval of the 2015 Specific Plan amendment, Santa Paula Unified School District determined the property reserved for development of an elementary school was no longer needed and residential development of this site was approved. The proposed amendment reflects this change. Table 1 presents detailed information on the uses allowed by the approved Specific Plan as defined and analyzed in the transportation study in the 2015 Supplemental EIR and the uses that would be allowed by the proposed amendment.

This memo summarizes the project VMT analysis methodology and results, consistent with the Office of Planning and Research (OPR) VMT Technical Advisory[1] and the City's General Plan[2] Policy CM 1.6 to reduce VMT:

- *Reduce VMT. Support development and transportation improvements that help reduce per capita VMT and meet the needs of roadway users of all modes and abilities. Utilize per capita VMT as the determinant of operational and environmental impact significance for development projects.*

Table 1. Approved and Proposed Land Uses

Land Use	As Approved	As Proposed
Single-family residences	1,100 Dwelling Units	784 Dwelling Units
Condominium residences	150 Dwelling Units	966 Dwelling Units
Apartments	250 Dwelling Units	300 Dwelling Units
Sports parks	35 Acres	35 Acres
Undeveloped city parks and open space	39.9 Acres	39.9 Acres
High school	Assumed to serve 800 students	Assumed to serve 800 students
Elementary School	Assumed to serve 900 students	n/a
Assisted Living	150 Dwelling Units	n/a
Office	100,000 Square Feet	n/a
Light Industrial	25,000 Square Feet	n/a
Retail	20,000 Square Feet	n/a

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Vehicle Miles Traveled Background

The Governor's Office of Planning and Research (OPR) added Section 15064.3 to the CEQA Guidelines on December 28, 2018. It states that vehicles miles traveled (VMT) is the appropriate measure of transportation impacts for projects subject to CEQA effective July 1, 2020. The City of Santa Paula has not developed or adopted a new process for analyzing the transportation impacts of land use and transportation projects. For this reason, this analysis follows the guidance in the CEQA Guidelines and in the OPR Technical Advisory. OPR provides recommendations for analyzing land use projects that are residential, office or retail in nature. It identifies methods for screening out projects from VMT analysis and gives guidance which a lead agency may use when selecting significance thresholds appropriate for its jurisdiction. For the purposes of SB 743, VMT to be analyzed is generated by on-road passenger vehicles, specifically cars and light-duty trucks.

[1] "Technical Advisory on Evaluating Transportation Impacts in CEQA" (December 2018) accessed at https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf

[2] https://spcity.org/DocumentCenter/View/1710/2040-General-Plan-Section-3---Circulation-and-Mobility- Element

VMT Analysis Methodology

The project involves a proposed amendment to an approved Specific Plan project analyzed in an Environmental Impact Report (EIR). In accordance with CEQA Guidelines Sections 15162 – 15164 when an EIR has been certified for a project, and changes are proposed to an approved project, analysis of the potential impacts of the changes to the project should be completed.

As analysis of VMT to determine transportation impacts was not required when the 2008 East Area 1 Specific Plan EIR and 2015 East Area 1 Supplemental EIR were prepared, VMT estimates for the approved Specific Plan and the proposed Specific Plan Amendment were prepared to identify the change in VMT that would result from the proposed Specific Plan Amendment. The same methodology outlined in the OPR recommended guidelines was used. Because the project as approved and the project as proposed each include a mix of residential and non-residential land uses, rather than a single land use, the following analysis metrics were analyzed:

- **Residential Uses** – VMT per resident calculated as the total home-based productions VMT divided by the population of the project.
- **Employment Uses** – VMT per employee calculated as the total home-based work attractions and work-based other productions VMT divided by the total number of employees of the project.
- **Total VMT per Service Population** – Total origin/destination VMT divided by the sum of residents and employees of the project.

Calculating Project VMT

Fehr & Peers used the Ventura County Travel Model (VCTM) to conduct VMT analysis for the project. The model has a base year of 2016 and a horizon year of 2040. The model was last updated by VCTC in 2021 and is a countywide based on the 2016 SCAG RTP/SCS model. It is a trip-based, four-step model which calculates trip generation, trip distribution, mode split and trip assignment to estimate traffic volumes and VMT across a network. The model has a total of 1,079 transportation analysis zones (TAZs), including 663 in Ventura County. The City of Santa Paula is included in all or part of 20 TAZs. **Figure 1** below shows the zone structure and roadway network in the base year model in and around the city.

As can be seen, the area at the eastern end of the city where the East Area 1 Specific Plan Area is located did not include the completed extension of Hallock Drive north of Telegraph Road nor the planned eastward extension of Santa Paula Street. The TAZs at the eastern end of the city do not fully represent the anticipated development in the annexation areas that expanded the city including East Area 1, where the East Area 1 Specific Plan Area is located, and the adjacent East Area Two Planning Area.

To properly represent this area of the city in the model Fehr & Peers added network detail and modified the socio-economic data (SED) to include the East Area 1 Specific Plan project. The approved and proposed mixes of land uses were converted to SED using factors on persons per household and employment intensity in the model. The network modifications are illustrated in **Figure 2** and the changes made to the VCTM are described below.

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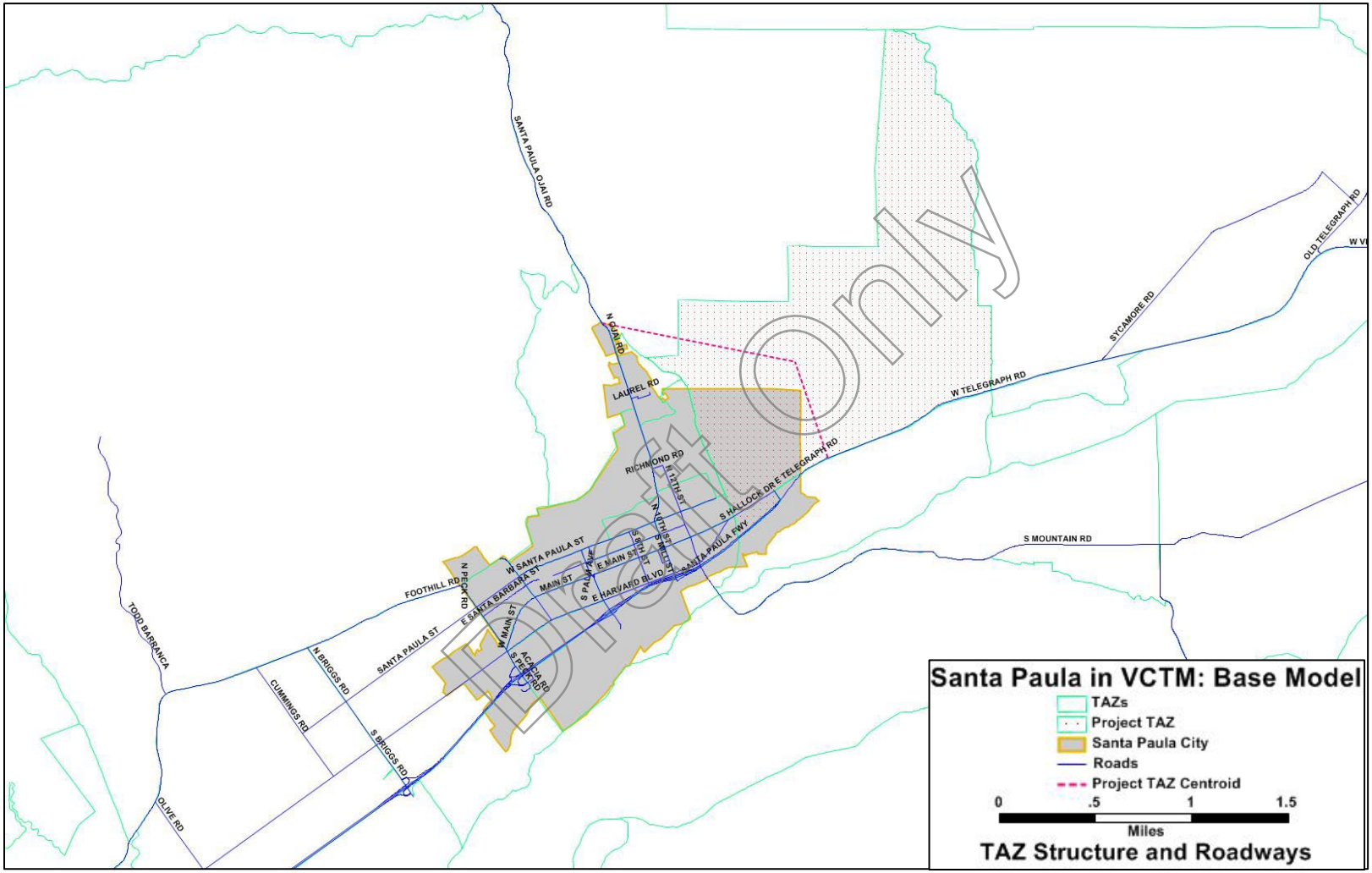

Figure 1. Base Model: Project TAZ Structure and Roadways

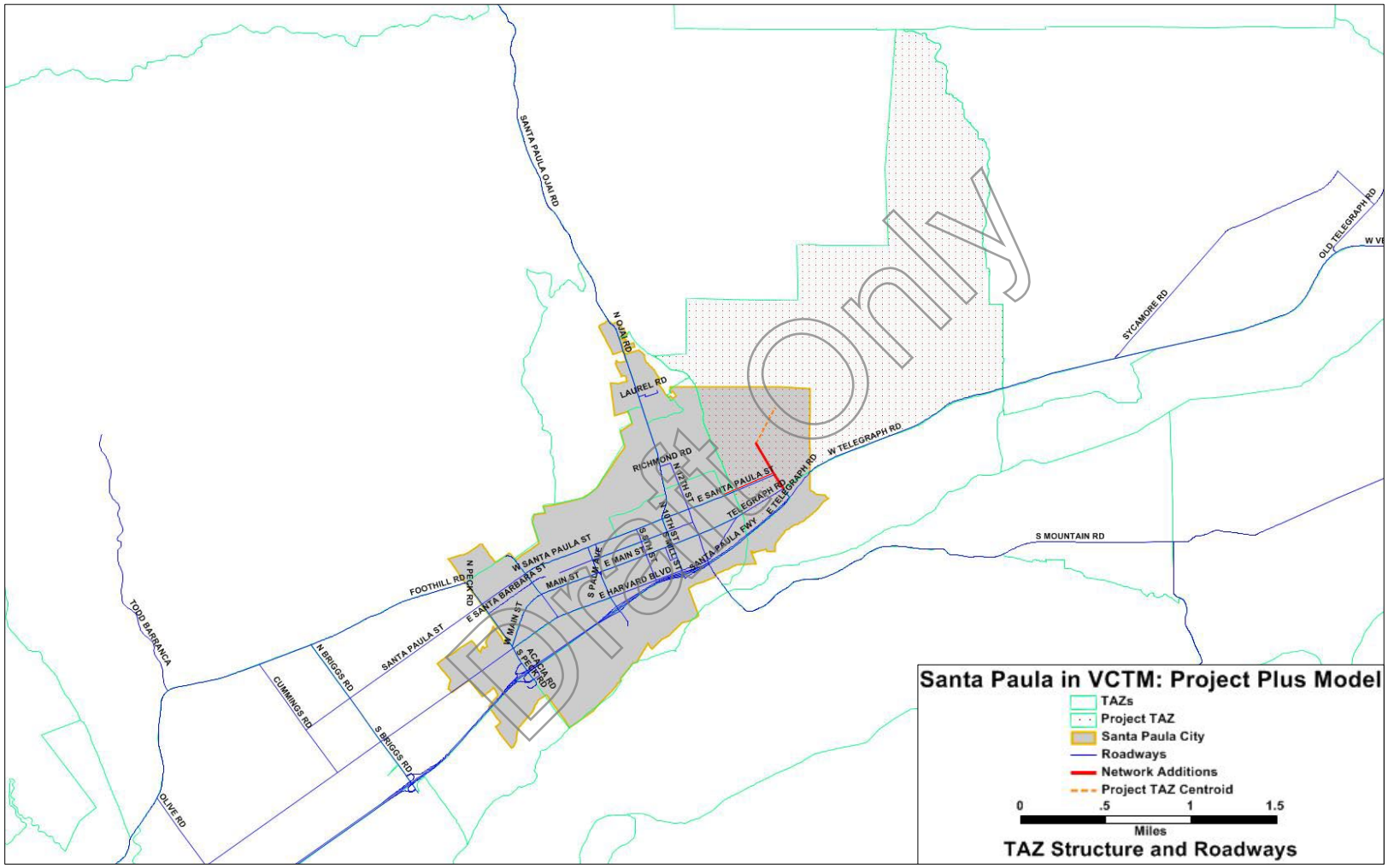

Figure 2. Project Plus Model: Project TAZ Structure and Roadways

- Moved the existing land uses in the project TAZ to a neighboring TAZ
- Added the existing (2023) development in the East Area 1 Specific Plan Area
- Modified the base year roadway network to extend Hallock Drive
- Modified the SED in other areas of Santa Paula to reflect the current development projects and long-term build out listed in **Table 2** and shown in **Figure 3**
- Modified the future roadway network to extend Santa Paula Street
- Added the remainder of the full mix of approved land uses
- Added the remainder of the full mix of proposed land uses

Following these modifications, the base year model was run with the existing development in the East Area 1 Specific Plan Area. The future year model was run with the project as approved and with the project as proposed. The results of the base year plus existing scenario were interpolated between 2016 and 2040 to develop estimates for existing (2023) conditions. The results of the analysis are presented in **Table 3**.

Project VMT Results

This section summarizes the VMT analysis for the East Area 1 Specific Plan Area project based on the methodology described above. **Table 3** on the following page shows the project VMT for the following metrics:

1) Residential VMT per resident,
2) Work VMT per employee, and
3) Total VMT per service population.

As shown in **Table 3**, the proposed changes in the mix of land uses allowed by the East Area 1 Specific Plan would result in an increase in population and residential home-based VMT, a reduction in employment and work VMT per employee, and overall, a reduction in VMT per service population (i.e., population and employees) from 22.2 to 21.8.

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Table 2. Related Development Projects

No.	Location	Description	Type	Size	
1	Faulkner Rd.	Former K-Mart site	Condominiums	237	du
		Remove existing retail		71.257	ksf
2	605 Main	Apartments - Senior	Apartments	27	du
3	East of Dickenson Rd and	Fagan Canyon Project	Single Family Units	450	du
			Retail	76.2	ksf
			Active Parks	32	ac
			School	10	ac
			Passive Open Space	208	ac
4	Adams Canyon Rd.	Adams Canyon Project	Single Family Units	495	du
	North of Foothill Rd.		Public Elementary School	40	ac
			Public Middle School	300	su
			Public Recreational facilities	100	ac
			Destination Resort Hotel	150	rooms
			Golf Course	18	hole
			Public Passive Open Space	200	ac
5	Telegraph Rd./Briggs Rd.	Santa Paula West Business Park	Light Industrial	683.173	ksf
			Retail	18.405	ksf
6	1445 East Main St.	Motel	Motel reuse to tiny homes for homeless	16	rooms
7	310 S. Palm	Coffee/Donut Shop0	Commercial	1.8	ksf
8	East Area 2/Gateway	Hospital	Medical	40	rooms
		Medical Office	Medical Office	71	ksf
		Active Adult Apts/Assisted Living	Residential	80	du
		Senior Townhomes	Residential	28	du
		Assume 100-room hotel	Commercial	100	Keys
		Ambulatory Surgery Center	Medical	8.5	ksf
		Retail/Office	Retail/Office	8.5	ksf
		Skilled Nursing Facility	Medical	40	rooms
9	East Area 2 Expansion Area		Retail	123.314	ksf
			Light Industrial/Business Park	308.95	ksf
			Industrial	56	ksf
10	1498 Harvard Blvd	Homeless Center Improvements*	Residential	0.34	acres
11	1301 Ventura St	Industrial Building*	Commercial	0.37	acres

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Table 2. Related Development Projects (Continued)

No.	Location	Description	Type	Size	
12	132 N 13th St	Battery Energy Storage	Commercial	15,000	sq. ft.
13	211 12th St	Battery Energy Storage	Commercial	15,000	sq. ft.
14	326 W Santa Maria St	Industrial Building*	Commercial	9.9	acres
15	811 W Telegraph Rd	Behavioral Health Facility	Commercial	16	beds
16	630 Todd Lane	Industrial Building	Commercial	60,000	sq. ft.
17	525 E Main St	Alcohol/Drug Treatment	Commercial	6-8	beds
18	926 E Main St	Restaurant - Paseo Café*	Commercial	0.07	acres
19	133 N Mill St	Restaurant and Catering*	Commercial	0.77	acres
20	324 E Santa Maria St	Self-Storage	Commercial	40,000	sq. ft.
21	500-550 Harvard Blvd.	Medical Office	Commercial	30,000	sq. ft.
22	Grant Line St/Santa Paula St	Single Family Residential w/ ADU	Residential	9	SFD
23	714 W Harvard	Apartment Affordable	Residential	68	Apt units
24	Forest Dr / Cliff Dr	Single Family Residential Luxury	Residential	19	SFD
25	11th / Main St.	Single Family townhomes	Residential	10	SFA
26	720 Main St.	Apartment Affordable	Residential	12	Apt units
27	14th St / Prieto St	Single Family affordable	Residential	6	SFD
28	927-929 E Main St	Apartments over retail	Residential	6	Apt units
29	10th St Plaza (at Railroad Ave)	Adaptive Reuse apartments	Residential	20	Apt units
30	18004 E Telegraph Rd	Market / Affordable	Residential	298	Apt units

* Assumed development at 0.35 FAR to estimate square footage.
Source: City of Santa Paula and Meridian Consultants

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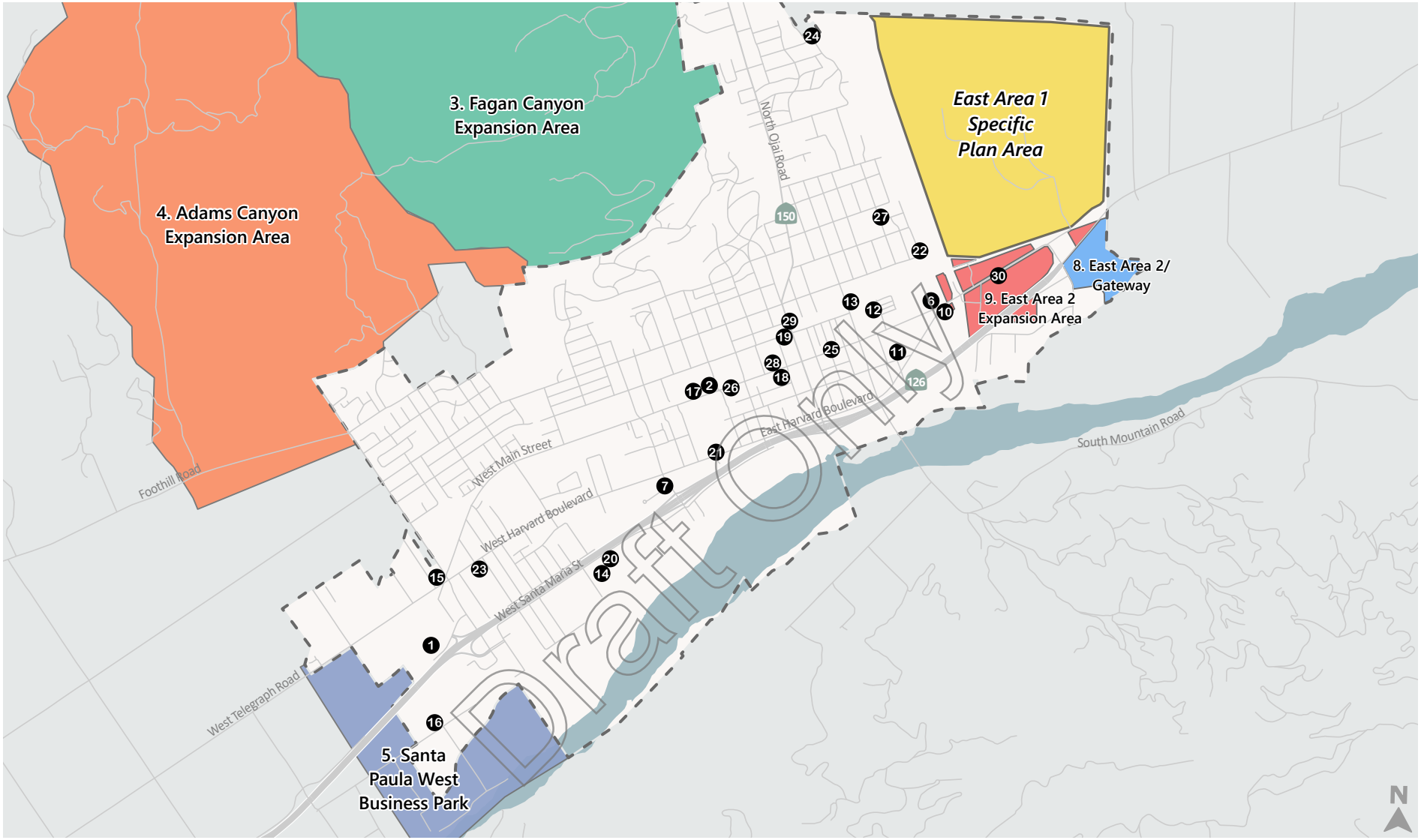

Project Site

City Boundary

Related Projects

3. Fagan Canyon Expansion Area

4. Adams Canyon Expansion Area

5. Santa Paula West Business Park

8. East Area 2/Gateway

9. East Area 2 Expansion Area

Other Related Projects

Figure 3

Related Development Projects

Table 3. Project VMT Metrics with Project as Approved and Project as Proposed

Metric	Existing (2023)	2040 with Approved Project	2040 with Proposed Project	Difference
Population	1,574	3,875	4,983	1,108
Employees	13	218	42	-176
Service Population	1,587	4,093	5,025	932
Residential Home-Based VMT	32,414	65,343	92,527	27,184
Employment VMT (excluding WBO)	179	2,600	370	-2,230
Total VMT	38,042	90,842	109,664	18,822
Residential VMT per Resident	20.6	16.9	18.6	1.7
Work VMT per Employee	13.5	11.9	8.8	-3.1
Total VMT per Service Population	**24.0**	**22.2**	**21.8**	**-0.4**

* WBO = work-based other productions

Source: *Fehr & Peers, 2023.*

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APPENDIX B

Air Quality and GHG CalEEMod Output Sheets

East Area 1 v2 Custom Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	East Area 1 v2
Construction Start Date	1/1/2025
Operational Year	2036
Lead Agency	—
Land Use Scale	Plan/community
Analysis Level for Defaults	County
Windspeed (m/s)	2.70
Precipitation (days)	7.20
Location	34.3683147552355, -119.04932752254811
County	Ventura
City	Santa Paula
Air District	Ventura County APCD
Air Basin	South Central Coast
TAZ	3408
EDFZ	8
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.21

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1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description

Single Family Housing	784	Dwelling Unit	252	1,528,800	9,182,880	—	2,360	—
Condo/Townhouse	966	Dwelling Unit	0.00	1,023,960	0.00	—	2,908	—
Apartments Low Rise	300	Dwelling Unit	0.00	318,000	0.00	—	903	—
High School	800	Student	20.2	106,129	0.00	0.00	—	—
City Park	225	Acre	225	0.00	0.00	0.00	—	—
Strip Mall	10.0	1000sqft	0.23	10,000	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	12.7	38.9	64.3	136	0.14	2.25	26.4	28.6	2.08	8.41	10.5	—	33,577	33,577	1.29	1.81	89.5	34,240
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	12.6	38.9	65.9	129	0.14	2.25	26.4	28.6	2.08	8.41	10.5	—	32,826	32,826	1.35	1.81	2.32	33,402
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	8.71	27.6	45.0	90.0	0.10	1.52	18.3	19.8	1.41	5.74	7.15	—	23,187	23,187	0.93	1.29	27.6	23,623
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Unmit.	1.59	5.04	8.21	16.4	0.02	0.28	3.34	3.61	0.26	1.05	1.30	—	3,839	3,839	0.15	0.21	4.56	3,911
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	25.0	25.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	—	Yes	Yes	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	25.0	25.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	—	Yes	Yes	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	12.7	10.9	64.3	136	0.14	2.25	26.4	28.6	2.08	8.41	10.5	—	33,577	33,577	1.29	1.81	89.5	34,240
2026	8.21	7.14	30.6	99.3	0.09	0.81	18.5	19.3	0.70	4.41	5.11	—	27,592	27,592	0.47	1.68	80.5	28,186
2027	7.03	6.09	22.6	83.7	0.08	0.44	18.3	18.7	0.36	4.37	4.73	—	25,462	25,462	0.41	1.66	71.9	26,039
2028	6.34	5.89	21.1	79.6	0.08	0.35	18.3	18.6	0.33	4.37	4.70	—	25,002	25,002	0.38	1.61	64.7	25,556
2029	6.14	5.72	19.8	75.4	0.08	0.33	18.3	18.6	0.31	4.37	4.67	—	24,538	24,538	0.37	1.61	57.9	25,085
2030	5.86	4.99	19.2	71.8	0.08	0.31	18.3	18.6	0.29	4.37	4.66	—	24,072	24,072	0.37	1.56	51.5	24,596
2031	5.61	4.78	18.1	67.6	0.08	0.30	18.3	18.6	0.28	4.37	4.64	—	23,615	23,615	0.35	1.05	45.5	23,982
2032	5.42	4.59	17.5	64.5	0.08	0.28	18.3	18.5	0.26	4.37	4.63	—	23,186	23,186	0.35	1.00	39.9	23,531
2033	5.55	38.9	17.7	71.9	0.08	0.26	21.5	21.8	0.25	5.13	5.37	—	25,795	25,795	0.35	1.01	40.4	26,146
2034	5.34	38.7	17.3	69.0	0.08	0.25	21.5	21.8	0.24	5.13	5.36	—	25,374	25,374	0.35	0.96	35.1	25,704

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2035	0.75	34.4	1.17	9.44	< 0.005	0.01	3.25	3.25	0.01	0.76	0.77	—	2,964	2,964	0.03	0.02	4.19	2,974
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	12.6	10.8	65.9	129	0.14	2.25	26.4	28.6	2.08	8.41	10.5	—	32,826	32,826	1.35	1.81	2.32	33,402
2026	8.20	7.10	32.2	92.4	0.09	0.81	18.5	19.3	0.70	4.41	5.11	—	26,867	26,867	0.53	1.71	2.08	27,391
2027	6.99	6.02	23.5	77.2	0.08	0.44	18.3	18.7	0.36	4.37	4.73	—	24,759	24,759	0.43	1.69	1.86	25,275
2028	6.27	5.82	22.1	73.3	0.08	0.35	18.3	18.6	0.33	4.37	4.70	—	24,313	24,313	0.43	1.64	1.68	24,813
2029	6.10	5.15	21.3	69.4	0.08	0.33	18.3	18.6	0.31	4.37	4.67	—	23,862	23,862	0.40	1.64	1.50	24,361
2030	5.82	4.93	20.1	66.1	0.08	0.31	18.3	18.6	0.29	4.37	4.66	—	23,409	23,409	0.40	1.56	1.34	23,883
2031	5.60	4.74	19.0	62.8	0.08	0.30	18.3	18.6	0.28	4.37	4.64	—	22,963	22,963	0.37	1.56	1.18	23,437
2032	5.41	4.56	17.9	60.0	0.08	0.28	18.3	18.5	0.26	4.37	4.63	—	22,545	22,545	0.37	1.50	1.04	23,002
2033	5.54	38.9	18.7	66.9	0.08	0.26	21.5	21.8	0.25	5.13	5.37	—	25,036	25,036	0.42	1.01	1.05	25,349
2034	5.33	38.7	17.7	63.7	0.08	0.25	21.5	21.8	0.24	5.13	5.36	—	24,626	24,626	0.38	0.96	0.91	24,922
2035	0.75	34.4	1.29	8.64	< 0.005	0.01	3.25	3.25	0.01	0.76	0.77	—	2,840	2,840	0.04	0.02	0.11	2,846
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	8.71	7.45	45.0	90.0	0.10	1.52	18.3	19.8	1.41	5.74	7.15	—	23,187	23,187	0.93	1.29	27.6	23,623
2026	5.62	4.87	21.2	63.5	0.06	0.50	13.1	13.6	0.43	3.13	3.56	—	18,879	18,879	0.34	1.22	24.8	19,275
2027	4.98	4.29	16.7	55.2	0.05	0.32	13.0	13.3	0.26	3.10	3.36	—	17,763	17,763	0.31	1.21	22.2	18,153
2028	4.50	4.19	15.7	52.7	0.06	0.25	13.0	13.3	0.24	3.11	3.35	—	17,491	17,491	0.29	1.15	20.0	17,861
2029	4.32	3.64	14.8	49.8	0.05	0.24	13.0	13.2	0.22	3.10	3.32	—	17,120	17,120	0.29	1.15	17.8	17,487
2030	4.13	3.49	14.3	47.5	0.05	0.22	13.0	13.2	0.21	3.10	3.31	—	16,794	16,794	0.27	1.11	15.9	17,148
2031	3.98	3.37	13.5	44.8	0.05	0.21	13.0	13.2	0.20	3.10	3.30	—	16,474	16,474	0.27	1.11	14.1	16,826
2032	3.88	3.27	12.7	43.0	0.06	0.20	13.0	13.2	0.19	3.11	3.30	—	16,219	16,219	0.27	1.08	12.4	16,558
2033	3.76	20.0	13.0	45.7	0.06	0.19	14.6	14.8	0.18	3.47	3.65	—	17,309	17,309	0.27	0.72	11.9	17,542
2034	3.79	27.6	12.5	45.4	0.06	0.18	15.2	15.4	0.17	3.63	3.80	—	17,587	17,587	0.27	0.68	10.8	17,808
2035	0.22	10.2	0.38	2.55	< 0.005	< 0.005	0.96	0.96	< 0.005	0.23	0.23	—	851	851	0.01	0.01	0.54	853
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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2025	1.59	1.36	8.21	16.4	0.02	0.28	3.34	3.61	0.26	1.05	1.30	—	3,839	3,839	0.15	0.21	4.56	3,911
2026	1.03	0.89	3.88	11.6	0.01	0.09	2.39	2.48	0.08	0.57	0.65	—	3,126	3,126	0.06	0.20	4.10	3,191
2027	0.91	0.78	3.06	10.1	0.01	0.06	2.37	2.43	0.05	0.57	0.61	—	2,941	2,941	0.05	0.20	3.67	3,005
2028	0.82	0.77	2.87	9.61	0.01	0.05	2.38	2.42	0.04	0.57	0.61	—	2,896	2,896	0.05	0.19	3.31	2,957
2029	0.79	0.66	2.69	9.09	0.01	0.04	2.37	2.41	0.04	0.57	0.61	—	2,834	2,834	0.05	0.19	2.95	2,895
2030	0.75	0.64	2.61	8.67	0.01	0.04	2.37	2.41	0.04	0.57	0.60	—	2,780	2,780	0.04	0.18	2.63	2,839
2031	0.73	0.62	2.46	8.18	0.01	0.04	2.37	2.41	0.04	0.57	0.60	—	2,728	2,728	0.04	0.18	2.33	2,786
2032	0.71	0.60	2.32	7.85	0.01	0.04	2.38	2.41	0.03	0.57	0.60	—	2,685	2,685	0.04	0.18	2.05	2,741
2033	0.69	3.65	2.37	8.34	0.01	0.03	2.66	2.69	0.03	0.63	0.67	—	2,866	2,866	0.04	0.12	1.98	2,904
2034	0.69	5.04	2.28	8.29	0.01	0.03	2.78	2.81	0.03	0.66	0.69	—	2,912	2,912	0.04	0.11	1.79	2,948
2035	0.04	1.87	0.07	0.47	< 0.005	< 0.005	0.18	0.18	< 0.005	0.04	0.04	—	141	141	< 0.005	< 0.005	0.09	141

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	70.4	134	53.9	536	1.29	2.07	131	133	2.02	33.2	35.3	1,096	160,624	161,720	117	5.10	161	166,328
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	58.8	122	57.0	402	1.25	2.01	131	133	1.97	33.2	35.2	1,096	156,101	157,197	117	5.40	24.7	161,766
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	60.7	124	54.5	436	1.19	2.00	123	125	1.96	31.3	33.2	1,096	150,585	151,681	117	5.06	78.2	156,194
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	11.1	22.7	9.95	79.6	0.22	0.37	22.5	22.9	0.36	5.71	6.07	181	24,931	25,113	19.4	0.84	12.9	25,

Draft Only

Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	25.0	25.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	—	Yes	Yes	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	25.0	25.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	—	Yes	Yes	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	56.8	52.6	35.0	406	1.17	0.57	131	132	0.53	33.2	33.8	—	119,596	119,596	4.07	4.53	140	121,188
Area	11.5	79.9	1.12	122	0.01	0.06	—	0.06	0.05	—	0.05	0.00	332	332	0.01	< 0.005	—	333
Energy	2.08	1.04	17.8	7.84	0.11	1.44	—	1.44	1.44	—	1.44	—	38,761	38,761	3.00	0.16	—	38,885
Water	—	—	—	—	—	—	—	—	—	—	—	157	1,935	2,093	16.2	0.40	—	2,617
Waste	—	—	—	—	—	—	—	—	—	—	—	939	0.00	939	93.8	0.00	—	3,285
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	21.0	21.0
Total	70.4	134	53.9	536	1.29	2.07	131	133	2.02	33.2	35.3	1,096	160,624	161,720	117	5.10	161	166,328
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	56.7	52.5	39.2	394	1.13	0.57	131	132	0.53	33.2	33.8	—	115,404	115,404	4.35	4.84	3.63	116,959
Area	0.00	69.0	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00

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Energy	2.08	1.04	17.8	7.84	0.11	1.44	—	1.44	1.44	—	1.44	—	38,761	38,761	3.00	0.16	—	38,885
Water	—	—	—	—	—	—	—	—	—	—	—	157	1,935	2,093	16.2	0.40	—	2,617
Waste	—	—	—	—	—	—	—	—	—	—	—	939	0.00	939	93.8	0.00	—	3,285
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	21.0	21.0
Total	58.8	122	57.0	402	1.25	2.01	131	133	1.97	33.2	35.2	1,096	156,101	157,197	117	5.40	24.7	161,766
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	52.9	48.9	36.1	368	1.08	0.54	123	124	0.50	31.3	31.8	—	109,725	109,725	4.00	4.50	57.1	111,223
Area	5.69	74.4	0.55	60.1	< 0.005	0.03	—	0.03	0.02	—	0.02	0.00	164	164	0.01	< 0.005	—	164
Energy	2.08	1.04	17.8	7.84	0.11	1.44	—	1.44	1.44	—	1.44	—	38,761	38,761	3.00	0.16	—	38,885
Water	—	—	—	—	—	—	—	—	—	—	—	157	1,935	2,093	16.2	0.40	—	2,617
Waste	—	—	—	—	—	—	—	—	—	—	—	939	0.00	939	93.8	0.00	—	3,285
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	21.0	21.0
Total	60.7	124	54.5	436	1.19	2.00	123	125	1.96	31.3	33.2	1,096	150,585	151,681	117	5.06	78.2	156,194
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	9.66	8.93	6.60	67.2	0.20	0.10	22.5	22.6	0.09	5.71	5.80	—	18,166	18,166	0.66	0.74	9.46	18,414
Area	1.04	13.6	0.10	11.0	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	0.00	27.1	27.1	< 0.005	< 0.005	—	27.2
Energy	0.38	0.19	3.25	1.43	0.02	0.26	—	0.26	0.26	—	0.26	—	6,417	6,417	0.50	0.03	—	6,438
Water	—	—	—	—	—	—	—	—	—	—	—	26.0	320	346	2.69	0.07	—	433
Waste	—	—	—	—	—	—	—	—	—	—	—	155	0.00	155	15.5	0.00	—	544
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.48	3.48
Total	11.1	22.7	9.95	79.6	0.22	0.37	22.5	22.9	0.36	5.71	6.07	181	24,931	25,113	19.4	0.84	12.9	25,860

Draft Only

3. Construction Emissions Details

3.1. Site Preparation (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.94	3.31	31.6	30.2	0.05	1.37	—	1.37	1.26	—	1.26	—	5,295	5,295	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	—	7.67	7.67	—	3.94	3.94	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.94	3.31	31.6	30.2	0.05	1.37	—	1.37	1.26	—	1.26	—	5,295	5,295	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	—	7.67	7.67	—	3.94	3.94	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.57	2.16	20.6	19.7	0.03	0.89	—	0.89	0.82	—	0.82	—	3,453	3,453	0.14	0.03	—	3,465
Dust From Material Movement	—	—	—	—	—	—	5.00	5.00	—	2.57	2.57	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Draft Only

Off-Road Equipment	0.47	0.39	3.77	3.59	0.01	0.16	—	0.16	0.15	—	0.15	—	572	572	0.02	< 0.005	—	574
Dust From Material Movement	—	—	—	—	—	—	0.91	0.91	—	0.47	0.47	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.08	1.10	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	234	234	0.01	0.01	0.94	238
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.09	1.00	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	224	224	0.01	0.01	0.02	226
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.06	0.65	0.00	0.00	0.15	0.15	0.00	0.03	0.03	—	147	147	0.01	0.01	0.27	149
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.12	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	24.3	24.3	< 0.005	< 0.005	0.04	24.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Draft Only

3.3. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.96	0.80	7.46	9.31	0.02	0.31	—	0.31	0.28	—	0.28	—	1,713	1,713	0.07	0.01	—	1,719
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	1.36	1.70	< 0.005	0.06	—	0.06	0.05	—	0.05	—	284	284	0.01	< 0.005	—	285
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Draft Only

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.90	5.28	5.46	78.0	0.00	0.00	16.2	16.2	0.00	3.80	3.80	—	16,596	16,596	0.75	0.62	67.0	16,866
Vendor	0.36	0.21	9.16	2.85	0.05	0.11	2.04	2.14	0.11	0.56	0.67	—	7,342	7,342	0.14	1.11	20.8	7,696
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.87	5.20	6.64	70.8	0.00	0.00	16.2	16.2	0.00	3.80	3.80	—	15,861	15,861	0.81	0.62	1.74	16,067
Vendor	0.36	0.20	9.51	2.94	0.05	0.11	2.04	2.14	0.11	0.56	0.67	—	7,345	7,345	0.14	1.11	0.54	7,679
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.13	3.68	4.68	50.6	0.00	0.00	11.5	11.5	0.00	2.70	2.70	—	11,412	11,412	0.56	0.44	20.6	11,578
Vendor	0.26	0.15	6.80	2.07	0.04	0.08	1.45	1.53	0.08	0.40	0.48	—	5,245	5,245	0.10	0.79	6.40	5,490
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.75	0.67	0.85	9.23	0.00	0.00	2.11	2.11	0.00	0.49	0.49	—	1,889	1,889	0.09	0.07	3.42	1,917
Vendor	0.05	0.03	1.24	0.38	0.01	0.01	0.26	0.28	0.01	0.07	0.09	—	868	868	0.02	0.13	1.06	909
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Draft Only

3.5. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.28	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.28	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.91	0.77	7.04	9.26	0.02	0.27	—	0.27	0.25	—	0.25	—	1,712	1,712	0.07	0.01	—	1,718
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	0.14	1.28	1.69	< 0.005	0.05	—	0.05	0.05	—	0.05	—	283	283	0.01	< 0.005	—	284
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.65	5.04	4.90	72.8	0.00	0.00	16.2	16.2	0.00	3.80	3.80	—	16,270	16,270	0.22	0.59	61.0	16,512
Vendor	0.31	0.21	8.70	2.73	0.05	0.11	2.04	2.14	0.05	0.56	0.62	—	7,218	7,218	0.09	1.05	18.8	7,553
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.65	5.01	6.08	65.9	0.00	0.00	16.2	16.2	0.00	3.80	3.80	—	15,550	15,550	0.27	0.62	1.58	15,742

Draft Only

Vendor	0.30	0.20	9.06	2.82	0.05	0.11	2.04	2.14	0.05	0.56	0.62	—	7,221	7,221	0.09	1.05	0.49	7,538
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.02	3.56	4.30	47.1	0.00	0.00	11.5	11.5	0.00	2.70	2.70	—	11,189	11,189	0.18	0.44	18.8	11,343
Vendor	0.22	0.15	6.43	1.98	0.04	0.08	1.45	1.53	0.04	0.40	0.44	—	5,156	5,156	0.06	0.75	5.80	5,388
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.73	0.65	0.78	8.60	0.00	0.00	2.11	2.11	0.00	0.49	0.49	—	1,852	1,852	0.03	0.07	3.12	1,878
Vendor	0.04	0.03	1.17	0.36	0.01	0.01	0.26	0.28	0.01	0.07	0.08	—	854	854	0.01	0.12	0.96	892
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.23	1.03	9.39	12.9	0.02	0.34	—	0.34	0.31	—	0.31	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.23	1.03	9.39	12.9	0.02	0.34	—	0.34	0.31	—	0.31	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Draft Only

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.88	0.74	6.71	9.24	0.02	0.24	—	0.24	0.22	—	0.22	—	1,712	1,712	0.07	0.01	—	1,718
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.16	0.13	1.22	1.69	< 0.005	0.04	—	0.04	0.04	—	0.04	—	283	283	0.01	< 0.005	—	284
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.49	4.90	4.87	68.2	0.00	0.00	16.2	16.2	0.00	3.80	3.80	—	15,987	15,987	0.22	0.59	55.4	16,223
Vendor	0.31	0.16	8.29	2.61	0.05	0.11	2.04	2.14	0.05	0.56	0.62	—	7,078	7,078	0.09	1.05	16.5	7,411
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	5.46	4.84	5.52	61.5	0.00	0.00	16.2	16.2	0.00	3.80	3.80	—	15,281	15,281	0.25	0.62	1.43	15,472
Vendor	0.30	0.15	8.60	2.70	0.05	0.11	2.04	2.14	0.05	0.56	0.62	—	7,081	7,081	0.09	1.05	0.43	7,398
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	3.88	3.44	3.90	44.1	0.00	0.00	11.5	11.5	0.00	2.70	2.70	—	10,994	10,994	0.18	0.44	17.1	11,147
Vendor	0.22	0.11	6.14	1.89	0.04	0.08	1.45	1.53	0.04	0.40	0.44	—	5,056	5,056	0.06	0.75	5.08	5,288
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.71	0.63	0.71	8.04	0.00	0.00	2.11	2.11	0.00	0.49	0.49	—	1,820	1,820	0.03	0.07	2.83	1,845

Draft Only

Vendor	0.04	0.02	1.12	0.35	0.01	0.01	0.26	0.28	0.01	0.07	0.08	—	837	837	0.01	0.12	0.84	875
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2028) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.18	0.99	8.92	12.9	0.02	0.30	—	0.30	0.28	—	0.28	—	2,397	2,397	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.18	0.99	8.92	12.9	0.02	0.30	—	0.30	0.28	—	0.28	—	2,397	2,397	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.85	0.71	6.39	9.26	0.02	0.22	—	0.22	0.20	—	0.20	—	1,717	1,717	0.07	0.01	—	1,723
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	1.17	1.69	< 0.005	0.04	—	0.04	0.04	—	0.04	—	284	284	0.01	< 0.005	—	285
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Draft Only

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.84	4.74	4.31	64.1	0.00	0.00	16.2	16.2	0.00	3.80	3.80	—	15,697	15,697	0.19	0.59	50.0	15,928
Vendor	0.31	0.16	7.87	2.55	0.05	0.05	2.04	2.09	0.05	0.56	0.62	—	6,908	6,908	0.09	1.00	14.6	7,223
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.79	4.68	4.95	57.8	0.00	0.00	16.2	16.2	0.00	3.80	3.80	—	15,005	15,005	0.25	0.62	1.30	15,196
Vendor	0.30	0.15	8.18	2.63	0.05	0.05	2.04	2.09	0.05	0.56	0.62	—	6,911	6,911	0.09	1.00	0.38	7,212
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	3.43	3.37	3.51	41.6	0.00	0.00	11.6	11.6	0.00	2.71	2.71	—	10,825	10,825	0.16	0.42	15.5	10,970
Vendor	0.22	0.11	5.82	1.85	0.04	0.04	1.45	1.49	0.04	0.40	0.44	—	4,949	4,949	0.06	0.72	4.52	5,168
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.63	0.62	0.64	7.58	0.00	0.00	2.11	2.11	0.00	0.49	0.49	—	1,792	1,792	0.03	0.07	2.56	1,816
Vendor	0.04	0.02	1.06	0.34	0.01	0.01	0.27	0.27	0.01	0.07	0.08	—	819	819	0.01	0.12	0.75	856
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Draft Only

3.11. Building Construction (2029) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.15	0.97	8.58	12.9	0.02	0.28	—	0.28	0.25	—	0.25	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.15	0.97	8.58	12.9	0.02	0.28	—	0.28	0.25	—	0.25	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.82	0.69	6.13	9.22	0.02	0.20	—	0.20	0.18	—	0.18	—	1,712	1,712	0.07	0.01	—	1,718
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	1.12	1.68	< 0.005	0.04	—	0.04	0.03	—	0.03	—	283	283	0.01	< 0.005	—	284
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.68	4.60	3.78	60.1	0.00	0.00	16.2	16.2	0.00	3.80	3.80	—	15,423	15,423	0.19	0.59	45.0	15,649
Vendor	0.31	0.15	7.45	2.44	0.05	0.05	2.04	2.09	0.05	0.56	0.62	—	6,718	6,718	0.09	1.00	12.9	7,031
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.65	4.04	4.93	54.0	0.00	0.00	16.2	16.2	0.00	3.80	3.80	—	14,744	14,744	0.22	0.62	1.17	14,934

Draft Only

Vendor	0.30	0.15	7.76	2.51	0.05	0.05	2.04	2.09	0.05	0.56	0.62	—	6,722	6,722	0.09	1.00	0.33	7,022
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	3.28	2.84	3.12	38.8	0.00	0.00	11.5	11.5	0.00	2.70	2.70	—	10,608	10,608	0.16	0.42	13.9	10,751
Vendor	0.22	0.11	5.50	1.77	0.04	0.04	1.45	1.49	0.04	0.40	0.44	—	4,800	4,800	0.06	0.71	3.98	5,018
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.60	0.52	0.57	7.08	0.00	0.00	2.11	2.11	0.00	0.49	0.49	—	1,756	1,756	0.03	0.07	2.29	1,780
Vendor	0.04	0.02	1.00	0.32	0.01	0.01	0.26	0.27	0.01	0.07	0.08	—	795	795	0.01	0.12	0.66	831
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Building Construction (2030) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.12	0.94	8.39	12.9	0.02	0.26	—	0.26	0.24	—	0.24	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.12	0.94	8.39	12.9	0.02	0.26	—	0.26	0.24	—	0.24	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Draft Only

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.80	0.67	5.99	9.20	0.02	0.19	—	0.19	0.17	—	0.17	—	1,712	1,712	0.07	0.01	—	1,718
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.12	1.09	1.68	< 0.005	0.03	—	0.03	0.03	—	0.03	—	283	283	0.01	< 0.005	—	284
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.49	3.90	3.75	56.5	0.00	0.00	16.2	16.2	0.00	3.80	3.80	—	15,164	15,164	0.19	0.59	40.1	15,385
Vendor	0.24	0.15	7.08	2.38	0.05	0.05	2.04	2.09	0.05	0.56	0.62	—	6,511	6,511	0.09	0.95	11.3	6,806
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.46	3.85	4.37	50.8	0.00	0.00	16.2	16.2	0.00	3.80	3.80	—	14,497	14,497	0.22	0.59	1.04	14,679
Vendor	0.24	0.14	7.34	2.45	0.05	0.05	2.04	2.09	0.05	0.56	0.62	—	6,515	6,515	0.09	0.95	0.29	6,799
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	3.15	2.71	3.08	36.6	0.00	0.00	11.5	11.5	0.00	2.70	2.70	—	10,430	10,430	0.14	0.42	12.4	10,571
Vendor	0.18	0.11	5.24	1.72	0.04	0.04	1.45	1.49	0.04	0.40	0.44	—	4,652	4,652	0.06	0.68	3.50	4,858
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.57	0.49	0.56	6.67	0.00	0.00	2.11	2.11	0.00	0.49	0.49	—	1,727	1,727	0.02	0.07	2.05	1,750

Draft Only

Vendor	0.03	0.02	0.96	0.31	0.01	0.01	0.26	0.27	0.01	0.07	0.08	—	770	770	0.01	0.11	0.58	804
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.15. Building Construction (2031) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.10	0.92	8.12	12.8	0.02	0.24	—	0.24	0.22	—	0.22	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.10	0.92	8.12	12.8	0.02	0.24	—	0.24	0.22	—	0.22	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.78	0.66	5.80	9.18	0.02	0.17	—	0.17	0.16	—	0.16	—	1,712	1,712	0.07	0.01	—	1,718
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.12	1.06	1.67	< 0.005	0.03	—	0.03	0.03	—	0.03	—	283	283	0.01	< 0.005	—	284
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Draft Only

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.27	3.71	3.19	52.5	0.00	0.00	16.2	16.2	0.00	3.80	3.80	—	14,924	14,924	0.16	0.08	35.6	14,988
Vendor	0.24	0.15	6.76	2.32	0.05	0.05	2.04	2.09	0.05	0.56	0.62	—	6,294	6,294	0.09	0.95	9.88	6,588
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.27	3.68	3.83	47.6	0.00	0.00	16.2	16.2	0.00	3.80	3.80	—	14,268	14,268	0.19	0.59	0.93	14,449
Vendor	0.23	0.14	7.04	2.40	0.05	0.05	2.04	2.09	0.05	0.56	0.62	—	6,298	6,298	0.09	0.95	0.26	6,583
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	3.03	2.61	2.70	34.0	0.00	0.00	11.5	11.5	0.00	2.70	2.70	—	10,265	10,265	0.14	0.42	11.0	10,405
Vendor	0.17	0.11	4.98	1.68	0.04	0.04	1.45	1.49	0.04	0.40	0.44	—	4,497	4,497	0.06	0.68	3.04	4,703
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.55	0.48	0.49	6.20	0.00	0.00	2.11	2.11	0.00	0.49	0.49	—	1,700	1,700	0.02	0.07	1.82	1,723
Vendor	0.03	0.02	0.91	0.31	0.01	0.01	0.26	0.27	0.01	0.07	0.08	—	745	745	0.01	0.11	0.50	779
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Draft Only

3.17. Building Construction (2032) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.07	0.90	7.87	12.8	0.02	0.22	—	0.22	0.21	—	0.21	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.07	0.90	7.87	12.8	0.02	0.22	—	0.22	0.21	—	0.21	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.77	0.64	5.64	9.16	0.02	0.16	—	0.16	0.15	—	0.15	—	1,717	1,717	0.07	0.01	—	1,723
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.12	1.03	1.67	< 0.005	0.03	—	0.03	0.03	—	0.03	—	284	284	0.01	< 0.005	—	285
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.11	3.54	3.16	49.5	0.00	0.00	16.2	16.2	0.00	3.80	3.80	—	14,709	14,709	0.16	0.08	31.5	14,769
Vendor	0.24	0.15	6.45	2.26	0.05	0.05	2.04	2.09	0.05	0.56	0.62	—	6,080	6,080	0.09	0.89	8.42	6,357
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	4.11	3.52	3.27	44.9	0.00	0.00	16.2	16.2	0.00	3.80	3.80	—	14,063	14,063	0.19	0.59	0.82	14,244

Draft Only

Vendor	0.23	0.14	6.72	2.34	0.05	0.05	2.04	2.09	0.05	0.56	0.62	—	6,085	6,085	0.09	0.89	0.22	6,353
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	2.94	2.52	2.32	32.2	0.00	0.00	11.6	11.6	0.00	2.71	2.71	—	10,146	10,146	0.14	0.42	9.75	10,284
Vendor	0.17	0.11	4.77	1.64	0.04	0.04	1.45	1.49	0.04	0.40	0.44	—	4,356	4,356	0.06	0.64	2.61	4,551
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.54	0.46	0.42	5.87	0.00	0.00	2.11	2.11	0.00	0.49	0.49	—	1,680	1,680	0.02	0.07	1.61	1,703
Vendor	0.03	0.02	0.87	0.30	0.01	0.01	0.27	0.27	0.01	0.07	0.08	—	721	721	0.01	0.11	0.43	754
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.19. Building Construction (2033) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.05	0.88	7.67	12.8	0.02	0.20	—	0.20	0.19	—	0.19	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.05	0.88	7.67	12.8	0.02	0.20	—	0.20	0.19	—	0.19	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Draft Only

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.75	0.63	5.48	9.13	0.02	0.15	—	0.15	0.13	—	0.13	—	1,712	1,712	0.07	0.01	—	1,718
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.11	1.00	1.67	< 0.005	0.03	—	0.03	0.02	—	0.02	—	283	283	0.01	< 0.005	—	284
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	3.46	3.41	2.63	46.5	0.00	0.00	16.2	16.2	0.00	3.80	3.80	—	14,500	14,500	0.14	0.08	27.7	14,555
Vendor	0.24	0.15	6.15	2.21	0.05	0.05	2.04	2.09	0.05	0.56	0.62	—	5,865	5,865	0.09	0.89	7.23	6,141
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	3.46	3.38	3.24	42.3	0.00	0.00	16.2	16.2	0.00	3.80	3.80	—	13,863	13,863	0.19	0.08	0.72	13,893
Vendor	0.23	0.14	6.42	2.28	0.05	0.05	2.04	2.09	0.05	0.56	0.62	—	5,870	5,870	0.09	0.89	0.19	6,138
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	2.45	2.41	2.30	30.3	0.00	0.00	11.5	11.5	0.00	2.70	2.70	—	9,974	9,974	0.12	0.06	8.53	10,003
Vendor	0.17	0.10	4.54	1.60	0.04	0.04	1.45	1.49	0.04	0.40	0.44	—	4,191	4,191	0.06	0.64	2.23	4,385
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.45	0.44	0.42	5.53	0.00	0.00	2.11	2.11	0.00	0.49	0.49	—	1,651	1,651	0.02	0.01	1.41	1,656

Draft Only

Vendor	0.03	0.02	0.83	0.29	0.01	0.01	0.26	0.27	0.01	0.07	0.08	—	694	694	0.01	0.11	0.37	726
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.21. Building Construction (2034) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.03	0.86	7.52	12.8	0.02	0.19	—	0.19	0.18	—	0.18	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.03	0.86	7.52	12.8	0.02	0.19	—	0.19	0.18	—	0.18	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.73	0.61	5.34	9.07	0.02	0.14	—	0.14	0.13	—	0.13	—	1,703	1,703	0.07	0.01	—	1,708
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.11	0.97	1.66	< 0.005	0.02	—	0.02	0.02	—	0.02	—	282	282	0.01	< 0.005	—	283
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Draft Only

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	3.30	3.24	2.60	44.1	0.00	0.00	16.2	16.2	0.00	3.80	3.80	—	14,316	14,316	0.14	0.08	24.1	14,368
Vendor	0.24	0.15	5.90	2.16	0.05	0.05	2.04	2.09	0.05	0.56	0.62	—	5,665	5,665	0.08	0.84	6.17	5,923
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	3.30	3.22	2.71	39.7	0.00	0.00	16.2	16.2	0.00	3.80	3.80	—	13,688	13,688	0.16	0.08	0.63	13,717
Vendor	0.23	0.14	6.17	2.22	0.05	0.05	2.04	2.09	0.05	0.56	0.62	—	5,670	5,670	0.08	0.84	0.16	5,922
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	2.34	2.30	1.91	28.3	0.00	0.00	11.5	11.5	0.00	2.69	2.69	—	9,794	9,794	0.12	0.06	7.41	9,822
Vendor	0.17	0.10	4.34	1.55	0.04	0.04	1.44	1.48	0.04	0.40	0.44	—	4,026	4,026	0.06	0.60	1.89	4,207
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.43	0.42	0.35	5.17	0.00	0.00	2.09	2.09	0.00	0.49	0.49	—	1,622	1,622	0.02	0.01	1.23	1,626
Vendor	0.03	0.02	0.79	0.28	0.01	0.01	0.26	0.27	0.01	0.07	0.08	—	666	666	0.01	0.10	0.31	696
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Draft Only

3.23. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.95	0.80	7.45	9.98	0.01	0.35	—	0.35	0.32	—	0.32	—	1,511	1,511	0.06	0.01	—	1,517
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.95	0.80	7.45	9.98	0.01	0.35	—	0.35	0.32	—	0.32	—	1,511	1,511	0.06	0.01	—	1,517
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.68	0.57	5.32	7.13	0.01	0.25	—	0.25	0.23	—	0.23	—	1,080	1,080	0.04	0.01	—	1,083
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	0.10	0.97	1.30	< 0.005	0.05	—	0.05	0.04	—	0.04	—	179	179	0.01	< 0.005	—	179
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.07	0.94	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	201	201	0.01	0.01	0.81	204
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Draft Only

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.08	0.86	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	192	192	0.01	0.01	0.02	194
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.06	0.61	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	138	138	0.01	0.01	0.25	140
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.11	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	22.8	22.8	< 0.005	< 0.005	0.04	23.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.25. Paving (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.91	0.76	7.12	9.94	0.01	0.32	—	0.32	0.29	—	0.29	—	1,511	1,511	0.06	0.01	—	1,516
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Draft Only

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.91	0.76	7.12	9.94	0.01	0.32	—	0.32	0.29	—	0.29	—	1,511	1,511	0.06	0.01	—	1,516
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.44	0.37	3.44	4.80	0.01	0.15	—	0.15	0.14	—	0.14	—	730	730	0.03	0.01	—	733
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.07	0.63	0.88	< 0.005	0.03	—	0.03	0.03	—	0.03	—	121	121	< 0.005	< 0.005	—	121
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.06	0.88	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	197	197	< 0.005	0.01	0.74	199
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.07	0.80	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	188	188	< 0.005	0.01	0.02	190

Draft Only

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.04	0.39	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	91.5	91.5	< 0.005	< 0.005	0.15	92.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.07	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	15.1	15.1	< 0.005	< 0.005	0.03	15.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.27. Architectural Coating (2033) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.76	1.10	< 0.005	0.01	—	0.01	0.01	—	0.01	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	33.7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.76	1.10	< 0.005	0.01	—	0.01	0.01	—	0.01	—	134	134	0.01	< 0.005	—	134

Draft Only

Architect Coatings	—	33.7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.37	0.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	65.3	65.3	< 0.005	< 0.005	—	65.5
Architectural Coatings	—	16.5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.07	0.10	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.8	10.8	< 0.005	< 0.005	—	10.9
Architectural Coatings	—	3.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.69	0.68	0.53	9.31	0.00	0.00	3.25	3.25	0.00	0.76	0.76	—	2,900	2,900	0.03	0.02	5.53	2,911
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.69	0.68	0.65	8.46	0.00	0.00	3.25	3.25	0.00	0.76	0.76	—	2,773	2,773	0.04	0.02	0.14	2,779
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Draft Only

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.34	0.33	0.31	4.15	0.00	0.00	1.58	1.58	0.00	0.37	0.37	—	1,366	1,366	0.02	0.01	1.17	1,370
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.06	0.76	0.00	0.00	0.29	0.29	0.00	0.07	0.07	—	226	226	< 0.005	< 0.005	0.19	227
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.29. Architectural Coating (2034) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.76	1.10	< 0.005	0.01	—	0.01	0.01	—	0.01	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	33.7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.76	1.10	< 0.005	0.01	—	0.01	0.01	—	0.01	—	134	134	0.01	< 0.005	—	134

Draft Only

Architectural	—	33.7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.06	0.54	0.79	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	95.4	95.4	< 0.005	< 0.005	—	95.7
Architectural Coatings	—	24.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.10	0.14	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	15.8	15.8	< 0.005	< 0.005	—	15.8
Architectural Coatings	—	4.39	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.66	0.65	0.52	8.82	0.00	0.00	3.25	3.25	0.00	0.76	0.76	—	2,863	2,863	0.03	0.02	4.82	2,874
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.66	0.64	0.54	7.94	0.00	0.00	3.25	3.25	0.00	0.76	0.76	—	2,738	2,738	0.03	0.02	0.13	2,743
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Draft Only

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.47	0.46	0.38	5.70	0.00	0.00	2.31	2.31	0.00	0.54	0.54	—	1,970	1,970	0.02	0.01	1.49	1,975
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.08	0.07	1.04	0.00	0.00	0.42	0.42	0.00	0.10	0.10	—	326	326	< 0.005	< 0.005	0.25	327
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.31. Architectural Coating (2035) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.76	1.10	< 0.005	0.01	—	0.01	0.01	—	0.01	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	33.7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.76	1.10	< 0.005	0.01	—	0.01	0.01	—	0.01	—	134	134	0.01	< 0.005	—	134

Draft Only

Architectural	—	33.7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.22	0.33	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	39.7	39.7	< 0.005	< 0.005	—	39.9
Architectural Coatings	—	10.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	< 0.005	0.04	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.58	6.58	< 0.005	< 0.005	—	6.60
Architectural Coatings	—	1.83	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.64	0.63	0.42	8.35	0.00	0.00	3.25	3.25	0.00	0.76	0.76	—	2,830	2,830	0.03	0.02	4.19	2,840
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.64	0.63	0.54	7.54	0.00	0.00	3.25	3.25	0.00	0.76	0.76	—	2,706	2,706	0.03	0.02	0.11	2,712
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Draft Only

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.19	0.19	0.16	2.23	0.00	0.00	0.96	0.96	0.00	0.23	0.23	—	811	811	0.01	< 0.005	0.54	813
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.03	0.41	0.00	0.00	0.18	0.18	0.00	0.04	0.04	—	134	134	< 0.005	< 0.005	0.09	135
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	23.5	21.8	14.0	161	0.46	0.22	51.2	51.4	0.21	13.0	13.2	—	46,754	46,754	1.64	1.80	54.6	47,386
Condo/Townhouse	19.4	18.0	11.5	133	0.38	0.18	42.3	42.5	0.17	10.7	10.9	—	38,682	38,682	1.36	1.49	45.2	39,205
Apartments Low Rise	6.90	6.42	4.11	47.3	0.14	0.07	15.1	15.1	0.06	3.82	3.88	—	13,751	13,751	0.48	0.53	16.1	13,937

Draft Only

High School	5.11	4.62	3.90	47.3	0.15	0.07	16.4	16.5	0.06	4.16	4.23	—	14,843	14,843	0.43	0.52	17.5	15,026
City Park	1.92	1.73	1.46	17.7	0.05	0.03	6.16	6.18	0.02	1.56	1.58	—	5,566	5,566	0.16	0.19	6.57	5,635
Strip Mall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	56.8	52.6	35.0	406	1.17	0.57	131	132	0.53	33.2	33.8	—	119,596	119,596	4.07	4.53	140	121,188
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	23.4	21.7	15.6	157	0.44	0.22	51.2	51.4	0.21	13.0	13.2	—	45,120	45,120	1.76	1.92	1.42	45,739
Condo/Townhouse	19.4	18.0	12.9	130	0.37	0.18	42.3	42.5	0.17	10.7	10.9	—	37,330	37,330	1.46	1.59	1.17	37,842
Apartments Low Rise	6.89	6.39	4.60	46.1	0.13	0.07	15.1	15.1	0.06	3.82	3.88	—	13,270	13,270	0.52	0.57	0.42	13,452
High School	5.09	4.60	4.36	44.7	0.14	0.07	16.4	16.5	0.06	4.16	4.23	—	14,316	14,316	0.45	0.55	0.45	14,492
City Park	1.91	1.73	1.63	16.8	0.05	0.03	6.16	6.18	0.02	1.56	1.58	—	5,368	5,368	0.17	0.21	0.17	5,435
Strip Mall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	56.7	52.5	39.2	394	1.13	0.57	131	132	0.53	33.2	33.8	—	115,404	115,404	4.35	4.84	3.63	116,959
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	4.14	3.84	2.73	27.6	0.08	0.04	9.09	9.13	0.04	2.30	2.34	—	7,345	7,345	0.28	0.31	3.82	7,447
Condo/Townhouse	3.14	2.91	2.06	20.9	0.06	0.03	6.89	6.92	0.03	1.75	1.77	—	5,565	5,565	0.21	0.23	2.89	5,643
Apartments Low Rise	1.12	1.03	0.73	7.44	0.02	0.01	2.45	2.46	0.01	0.62	0.63	—	1,978	1,978	0.07	0.08	1.03	2,006
High School	0.92	0.83	0.78	8.14	0.03	0.01	2.98	2.99	0.01	0.76	0.77	—	2,384	2,384	0.07	0.09	1.25	2,414

Draft Only

City Park	0.35	0.31	0.29	3.05	0.01	< 0.005	1.12	1.12	< 0.005	0.28	0.29	—	894	894	0.03	0.03	0.47	905
Strip Mall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	9.66	8.93	6.60	67.2	0.20	0.10	22.5	22.6	0.09	5.71	5.80	—	18,166	18,166	0.66	0.74	9.46	18,414

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	7,245	7,245	0.45	0.05	—	7,272
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	6,134	6,134	0.38	0.05	—	6,157
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,713	1,713	0.11	0.01	—	1,720
High School	—	—	—	—	—	—	—	—	—	—	—	—	959	959	0.06	0.01	—	962
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	142	142	0.01	< 0.005	—	143
Total	—	—	—	—	—	—	—	—	—	—	—	—	16,194	16,194	1.00	0.12	—	16,255
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	7,245	7,245	0.45	0.05	—	7,272

Draft Only

Condo/T	—	—	—	—	—	—	—	—	—	—	—	—	6,134	6,134	0.38	0.05	—	6,157
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,713	1,713	0.11	0.01	—	1,720
High School	—	—	—	—	—	—	—	—	—	—	—	—	959	959	0.06	0.01	—	962
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	142	142	0.01	< 0.005	—	143
Total	—	—	—	—	—	—	—	—	—	—	—	—	16,194	16,194	1.00	0.12	—	16,255
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	1,199	1,199	0.07	0.01	—	1,204
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	1,016	1,016	0.06	0.01	—	1,019
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	284	284	0.02	< 0.005	—	285
High School	—	—	—	—	—	—	—	—	—	—	—	—	159	159	0.01	< 0.005	—	159
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	23.6	23.6	< 0.005	< 0.005	—	23.7
Total	—	—	—	—	—	—	—	—	—	—	—	—	2,681	2,681	0.17	0.02	—	2,691

Draft Only

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Single Family Housing	1.01	0.50	8.60	3.66	0.05	0.69	—	0.69	0.69	—	0.69	—	10,911	10,911	0.97	0.02	—	10,941
Condo/Townhouse	0.84	0.42	7.22	3.07	0.05	0.58	—	0.58	0.58	—	0.58	—	9,159	9,159	0.81	0.02	—	9,185
Apartments Low Rise	0.16	0.08	1.38	0.59	0.01	0.11	—	0.11	0.11	—	0.11	—	1,747	1,747	0.15	< 0.005	—	1,752
High School	0.07	0.03	0.61	0.51	< 0.005	0.05	—	0.05	0.05	—	0.05	—	731	731	0.06	< 0.005	—	733
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Strip Mall	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	19.2	19.2	< 0.005	< 0.005	—	19.2
Total	2.08	1.04	17.8	7.84	0.11	1.44	—	1.44	1.44	—	1.44	—	22,567	22,567	2.00	0.04	—	22,630
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	1.01	0.50	8.60	3.66	0.05	0.69	—	0.69	0.69	—	0.69	—	10,911	10,911	0.97	0.02	—	10,941
Condo/Townhouse	0.84	0.42	7.22	3.07	0.05	0.58	—	0.58	0.58	—	0.58	—	9,159	9,159	0.81	0.02	—	9,185
Apartments Low Rise	0.16	0.08	1.38	0.59	0.01	0.11	—	0.11	0.11	—	0.11	—	1,747	1,747	0.15	< 0.005	—	1,752
High School	0.07	0.03	0.61	0.51	< 0.005	0.05	—	0.05	0.05	—	0.05	—	731	731	0.06	< 0.005	—	733
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Strip Mall	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	19.2	19.2	< 0.005	< 0.005	—	19.2
Total	2.08	1.04	17.8	7.84	0.11	1.44	—	1.44	1.44	—	1.44	—	22,567	22,567	2.00	0.04	—	22,630
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Draft Only

Single Family Housing	0.18	0.09	1.57	0.67	0.01	0.13	—	0.13	0.13	—	0.13	—	1,806	1,806	0.16	< 0.005	—	1,811
Condo/Townhouse	0.15	0.08	1.32	0.56	0.01	0.11	—	0.11	0.11	—	0.11	—	1,516	1,516	0.13	< 0.005	—	1,521
Apartments Low Rise	0.03	0.01	0.25	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	289	289	0.03	< 0.005	—	290
High School	0.01	0.01	0.11	0.09	< 0.005	0.01	—	0.01	0.01	—	0.01	—	121	121	0.01	< 0.005	—	121
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Strip Mall	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.17	3.17	< 0.005	< 0.005	—	3.18
Total	0.38	0.19	3.25	1.43	0.02	0.26	—	0.26	0.26	—	0.26	—	3,736	3,736	0.33	0.01	—	3,747

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	63.9	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	5.07	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Draft Only

Landscape Equipment	11.5	10.9	1.12	122	0.01	0.06	—	0.06	0.05	—	0.05	—	332	332	0.01	< 0.005	—	333
Total	11.5	79.9	1.12	122	0.01	0.06	—	0.06	0.05	—	0.05	0.00	332	332	0.01	< 0.005	—	333
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	63.9	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	5.07	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.00	69.0	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	11.7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.93	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	1.04	0.98	0.10	11.0	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	27.1	27.1	< 0.005	< 0.005	—	27.2
Total	1.04	13.6	0.10	11.0	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	0.00	27.1	27.1	< 0.005	< 0.005	—	27.2

Draft Only

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	56.9	1,417	1,474	5.93	0.15	—	1,667
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	70.2	363	433	7.22	0.17	—	666
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	21.8	113	135	2.24	0.05	—	207
High School	—	—	—	—	—	—	—	—	—	—	—	6.75	35.0	41.7	0.69	0.02	—	64.1
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1.42	7.35	8.77	0.15	< 0.005	—	13.5
Total	—	—	—	—	—	—	—	—	—	—	—	157	1,935	2,093	16.2	0.40	—	2,617
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	56.9	1,417	1,474	5.93	0.15	—	1,667
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	70.2	363	433	7.22	0.17	—	666
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	21.8	113	135	2.24	0.05	—	207
High School	—	—	—	—	—	—	—	—	—	—	—	6.75	35.0	41.7	0.69	0.02	—	64.1
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.0

Draft Only

Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1.42	7.35	8.77	0.15	< 0.005	—	13.5
Total	—	—	—	—	—	—	—	—	—	—	—	157	1,935	2,093	16.2	0.40	—	2,617
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	9.43	235	244	0.98	0.02	—	276
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	11.6	60.1	71.8	1.19	0.03	—	110
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	3.61	18.7	22.3	0.37	0.01	—	34.2
High School	—	—	—	—	—	—	—	—	—	—	—	1.12	5.79	6.91	0.11	< 0.005	—	10.6
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	0.23	1.22	1.45	0.02	< 0.005	—	2.23
Total	—	—	—	—	—	—	—	—	—	—	—	26.0	320	346	2.69	0.07	—	433

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	339	0.00	339	33.9	0.00	—	1,188
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	385	0.00	385	38.5	0.00	—	1,347

Draft Only

Apartme Low Rise	—	—	—	—	—	—	—	—	—	—	—	120	0.00	120	11.9	0.00	—	418
High School	—	—	—	—	—	—	—	—	—	—	—	78.7	0.00	78.7	7.86	0.00	—	275
City Park	—	—	—	—	—	—	—	—	—	—	—	10.4	0.00	10.4	1.04	0.00	—	36.5
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	5.66	0.00	5.66	0.57	0.00	—	19.8
Total	—	—	—	—	—	—	—	—	—	—	—	939	0.00	939	93.8	0.00	—	3,285
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	339	0.00	339	33.9	0.00	—	1,188
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	385	0.00	385	38.5	0.00	—	1,347
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	120	0.00	120	11.9	0.00	—	418
High School	—	—	—	—	—	—	—	—	—	—	—	78.7	0.00	78.7	7.86	0.00	—	275
City Park	—	—	—	—	—	—	—	—	—	—	—	10.4	0.00	10.4	1.04	0.00	—	36.5
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	5.66	0.00	5.66	0.57	0.00	—	19.8
Total	—	—	—	—	—	—	—	—	—	—	—	939	0.00	939	93.8	0.00	—	3,285
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	56.2	0.00	56.2	5.62	0.00	—	197
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	63.7	0.00	63.7	6.37	0.00	—	223
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	19.8	0.00	19.8	1.98	0.00	—	69.3

Draft Only

High School	—	—	—	—	—	—	—	—	—	—	—	13.0	0.00	13.0	1.30	0.00	—	45.6
City Park	—	—	—	—	—	—	—	—	—	—	—	1.73	0.00	1.73	0.17	0.00	—	6.04
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	0.94	0.00	0.94	0.09	0.00	—	3.28
Total	—	—	—	—	—	—	—	—	—	—	—	155	0.00	155	15.5	0.00	—	544

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10.9	10.9
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	7.33	7.33
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.28	2.28
High School	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.41	0.41
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06	0.06
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	21.0	21.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Draft Only

Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10.9	10.9
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	7.33	7.33
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.28	2.28
High School	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.41	0.41
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06	0.06
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	21.0	21.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.81	1.81
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.21	1.21
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.38	0.38
High School	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.48	3.48

Draft Only

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Draft Only

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Draft Only

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Draft Only

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Site Preparation	Site Preparation	1/1/2025	11/28/2025	5.00	238	—
Building Construction	Building Construction	1/1/2025	12/29/2034	5.00	2,608	—
Paving	Paving	1/1/2025	9/4/2026	5.00	438	—
Architectural Coating	Architectural Coating	4/26/2033	6/1/2035	5.00	549	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

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5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix

Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	1,242	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	238	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	248	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

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5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Control Strategies Applied	PM10 Reduction	PM2.5 Reduction
Water unpaved roads twice daily	55%	55%
Limit vehicle speeds on unpaved roads to 25 mph	44%	44%

Sweep paved roads once per month	9%	9%

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	5,813,289	1,937,763	174,193	58,064	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	—	—	357	0.00	—
Paving	0.00	0.00	0.00	0.00	8.64

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Single Family Housing	8.64	0%
Condo/Townhouse	—	0%
Apartments Low Rise	—	0%
High School	0.00	0%
City Park	0.00	0%
Strip Mall	0.00	0%

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5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2025	0.00	532	0.03	< 0.005
2026	0.00	532	0.03	< 0.005
2027	0.00	532	0.03	< 0.005
2028	0.00	532	0.03	< 0.005
2029	0.00	532	0.03	< 0.005
2030	0.00	532	0.03	< 0.005
2031	0.00	532	0.03	< 0.005
2032	0.00	532	0.03	< 0.005
2033	0.00	532	0.03	< 0.005
2034	0.00	532	0.03	< 0.005
2035	0.00	532	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Single Family Housing	7,464	7,543	6,760	2,691,790	71,810	72,571	65,040	25,897,378
Condo/Townhouse	5,612	6,241	4,815	2,039,585	53,992	60,041	46,321	19,622,599
Apartments Low Rise	1,995	2,218	1,712	725,049	19,194	21,344	16,467	6,975,603
High School	1,368	1,368	1,368	499,320	23,280	23,280	23,280	8,497,242
City Park	513	513	513	187,245	8,730	8,730	8,730	3,186,466
Strip Mall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Single Family Housing	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	784
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0
Condo/Townhouse	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	966
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0
Apartments Low Rise	—

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Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	300
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
5813289	1,937,763	174,193	58,064	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Single Family Housing	4,970,782	532	0.0330	0.0040	34,045,809
Condo/Townhouse	4,208,763	532	0.0330	0.0040	28,578,989

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Apartments Low Rise	1,175,511	532	0.0330	0.0040	5,451,539
High School	657,844	532	0.0330	0.0040	2,279,976
City Park	0.00	532	0.0330	0.0040	0.00
Strip Mall	97,703	532	0.0330	0.0040	59,798

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	29,716,285	145,092,619
Condo/Townhouse	36,614,709	0.00
Apartments Low Rise	11,371,028	0.00
High School	3,523,968	0.00
City Park	0.00	0.00
Strip Mall	740,725	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	630	—
Condo/Townhouse	714	—
Apartments Low Rise	222	—
High School	146	—
City Park	19.3	—
Strip Mall	10.5	—

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5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Condo/Townhouse	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Condo/Townhouse	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Apartments Low Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Low Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
High School	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
High School	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
High School	Stand-alone retail refrigerators and freezers	R-134a	1,430	< 0.005	1.00	0.00	1.00
High School	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
City Park	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
City Park	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

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Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

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5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

8. User Changes to Default Data

Screen	Justification
Land Use	Number of dwelling units provided by Fehr & Peers Transportation Memo dated June 15, 2023.
Construction: Construction Phases	Based on construction schedule starting 1/1/2025. Project site is currently vacant and has been previously graded. Construction phases would occur simultaneously at times.
Operations: Vehicle Data	Trip rates for Single Family Housing, Condo/Townhouse, Apartment Low rise, High School, and City Park uses calculated based on Fehr & Peers Transportation Impact Analysis (LOS) Update for the East Area 1 Specific Plan Memorandum, dated February 21, 2023. Table 2:Trip Generation Estimates for East Area 1 Specific Plan- Approved Project Vs. Currently Proposed Project. Strip mall trips assumed to be zero as land use will be a neighborhood serving retail development and "by adding retail opportunities into the urban fabric and thereby improving retail destination proximity, local-serving retail development tends to shorten trips and reduce VMT," according to the Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA dated December 2018.

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APPENDIX C

Water and Sewer Master Plan Reports

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APPENDIX C.1

Potable Water System Master Plan Amendment
Harvest at Limoneira (East Area One)

JENSEN DESIGN & SURVEY, INC
1672 Donlon Street
Ventura, CA 93003
Local 805.654.6977
Fax 805.654.6979
www.jdscivil.com

1812

POTABLE WATER SYSTEM MASTER PLAN AMMENDMENT

HARVEST AT LIMONEIRA (EAST AREA ONE)

Prepared for: **Limoneira Lewis Homebuilders, Inc.**

COPY

POTABLE WATER SYSTEM MASTER PLAN AMMENDMENT

HARVEST AT LIMONEIRA

TRACT NO. 5854

HALLOCK DRIVE AND TELEGRAPH ROAD
SANTA PAULA, CA

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prepared for:
Limoneira Lewis Homebuilders, Inc.
133 N 10th Street
Santa Paula, CA

prepared by:
Jensen Design & Survey, Inc.
1672 Donlon St.
Ventura, CA 93003

REGISTERED PROFESSIONAL ENGINEER
KINSEY L. HENSLEY
LIC.# C70360
CIVIL
STATE OF CALIFORNIA

Kinsey Hensley, P.E.

December 29, 2023

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1.0 PROJECT OVERVIEW

1.1. PROJECT DESCRIPTION

East Area 1 (EA1) is a 495-acre site located North of Highway 126, east of Santa Paula Creek, and west of Orcutt Creek in Santa Paula, CA (See Figure 1). Currently, the area is undeveloped and primarily consists of agricultural fields. At full buildout, the proposed development will consist of a maximum of 2,050 residential units, 10.94 acres of civic/institutional use area and approximately 225 acres of additional uses (athletic fields, parks, agricultural preserve, and open space). This report provides an outline of the overall proposed onsite water system at full build out. A separate design report will provide details associated with the operations of the overall system and possible interim conditions.

Figure 1 - Vicinity Map

1.2. SITE CONDITIONS

1.2.1. Onsite Water System

Backbone water infrastructure will be built to serve the entire East Area 1 development. Three storage tanks will be constructed to serve a 200-zone and 330-zone of the EA1 development, while providing additional storage for the City of Santa Paula. The zones are delineated by Harvest Loop. Ultimately, groundwater allocations will be transferred to the City and the system will be owned, operated and maintained by the City. A 3 million-gallon (MG) pre-stressed concrete tank will serve the 200-zone of the EA1 development. A 20” transmission line will be installed to connect the 3MG tank to the City’s

existing 200-zone across a proposed bridge over Santa Paula Creek. In addition, the East Area 1 200-zone will connect to the City's existing 200-zone via a 12" pipe located in Hallock Drive and Telegraph Road. Two 763,000 gallon tanks (totaling 1.52 MG) will serve the 330-zone of the EA1 development. A total of three wells onsite will supply for the project. These wells will draw from both the Santa Paula and Fillmore Groundwater Basins and pump to the 3MG tank (200-zone). The 330-zone tanks will fill via a booster station from the 3 MG tank (200-zone). Exhibit 2 reflects the existing City system with the East Area 1 system.

1.3. REFERENCES

The following documents are hereby made references for design of the East Area 1 water distribution system:

- 2005 City of Santa Paula Potable Water Master Plan
- State of California Fire code
- City of Santa Paula East Area 1 Tank Sizing Letter, dated 12/4/15
- East Area One Potable Water System Master Plan dated August of 2017 by Jensen Design & Survey, Inc.

1.4. REPORT OBJECTIVE

This objective of this study is to provide an amendment to the approved onsite overall water system reflecting the changes since the original 2017 approvals and the increase in unit count.

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2.0 WATER SUPPLY

Water from wells located along the eastern and western perimeter of the project site will supply the East Area 1 development. As discussed in Section 1.2.1, onsite wells draw from both the Santa Paula and Fillmore Groundwater Basins. Specifically, all wells along the western border of the site draw from the Santa Paula Basin and wells along the eastern edge of the site draw from the Fillmore Basin. As of the date of this report the eastern well is constructed (Well 6), but not operational into the onsite system. Well 6 has point source treatment at the well head. Design flows for that well are 1,000 gpm, versus the 1,500 gpm as stated in the 2017 water master plan. A second well along the westerly side of the site (Well 7) is drilled, but not yet operational into the onsite system. The design and yield of Well 7 is 2,500 gpm.

The secondary westerly well (Well 8) will be constructed at a future date. Treatment for Well 7 and 8 will be located at Well 7 with a 10" raw waterline in Harvest Loop connecting Well 8 to Well 7 treatment. See Exhibit 1 for the proposed well locations and the approximate groundwater basin limits. Well 8 will be drilled in 2024. For design purposes it is assumed this well will be designed for and produce 1,500 gpm.

3.0 DESIGN CRITERIA

The East Area 1 water distribution facilities have been designed using design criteria discussed in this section.

3.1. DEMANDS

3.1.1. Potable Water Demands

East Area 1 domestic water demands can be found in Appendix A. Average Day Demands (ADD) are calculated based off of meter readings taken directly from the development for all of 2022 as shown in Appendix B. There were 316 single family homes occupied for all of 2022. The City of Santa Paula provided meter readings for these units. The calculated average daily use was 51 gpd/capita assuming 3.5 people per home. For the purposes of this study, there was a 25% addition to that rate to total 64 gpd/capita. This 25% increase in demand is required as described in Section 3.2.2 in the development agreement as part of the original East Area One approvals.

2017 Original East Area 1 Water Master Plan
Maximum Day Demands (MDD) and Peak Hour Demands (PHD) were originally based off criteria set forth Table 3-10 of the City of Santa Paula Potable Water System Master Plan. That original value used was 163 gpd/capita with 3.5 people per home. The annual average water demand for the proposed East Area 1 project original master plan was 1,323 AFY. Of this total water demand, potable and non-potable water consumption is estimated to be 1,005 AFY and 318 AFY, respectively. However, there is currently no source for non-potable water. The total annual average water demand for the 200-zone and 330-zone of the East Area 1 project in the original master plan is 614 AFY and 709 AFY, respectively which includes potable and non-potable uses. These values are reflected in the 2017 East Area 1 Water Master Plan. The East Area 1 specific plan showed a total water demand of 1,331.9 AFY, which was calculated with slightly different projected uses onsite. Once the project was approved and the Tentative Maps were completed, the uses were updated and the 2017 Master Plan shows lower values.

Updated East Area 1 Water Master Plan
The project's site configuration has changed to remove some of the civic use. Parcel C of Tract 5854 was assumed as a school site in the Civic District. That use has been changed to residential. Lots 1-3 and Parcel A have been changed from commercial to residential and therefore, the overall unit count for residential has been changed to 2,050 units. The revised water demand for the overall project with increased unit count and revised average day demand is 741 AFY. The total annual average water demand for the 200-zone and 330-zone of the East Area 1 is 435 AFY and 305 AFY, respectively. These totals include the irrigated park areas. The agricultural preserves and open spaces located north of the residential development will be irrigated with an existing agricultural well located onsite within Pump House Lane. The agricultural well will remain under the HOA ownership and will provide water to the planted crops in the hillside.

The water demand values between the original water master plan and this report differ because of the plumbing code water restrictions implemented in recent years. The original values used were from 2005 and since that time the State of California has implemented low flow products in buildings. It is more realistic to use actual meter readings than historical pre-drought assumptions.

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The East Area 1 wells and tanks will also be designed to support the future East Gateway Project Area, located south of Highway 126 and east of Hallock Drive in Santa Paula. This future development will be served by the City's 200-zone. The annual average water demand for the proposed East Area 2 project is 123 AFY, which comes from the East Gateway Specific Plan. (Appendix A)

3.1.2. Fire Flow

Fire flow requirements are based on the Ventura County Fire Department requirements. The 200-zone development will require a maximum fire flow of 4,500 gallons per minute (GPM) for 4 hours. The 330-zone development will require a maximum fire flow of 1,500 GPM for 2 hours. A minimum pressure of 20 psi will be maintained at the fire hydrants under fire flow conditions based on Ventura County Fire Department requirements.

3.2. PIPELINES

Table 1 provides design criteria of pipelines for the East Area 1 development. Unless otherwise noted, all design criteria are in accordance with Table 3-10 of the 2005 City of Santa Paula Water Master Plan.

Table 1 – Pipeline Design Criteria

Criterion	Value	Notes
Maximum Velocities	5 fps, PHD/10 fps, MDD+FF	
Minimum Pressures	50 psi, PHD (at service connection to main) 20 psi, MDD+FF (at fire hydrant)	Typically, the City requires a minimum pressure of 60psi at all service connections. The City has made an exception for this project and will allow the minimum pressure at all service connections to be 50 psi.
Maximum Pressures	150 psi, in main 80 psi, at residence or other structure	Maximum pressures are typical for all demand scenarios (ADD, PHD, and MDD). Pressure regulators are required on all service connections with pressures exceeding 80 psi.
Maximum Allowable Headloss	5ft/1000ft	
Pipe Material	PVC – all water mains	

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3.3. STORAGE TANKS

All tanks have been designed to store three types of water volumes in accordance with the City of Santa Paula Potable Water System Master Plan: regulatory storage, emergency storage and fire storage. The sizing calculations are based on the 2017 Onsite master plan and have been revised based on the increase in unit count and decrease in demand as shown in (Appendix B).

The lower, 200-zone 3MG tank has been constructed per the 2017 Water Master Plan. Using the updated average day demand and increased unit count, the 3MG tank has a surplus capacity of 0.99MG. The high and low water levels will be controlled by the City's system since this tank is integrated into the City's 200 zone system and connected at Hallock Drive. Interim conditions will be analyzed in a separate

design report. The bottom of the newly constructed tank matches the elevation of the existing 4MG Mesa Tank constructed to support the City's 200 zone.

The upper, 330-zone tank will be constructed as two 72-foot diameter aboveground tanks, providing 1.52 MG of capacity. They will be located northwest of the 200-zone tank. The tank bottom will be set at 588', 3.0' and 5.2' of storage in the tank is required to meet fire and emergency storage requirements, respectively. Therefore, during normal operating conditions, the HGL in the tank will fluctuate between 593.0' and 599'. This tank will provide approximately 0.84 MG of additional storage for the City of Santa Paula beyond the requirements of the development.

Appendix D further describes the tank volume calculations.

3.4. WELLS

3.4.1. Design Capacity

The well sizing and capacity has been updated based on current conditions. Well 6 has been upgraded to a domestic water well and the flow rate has been reduced from 1,500 gpm to 1,000 gpm. In order to maintain the 375 AFY from the Fillmore basin, this equates to 5.6 hours of pumping time per day over 365 days.

Well 7 has been designed as 2,500 gpm and the well yield will also be 2,500 gpm. Well 8 will be designed at 1,500 gpm. Table 2 summarizes the MDD provided by each well on a 9-hour off period pumping time. With all three wells active there is a surplus of 934 gpm over the course of the 9-hour pumping time.

Another analysis was completed in order to determine requirements if a certain well was down for maintenance purposes. Appendix C shows the different scenarios for water supply if wells are down for maintenance.

Well 6 offline – Project MDD and EA2 needs are met with 701 gpm surplus.
Well 7 offline – Project MDD and EA2 needs are met with Well 8 running for 10 hours.
Well 8 offline – Project MDD and EA2 needs are met with 370 gpm surplus
Well 6 & 8 offline – Project MDD and EA2 needs are met with 137 gpm surplus.
Well 6 & 7 offline – Project MDD and EA2 needs are met with Well 8 running for 13 hours.
Well 7 & 8 offline – Project MDD and EA2 needs are met with Well 6 running for 20 hours.

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Table 2 - East Area 1 Well Sizing Summary

Demand Summary			
MDD, 200-Zone East Area 1 = 435 GPM MDD, 330-Zone East Area 1 = 305 GPM MDD, 200-Zone, East Area 2 = 114 GPM			
Well Name	Design Capacity (GPM)	Maximum MDD Served by Well (GPM)	Actual MDD Served by Well (GPM)
Fillmore Basin Well No. 6 (Well 6 West)	1000	233	233 GPM (East Area 1) 5.6 hour run time at 365 days per year
Santa Paula Basin Well No. 7 (Well SPB1)	2,500	940	507 GPM (East Area 1) 433 GPM (surplus to City)
Santa Paula Basin Well No. 8 (Well SPB2)	1,500	564	114 GPM (East Area 2) 450 GPM (surplus to City)

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4.0 WATER DISTRIBUTION SYSTEM

4.1. DISTRIBUTION SYSTEM LAYOUT

The backbone water distribution system is designed as two zones. The 200 zone system is intended to operate with the existing City 200 zone infrastructure. The East Area 1 200-zone will connect to the City's existing 200-zone via a 12" pipe located in Hallock Drive and Telegraph Road. A 20" line will be also be installed in Santa Paula Street from the 3MG water tank across the bridge and connecting into the existing waterline at Grant Line. The 200 zone system is supported by three wells (Well 6, 7, 8), and one 3MG concrete water tank.

The second zone for East Area 1 is referred to as the 330-Zone. The 330 zone is an isolated zone relative to the project. This does not have an interconnect to any existing City infrastructure or City pressure zones. This zone will be supplied by two 763,000 gallon above ground steel tanks and a pump station to convey water from the 200-zone tank to the 330-zone tank. All three wells onsite feed the 200 zone tank and then the 200 zone tank feeds the 330 zone tanks.

4.2. HYDRAULIC ANALYSIS OF DISTRIBUTION SYSTEM

The East Area 1 water system was analyzed using WaterCAD Distribution Modeling Software for the two zones to show fire pressures were met. The 200 zone system is functional based on the City's overall system. The most recent 4 MG Mesa tank is constructed at the same elevation as the onsite 3MG tank. The original 2017 study has recommended tank high and low water fill elevations based on emergency and regulatory storage, however this will ultimately be controlled by the City and the overall system. Harvest Loop represents the delineation between the 200 zone system and 300 zone system. WaterCAD print outs of the system as fully developed in a final condition have been provided in Appendix E. Interim conditions and possible scenarios during the life of the project before full build out will be addressed in a separate design report.

Table 3 – Water Infrastructure Elevations

Infrastructure	Elevation (ft)
Well 6 Pad	332.25
Well 7 Pad	325.50
Well 8 Pad	351.00
200 Zone 3MG Tank Bottom	460.00
300 Zone 1.52MG Tanks Bottom	588.00
Booster Pump Pad	459.50
200 Zone Approximate Service Pad Elevations	275-355
300 Zone Approximate Service Pad Elevations	355-475

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5.0 CONCLUSIONS AND RECOMMENDATIONS

The proposed Harvest at Limoneira project will construct three wells and two water storage facilities that meet the project demand and are designed in accordance with City standards. The wells will provide more water than the project demands and the storage facilities will provide additional storage. All pipelines maintain a minimum pressure of 50 psi and residual pressures during fire flow conditions exceed 20 psi at full buildout of the East Area 1 development.

APPENDIX A

EAST AREA 1 DOMESTIC WATER DEMANDS

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TABLE I

EAST AREA ONE

SUMMARY OF ULTIMATE DOMESTIC WATER LAND USES AND DEMANDS

PROPOSED LAND USE	ORIGINAL TOTAL UNITS (4)	UPDATED TOTAL UNITS	Area (Acres)	DEMAND RATES	Annual Demand (AF)	AVERAGE DAILY FLOW (GPM)	MAXIMUM DAY DEMAND (GPM) (1.5*ADD)	PEAK HOUR DEMAND (GPM) (2.7*ADD)
Residential [1]	**1500**	**2050 units**						
Santa Paula Creek Neighborhood	376	489 units		64 gpd/person	123	76	114	205
Foothill Neighborhood	492	554 units		64 gpd/person	139	86	129	233
Haun Creek Neighborhood	632	586 units		64 gpd/person	147	91	137	246
Haun Creek Neighborhood (Parcel C)	0	121 units		64 gpd/person	30	19	28	51
Hallock Center	0	300 units		64 gpd/person	75	47	70	126
Civic/Institutional								
School Site & Private Recreation Facilities	20.2 acre		10.94	1.81 AFY/acre	19.8	12.3	18.4	33.1
Commercial	215,000 sf	10,000 sf		15.1 gal/s]q.ft/yr	0.5	0.3	0.4	0.8
Other Water Consumption								
Shared Athletic Fields	37.8		37.8	2.22 AFY/acre	83.9	52.0	78.0	140
Parks/Greenways	55.2		55.2	2.22 AFY/acre	123	76.0	114	205
Agricultural Preserve (irrigated)	55		55.0	No water use	0	0.0	0	0
Open Space Preserve (not irrigated)	77.3		77.3	No water use	0.0	0.0	0.0	0.0
TOTAL					**741**	**459**	**689**	**1241**

[1] Demand is estimated at 3.5 residents per dwelling for all proposed dwellings per the City of Santa Paula Water Master Plan (single fmily attached, single family detached and multifamily). Actual Tract Usage was measured for the year of 2022 and averaged per house at 51 gpd/person with a 25% reserve added on equates to 64 gpd/person

[2] Estimate of water demand for agricultural uses is based on use over the last five years required to irrigate 336 acres of land under production (816.3 AFY/405 acres = 2012 AFY/acre)

(3) Agricultural Preserve that is irrigated will be irrigated from an agricultural well in Pump House Lane privately operated and not part of the City domestic system

(4) Taken from original approved East Area 1 Water Master Plan

TABLE IA

EAST AREA ONE: 200-ZONE IMPROVEMENTS

SUMMARY OF 200-ZONE CONSTRUCTION PHASE DOMESTIC WATER LAND USES AND DEMANDS

PROPOSED LAND USE	ORIGINAL TOTAL UNITS	UPDATED TOTAL UNITS	Area (Acres)	DEMAND RATES	Annual Demand (AF)	AVERAGE DAILY FLOW (GPM)	MAXIMUM DAY DEMAND (GPM) (1.5*ADD)	PEAK HOUR DEMAND (GPM) (2.7*ADD)
Residential [1]	**632 units**	**1007 units**						
Haun Creeek Neighborhood	632	586 units		64 gpd/person	147	91	137	246
Haun Creek Neighborhood (Parcel C)	0	121 units		64 gpd/person	30	19	28	51
Hallock Center	0	300 units		64 gpd/person	75	47	70	126
Civic/Institutional								
School Site & Private Recreation Facilities	20.2		10.94	1.81 AFY/acre	19.8	12.3	18.4	33.1
Commercial	215,000 sf	10,000 sf		15.1 gal/s]q.ft/yr	0.5	0.3	0.4	0.8
Other Water Consumption								
Shared Athletic Fields	37.8		37.8	2.22 AFY/acre	83.9	52.0	78.0	140.5
Parks/Greenways	35.6		35.6	2.22 AFY/acre	79.0	49.0	73.5	132.3
TOTAL					**436**	**270**	**405**	**730**

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TABLE IB

EAST AREA ONE: 330-ZONE IMPROVEMENTS

SUMMARY OF 330-ZONE CONSTRUCTION PHASE DOMESTIC WATER LAND USES AND DEMANDS

PROPOSED LAND USE	ORIGINAL TOTAL UNITS	UPDATED TOTAL UNITS	Area (Acres)	DEMAND RATES	Annual Demand (AF)	AVERAGE DAILY FLOW (GPM)	MAXIMUM DAY DEMAND (GPM) (1.5*ADD)	PEAK HOUR DEMAND (GPM) (2.7*ADD)
Residential [1]		**1043 units**						
Santa Paula Creek Neighborhood	376	489 units		64 gpd/person	123	76	114	205
Foothill Neighborhood	492	554 units		64 gpd/person	139	86	129	233
Civic/Institutional								
Schools	0		0	1.81 AFY/acre	0.0	0.0	0.0	0.0
Other Water Consumption								
Shared Athletic Fields	0		0	2.22 AFY/acre	0.0	0.0	0.0	0.0
Parks/Greenways	19.6		19.6	2.22 AFY/acre	43.5	27.0	40.5	72.8
TOTAL					**305**	**189**	**284**	**511**

EAST AREA 2

SUMMARY OF ULTIMATE DOMESTIC WATER LAND USES AND DEMANDS

Development Area	WATER DEMAND (AF/ac/yr) [2]	AREA (AC)[1]	ANNUAL DEMAND (AF/yr)	EXISTING USE	EXISTING DEMAND (AF/yr)	INCREASE IN ANNUAL DEMAND (AF/yr)
A	2.0	32.3	65	Undeveloped	0	65
B	2.0	2.1	4	Undeveloped	0	4
C	2.0	8.1	16	Light Industrial	16	0
D	2.0	26.0	52	Undeveloped	0	52
E	2.0	6.0	12	Residential/Light Industrial	10	2
F	2.0	7.0	14	Light Industrial	14	0
G	2.0	2.6	5	Light Industrial	5	0
H	2.0	0.9	2	Light Industrial	2	0
I	2.0	5.2	10	Industrial	10	0
J	570.5 GPD/UNIT[2]	8 UNITS	5	Residential	5	0
					TOTAL	123

NOTES:

[1] Flows calculated based on gross acreage of Development Area

[2] Based on 15gal/SF/yr obtained from approved 2005 City of Santa Paula Water Master Plan.

TOTAL AVERAGE DAILY DEMAND (GPM)=	76 GPM
Maximum Daily Demand (GPM), MDD = 1.5*ADD=	114.3 GPM
Peak Hour Demand (GPM) = 2.7*MDD=	308.6 GPM

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APPENDIX B

EAST AREA 1 RESIDENTIAL WATER METER READING DATA FOR THE YEAR 2022

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Tract	Unit Count	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2022 Total
Cu. Ft. Water per month														
5985	54	38,405	34,104	34,004	39,604	33,003	48,404	32,803	27,603	40,103	37,304	32,304	30,303	427,944
5990	44	23,605	25,406	22,604	25,106	22,804	30,006	22,403	15,403	24,604	22,703	22,202	21,906	278,752
5991	15	6,215	7,908	6,207	7,107	6,208	9,110	5,910	4,906	7,007	6,708	7,107	6,808	81,201
5988	50	37,200	43,300	40,700	49,500	46,200	70,100	47,100	41,100	59,200	49,400	43,900	40,100	567,800
5989	36	20,900	21,000	21,800	26,500	24,000	34,100	21,300	19,900	26,400	24,400	24,500	21,800	286,600
5987	60	36,500	48,500	41,900	53,100	53,100	86,400	62,200	56,200	77,000	60,400	51,800	49,800	676,900
5986	44	24,200	23,500	19,900	24,200	20,100	29,600	19,900	16,800	23,600	22,800	23,600	23,000	271,200
5992	13	8,800	8,100	8,200	9,300	8,000	10,200	7,100	6,300	9,800	9,100	8,800	8,800	102,500
Total	**316**	**195,825**	**211,818**	**195,315**	**234,417**	**213,415**	**317,920**	**218,716**	**188,212**	**267,714**	**232,815**	**214,213**	**202,517**	**2,692,897**
Cu. Ft. Water per Home per month														**Avg.**
5985	54	711	632	630	733	611	896	607	511	743	691	598	561	660
5990	44	536	577	514	571	518	682	509	350	559	516	505	498	528
5991	15	414	527	414	474	414	607	394	327	467	447	474	454	451
5988	50	744	866	814	990	924	1,402	942	822	1,184	988	878	802	946
5989	36	581	583	606	736	667	947	592	553	733	678	681	606	663
5987	60	608	808	698	885	885	1,440	1,037	937	1,283	1,007	863	830	940
5986	44	550	534	452	550	457	673	452	382	536	518	536	523	514
5992	13	677	623	631	715	615	785	546	485	754	700	677	677	657
Avg	**316**	**620**	**670**	**618**	**742**	**675**	**1,006**	**692**	**596**	**847**	**737**	**678**	**641**	**710**
Gallons Per Home per month (7.48052/cu ft)														
Avg	**316**	4,636	5,014	4,624	5,549	5,052	7,526	5,178	4,455	6,337	5,511	5,071	4,794	5,312
Gallons Per Home per Day (30 days/month)														
Avg	**316**	155	167	154	185	168	251	173	149	211	184	169	160	177
Gallons Per Resident (3.5 residents/home)														
Avg	**316**	**44**	**48**	**44**	**53**	**48**	**72**	**49**	**42**	**60**	**52**	**48**	**46**	**51**

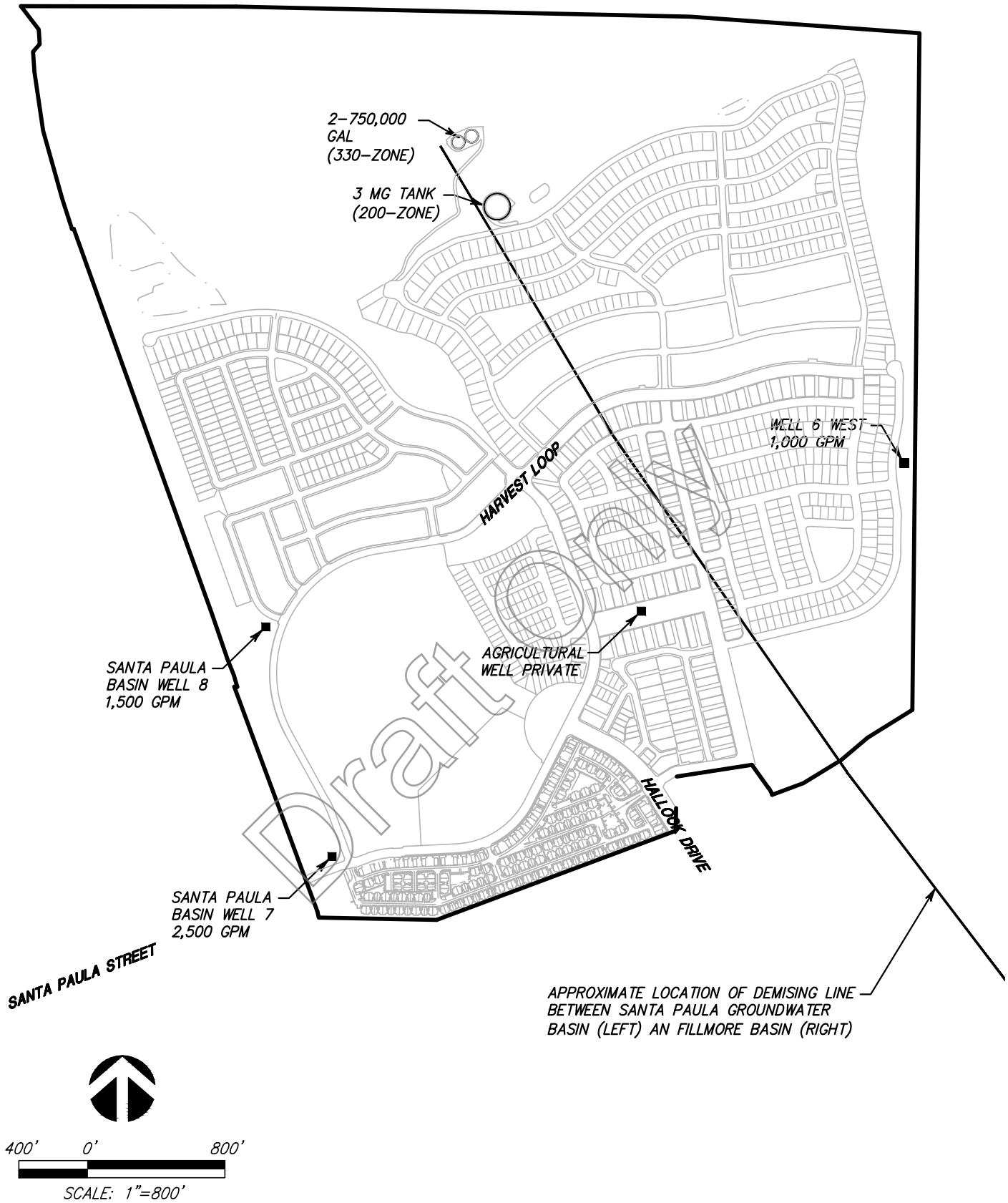
Average gallons per day per resident 51
Add 25% Factor 63.24

Draft Only

APPENDIX C

WELL SIZING CALCULATIONS & SCENARIOS

Draft Only



JENSEN DESIGN & SURVEY, INC
www.jdscivil.com
1672 DONLON STREET
VENTURA, CALIF. 93003
PHONE 805/654-6977
FAX 805/654-6979

WELL LOCATION MAP

EXHIBIT 1

SHEET 1 OF 1

Mar 11, 2023

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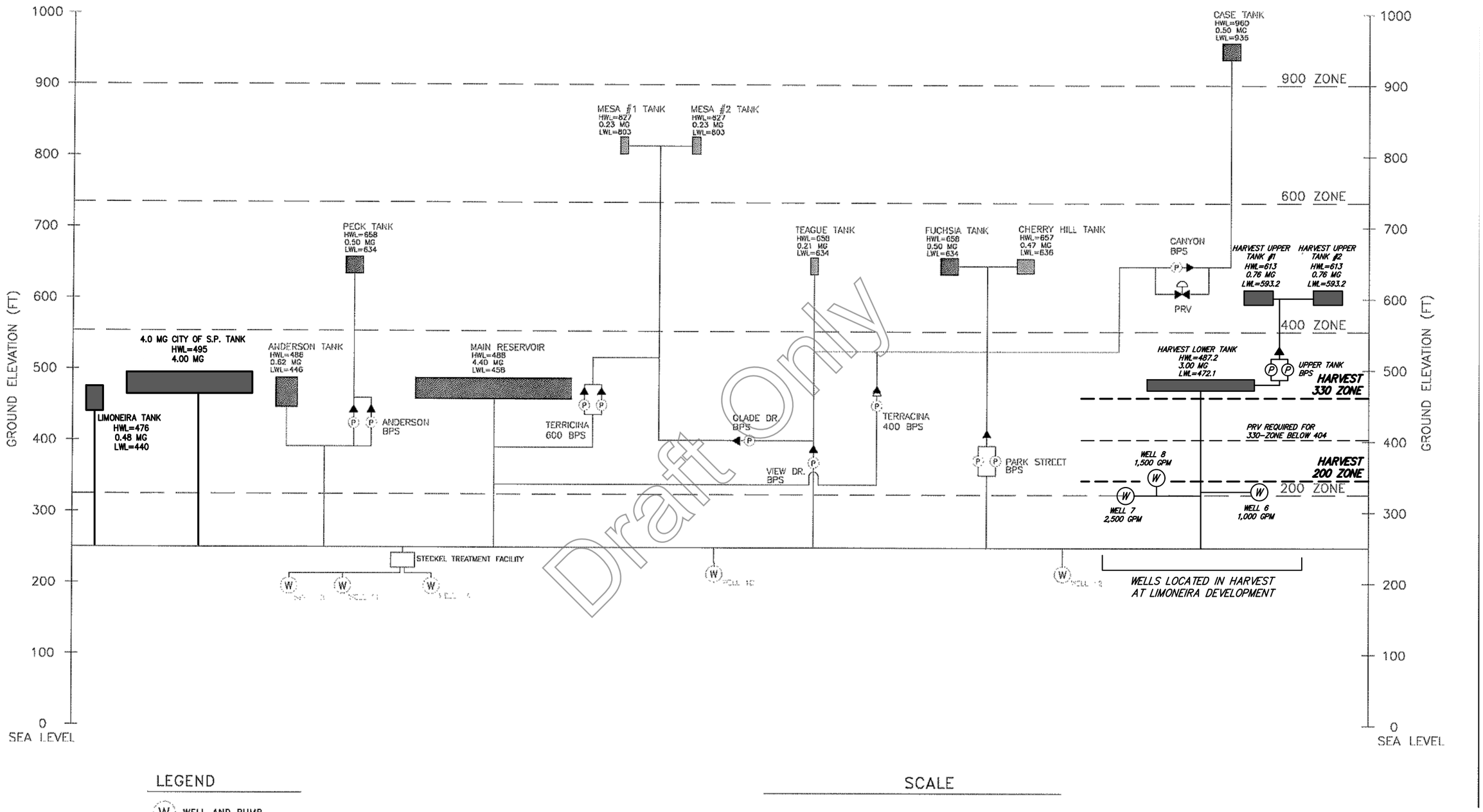


LEGEND

- (W) WELL AND PUMP
- (P) PUMP
- — — — — HARVEST AT LIMONEIRA ZONE

SCALE

100'
50'
0'

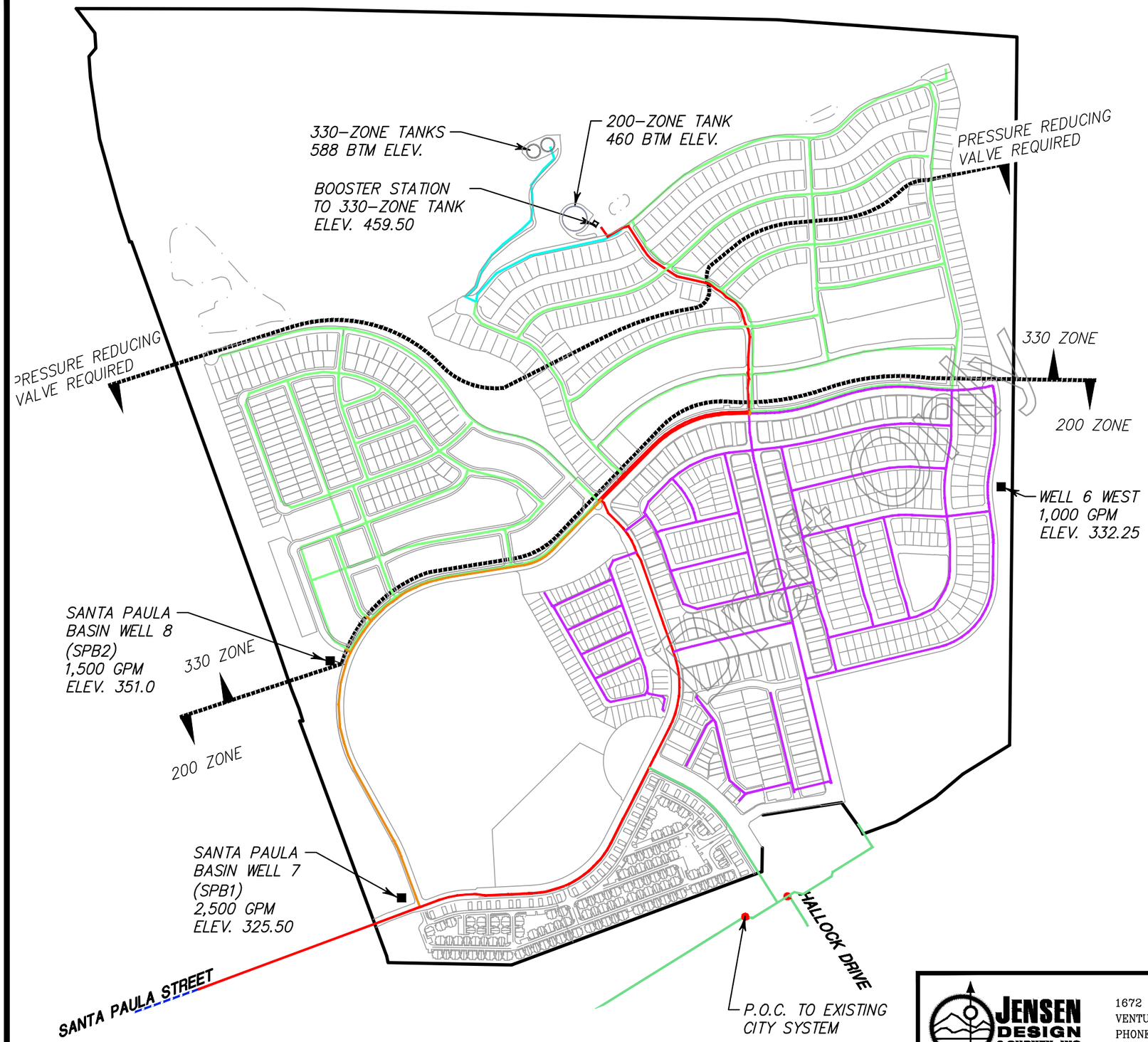
VERTICAL GRADIENT SCALE
1 UNIT = 100'

HORIZONTAL TANK VOLUME SCALE
1 UNIT = 1.5 MG

0 1
0 .5 1 1.5
MG MG MG MG

EXHIBIT 2	SHEET
GRADIENT SCHEMATIC WITH HARVEST AT LIMONEIRA IMPROVEMENTS	1 OF 1
	Nov 29, 2023

J:\LIM14521-Final Design\Eng\Exhibits\Onsite\Water System\4521-Water Master Plan_gradient Schematic_UDPATED.dwg Nov 29, 2023, 7:07pm jkelly



LEGEND

- WELL (BUILT WITH 200-ZONE IMPROVEMENTS)
- FUTURE 20" TRANSMISSION LINE(CURRENT 12" WATERLINE)
- CONNECTION POINT TO CITY'S 200-ZONE
- PROPOSED WELL
- 8" WATERLINE (330-ZONE)
- 12" WATERLINE (330-ZONE)
- 20" WATERLINE (200-ZONE)
- 14" WATERLINE (200-ZONE)
- 12" WATERLINE (200-ZONE)
- 10" WATERLINE (200-ZONE)
- 8" WATERLINE (200-ZONE)

300' 0' 600'

SCALE: 1"=600'

JENSEN DESIGN & SURVEY, INC
www.jdscivil.com
1672 DONLON STREET
VENTURA, CALIF. 93003
PHONE 805/654-6977
FAX 805/654-6979

FULL BUILDOUT OF EA1 INFRASTRUCTURE MAP

EXHIBIT 3

SHEET 1 OF 1

Jan 02, 2024

J:\LIM14521-Final Design\Eng\Exhibits\Onsite\Water System\4521-Water Infrastructure Exhibit_330 Zone.dwg Jan 02, 2024, 11:21am RQuinones

East Area 1 Well Sizing

Well Sizing Wells 7 & 8 at 9 Hour pumping; Well 6 at 5.6 Hours

Maximum Day Demand (GPM) = 689
Maximum Day Demand Including EA2= 803

Pumping Criteria: Off-Peak (9-Hours Basis)

Well Sizing		
Well No.	Well Capacity (GPM)	MDD Served by Well
Well 6 West[1]	1,000	233
Santa Paula Basin Well No. 7[4]	2,500	940
Santa Paula Basin Well No. 8	1,500	564
	5,000	1,737

MDD served by Phase 1 Wells (GPM) =	689	
Additional Available Capacity for EA2 (GPM)=	1,048	*Need 114.3*
Excess Capacity	934	

Notes:

[1] Allocation to the Fillmore Basin is limited to 375 AFY. Therefore, run-time of the 1000 GPM Well 6 West is limited to the following:

375	AFY
16,335,000	CFY
44,753	CF/Day
334,779	Gal/day
232	GPM (24-Hr basis)
1,000	GPM (Size of Well)
5.6	*Hours <-- MAX ALLOWABLE RUN-TIME FOR 600 GPM Well*

[4] Santa Paula Basin Well Nos 7 &8 will supply the MDD on a 9-hour basis. Therefore, MDD served = Well Capacity/2.66

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Well Sizing - Well 8 10-hour pumping, Well 6 5.6 hour pumping

Maximum Day Demand (GPM) = 689
Maximum Day Demand Including EA2= 803

Pumping Criteria: Off-Peak (9-Hours Basis)

Well Sizing		
Well No.	Well Capacity (GPM)	MDD Served by Well
Well 6 West[1]	0	0
Santa Paula Basin Well No. 7[4]	2,500	940
Santa Paula Basin Well No. 8	1,500	564
	4,000	1,504

Phase 1 MDD served by Phase 1 Wells (GPM) =	689	
Additional Available Capacity for EA2 (GPM)=	815	*Need 114.3*
Excess Capacity	701	

Notes:

[1] Allocation to the Fillmore Basin is limited to 375 AFY. Therefore, run-time of the 1000 GPM Well 6 West is limited to the following:

375	AFY
16,335,000	CFY
44,753	CF/Day
334,779	Gal/day
232	GPM (24-Hr basis)
0	GPM (Size of Well)
#DIV/0!	*Hours <-- MAX ALLOWABLE RUN-TIME FOR 600 GPM Well*

[4] Santa Paula Basin Well Nos 7 and 8 will supply the MDD on a 9-hour basis. Therefore, MDD served = Well Capacity/2.66

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Well Sizing - Well 8 10-hour pumping, Well 6 5.6 hour pumping

Maximum Day Demand (GPM) = 689
Maximum Day Demand Including EA2= 803

Pumping Criteria: Off-Peak (9-Hours Basis)

Well Sizing		
Well No.	Well Capacity (GPM)	MDD Served by Well
Well 6 West[1]	1,000	233
Santa Paula Basin Well No. 7[4]	0	0
Santa Paula Basin Well No. 8	1,500	625
	2,500	858

Phase 1 MDD served by Phase 1 Wells (GPM) =	689	
Additional Available Capacity for EA2 (GPM)=	169	*Need 114.3*
Excess Capacity	55	

Notes:

[1] Allocation to the Fillmore Basin is limited to 375 AFY. Therefore, run-time of the 1000 GPM Well 6 West is limited to the following:

375	AFY
16,335,000	CFY
44,753	CF/Day
334,779	Gal/day
232	GPM (24-Hr basis)
1,000	GPM (Size of Well)
5.6	*Hours <-- MAX ALLOWABLE RUN-TIME FOR 600 GPM Well*

[4] Santa Paula Basin Well Nos 8 will supply the MDD on a 10-hour basis. Therefore, MDD served = Well Capacity/2.4

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Well Sizing - Well 7 9-hour pumping, Well 6 5.6 hour pumping

Maximum Day Demand (GPM) = 689
Maximum Day Demand Including EA2= 803

Pumping Criteria: Off-Peak (9-Hours Basis)

Well Sizing		
Well No.	Well Capacity (GPM)	MDD Served by Well
Well 6 West[1]	1,000	233
Santa Paula Basin Well No. 7[4]	2,500	940
Santa Paula Basin Well No. 8	0	0
	3,500	1,173

Phase 1 MDD served by Phase 1 Wells (GPM) =	689	
Additional Available Capacity for EA2 (GPM)=	484	*Need 114.3*
Excess Capacity	370	

Notes:

[1] Allocation to the Fillmore Basin is limited to 375 AFY. Therefore, run-time of the 1000 GPM Well 6 West is limited to the following:

375	AFY
16,335,000	CFY
44,753	CF/Day
334,779	Gal/day
232	GPM (24-Hr basis)
1,000	GPM (Size of Well)
5.6	*Hours <-- MAX ALLOWABLE RUN-TIME FOR 600 GPM Well*

[4] Santa Paula Basin Well No 7 will supply the MDD on a 9-hour basis. Therefore, MDD served = Well Capacity/2.66

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Well Sizing - Well 8 -13 Hour Pumping No Well 6 and 7

Maximum Day Demand (GPM) = 689
Maximum Day Demand Including EA2= 803

Pumping Criteria: Off-Peak (9-Hours Basis)

Well Sizing		
Well No.	Well Capacity (GPM)	MDD Served by Well
Well 6 West	0	0
Santa Paula Basin Well No. 7[4]	0	0
Santa Paula Basin Well No. 8	1,500	833
	1,500	833

Phase 1 MDD served by Phase 1 Wells (GPM) = 689
Additional Available Capacity for EA2 (GPM)= 144 *Need 114.3*

Notes:

[4] Santa Paula Basin Well Nos 8 will supply the MDD on a 13-hour basis. Therefore, MDD served = Well Capacity/1.8

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Well Sizing only Well 7 for 9 hours

Maximum Day Demand (GPM) = 689
Maximum Day Demand Including EA2= 803

Pumping Criteria: Off-Peak (9-Hours Basis)

Well Sizing		
Well No.	Well Capacity (GPM)	MDD Served by Well
Well 6 West	0	0
Santa Paula Basin Well No. 7[4]	2,500	940
Santa Paula Basin Well No. 8	0	0
	2,500	940

MDD served by Phase 1 Wells (GPM) =	689	
Additional Available Capacity for EA2 (GPM)=	251	*Need 114.3*
Excess Capacity	137	

[4] Santa Paula Basin Well Nos 7 will supply the MDD on a 9-hour basis. Therefore, MDD served = Well Capacity/2.66

Draft Only

East Area 1 Well Sizing

Well Sizing Wells Well 6 Only 20 Hour running time

Maximum Day Demand (GPM) = 689
Maximum Day Demand Including EA2= 803

Pumping Criteria: Off-Peak (9-Hours Basis)

Well Sizing		
Well No.	Well Capacity (GPM)	MDD Served by Well
Well 6 West[1][3]	1,000	833
Santa Paula Basin Well No. 7[4]	0	0
Santa Paula Basin Well No. 8	0	0
	1,000	833

MDD served by Phase 1 Wells (GPM) = 689
Additional Available Capacity for EA2 (GPM)= 144 *Need 114.3*

Notes:

[1] Allocation to the Fillmore Basin is limited to 375 AFY. Therefore, run-time of the 1000 GPM Well 6 West is limited to the following if considering running for 365 days:

375	AFY
16,335,000	CFY
44,753	CF/Day
334,779	Gal/day
232	GPM (24-Hr basis)
1,000	GPM (Size of Well)
5.6	*Hours <-- MAX ALLOWABLE RUN-TIME FOR 600 GPM Well*

[3] Run time of Well 6 if only well operating is 20 hours to meet demand of project on a temporary basis. Total Acre Feet allowable from Fillmore Basin cannot be exceeded.

[4] Santa Paula Basin Well Nos 7 &8 will supply the MDD on a 9-hour basis. Therefore, MDD served = Well Capacity/2.66

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APPENDIX D

TANK VOLUME CALCULATIONS

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Tank Sizing And Fill Elevations

Minimum Tank Storage Capacity for East Area 1 & East Area 2 - Existing 200' Zone

		Fire					Daily Reglatory Storage (Gal)	Total Storage Required (MG)			
Reservior	Bottom Elev (ft)	Flow (GPM)	Duration (Hrs)	Required Fire Storage (Gal)	MDD (GPM)[1]	8-Hr Emergency Storage (Gal)	See Note [2]	See Note [2]	Tank Capacity (MG)	Surplus Capacity (MG)	Basis of Reccomendation
200-Zone	460	4500	4	1,080,000	519	249,222	663,553	1.99	3.00	1.01	See Note [2]

Notes:

[1]Because 3.0MG tank will be sized for the 200-Zone of East Area 1 and all of East Area 2, the $MDD_{,TOTAL} = (MDD_{,EA1,200\ zone} + MDD_{,EA2})$

[2] Well 6 West will supply a MDD of 233 GPM and operate on a 5.6-hour basis and Santa Paula Basin Well No. 7 will serve the remaining MDD and operate on a 9-hour basis. The tank has been sized based on these well operational patterns.

Minimum Tank Storage Capacity for East Area 1 - Upper Zone

		Fire					Daily Reglatory Storage (Gal)	Total Storage Required (MG)			
Reservior	Bottom Elev (ft)	Flow (GPM)	Duration (Hrs)	Required Fire Storage (Gal)	MDD (GPM)*	8-Hr Emergency Storage (Gal)	9-Hr Basis	9-Hr Basis	Tank Capacity (MG)	Surplus Capacity (MG)	Basis of Reccomendation
330-Zone	588	1500	2	180,000	284	136,238	362,735	0.68	1.52	0.84	9-Hr Basis

Tank Fill Elevations Updated 2023				
	200-Zone Tank		330- Zone Tank	
	Filled for 200-Zone EA1 Only	3MG Full	Filled for 330-Zone EA1 Only	1.52 MG Full
Diameter (ft)	137	137	72	72
Bottom Tank Elev (ft)	460	460	588	588
HWL (ft)	478.1	487.2	599.1	613.0
LWL (ft)	472.1	472.1	593.2	593.2
			591.0	

*For modeling purposes, tank are assummed to be full @ 8AM (when off-peak pumping ends)

Tank Fill Elevations 2017 Version				
	200-Zone Tank		330- Zone Tank	
	Filled for 200-Zone EA1 Only	3MG Full	Filled for 330-Zone EA1 Only	1.5 MG Full
Diameter (ft)	137	137	95	95
Bottom Tank Elev (ft)	460	460	588	588
HWL (ft)	480.9	487.2	613.3	616.3
LWL (ft)	472.8	472.8	597.4	597.4

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APPENDIX E

WATERCAD PRINT OUTS FOR FULL BUILD OUT

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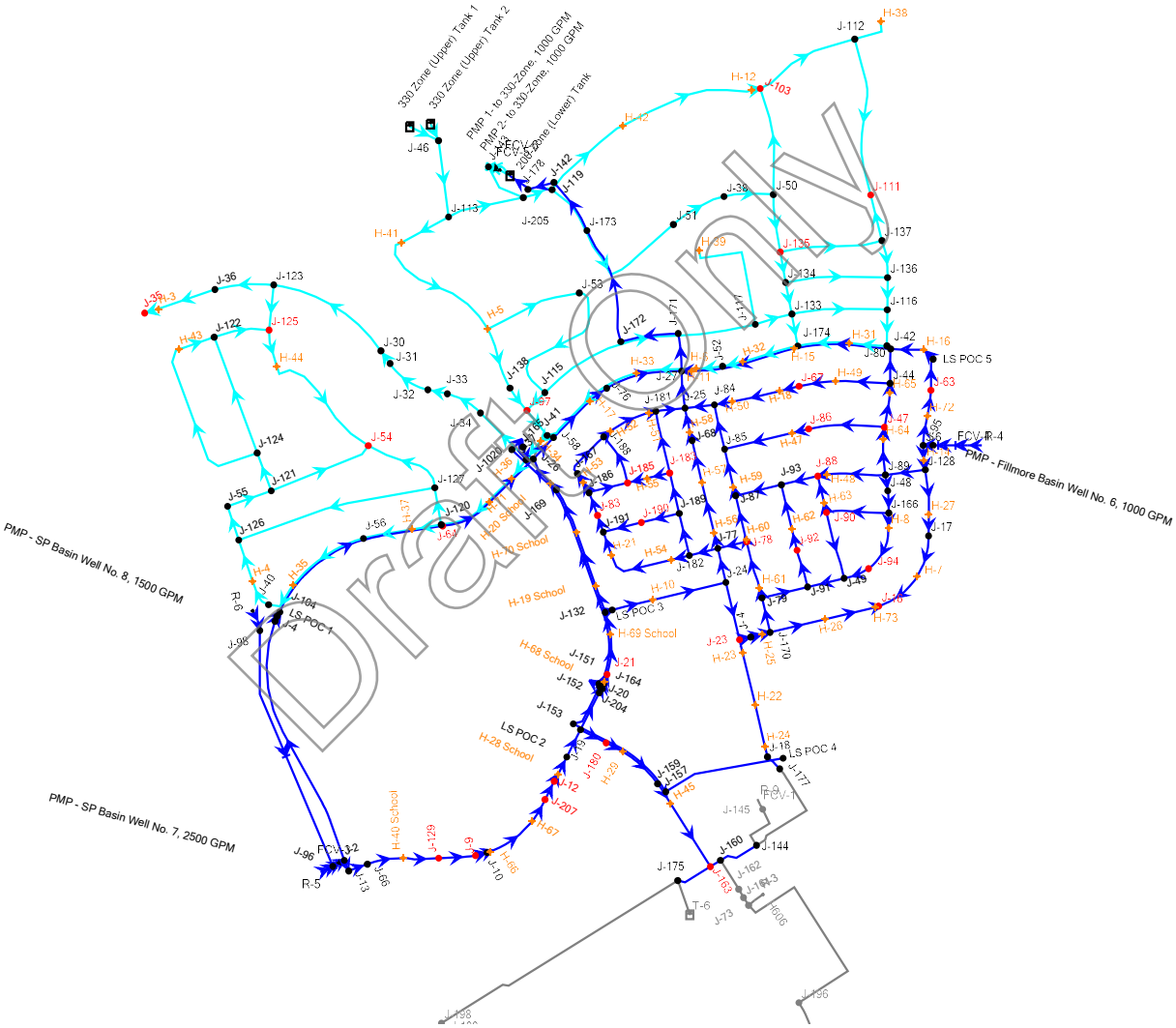
EA1 FULL BUILDOUT
WATERCAD JUNCTION MAP



4521-EA1 Master Plan (EIR Amendment).wtg
1/16/2024

Bentley Systems, Inc. Haestad Methods Solution Center
27 Siemon Company Drive Suite 200 W Watertown, CT
06795 USA +1-203-755-1666

Active Scenario: MDD + FF
Current Time Step: 0.000 h
Fire Flow Node FlexTable: Fire Flow Report

Label	Zone	Satisfies Fire Flow Constraints?	Fire Flow (Needed) (gpm)	Fire Flow (Available) (gpm)	Pressure (Residual Lower Limit) (psi)	Velocity of Maximum Pipe (ft/s)	Pipe w/ Maximum Velocity	Pressure (Calculated Residual @ Total Flow Needed) (psi)
H-3	330 Zone	True	1,500	1,557	20	10.00	P-295	62
H-4	330 Zone	True	1,500	2,263	20	10.00	P-225	86
H-5	330 Zone	True	1,500	3,253	20	10.00	P-272	78
H-6	330 Zone	True	1,500	3,013	20	10.00	P-394	95
H-7	200 Zone	True	1,500	2,796	20	10.00	P-309	57
H-8	200 Zone	True	1,500	2,406	20	10.00	P-378	58
H-10	200 Zone	True	2,500	3,500	30	8.72	P-315	53
H-11	200 Zone	True	1,500	3,902	20	10.00	P-108	49
H-12	330 Zone	True	1,500	2,557	20	10.00	P-247	51
H-14	200 Zone	True	1,500	4,673	20	10.00	P-310	55
H-15	200 Zone	True	1,500	5,437	20	10.00	P-171	55
H-16	200 Zone	True	1,500	4,739	20	9.19	P-173	47
H-17	200 Zone	True	1,500	5,599	20	6.26	P-436	49
H-18	200 Zone	True	1,500	2,770	20	10.00	P-459	50
H-19 School	200 Zone	True	4,500	5,000	30	5.65	P-436	37
H-20 School	200 Zone	True	4,500	4,758	30	5.40	P-436	32
H-21	200 Zone	True	1,500	2,662	20	10.00	P-429	55
H-22	200 Zone	True	2,500	3,500	30	8.59	P-193	57
H-23	200 Zone	True	2,500	3,474	30	10.00	P-193	56
H-24	200 Zone	True	2,500	3,500	30	7.59	P-193	57
H-25	200 Zone	True	1,500	2,981	20	10.00	P-263	62
H-26	200 Zone	True	1,500	2,339	20	10.00	P-386	58
H-27	200 Zone	True	1,500	2,241	20	10.00	P-309	55
H-28 School	200 Zone	True	4,500	5,000	30	5.65	P-436	41
H-29	200 Zone	True	1,500	4,314	20	10.00	P-408	63
H-31	330 Zone	True	1,500	2,846	20	10.00	P-395	96
H-32	330 Zone	True	1,500	2,646	20	10.00	P-394	95
H-33	330 Zone	True	1,500	2,741	20	10.00	P-218	93
H-34	330 Zone	True	1,500	3,253	20	10.00	P-272	99
H-35	330 Zone	True	1,500	2,238	20	10.00	P-225	87
H-36	330 Zone	True	1,500	1,759	20	10.00	P-225	97
H-37	330 Zone	True	1,500	2,050	20	10.00	P-288	91
H-38	330 Zone	True	1,500	1,567	20	10.00	P-269	51
H-39	330 Zone	True	1,500	1,567	20	10.00	P-282	76
H-40 School	200 Zone	True	4,500	5,000	30	5.65	P-436	57
H-41	330 Zone	True	1,500	3,253	20	10.00	P-272	60
H-42	330 Zone	True	1,500	2,271	20	10.00	P-284(2)	48
H-43	330 Zone	True	1,500	2,336	20	10.00	P-331	76
H-44	330 Zone	True	1,500	2,490	20	10.00	P-225	80
H-45	200 Zone	True	1,500	4,865	20	10.00	P-408	65
H-47	200 Zone	True	1,500	2,930	20	10.00	P-453	54
H-48	200 Zone	True	1,500	2,528	20	10.00	P-455	58

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Active Scenario: MDD + FF

Current Time Step: 0.000 h

Fire Flow Node FlexTable: Fire Flow Report

Label	Zone	Satisfies Fire Flow Constraints?	Fire Flow (Needed) (gpm)	Fire Flow (Available) (gpm)	Pressure (Residual Lower Limit) (psi)	Velocity of Maximum Pipe (ft/s)	Pipe w/ Maximum Velocity	Pressure (Calculated Residual @ Total Flow Needed) (psi)
H-49	200 Zone	True	1,500	2,646	20	10.00	P-457	52
H-50	200 Zone	True	1,500	2,172	20	10.00	P-460	54
H-51	200 Zone	True	1,500	2,105	20	10.00	P-462	53
H-52	200 Zone	True	1,500	2,735	20	10.00	P-410	52
H-53	200 Zone	True	1,500	2,443	20	10.00	P-465	55
H-54	200 Zone	True	1,500	2,212	20	10.00	P-467	59
H-55	200 Zone	True	1,500	2,906	20	10.00	P-410	55
H-56	200 Zone	True	1,500	2,169	20	10.00	P-471	61
H-57	200 Zone	True	1,500	3,063	20	10.00	P-473	58
H-58	200 Zone	True	1,500	2,269	20	10.00	P-476	55
H-59	200 Zone	True	1,500	2,570	20	10.00	P-477	59
H-60	200 Zone	True	1,500	2,285	20	10.00	P-479	61
H-61	200 Zone	True	1,500	2,594	20	10.00	P-481	62
H-62	200 Zone	True	1,500	2,943	20	10.00	P-484	60
H-63	200 Zone	True	1,500	3,063	20	10.00	P-485	59
H-64	200 Zone	True	1,500	2,961	20	10.00	P-488	58
H-65	200 Zone	True	1,500	2,606	20	10.00	P-490	55
H-66	200 Zone	True	1,500	9,261	20	10.00	P-436	64
H-67	200 Zone	True	1,500	9,261	20	10.00	P-436	63
H-68 School	200 Zone	True	4,500	5,000	30	5.65	P-436	59
H-69 School	200 Zone	True	4,500	5,000	30	5.65	P-436	56
H-70 School	200 Zone	True	4,500	5,000	30	5.65	P-436	52
H-71	200 Zone	True	1,500	6,182	20	10.00	P-502	52
H-72	200 Zone	True	1,500	5,391	20	10.00	P-310	54
H-73	200 Zone	True	1,500	2,782	20	10.00	P-386	60

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Active Scenario: MDD + FF
Current Time Step: 0.000 h
FlexTable: Junction Table

Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-42	344.00	330 Zone	0.00	590.75	107
J-37	346.00	330 Zone	0.00	590.73	106
J-120	346.26	330 Zone	0.00	590.63	106
J-174	347.43	330 Zone	0.00	590.75	105
J-41	348.52	330 Zone	0.00	590.74	105
J-56	348.94	330 Zone	0.00	590.63	105
J-52	349.45	330 Zone	0.00	590.75	104
J-127	351.10	330 Zone	0.00	590.61	104
J-40	352.00	330 Zone	0.00	590.61	103
J-116	352.81	330 Zone	0.00	590.75	103
J-133	353.47	330 Zone	0.00	590.75	103
J-54	357.16	330 Zone	72.78	590.59	101
J-97	358.72	330 Zone	58.33	590.75	100
J-117	359.05	330 Zone	0.00	590.75	100
J-126	359.75	330 Zone	0.00	590.61	100
J-115	360.00	330 Zone	0.00	590.75	100
J-121	361.37	330 Zone	0.00	590.59	99
J-32	362.22	330 Zone	0.00	590.68	99
J-136	362.49	330 Zone	0.00	590.75	99
J-134	363.43	330 Zone	0.00	590.75	98
J-31	363.44	330 Zone	0.00	590.66	98
J-55	363.77	330 Zone	0.00	590.60	98
J-30	365.62	330 Zone	0.00	590.65	97
J-124	365.61	330 Zone	0.00	590.59	97
J-33	366.92	330 Zone	0.00	590.69	97
J-34	368.65	330 Zone	0.00	590.70	96
J-138	370.57	330 Zone	0.00	590.76	95
J-137	370.68	330 Zone	0.00	590.75	95
J-135	375.51	330 Zone	14.45	590.75	93
J-125	379.91	330 Zone	45.96	590.59	91
J-122	380.27	330 Zone	0.00	590.59	91
J-111	383.96	330 Zone	11.67	590.75	89
J-123	387.58	330 Zone	0.00	590.60	88
J-35	388.53	330 Zone	9.80	590.60	87
J-36	389.99	330 Zone	0.00	590.60	87
J-50	397.63	330 Zone	0.00	590.76	84
J-38	402.82	330 Zone	0.00	590.77	81
J-53	403.67	330 Zone	0.00	590.77	81
J-51	406.92	330 Zone	0.00	590.79	80
J-175	307.68	200 Zone	0.00	469.61	70
J-177	309.77	200 Zone	0.00	469.61	69
J-144	310.51	200 Zone	0.00	469.61	69
LS POC 4	310.56	200 Zone	0.00	469.64	69
J-18	312.00	200 Zone	0.00	469.61	68
J-163	312.83	200 Zone	114.30	469.61	68
J-160	312.96	200 Zone	0.00	469.61	68

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Active Scenario: MDD + FF
Current Time Step: 0.000 h
FlexTable: Junction Table

Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-157	314.00	200 Zone	0.00	469.64	67
J-159	314.00	200 Zone	0.00	469.62	67
J- 4	317.44	200 Zone	0.00	469.62	66
J-23	317.55	200 Zone	23.34	469.62	66
J-180	317.57	200 Zone	23.34	469.63	66
J-170	317.69	200 Zone	0.00	469.62	66
J-16	318.60	200 Zone	75.94	469.59	65
J-112	440.00	330 Zone	0.00	590.75	65
J-19	318.99	200 Zone	0.00	469.63	65
J-153	319.23	200 Zone	0.00	469.64	65
J-79	319.90	200 Zone	0.00	469.62	65
J-10	320.00	200 Zone	0.00	469.63	65
J-9	320.07	200 Zone	34.99	469.63	65
LS POC 2	320.22	200 Zone	0.00	469.63	65
J-24	320.96	200 Zone	0.00	469.63	64
J-129	321.42	200 Zone	78.03	469.63	64
J-207	321.92	200 Zone	13.80	469.63	64
J-204	321.96	200 Zone	0.00	469.64	64
J-20	322.00	200 Zone	0.00	469.64	64
J-12	322.00	200 Zone	34.99	469.63	64
J-91	322.00	200 Zone	0.00	469.63	64
J-152	322.06	200 Zone	0.00	469.64	64
J-164	322.22	200 Zone	0.00	469.64	64
J-151	322.28	200 Zone	0.00	469.64	64
J-49	322.76	200 Zone	0.00	469.63	64
J-77	322.78	200 Zone	0.00	469.63	64
J-78	323.12	200 Zone	11.89	469.63	63
J-94	323.14	200 Zone	5.37	469.63	63
J-21	323.20	200 Zone	28.23	469.64	63
J-92	323.32	200 Zone	5.13	469.63	63
J-66	323.80	200 Zone	0.00	469.63	63
J-2	324.00	200 Zone	0.00	469.63	63
J-13	324.00	200 Zone	0.00	469.63	63
J-182	324.57	200 Zone	0.00	469.63	63
J-166	325.39	200 Zone	0.00	469.63	62
J-17	326.20	200 Zone	0.00	469.62	62
J-90	326.43	200 Zone	7.05	469.63	62
J-87	326.58	200 Zone	0.00	469.63	62
J-93	327.07	200 Zone	0.00	469.63	62
J-48	327.68	200 Zone	0.00	469.63	61
J-103	448.96	330 Zone	59.27	590.75	61
J-88	328.66	200 Zone	5.13	469.63	61
J-189	328.80	200 Zone	0.00	469.63	61
LS POC 3	329.75	200 Zone	0.00	469.64	61
J-132	329.81	200 Zone	0.00	469.64	60
J-89	330.00	200 Zone	0.00	469.63	60

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Active Scenario: MDD + FF
Current Time Step: 0.000 h
FlexTable: Junction Table

Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-190	331.52	200 Zone	5.13	469.63	60
J-119	453.12	330 Zone	0.00	590.85	60
J-191	332.39	200 Zone	0.00	469.63	59
J-47	333.22	200 Zone	2.57	469.63	59
J-128	333.30	200 Zone	0.00	469.63	59
J-85	333.62	200 Zone	0.00	469.63	59
J-83	333.67	200 Zone	17.40	469.63	59
J-183	333.67	200 Zone	6.76	469.63	59
J-113	455.00	330 Zone	0.00	590.90	59
J-186	334.68	200 Zone	0.00	469.63	58
J-6	335.21	200 Zone	0.00	469.63	58
J-86	335.46	200 Zone	7.69	469.63	58
J-68	335.47	200 Zone	0.00	469.64	58
J-185	336.00	200 Zone	4.91	469.63	58
J-167	336.50	200 Zone	0.00	469.63	58
J-44	337.86	200 Zone	0.00	469.64	57
J-84	339.22	200 Zone	0.00	469.64	56
J-205	460.90	330 Zone	0.00	590.88	56
J-25	340.41	200 Zone	0.00	469.64	56
J-181	340.56	200 Zone	0.00	469.64	56
J-188	341.16	200 Zone	0.00	469.63	56
J-67	342.04	200 Zone	11.43	469.64	55
J-169	342.82	200 Zone	0.00	469.65	55
J-80	344.00	200 Zone	0.00	469.65	54
J-63	345.13	200 Zone	9.00	469.64	54
J-26	346.00	200 Zone	0.00	469.66	53
J-64	346.11	200 Zone	4.61	469.65	53
J-1020	347.65	330 Zone	0.00	469.65	53
J-165	347.76	200 Zone	0.00	469.65	53
J-58	348.28	200 Zone	0.00	469.66	53
J-27	349.22	200 Zone	0.00	469.68	52
LS POC 5	351.02	200 Zone	0.00	469.64	51
J-76	351.53	200 Zone	0.00	469.67	51
J-4	351.84	200 Zone	0.00	469.64	51
J-104	352.00	200 Zone	0.00	469.64	51
LS POC 1	352.00	200 Zone	0.00	469.64	51
J-171	355.74	200 Zone	0.00	469.70	49
J-172	365.95	200 Zone	0.00	469.72	45
J-173	424.97	200 Zone	0.00	469.76	19
J-46	554.69	330 Zone	0.00	590.99	16
J-142	453.48	330 Zone	0.00	469.78	7
J-178	458.30	200 Zone	0.00	469.79	5
J-73	306.00	200 Zone	(N/A)	(N/A)	(N/A)
J-95	332.00	200 Zone	(N/A)	(N/A)	(N/A)
J-96	353.00	200 Zone	(N/A)	(N/A)	(N/A)
J-98	390.00	200 Zone	(N/A)	(N/A)	(N/A)

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Active Scenario: MDD + FF
Current Time Step: 0.000 h
FlexTable: Junction Table

Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-143	460.85	330 Zone	(N/A)	(N/A)	(N/A)
J-145	310.76	200 Zone	(N/A)	(N/A)	(N/A)
J-161	307.46	<None>	(N/A)	(N/A)	(N/A)
J-162	308.09	<None>	(N/A)	(N/A)	(N/A)
J-196	290.00	<None>	(N/A)	(N/A)	(N/A)
J-197	280.00	<None>	(N/A)	(N/A)	(N/A)
J-198	0.00	<None>	(N/A)	(N/A)	(N/A)
J-199	0.00	<None>	(N/A)	(N/A)	(N/A)
J-200	0.00	<None>	(N/A)	(N/A)	(N/A)
J-201	0.00	<None>	(N/A)	(N/A)	(N/A)
J-202	0.00	<None>	(N/A)	(N/A)	(N/A)
J-203	0.00	<None>	(N/A)	(N/A)	(N/A)

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Active Scenario: MDD + FF
Current Time Step: 0.000 h
FlexTable: Pipe Table

Label	Zone	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
P-272	330 Zone	423	12.0	PVC	130.0	272.25	0.77	0.228
P-284(2)	330 Zone	168	8.0	PVC	130.0	93.16	0.59	0.225
P-22	200 Zone	204	8.0	PVC	130.0	88.92	0.57	0.207
P-390	200 Zone	208	20.0	PVC	130.0	531.05	0.54	0.065
P-391	200 Zone	320	20.0	PVC	130.0	531.05	0.54	0.065
P-392	200 Zone	652	20.0	PVC	130.0	531.05	0.54	0.065
P-393	200 Zone	322	20.0	PVC	130.0	531.05	0.54	0.065
P-403	200 Zone	125	20.0	PVC	130.0	531.05	0.54	0.065
P-436	200 Zone	148	20.0	PVC	130.0	531.05	0.54	0.065
P-327	330 Zone	295	12.0	PVC	130.0	179.09	0.51	0.105
P-328	330 Zone	758	12.0	PVC	130.0	179.09	0.51	0.105
P-225	330 Zone	130	8.0	PVC	130.0	77.93	0.50	0.162
P-289	330 Zone	476	8.0	PVC	130.0	77.93	0.50	0.162
P-335	330 Zone	155	12.0	PVC	130.0	149.98	0.43	0.075
P-336	330 Zone	347	12.0	PVC	130.0	149.98	0.43	0.076
P-60	330 Zone	101	12.0	PVC	130.0	146.92	0.42	0.073
P-221	330 Zone	49	12.0	PVC	130.0	128.54	0.36	0.058
P-220	330 Zone	130	12.0	PVC	130.0	128.54	0.36	0.057
P-305	330 Zone	205	8.0	PVC	130.0	56.14	0.36	0.088
P-513	330 Zone	176	12.0	PVC	150.0	125.33	0.36	0.042
P-127	200 Zone	428	20.0	PVC	130.0	345.66	0.35	0.029
P-176	200 Zone	118	20.0	PVC	130.0	345.66	0.35	0.030
P-64	200 Zone	163	20.0	PVC	130.0	345.66	0.35	0.029
P-175	200 Zone	282	20.0	PVC	130.0	345.66	0.35	0.029
P-212	330 Zone	177	12.0	PVC	130.0	115.67	0.33	0.047
C-UTIL-WATR-PIPE-UPPER (Polyline)-16	330 Zone	86	8.0	PVC	130.0	50.61	0.32	0.073
C-UTIL-WATR-PIPE-UPPER (Polyline)-14	330 Zone	109	8.0	PVC	130.0	50.61	0.32	0.073
C-UTIL-WATR-PIPE-UPPER (Polyline)-13	330 Zone	213	8.0	PVC	130.0	50.61	0.32	0.073
C-UTIL-WATR-PIPE-UPPER (Polyline)-15	330 Zone	260	8.0	PVC	130.0	50.61	0.32	0.073

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Active Scenario: MDD + FF
Current Time Step: 0.000 h
FlexTable: Pipe Table

Label	Zone	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
C-UTIL-WATR-PIPE-UPPER (Polyline)-27	330 Zone	387	8.0	PVC	130.0	50.61	0.32	0.073
P-294	330 Zone	712	8.0	PVC	130.0	50.61	0.32	0.073
P-329	330 Zone	525	8.0	PVC	130.0	49.75	0.32	0.070
P-330	330 Zone	755	8.0	PVC	130.0	49.75	0.32	0.071
P-247	330 Zone	47	8.0	PVC	130.0	49.75	0.32	0.070
P-408	200 Zone	158	12.0	PVC	130.0	105.25	0.30	0.039
P-306	330 Zone	461	8.0	PVC	130.0	45.00	0.29	0.059
P-209	330 Zone	321	8.0	PVC	130.0	43.41	0.28	0.055
P-210	330 Zone	273	8.0	PVC	130.0	43.41	0.28	0.055
P-287	330 Zone	1,018	8.0	PVC	130.0	43.41	0.28	0.055
P-108	200 Zone	53	12.0	PVC	130.0	96.46	0.27	0.034
P-171	200 Zone	581	12.0	PVC	130.0	96.46	0.27	0.033
P-172	200 Zone	534	12.0	PVC	130.0	96.46	0.27	0.033
P-284(1)	330 Zone	426	12.0	PVC	130.0	93.16	0.26	0.031
P-301	330 Zone	250	8.0	PVC	130.0	40.81	0.26	0.049
P-309	200 Zone	244	8.0	PVC	130.0	39.42	0.25	0.046
P-91	200 Zone	234	8.0	PVC	130.0	39.42	0.25	0.046
P-201	200 Zone	120	8.0	PVC	130.0	39.42	0.25	0.046
P-90	200 Zone	274	8.0	PVC	130.0	39.42	0.25	0.046
P-410	200 Zone	161	8.0	PVC	130.0	38.52	0.25	0.044
P-29	200 Zone	323	10.0	PVC	130.0	57.97	0.24	0.032
P-187	200 Zone	167	20.0	PVC	130.0	231.17	0.24	0.014
P-384	200 Zone	48	20.0	PVC	130.0	231.17	0.24	0.013
P-499	200 Zone	312	20.0	PVC	130.0	231.17	0.24	0.014
P-500	200 Zone	260	20.0	PVC	130.0	231.17	0.24	0.014
P-314	200 Zone	155	20.0	PVC	130.0	231.17	0.24	0.014
P-386	200 Zone	310	8.0	PVC	130.0	36.52	0.23	0.040
P-505	200 Zone	18	8.0	PVC	130.0	36.52	0.23	0.041
P-506	200 Zone	284	8.0	PVC	130.0	36.52	0.23	0.040
P-407	200 Zone	103	12.0	PVC	130.0	81.91	0.23	0.025
P-206	200 Zone	129	12.0	PVC	130.0	81.91	0.23	0.025
P-207	200 Zone	263	12.0	PVC	130.0	81.91	0.23	0.025
P-372	200 Zone	411	12.0	PVC	130.0	81.91	0.23	0.025
P-388	200 Zone	194	8.0	PVC	130.0	34.28	0.22	0.035
P-373	200 Zone	27	20.0	Ductile Iron	110.0	206.73	0.21	0.015
P-374	200 Zone	228	20.0	Ductile Iron	110.0	206.73	0.21	0.016
P-138	200 Zone	190	8.0	PVC	130.0	33.00	0.21	0.033
P-291	330 Zone	254	8.0	PVC	130.0	32.93	0.21	0.033
P-304	330 Zone	195	8.0	PVC	130.0	32.93	0.21	0.033
P-497	200 Zone	224	20.0	PVC	130.0	185.42	0.19	0.009
P-498	200 Zone	123	20.0	PVC	130.0	185.42	0.19	0.009

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Active Scenario: MDD + FF
Current Time Step: 0.000 h
FlexTable: Pipe Table

Label	Zone	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
P-261	200 Zone	229	10.0	PVC	130.0	45.76	0.19	0.020
P-315	200 Zone	41	10.0	PVC	130.0	45.76	0.19	0.021
P-97	200 Zone	414	10.0	PVC	130.0	45.76	0.19	0.020
P-87	330 Zone	545	8.0	PVC	130.0	29.11	0.19	0.026
P-276	330 Zone	807	8.0	PVC	130.0	29.11	0.19	0.026
P-173	200 Zone	201	12.0	PVC	130.0	63.46	0.18	0.015
P-265	200 Zone	174	12.0	PVC	130.0	63.46	0.18	0.015
P-377	200 Zone	72	12.0	PVC	130.0	63.46	0.18	0.015
P-147	200 Zone	163	8.0	PVC	130.0	27.65	0.18	0.024
P-320	330 Zone	319	8.0	PVC	130.0	26.99	0.17	0.023
P-489	200 Zone	192	8.0	PVC	130.0	25.29	0.16	0.020
P-490	200 Zone	52	8.0	PVC	130.0	25.29	0.16	0.021
P-78	200 Zone	26	20.0	PVC	130.0	157.19	0.16	0.007
P-495	200 Zone	13	20.0	PVC	130.0	157.19	0.16	0.007
P-496	200 Zone	44	20.0	PVC	130.0	157.19	0.16	0.007
P-169	200 Zone	84	12.0	PVC	130.0	54.46	0.15	0.012
P-503	200 Zone	143	12.0	PVC	130.0	54.46	0.15	0.012
P-504	200 Zone	162	12.0	PVC	130.0	54.46	0.15	0.011
P-308	200 Zone	51	12.0	PVC	130.0	54.46	0.15	0.012
P-275	330 Zone	138	8.0	PVC	130.0	24.03	0.15	0.018
P-150	200 Zone	250	8.0	PVC	130.0	23.93	0.15	0.018
P-471	200 Zone	87	8.0	PVC	130.0	22.75	0.15	0.017
P-473	200 Zone	287	8.0	PVC	130.0	22.75	0.15	0.016
P-474	200 Zone	235	8.0	PVC	130.0	22.75	0.15	0.017
P-475	200 Zone	46	8.0	PVC	130.0	22.75	0.15	0.016
P-476	200 Zone	136	8.0	PVC	130.0	22.75	0.15	0.017
P-477	200 Zone	49	8.0	PVC	130.0	22.07	0.14	0.016
P-478	200 Zone	214	8.0	PVC	130.0	22.07	0.14	0.016
P-434	200 Zone	1,457	12.0	PVC	130.0	49.54	0.14	0.010
P-435	200 Zone	116	12.0	PVC	130.0	49.54	0.14	0.010
P-432	200 Zone	124	12.0	PVC	130.0	49.54	0.14	0.010
P-288	330 Zone	164	8.0	PVC	130.0	21.79	0.14	0.015
P-223	330 Zone	471	8.0	PVC	130.0	21.79	0.14	0.015
P-226	330 Zone	271	8.0	PVC	130.0	21.79	0.14	0.015
P-303	330 Zone	241	8.0	PVC	130.0	21.79	0.14	0.015
P-84	330 Zone	162	8.0	PVC	130.0	21.79	0.14	0.015
P-222	330 Zone	201	8.0	PVC	130.0	21.79	0.14	0.015
P-501	200 Zone	296	14.0	PVC	130.0	64.94	0.14	0.008
P-502	200 Zone	338	14.0	PVC	130.0	64.94	0.14	0.008
P-193	200 Zone	73	10.0	PVC	130.0	32.39	0.13	0.011
P-192	200 Zone	294	10.0	PVC	130.0	32.39	0.13	0.011
P-195	200 Zone	235	10.0	PVC	130.0	32.39	0.13	0.011
P-194	200 Zone	59	10.0	PVC	130.0	32.39	0.13	0.011
P-402	200 Zone	95	10.0	PVC	130.0	32.39	0.13	0.011
P-414	200 Zone	348	8.0	PVC	130.0	20.01	0.13	0.013

Draft Only

Active Scenario: MDD + FF
Current Time Step: 0.000 h
FlexTable: Pipe Table

Label	Zone	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
P-9	200 Zone	63	14.0	PVC	130.0	60.34	0.13	0.007
P-27	200 Zone	1,411	14.0	PVC	130.0	60.34	0.13	0.007
P-252	200 Zone	1,071	14.0	PVC	130.0	60.34	0.13	0.007
P-256	200 Zone	29	14.0	PVC	130.0	60.34	0.13	0.006
P-257	200 Zone	27	14.0	PVC	130.0	60.34	0.13	0.007
P-292	330 Zone	596	8.0	PVC	130.0	19.35	0.12	0.012
P-462	200 Zone	40	8.0	PVC	130.0	18.52	0.12	0.011
P-463	200 Zone	49	8.0	PVC	130.0	18.52	0.12	0.011
P-464	200 Zone	234	8.0	PVC	130.0	18.52	0.12	0.011
P-156	200 Zone	88	8.0	PVC	130.0	17.65	0.11	0.010
P-379	200 Zone	122	8.0	PVC	130.0	17.65	0.11	0.010
P-481	200 Zone	55	8.0	PVC	130.0	17.16	0.11	0.010
P-482	200 Zone	265	8.0	PVC	130.0	17.16	0.11	0.010
P-162	200 Zone	258	8.0	PVC	130.0	17.12	0.11	0.010
P-487	200 Zone	196	8.0	PVC	130.0	16.90	0.11	0.009
P-488	200 Zone	67	8.0	PVC	130.0	16.90	0.11	0.010
P-246	330 Zone	592	8.0	PVC	130.0	16.41	0.10	0.009
P-258	200 Zone	167	20.0	PVC	130.0	101.48	0.10	0.003
P-259	200 Zone	106	20.0	PVC	130.0	101.48	0.10	0.003
P-203	200 Zone	44	20.0	PVC	110.0	101.48	0.10	0.004
P-375	200 Zone	101	14.0	PVC	130.0	49.54	0.10	0.005
P-418	200 Zone	133	8.0	PVC	130.0	15.33	0.10	0.008
P-310	200 Zone	221	8.0	PVC	130.0	15.04	0.10	0.008
P-131	200 Zone	163	8.0	PVC	130.0	14.85	0.09	0.008
P-398	200 Zone	65	12.0	PVC	130.0	32.39	0.09	0.005
P-399	200 Zone	226	12.0	PVC	130.0	32.39	0.09	0.004
P-401	200 Zone	615	12.0	PVC	130.0	32.39	0.09	0.004
P-455	200 Zone	50	8.0	PVC	130.0	14.29	0.09	0.007
P-456	200 Zone	323	8.0	PVC	130.0	14.29	0.09	0.007
P-479	200 Zone	12	8.0	PVC	130.0	14.20	0.09	0.007
P-480	200 Zone	247	8.0	PVC	130.0	14.20	0.09	0.007
P-297	330 Zone	222	8.0	PVC	130.0	13.58	0.09	0.006
P-300	330 Zone	307	8.0	PVC	130.0	13.58	0.09	0.006
P-394	330 Zone	322	8.0	PVC	130.0	12.86	0.08	0.006
P-89	330 Zone	147	8.0	PVC	130.0	12.86	0.08	0.006
P-216	330 Zone	112	8.0	PVC	130.0	12.86	0.08	0.006
P-219	330 Zone	328	8.0	PVC	130.0	12.86	0.08	0.006
P-218	330 Zone	612	8.0	PVC	130.0	12.86	0.08	0.006
P-129	200 Zone	192	8.0	PVC	130.0	12.22	0.08	0.005
P-426	200 Zone	228	8.0	PVC	130.0	11.53	0.07	0.005
P-161	200 Zone	206	8.0	PVC	130.0	11.41	0.07	0.005
P-307	330 Zone	1,118	8.0	PVC	130.0	11.15	0.07	0.004
P-483	200 Zone	121	8.0	PVC	130.0	10.84	0.07	0.004
P-484	200 Zone	249	8.0	PVC	130.0	10.84	0.07	0.004
P-494(2)	200 Zone	113	20.0	PVC	130.0	66.49	0.07	0.001

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Active Scenario: MDD + FF
Current Time Step: 0.000 h
FlexTable: Pipe Table

Label	Zone	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
P-378	200 Zone	83	8.0	PVC	130.0	10.09	0.06	0.004
P-168	200 Zone	258	8.0	PVC	130.0	10.09	0.06	0.004
P-83	330 Zone	330	8.0	PVC	130.0	9.80	0.06	0.004
P-295	330 Zone	326	8.0	PVC	130.0	9.80	0.06	0.003
P-82	330 Zone	78	8.0	PVC	130.0	9.80	0.06	0.004
P-80	200 Zone	196	20.0	PVC	130.0	60.34	0.06	0.001
P-102	200 Zone	200	20.0	PVC	130.0	60.34	0.06	0.001
P-103	200 Zone	109	20.0	PVC	130.0	60.34	0.06	0.001
P-425	200 Zone	290	8.0	PVC	130.0	9.29	0.06	0.003
P-422	200 Zone	273	8.0	PVC	130.0	9.22	0.06	0.003
P-465	200 Zone	66	8.0	PVC	130.0	9.22	0.06	0.003
P-466	200 Zone	57	8.0	PVC	130.0	9.22	0.06	0.003
P-396	330 Zone	178	8.0	PVC	130.0	8.82	0.06	0.003
P-333	330 Zone	206	8.0	PVC	130.0	8.43	0.05	0.002
P-334	330 Zone	713	8.0	PVC	130.0	8.43	0.05	0.003
C-UTIL-WATR-PIPE-LOWER (Polyline)-4	200 Zone	65	20.0	PVC	130.0	52.69	0.05	0.001
P-491	200 Zone	17	20.0	PVC	130.0	52.69	0.05	0.000
P-493	200 Zone	290	20.0	PVC	130.0	52.69	0.05	0.001
P-494(1)	200 Zone	138	20.0	PVC	130.0	52.69	0.05	0.001
P-164	200 Zone	259	8.0	PVC	130.0	7.87	0.05	0.002
P-298	330 Zone	679	8.0	PVC	130.0	7.76	0.05	0.002
P-457	200 Zone	300	8.0	PVC	130.0	7.71	0.05	0.002
P-458	200 Zone	203	8.0	PVC	130.0	7.71	0.05	0.002
P-319	330 Zone	169	8.0	PVC	130.0	7.66	0.05	0.003
P-452	200 Zone	343	8.0	PVC	130.0	7.56	0.05	0.002
P-268	330 Zone	596	8.0	PVC	130.0	6.90	0.04	0.002
P-270	330 Zone	873	8.0	PVC	130.0	6.90	0.04	0.002
P-159	200 Zone	374	8.0	PVC	130.0	6.69	0.04	0.002
P-485	200 Zone	53	8.0	PVC	130.0	6.18	0.04	0.002
P-486	200 Zone	152	8.0	PVC	130.0	6.18	0.04	0.001
P-420	200 Zone	219	8.0	PVC	130.0	6.10	0.04	0.002
P-428	200 Zone	214	8.0	PVC	130.0	6.08	0.04	0.001
P-152	200 Zone	419	8.0	PVC	130.0	5.83	0.04	0.001
P-331	330 Zone	205	8.0	PVC	130.0	5.82	0.04	0.001
P-332	330 Zone	949	8.0	PVC	130.0	5.82	0.04	0.001
P-163	200 Zone	210	8.0	PVC	130.0	5.71	0.04	0.001
P-427	200 Zone	237	8.0	PVC	130.0	5.45	0.03	0.001
P-280	330 Zone	1,251	8.0	PVC	130.0	5.09	0.03	0.001
P-316	330 Zone	209	8.0	PVC	130.0	5.09	0.03	0.001
P-318	330 Zone	177	8.0	PVC	130.0	5.06	0.03	0.001
P-326	330 Zone	565	8.0	PVC	130.0	4.89	0.03	0.001
P-324	330 Zone	258	8.0	PVC	130.0	4.77	0.03	0.001

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Active Scenario: MDD + FF
Current Time Step: 0.000 h
FlexTable: Pipe Table

Label	Zone	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
P-167	200 Zone	146	8.0	PVC	130.0	4.72	0.03	0.001
P-411	200 Zone	161	8.0	PVC	130.0	4.32	0.03	0.001
P-215	330 Zone	208	8.0	PVC	130.0	4.04	0.03	0.001
P-278	330 Zone	198	8.0	PVC	130.0	4.04	0.03	0.001
P-395	330 Zone	285	8.0	PVC	130.0	4.04	0.03	0.001
P-459	200 Zone	266	8.0	PVC	130.0	3.72	0.02	0.001
P-460	200 Zone	100	8.0	PVC	130.0	3.72	0.02	0.001
P-182	200 Zone	110	8.0	PVC	130.0	3.72	0.02	0.001
P-165	200 Zone	206	8.0	PVC	130.0	2.97	0.02	0.000
P-81	200 Zone	203	20.0	PVC	130.0	17.69	0.02	0.000
P-322	330 Zone	176	8.0	PVC	130.0	2.72	0.02	0.000
P-323	330 Zone	562	8.0	PVC	130.0	2.60	0.02	0.000
P-262	200 Zone	66	8.0	PVC	130.0	2.24	0.01	0.000
P-263	200 Zone	63	8.0	PVC	130.0	2.24	0.01	0.000
P-387	200 Zone	44	8.0	PVC	130.0	2.24	0.01	0.001
P-430	200 Zone	97	8.0	PVC	130.0	2.07	0.01	0.000
P-453	200 Zone	381	8.0	PVC	130.0	1.87	0.01	0.000
P-454	200 Zone	95	8.0	PVC	130.0	1.87	0.01	0.000
P-469	200 Zone	127	8.0	PVC	130.0	1.72	0.01	0.000
P-470	200 Zone	111	8.0	PVC	130.0	1.72	0.01	0.000
P-317	330 Zone	526	8.0	PVC	130.0	1.32	0.01	0.000
P-467	200 Zone	101	8.0	PVC	130.0	1.12	0.01	0.000
P-468	200 Zone	385	8.0	PVC	130.0	1.12	0.01	0.000
P-429	200 Zone	136	8.0	PVC	130.0	1.12	0.01	0.000
P-431	200 Zone	216	8.0	PVC	130.0	0.95	0.01	0.000
P-325	330 Zone	207	8.0	PVC	130.0	0.12	0.00	0.000
P-282	330 Zone	676	8.0	PVC	130.0	0.00	0.00	0.000
P-269	330 Zone	209	8.0	PVC	130.0	0.00	0.00	0.000
P-359	200 Zone	265	12.0	PVC	130.0	0.00	0.00	0.000
P-358	200 Zone	18	12.0	PVC	130.0	0.00	0.00	0.000
P-364	200 Zone	680	12.0	PVC	130.0	0.00	0.00	0.000
P-363	200 Zone	642	12.0	PVC	130.0	0.00	0.00	0.000
P-397	200 Zone	205	12.0	PVC	130.0	0.00	0.00	0.000
P-61	330 Zone	65	12.0	Ductile Iron	110.0	(N/A)	(N/A)	(N/A)
(E) P-122	200 Zone	43	12.0	PVC	130.0	(N/A)	(N/A)	(N/A)
(E) P-124	200 Zone	56	48.0	Ductile Iron	110.0	(N/A)	(N/A)	(N/A)
P-135	200 Zone	1	48.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-177	200 Zone	54	8.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-180	200 Zone	700	14.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-181	200 Zone	1	48.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-228	200 Zone	1	48.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-229	200 Zone	500	10.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-343	330 Zone	62	12.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
(E) P-348	200 Zone	275	4.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-350	200 Zone	31	8.0	PVC	130.0	(N/A)	(N/A)	(N/A)

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Active Scenario: MDD + FF
Current Time Step: 0.000 h
FlexTable: Pipe Table

Label	Zone	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
P-351	200 Zone	33	8.0	PVC	130.0	(N/A)	(N/A)	(N/A)
(E) P-367	200 Zone	51	10.0	PVC	130.0	(N/A)	(N/A)	(N/A)
(E) P-369	200 Zone	53	10.0	PVC	130.0	(N/A)	(N/A)	(N/A)
(E) P-370	200 Zone	187	10.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-437	200 Zone	1,175	10.0	ACP	138.0	(N/A)	(N/A)	(N/A)
P-438	200 Zone	2,558	10.0	ACP	138.0	(N/A)	(N/A)	(N/A)
P-440	<None>	17	10.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-441	<None>	72	10.0	ACP	138.0	(N/A)	(N/A)	(N/A)
P-442	<None>	13	10.0	ACP	138.0	(N/A)	(N/A)	(N/A)
P-443	<None>	1,524	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-444	<None>	72	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-445	<None>	714	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-447	<None>	309	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-448	<None>	46	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-449	<None>	718	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-450	<None>	224	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-451	<None>	308	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-508	330 Zone	271	16.0	Ductile Iron	110.0	(N/A)	(N/A)	(N/A)
P-512	200 Zone	1,376	10.0	PVC	150.0	(N/A)	(N/A)	(N/A)
P-510(1)	200 Zone	35	14.0	PVC	150.0	(N/A)	(N/A)	(N/A)
P-510(2)	200 Zone	36	14.0	PVC	150.0	(N/A)	(N/A)	(N/A)
P-178(1)	200 Zone	39	8.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-178(2)	200 Zone	61	8.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-345(1)	330 Zone	20	12.0	Ductile Iron	110.0	(N/A)	(N/A)	(N/A)
P-345(2)	330 Zone	44	12.0	Ductile Iron	110.0	(N/A)	(N/A)	(N/A)
P-346(1)	330 Zone	34	12.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-346(2)	330 Zone	44	12.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-516	200 Zone	20	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-517(1)	<None>	10,000	12.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)

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Active Scenario: PHD - Wells On
Current Time Step: 0.000 h
FlexTable: Junction Table

Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-42	344.00	330 Zone	0.00	612.25	116
J-37	346.00	330 Zone	0.00	612.20	115
J-120	346.26	330 Zone	0.00	611.91	115
J-174	347.43	330 Zone	0.00	612.25	115
J-41	348.52	330 Zone	0.00	612.23	114
J-56	348.94	330 Zone	0.00	611.89	114
J-52	349.45	330 Zone	0.00	612.25	114
J-127	351.10	330 Zone	0.00	611.85	113
J-40	352.00	330 Zone	0.00	611.86	112
J-116	352.81	330 Zone	0.00	612.26	112
J-133	353.47	330 Zone	0.00	612.26	112
J-54	357.16	330 Zone	131.00	611.77	110
J-97	358.72	330 Zone	105.00	612.25	110
J-117	359.05	330 Zone	0.00	612.26	110
J-115	360.00	330 Zone	0.00	612.26	109
J-126	359.75	330 Zone	0.00	611.84	109
J-121	361.37	330 Zone	0.00	611.79	108
J-32	362.22	330 Zone	0.00	612.04	108
J-136	362.49	330 Zone	0.00	612.26	108
J-134	363.43	330 Zone	0.00	612.26	108
J-31	363.44	330 Zone	0.00	611.99	108
J-55	363.77	330 Zone	0.00	611.82	107
J-30	365.62	330 Zone	0.00	611.97	107
J-124	365.61	330 Zone	0.00	611.79	107
J-33	366.92	330 Zone	0.00	612.07	106
J-34	368.65	330 Zone	0.00	612.11	105
J-138	370.57	330 Zone	0.00	612.29	105
J-137	370.68	330 Zone	0.00	612.26	105
J-175	307.68	200 Zone	0.00	545.17	103
J-135	375.51	330 Zone	26.00	612.26	102
J-177	309.77	200 Zone	0.00	545.21	102
LS POC 4	310.56	200 Zone	0.00	545.32	102
J-144	310.51	200 Zone	0.00	545.17	102
J-18	312.00	200 Zone	0.00	545.21	101
J-163	312.83	200 Zone	205.74	545.17	101
J-160	312.96	200 Zone	0.00	545.17	100
J-125	379.91	330 Zone	82.73	611.78	100
J-122	380.27	330 Zone	0.00	611.79	100
J-157	314.00	200 Zone	0.00	545.32	100
J-159	314.00	200 Zone	0.00	545.24	100
J-111	383.96	330 Zone	21.01	612.25	99
J- 4	317.44	200 Zone	0.00	545.21	99
J-180	317.57	200 Zone	42.01	545.29	99
J-23	317.55	200 Zone	42.01	545.21	98
J-170	317.69	200 Zone	0.00	545.20	98
J-16	318.60	200 Zone	136.70	545.12	98

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Active Scenario: PHD - Wells On
Current Time Step: 0.000 h
FlexTable: Junction Table

Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-19	318.99	200 Zone	0.00	545.32	98
J-153	319.23	200 Zone	0.00	545.32	98
J-10	320.00	200 Zone	0.00	545.38	98
J-9	320.07	200 Zone	62.99	545.38	97
J-79	319.90	200 Zone	0.00	545.21	97
LS POC 2	320.22	200 Zone	0.00	545.33	97
J-24	320.96	200 Zone	0.00	545.23	97
J-123	387.58	330 Zone	0.00	611.82	97
J-129	321.42	200 Zone	140.45	545.40	97
J-207	321.92	200 Zone	24.84	545.35	97
J-204	321.96	200 Zone	0.00	545.32	97
J-12	322.00	200 Zone	62.99	545.34	97
J-20	322.00	200 Zone	0.00	545.32	97
J-35	388.53	330 Zone	17.63	611.81	97
J-152	322.06	200 Zone	0.00	545.32	97
J-91	322.00	200 Zone	0.00	545.21	97
J-164	322.22	200 Zone	0.00	545.32	97
J-151	322.28	200 Zone	0.00	545.32	96
J-49	322.76	200 Zone	0.00	545.21	96
J-77	322.78	200 Zone	0.00	545.22	96
J-21	323.20	200 Zone	50.81	545.32	96
J-78	323.12	200 Zone	21.41	545.21	96
J-94	323.14	200 Zone	9.67	545.21	96
J-92	323.32	200 Zone	9.23	545.21	96
J-36	389.99	330 Zone	0.00	611.81	96
J-66	323.80	200 Zone	0.00	545.45	96
J-2	324.00	200 Zone	0.00	545.51	96
J-13	324.00	200 Zone	0.00	545.46	96
J-182	324.57	200 Zone	0.00	545.22	95
J-166	325.39	200 Zone	0.00	545.21	95
J-17	326.20	200 Zone	0.00	545.17	95
J-90	326.43	200 Zone	12.69	545.21	95
J-87	326.58	200 Zone	0.00	545.22	95
J-93	327.07	200 Zone	0.00	545.21	94
J-48	327.68	200 Zone	0.00	545.21	94
J-88	328.66	200 Zone	9.23	545.21	94
J-189	328.80	200 Zone	0.00	545.22	94
LS POC 3	329.75	200 Zone	0.00	545.31	93
J-132	329.81	200 Zone	0.00	545.31	93
J-89	330.00	200 Zone	0.00	545.21	93
J-50	397.63	330 Zone	0.00	612.28	93
J-190	331.52	200 Zone	9.23	545.22	92
J-95	332.00	200 Zone	0.00	545.22	92
J-191	332.39	200 Zone	0.00	545.22	92
J-47	333.22	200 Zone	4.62	545.22	92
J-128	333.30	200 Zone	0.00	545.21	92

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Active Scenario: PHD - Wells On
Current Time Step: 0.000 h
FlexTable: Junction Table

Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-85	333.62	200 Zone	0.00	545.22	92
J-83	333.67	200 Zone	31.32	545.22	92
J-183	333.67	200 Zone	12.18	545.22	92
J-186	334.68	200 Zone	0.00	545.22	91
J-6	335.21	200 Zone	0.00	545.22	91
J-68	335.47	200 Zone	0.00	545.23	91
J-86	335.46	200 Zone	13.85	545.22	91
J-38	402.82	330 Zone	0.00	612.32	91
J-185	336.00	200 Zone	8.83	545.22	91
J-167	336.50	200 Zone	0.00	545.22	90
J-53	403.67	330 Zone	0.00	612.32	90
J-44	337.86	200 Zone	0.00	545.23	90
J-84	339.22	200 Zone	0.00	545.23	89
J-51	406.92	330 Zone	0.00	612.37	89
J-25	340.41	200 Zone	0.00	545.24	89
J-181	340.56	200 Zone	0.00	545.23	89
J-188	341.16	200 Zone	0.00	545.22	88
J-67	342.04	200 Zone	20.57	545.22	88
J-169	342.82	200 Zone	0.00	545.31	88
J-80	344.00	200 Zone	0.00	545.23	87
J-63	345.13	200 Zone	16.20	545.22	87
J-26	346.00	200 Zone	0.00	545.31	86
J-64	346.11	200 Zone	8.29	545.35	86
J-1020	347.65	330 Zone	0.00	545.31	86
J-165	347.76	200 Zone	0.00	545.31	85
J-58	348.28	200 Zone	0.00	545.31	85
J-27	349.22	200 Zone	0.00	545.30	85
LS POC 5	351.02	200 Zone	0.00	545.23	84
J-76	351.53	200 Zone	0.00	545.31	84
J-4	351.84	200 Zone	0.00	545.42	84
LS POC 1	352.00	200 Zone	0.00	545.42	84
J-104	352.00	200 Zone	0.00	545.42	84
J-96	353.00	200 Zone	0.00	545.57	83
J-171	355.74	200 Zone	0.00	545.30	82
J-172	365.95	200 Zone	0.00	545.30	78
J-112	440.00	330 Zone	0.00	612.26	75
J-103	448.96	330 Zone	106.68	612.26	71
J-119	453.12	330 Zone	0.00	612.54	69
J-98	390.00	200 Zone	0.00	549.35	69
J-113	455.00	330 Zone	0.00	612.69	68
J-143	460.85	330 Zone	0.00	612.65	66
J-205	460.90	330 Zone	0.00	612.65	66
J-173	424.97	200 Zone	0.00	545.30	52
J-142	453.48	330 Zone	0.00	545.30	40
J-178	458.30	200 Zone	0.00	545.30	38
J-46	554.69	330 Zone	0.00	612.98	25

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Active Scenario: PHD - Wells On
Current Time Step: 0.000 h
FlexTable: Junction Table

Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-73	306.00	200 Zone	(N/A)	(N/A)	(N/A)
J-145	310.76	200 Zone	(N/A)	(N/A)	(N/A)
J-161	307.46	<None>	(N/A)	(N/A)	(N/A)
J-162	308.09	<None>	(N/A)	(N/A)	(N/A)
J-196	290.00	<None>	(N/A)	(N/A)	(N/A)
J-197	280.00	<None>	(N/A)	(N/A)	(N/A)
J-198	0.00	<None>	(N/A)	(N/A)	(N/A)
J-199	0.00	<None>	(N/A)	(N/A)	(N/A)
J-200	0.00	<None>	(N/A)	(N/A)	(N/A)
J-201	0.00	<None>	(N/A)	(N/A)	(N/A)
J-202	0.00	<None>	(N/A)	(N/A)	(N/A)
J-203	0.00	<None>	(N/A)	(N/A)	(N/A)

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Active Scenario: PHD - Wells On
Current Time Step: 0.000 h
FlexTable: Pipe Table

Label	Zone	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
P-229	200 Zone	500	10.0	PVC	130.0	746.14	3.05	3.582
P-512	200 Zone	1,376	10.0	PVC	150.0	746.14	3.05	2.748
P-510(2)	200 Zone	36	14.0	PVC	150.0	955.89	1.99	0.844
P-510(1)	200 Zone	35	14.0	PVC	150.0	955.89	1.99	0.844
P-9	200 Zone	63	14.0	PVC	130.0	754.34	1.57	0.710
P-272	330 Zone	423	12.0	PVC	130.0	490.05	1.39	0.676
P-284(2)	330 Zone	168	8.0	PVC	130.0	167.68	1.07	0.669
P-327	330 Zone	295	12.0	PVC	130.0	322.37	0.91	0.312
P-328	330 Zone	758	12.0	PVC	130.0	322.37	0.91	0.311
P-225	330 Zone	130	8.0	PVC	130.0	140.27	0.90	0.481
P-289	330 Zone	476	8.0	PVC	130.0	140.27	0.90	0.481
P-80	200 Zone	196	20.0	PVC	130.0	754.34	0.77	0.125
P-102	200 Zone	200	20.0	PVC	130.0	754.34	0.77	0.125
P-103	200 Zone	109	20.0	PVC	130.0	754.34	0.77	0.125
P-335	330 Zone	155	12.0	PVC	130.0	269.96	0.77	0.224
P-336	330 Zone	347	12.0	PVC	130.0	269.96	0.77	0.224
P-60	330 Zone	101	12.0	PVC	130.0	264.46	0.75	0.216
P-22	200 Zone	204	8.0	PVC	130.0	110.72	0.71	0.310
P-408	200 Zone	158	12.0	PVC	130.0	247.75	0.70	0.192
P-221	330 Zone	49	12.0	PVC	130.0	231.36	0.66	0.168
P-220	330 Zone	130	12.0	PVC	130.0	231.36	0.66	0.168
P-305	330 Zone	205	8.0	PVC	130.0	101.06	0.65	0.262
P-513	330 Zone	176	12.0	PVC	150.0	225.59	0.64	0.123
P-81	200 Zone	203	20.0	PVC	130.0	613.89	0.63	0.085
P-212	330 Zone	177	12.0	PVC	130.0	208.21	0.59	0.139
P-407	200 Zone	103	12.0	PVC	130.0	205.74	0.58	0.135
P-206	200 Zone	129	12.0	PVC	130.0	205.74	0.58	0.136
P-207	200 Zone	263	12.0	PVC	130.0	205.74	0.58	0.136
P-372	200 Zone	411	12.0	PVC	130.0	205.74	0.58	0.136
C-UTIL-WATR-PIPE-UPPER (Polyline)-16	330 Zone	86	8.0	PVC	130.0	91.09	0.58	0.216
C-UTIL-WATR-PIPE-UPPER (Polyline)-14	330 Zone	109	8.0	PVC	130.0	91.09	0.58	0.216
C-UTIL-WATR-PIPE-UPPER (Polyline)-13	330 Zone	213	8.0	PVC	130.0	91.09	0.58	0.216

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Active Scenario: PHD - Wells On
Current Time Step: 0.000 h
FlexTable: Pipe Table

Label	Zone	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
C-UTIL-WATR-PIPE-UPPER (Polyline)-15	330 Zone	260	8.0	PVC	130.0	91.09	0.58	0.216
C-UTIL-WATR-PIPE-UPPER (Polyline)-27	330 Zone	387	8.0	PVC	130.0	91.09	0.58	0.216
P-294	330 Zone	712	8.0	PVC	130.0	91.09	0.58	0.216
P-247	330 Zone	47	8.0	PVC	130.0	89.55	0.57	0.210
P-329	330 Zone	525	8.0	PVC	130.0	89.55	0.57	0.209
P-330	330 Zone	755	8.0	PVC	130.0	89.55	0.57	0.209
C-UTIL-WATR-PIPE-LOWER (Polyline)-4	200 Zone	65	20.0	PVC	130.0	550.90	0.56	0.070
P-491	200 Zone	17	20.0	PVC	130.0	550.90	0.56	0.071
P-493	200 Zone	290	20.0	PVC	130.0	550.90	0.56	0.070
P-494(1)	200 Zone	138	20.0	PVC	130.0	550.90	0.56	0.070
P-494(2)	200 Zone	113	20.0	PVC	130.0	526.06	0.54	0.064
P-306	330 Zone	461	8.0	PVC	130.0	80.99	0.52	0.174
P-209	330 Zone	321	8.0	PVC	130.0	78.13	0.50	0.163
P-210	330 Zone	273	8.0	PVC	130.0	78.13	0.50	0.162
P-287	330 Zone	1,018	8.0	PVC	130.0	78.13	0.50	0.163
P-261	200 Zone	229	10.0	PVC	130.0	119.91	0.49	0.121
P-315	200 Zone	41	10.0	PVC	130.0	119.91	0.49	0.120
P-97	200 Zone	414	10.0	PVC	130.0	119.91	0.49	0.121
P-284(1)	330 Zone	426	12.0	PVC	130.0	167.68	0.48	0.093
P-203	200 Zone	44	20.0	PVC	110.0	463.07	0.47	0.069
P-258	200 Zone	167	20.0	PVC	130.0	463.07	0.47	0.050
P-259	200 Zone	106	20.0	PVC	130.0	463.07	0.47	0.051
P-301	330 Zone	250	8.0	PVC	130.0	73.46	0.47	0.145
P-386	200 Zone	310	8.0	PVC	130.0	72.73	0.46	0.142
P-505	200 Zone	18	8.0	PVC	130.0	72.73	0.46	0.142
P-506	200 Zone	284	8.0	PVC	130.0	72.73	0.46	0.142
P-180	200 Zone	700	14.0	PVC	130.0	209.75	0.44	0.066
P-27	200 Zone	1,411	14.0	PVC	130.0	201.55	0.42	0.062
P-252	200 Zone	1,071	14.0	PVC	130.0	201.55	0.42	0.062
P-256	200 Zone	29	14.0	PVC	130.0	201.55	0.42	0.061
P-257	200 Zone	27	14.0	PVC	130.0	201.55	0.42	0.063
P-309	200 Zone	244	8.0	PVC	130.0	63.97	0.41	0.112
P-91	200 Zone	234	8.0	PVC	130.0	63.97	0.41	0.112
P-201	200 Zone	120	8.0	PVC	130.0	63.97	0.41	0.112
P-90	200 Zone	274	8.0	PVC	130.0	63.97	0.41	0.112

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Active Scenario: PHD - Wells On
Current Time Step: 0.000 h
FlexTable: Pipe Table

Label	Zone	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
P-501	200 Zone	296	14.0	PVC	130.0	193.26	0.40	0.057
P-502	200 Zone	338	14.0	PVC	130.0	193.26	0.40	0.057
P-291	330 Zone	254	8.0	PVC	130.0	59.28	0.38	0.098
P-304	330 Zone	195	8.0	PVC	130.0	59.28	0.38	0.098
P-108	200 Zone	53	12.0	PVC	130.0	127.12	0.36	0.056
P-171	200 Zone	581	12.0	PVC	130.0	127.12	0.36	0.056
P-172	200 Zone	534	12.0	PVC	130.0	127.12	0.36	0.056
P-29	200 Zone	323	10.0	PVC	130.0	82.69	0.34	0.061
P-87	330 Zone	545	8.0	PVC	130.0	52.41	0.33	0.078
P-276	330 Zone	807	8.0	PVC	130.0	52.41	0.33	0.078
P-320	330 Zone	319	8.0	PVC	130.0	48.58	0.31	0.068
P-147	200 Zone	163	8.0	PVC	130.0	44.25	0.28	0.057
P-410	200 Zone	161	8.0	PVC	130.0	44.05	0.28	0.056
P-275	330 Zone	138	8.0	PVC	130.0	43.25	0.28	0.054
P-131	200 Zone	163	8.0	PVC	130.0	42.13	0.27	0.052
P-262	200 Zone	66	8.0	PVC	130.0	40.68	0.26	0.048
P-263	200 Zone	63	8.0	PVC	130.0	40.68	0.26	0.049
P-387	200 Zone	44	8.0	PVC	130.0	40.68	0.26	0.049
P-138	200 Zone	190	8.0	PVC	130.0	40.10	0.26	0.047
P-303	330 Zone	241	8.0	PVC	130.0	39.22	0.25	0.045
P-84	330 Zone	162	8.0	PVC	130.0	39.22	0.25	0.045
P-222	330 Zone	201	8.0	PVC	130.0	39.22	0.25	0.046
P-223	330 Zone	471	8.0	PVC	130.0	39.22	0.25	0.045
P-226	330 Zone	271	8.0	PVC	130.0	39.22	0.25	0.045
P-288	330 Zone	164	8.0	PVC	130.0	39.22	0.25	0.045
P-173	200 Zone	201	12.0	PVC	130.0	87.01	0.25	0.028
P-265	200 Zone	174	12.0	PVC	130.0	87.01	0.25	0.027
P-377	200 Zone	72	12.0	PVC	130.0	87.01	0.25	0.028
P-64	200 Zone	163	20.0	PVC	130.0	237.84	0.24	0.015
P-175	200 Zone	282	20.0	PVC	130.0	237.84	0.24	0.015
P-127	200 Zone	428	20.0	PVC	130.0	237.84	0.24	0.015
P-176	200 Zone	118	20.0	PVC	130.0	237.84	0.24	0.015
P-129	200 Zone	192	8.0	PVC	130.0	37.22	0.24	0.041
P-292	330 Zone	596	8.0	PVC	130.0	34.83	0.22	0.036
P-373	200 Zone	27	20.0	Ductile Iron	110.0	215.31	0.22	0.016
P-374	200 Zone	228	20.0	Ductile Iron	110.0	215.31	0.22	0.017
P-388	200 Zone	194	8.0	PVC	130.0	32.05	0.20	0.031
P-489	200 Zone	192	8.0	PVC	130.0	31.99	0.20	0.031
P-490	200 Zone	52	8.0	PVC	130.0	31.99	0.20	0.032
P-150	200 Zone	250	8.0	PVC	130.0	31.78	0.20	0.031
P-503	200 Zone	143	12.0	PVC	130.0	70.81	0.20	0.019
P-504	200 Zone	162	12.0	PVC	130.0	70.81	0.20	0.019
P-169	200 Zone	84	12.0	PVC	130.0	70.81	0.20	0.019
P-308	200 Zone	51	12.0	PVC	130.0	70.81	0.20	0.019
P-78	200 Zone	26	20.0	PVC	130.0	195.50	0.20	0.012

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Active Scenario: PHD - Wells On
Current Time Step: 0.000 h
FlexTable: Pipe Table

Label	Zone	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
P-495	200 Zone	13	20.0	PVC	130.0	195.50	0.20	0.009
P-496	200 Zone	44	20.0	PVC	130.0	195.50	0.20	0.010
P-246	330 Zone	592	8.0	PVC	130.0	29.55	0.19	0.027
P-300	330 Zone	307	8.0	PVC	130.0	24.45	0.16	0.019
P-297	330 Zone	222	8.0	PVC	130.0	24.45	0.16	0.019
P-481	200 Zone	55	8.0	PVC	130.0	23.63	0.15	0.018
P-482	200 Zone	265	8.0	PVC	130.0	23.63	0.15	0.018
P-218	330 Zone	612	8.0	PVC	130.0	23.16	0.15	0.017
P-219	330 Zone	328	8.0	PVC	130.0	23.16	0.15	0.017
P-394	330 Zone	322	8.0	PVC	130.0	23.16	0.15	0.017
P-89	330 Zone	147	8.0	PVC	130.0	23.16	0.15	0.017
P-216	330 Zone	112	8.0	PVC	130.0	23.16	0.15	0.017
P-497	200 Zone	224	20.0	PVC	130.0	144.69	0.15	0.006
P-498	200 Zone	123	20.0	PVC	130.0	144.69	0.15	0.006
P-487	200 Zone	196	8.0	PVC	130.0	23.07	0.15	0.017
P-488	200 Zone	67	8.0	PVC	130.0	23.07	0.15	0.017
P-414	200 Zone	348	8.0	PVC	130.0	22.61	0.14	0.016
P-471	200 Zone	87	8.0	PVC	130.0	22.43	0.14	0.016
P-473	200 Zone	287	8.0	PVC	130.0	22.43	0.14	0.016
P-474	200 Zone	235	8.0	PVC	130.0	22.43	0.14	0.016
P-475	200 Zone	46	8.0	PVC	130.0	22.43	0.14	0.016
P-476	200 Zone	136	8.0	PVC	130.0	22.43	0.14	0.016
P-477	200 Zone	49	8.0	PVC	130.0	22.24	0.14	0.016
P-478	200 Zone	214	8.0	PVC	130.0	22.24	0.14	0.016
P-462	200 Zone	40	8.0	PVC	130.0	21.44	0.14	0.014
P-463	200 Zone	49	8.0	PVC	130.0	21.44	0.14	0.015
P-464	200 Zone	234	8.0	PVC	130.0	21.44	0.14	0.015
P-228	200 Zone	1	48.0	PVC	130.0	746.14	0.13	0.000
P-307	330 Zone	1,118	8.0	PVC	130.0	20.06	0.13	0.013
P-164	200 Zone	259	8.0	PVC	130.0	19.33	0.12	0.012
P-418	200 Zone	133	8.0	PVC	130.0	18.17	0.12	0.011
P-82	330 Zone	78	8.0	PVC	130.0	17.63	0.11	0.010
P-83	330 Zone	330	8.0	PVC	130.0	17.63	0.11	0.010
P-295	330 Zone	326	8.0	PVC	130.0	17.63	0.11	0.010
P-411	200 Zone	161	8.0	PVC	130.0	17.51	0.11	0.010
P-156	200 Zone	88	8.0	PVC	130.0	17.40	0.11	0.010
P-379	200 Zone	122	8.0	PVC	130.0	17.40	0.11	0.010
P-396	330 Zone	178	8.0	PVC	130.0	15.88	0.10	0.009
P-333	330 Zone	206	8.0	PVC	130.0	15.18	0.10	0.008
P-334	330 Zone	713	8.0	PVC	130.0	15.18	0.10	0.008
P-298	330 Zone	679	8.0	PVC	130.0	13.96	0.09	0.007
P-319	330 Zone	169	8.0	PVC	130.0	13.79	0.09	0.006
P-430	200 Zone	97	8.0	PVC	130.0	13.15	0.08	0.006
P-428	200 Zone	214	8.0	PVC	130.0	13.03	0.08	0.006
P-455	200 Zone	50	8.0	PVC	130.0	12.51	0.08	0.006

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Active Scenario: PHD - Wells On
Current Time Step: 0.000 h
FlexTable: Pipe Table

Label	Zone	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
P-456	200 Zone	323	8.0	PVC	130.0	12.51	0.08	0.005
P-459	200 Zone	266	8.0	PVC	130.0	12.46	0.08	0.006
P-460	200 Zone	100	8.0	PVC	130.0	12.46	0.08	0.006
P-182	200 Zone	110	8.0	PVC	130.0	12.46	0.08	0.005
P-268	330 Zone	596	8.0	PVC	130.0	12.42	0.08	0.005
P-270	330 Zone	873	8.0	PVC	130.0	12.42	0.08	0.005
P-483	200 Zone	121	8.0	PVC	130.0	12.01	0.08	0.005
P-484	200 Zone	249	8.0	PVC	130.0	12.01	0.08	0.005
P-422	200 Zone	273	8.0	PVC	130.0	10.76	0.07	0.004
P-465	200 Zone	66	8.0	PVC	130.0	10.76	0.07	0.005
P-466	200 Zone	57	8.0	PVC	130.0	10.76	0.07	0.003
P-425	200 Zone	290	8.0	PVC	130.0	10.68	0.07	0.004
P-485	200 Zone	53	8.0	PVC	130.0	10.59	0.07	0.003
P-486	200 Zone	152	8.0	PVC	130.0	10.59	0.07	0.004
P-331	330 Zone	205	8.0	PVC	130.0	10.48	0.07	0.004
P-332	330 Zone	949	8.0	PVC	130.0	10.48	0.07	0.004
P-378	200 Zone	83	8.0	PVC	130.0	9.81	0.06	0.004
P-168	200 Zone	258	8.0	PVC	130.0	9.81	0.06	0.004
P-453	200 Zone	381	8.0	PVC	130.0	9.54	0.06	0.003
P-454	200 Zone	95	8.0	PVC	130.0	9.54	0.06	0.003
P-429	200 Zone	136	8.0	PVC	130.0	9.35	0.06	0.003
P-467	200 Zone	101	8.0	PVC	130.0	9.35	0.06	0.003
P-468	200 Zone	385	8.0	PVC	130.0	9.35	0.06	0.003
P-280	330 Zone	1,251	8.0	PVC	130.0	9.16	0.06	0.003
P-316	330 Zone	209	8.0	PVC	130.0	9.16	0.06	0.003
P-318	330 Zone	177	8.0	PVC	130.0	9.10	0.06	0.003
P-432	200 Zone	124	12.0	PVC	130.0	19.81	0.06	0.002
P-434	200 Zone	1,457	12.0	PVC	130.0	19.81	0.06	0.002
P-435	200 Zone	116	12.0	PVC	130.0	19.81	0.06	0.002
P-326	330 Zone	565	8.0	PVC	130.0	8.80	0.06	0.003
P-324	330 Zone	258	8.0	PVC	130.0	8.58	0.05	0.003
P-162	200 Zone	258	8.0	PVC	130.0	8.41	0.05	0.003
P-427	200 Zone	237	8.0	PVC	130.0	8.16	0.05	0.002
P-457	200 Zone	300	8.0	PVC	130.0	8.11	0.05	0.002
P-458	200 Zone	203	8.0	PVC	130.0	8.11	0.05	0.002
P-452	200 Zone	343	8.0	PVC	130.0	7.59	0.05	0.002
P-420	200 Zone	219	8.0	PVC	130.0	7.41	0.05	0.002
P-165	200 Zone	206	8.0	PVC	130.0	7.32	0.05	0.002
P-215	330 Zone	208	8.0	PVC	130.0	7.27	0.05	0.002
P-278	330 Zone	198	8.0	PVC	130.0	7.27	0.05	0.002
P-395	330 Zone	285	8.0	PVC	130.0	7.27	0.05	0.002
P-310	200 Zone	221	8.0	PVC	130.0	6.84	0.04	0.002
P-375	200 Zone	101	14.0	PVC	130.0	19.81	0.04	0.001
P-181	200 Zone	1	48.0	PVC	130.0	209.75	0.04	0.000
P-161	200 Zone	206	8.0	PVC	130.0	5.64	0.04	0.001

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Active Scenario: PHD - Wells On
Current Time Step: 0.000 h
FlexTable: Pipe Table

Label	Zone	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
P-469	200 Zone	127	8.0	PVC	130.0	5.56	0.04	0.001
P-470	200 Zone	111	8.0	PVC	130.0	5.56	0.04	0.001
P-159	200 Zone	374	8.0	PVC	130.0	5.49	0.04	0.001
P-322	330 Zone	176	8.0	PVC	130.0	4.90	0.03	0.001
P-426	200 Zone	228	8.0	PVC	130.0	4.88	0.03	0.001
P-323	330 Zone	562	8.0	PVC	130.0	4.69	0.03	0.001
P-152	200 Zone	419	8.0	PVC	130.0	4.31	0.03	0.001
P-314	200 Zone	155	20.0	PVC	130.0	24.78	0.03	0.000
P-384	200 Zone	48	20.0	PVC	130.0	24.78	0.03	0.000
P-499	200 Zone	312	20.0	PVC	130.0	24.78	0.03	0.000
P-500	200 Zone	260	20.0	PVC	130.0	24.78	0.03	0.000
P-187	200 Zone	167	20.0	PVC	130.0	24.78	0.03	0.000
P-431	200 Zone	216	8.0	PVC	130.0	3.80	0.02	0.001
P-479	200 Zone	12	8.0	PVC	130.0	2.91	0.02	0.000
P-480	200 Zone	247	8.0	PVC	130.0	2.91	0.02	0.000
P-163	200 Zone	210	8.0	PVC	130.0	2.78	0.02	0.000
P-317	330 Zone	526	8.0	PVC	130.0	2.37	0.02	0.000
P-325	330 Zone	207	8.0	PVC	130.0	0.21	0.00	0.000
P-167	200 Zone	146	8.0	PVC	130.0	0.15	0.00	0.000
P-177	200 Zone	54	8.0	PVC	130.0	0.00	0.00	0.000
P-282	330 Zone	676	8.0	PVC	130.0	0.00	0.00	0.000
P-346(2)	330 Zone	44	12.0	Ductile Iron	130.0	0.00	0.00	0.000
P-508	330 Zone	271	16.0	Ductile Iron	110.0	0.00	0.00	0.000
P-193	200 Zone	73	10.0	PVC	130.0	0.00	0.00	0.000
P-192	200 Zone	294	10.0	PVC	130.0	0.00	0.00	0.000
P-195	200 Zone	235	10.0	PVC	130.0	0.00	0.00	0.000
P-194	200 Zone	59	10.0	PVC	130.0	0.00	0.00	0.000
P-358	200 Zone	18	12.0	PVC	130.0	0.00	0.00	0.000
P-359	200 Zone	265	12.0	PVC	130.0	0.00	0.00	0.000
P-363	200 Zone	642	12.0	PVC	130.0	0.00	0.00	0.000
P-364	200 Zone	680	12.0	PVC	130.0	0.00	0.00	0.000
P-399	200 Zone	226	12.0	PVC	130.0	0.00	0.00	0.000
P-391	200 Zone	320	20.0	PVC	130.0	0.00	0.00	0.000
P-390	200 Zone	208	20.0	PVC	130.0	0.00	0.00	0.000
P-398	200 Zone	65	12.0	PVC	130.0	0.00	0.00	0.000
P-346(1)	330 Zone	34	12.0	Ductile Iron	130.0	0.00	0.00	0.000
P-436	200 Zone	148	20.0	PVC	130.0	0.00	0.00	0.000
P-345(1)	330 Zone	20	12.0	Ductile Iron	110.0	0.00	0.00	0.000
P-345(2)	330 Zone	44	12.0	Ductile Iron	110.0	0.00	0.00	0.000
P-392	200 Zone	652	20.0	PVC	130.0	0.00	0.00	0.000
P-178(1)	200 Zone	39	8.0	PVC	130.0	0.00	0.00	0.000
P-397	200 Zone	205	12.0	PVC	130.0	0.00	0.00	0.000
P-393	200 Zone	322	20.0	PVC	130.0	0.00	0.00	0.000
P-402	200 Zone	95	10.0	PVC	130.0	0.00	0.00	0.000
P-61	330 Zone	65	12.0	Ductile Iron	110.0	0.00	0.00	0.000

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Active Scenario: PHD - Wells On
Current Time Step: 0.000 h
FlexTable: Pipe Table

Label	Zone	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
P-269	330 Zone	209	8.0	PVC	130.0	0.00	0.00	0.000
P-135	200 Zone	1	48.0	PVC	130.0	0.00	0.00	0.000
P-343	330 Zone	62	12.0	Ductile Iron	130.0	0.00	0.00	0.000
P-403	200 Zone	125	20.0	PVC	130.0	0.00	0.00	0.000
P-178(2)	200 Zone	61	8.0	PVC	130.0	0.00	0.00	0.000
(E) P-122	200 Zone	43	12.0	PVC	130.0	(N/A)	(N/A)	(N/A)
(E) P-124	200 Zone	56	48.0	Ductile Iron	110.0	(N/A)	(N/A)	(N/A)
(E) P-348	200 Zone	275	4.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-350	200 Zone	31	8.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-351	200 Zone	33	8.0	PVC	130.0	(N/A)	(N/A)	(N/A)
(E) P-367	200 Zone	51	10.0	PVC	130.0	(N/A)	(N/A)	(N/A)
(E) P-369	200 Zone	53	10.0	PVC	130.0	(N/A)	(N/A)	(N/A)
(E) P-370	200 Zone	187	10.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-401	200 Zone	615	12.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-437	200 Zone	1,175	10.0	ACP	138.0	(N/A)	(N/A)	(N/A)
P-438	200 Zone	2,558	10.0	ACP	138.0	(N/A)	(N/A)	(N/A)
P-440	<None>	17	10.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-441	<None>	72	10.0	ACP	138.0	(N/A)	(N/A)	(N/A)
P-442	<None>	13	10.0	ACP	138.0	(N/A)	(N/A)	(N/A)
P-443	<None>	1,524	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-444	<None>	72	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-445	<None>	714	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-447	<None>	309	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-448	<None>	46	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-449	<None>	718	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-450	<None>	224	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-451	<None>	308	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-516	200 Zone	20	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-517(1)	<None>	10,000	12.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)

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Active Scenario: PHD - Wells Off
Current Time Step: 0.000 h
FlexTable: Junction Table

Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-42	344.00	330 Zone	0.00	592.45	107
J-37	346.00	330 Zone	0.00	592.40	107
J-120	346.26	330 Zone	0.00	592.11	106
J-174	347.43	330 Zone	0.00	592.45	106
J-41	348.52	330 Zone	0.00	592.43	106
J-56	348.94	330 Zone	0.00	592.09	105
J-52	349.45	330 Zone	0.00	592.45	105
J-127	351.10	330 Zone	0.00	592.05	104
J-40	352.00	330 Zone	0.00	592.06	104
J-116	352.81	330 Zone	0.00	592.46	104
J-133	353.47	330 Zone	0.00	592.46	103
J-54	357.16	330 Zone	131.00	591.97	102
J-97	358.72	330 Zone	105.00	592.45	101
J-117	359.05	330 Zone	0.00	592.46	101
J-115	360.00	330 Zone	0.00	592.46	101
J-126	359.75	330 Zone	0.00	592.04	101
J-121	361.37	330 Zone	0.00	591.99	100
J-32	362.22	330 Zone	0.00	592.24	100
J-136	362.49	330 Zone	0.00	592.46	99
J-134	363.43	330 Zone	0.00	592.46	99
J-31	363.44	330 Zone	0.00	592.19	99
J-55	363.77	330 Zone	0.00	592.02	99
J-30	365.62	330 Zone	0.00	592.17	98
J-124	365.61	330 Zone	0.00	591.99	98
J-33	366.92	330 Zone	0.00	592.27	97
J-34	368.65	330 Zone	0.00	592.31	97
J-138	370.57	330 Zone	0.00	592.49	96
J-137	370.68	330 Zone	0.00	592.46	96
J-135	375.51	330 Zone	26.00	592.46	94
J-125	379.91	330 Zone	82.73	591.98	92
J-122	380.27	330 Zone	0.00	591.99	92
J-111	383.96	330 Zone	21.01	592.45	90
J-123	387.58	330 Zone	0.00	592.02	88
J-35	388.53	330 Zone	17.63	592.01	88
J-36	389.99	330 Zone	0.00	592.01	87
J-50	397.63	330 Zone	0.00	592.48	84
J-38	402.82	330 Zone	0.00	592.52	82
J-53	403.67	330 Zone	0.00	592.52	82
J-51	406.92	330 Zone	0.00	592.57	80
J-175	307.68	200 Zone	0.00	471.52	71
J-177	309.77	200 Zone	0.00	471.53	70
LS POC 4	310.56	200 Zone	0.00	471.62	70
J-144	310.51	200 Zone	0.00	471.53	70
J-18	312.00	200 Zone	0.00	471.54	69
J-163	312.83	200 Zone	205.74	471.52	69
J-160	312.96	200 Zone	0.00	471.52	69

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Active Scenario: PHD - Wells Off
Current Time Step: 0.000 h
FlexTable: Junction Table

Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-157	314.00	200 Zone	0.00	471.62	68
J-159	314.00	200 Zone	0.00	471.56	68
J- 4	317.44	200 Zone	0.00	471.56	67
J-180	317.57	200 Zone	42.01	471.59	67
J-23	317.55	200 Zone	42.01	471.56	67
J-170	317.69	200 Zone	0.00	471.56	67
J-16	318.60	200 Zone	136.70	471.49	66
J-19	318.99	200 Zone	0.00	471.61	66
J-112	440.00	330 Zone	0.00	592.46	66
J-153	319.23	200 Zone	0.00	471.62	66
J-79	319.90	200 Zone	0.00	471.58	66
J-10	320.00	200 Zone	0.00	471.60	66
J-9	320.07	200 Zone	62.99	471.60	66
LS POC 2	320.22	200 Zone	0.00	471.61	65
J-24	320.96	200 Zone	0.00	471.59	65
J-129	321.42	200 Zone	140.45	471.60	65
J-207	321.92	200 Zone	24.84	471.60	65
J-204	321.96	200 Zone	0.00	471.62	65
J-20	322.00	200 Zone	0.00	471.62	65
J-12	322.00	200 Zone	62.99	471.60	65
J-91	322.00	200 Zone	0.00	471.59	65
J-152	322.06	200 Zone	0.00	471.62	65
J-164	322.22	200 Zone	0.00	471.62	65
J-151	322.28	200 Zone	0.00	471.62	65
J-49	322.76	200 Zone	0.00	471.59	64
J-77	322.78	200 Zone	0.00	471.59	64
J-78	323.12	200 Zone	21.41	471.59	64
J-94	323.14	200 Zone	9.67	471.59	64
J-21	323.20	200 Zone	50.81	471.62	64
J-92	323.32	200 Zone	9.23	471.59	64
J-66	323.80	200 Zone	0.00	471.60	64
J-2	324.00	200 Zone	0.00	471.61	64
J-13	324.00	200 Zone	0.00	471.60	64
J-182	324.57	200 Zone	0.00	471.59	64
J-166	325.39	200 Zone	0.00	471.59	63
J-17	326.20	200 Zone	0.00	471.56	63
J-90	326.43	200 Zone	12.69	471.59	63
J-87	326.58	200 Zone	0.00	471.59	63
J-93	327.07	200 Zone	0.00	471.59	63
J-48	327.68	200 Zone	0.00	471.60	62
J-103	448.96	330 Zone	106.68	592.46	62
J-88	328.66	200 Zone	9.23	471.59	62
J-189	328.80	200 Zone	0.00	471.59	62
LS POC 3	329.75	200 Zone	0.00	471.63	61
J-132	329.81	200 Zone	0.00	471.63	61
J-89	330.00	200 Zone	0.00	471.60	61

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Active Scenario: PHD - Wells Off
Current Time Step: 0.000 h
FlexTable: Junction Table

Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-190	331.52	200 Zone	9.23	471.59	61
J-119	453.12	330 Zone	0.00	592.74	60
J-191	332.39	200 Zone	0.00	471.59	60
J-47	333.22	200 Zone	4.62	471.61	60
J-128	333.30	200 Zone	0.00	471.61	60
J-85	333.62	200 Zone	0.00	471.61	60
J-183	333.67	200 Zone	12.18	471.60	60
J-83	333.67	200 Zone	31.32	471.59	60
J-113	455.00	330 Zone	0.00	592.89	60
J-186	334.68	200 Zone	0.00	471.60	59
J-6	335.21	200 Zone	0.00	471.61	59
J-68	335.47	200 Zone	0.00	471.62	59
J-86	335.46	200 Zone	13.85	471.61	59
J-185	336.00	200 Zone	8.83	471.60	59
J-167	336.50	200 Zone	0.00	471.60	58
J-44	337.86	200 Zone	0.00	471.62	58
J-84	339.22	200 Zone	0.00	471.62	57
J-205	460.90	330 Zone	0.00	592.85	57
J-25	340.41	200 Zone	0.00	471.63	57
J-181	340.56	200 Zone	0.00	471.61	57
J-188	341.16	200 Zone	0.00	471.60	56
J-67	342.04	200 Zone	20.57	471.62	56
J-169	342.82	200 Zone	0.00	471.66	56
J-80	344.00	200 Zone	0.00	471.64	55
J-63	345.13	200 Zone	16.20	471.62	55
J-26	346.00	200 Zone	0.00	471.67	54
J-64	346.11	200 Zone	8.29	471.66	54
J-1020	347.65	330 Zone	0.00	471.66	54
J-165	347.76	200 Zone	0.00	471.67	54
J-58	348.28	200 Zone	0.00	471.68	53
J-27	349.22	200 Zone	0.00	471.76	53
LS POC 5	351.02	200 Zone	0.00	471.63	52
J-76	351.53	200 Zone	0.00	471.72	52
J-4	351.84	200 Zone	0.00	471.63	52
J-104	352.00	200 Zone	0.00	471.63	52
LS POC 1	352.00	200 Zone	0.00	471.63	52
J-171	355.74	200 Zone	0.00	471.80	50
J-172	365.95	200 Zone	0.00	471.86	46
J-173	424.97	200 Zone	0.00	471.98	20
J-46	554.69	330 Zone	0.00	593.18	17
J-142	453.48	330 Zone	0.00	472.05	8
J-178	458.30	200 Zone	0.00	472.08	6
J-73	306.00	200 Zone	(N/A)	(N/A)	(N/A)
J-95	332.00	200 Zone	(N/A)	(N/A)	(N/A)
J-96	353.00	200 Zone	(N/A)	(N/A)	(N/A)
J-98	390.00	200 Zone	(N/A)	(N/A)	(N/A)

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Active Scenario: PHD - Wells Off
Current Time Step: 0.000 h
FlexTable: Junction Table

Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-143	460.85	330 Zone	(N/A)	(N/A)	(N/A)
J-145	310.76	200 Zone	(N/A)	(N/A)	(N/A)
J-161	307.46	<None>	(N/A)	(N/A)	(N/A)
J-162	308.09	<None>	(N/A)	(N/A)	(N/A)
J-196	290.00	<None>	(N/A)	(N/A)	(N/A)
J-197	280.00	<None>	(N/A)	(N/A)	(N/A)
J-198	0.00	<None>	(N/A)	(N/A)	(N/A)
J-199	0.00	<None>	(N/A)	(N/A)	(N/A)
J-200	0.00	<None>	(N/A)	(N/A)	(N/A)
J-201	0.00	<None>	(N/A)	(N/A)	(N/A)
J-202	0.00	<None>	(N/A)	(N/A)	(N/A)
J-203	0.00	<None>	(N/A)	(N/A)	(N/A)

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Active Scenario: PHD - Wells Off
Current Time Step: 0.000 h
FlexTable: Pipe Table

Label	Zone	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
P-272	330 Zone	423	12.0	PVC	130.0	490.06	1.39	0.676
P-284(2)	330 Zone	168	8.0	PVC	130.0	167.69	1.07	0.669
P-22	200 Zone	204	8.0	PVC	130.0	160.07	1.02	0.614
P-390	200 Zone	208	20.0	PVC	130.0	955.89	0.98	0.194
P-391	200 Zone	320	20.0	PVC	130.0	955.89	0.98	0.194
P-392	200 Zone	652	20.0	PVC	130.0	955.89	0.98	0.194
P-393	200 Zone	322	20.0	PVC	130.0	955.89	0.98	0.194
P-403	200 Zone	125	20.0	PVC	130.0	955.89	0.98	0.194
P-436	200 Zone	148	20.0	PVC	130.0	955.89	0.98	0.194
P-327	330 Zone	295	12.0	PVC	130.0	322.37	0.91	0.312
P-328	330 Zone	758	12.0	PVC	130.0	322.37	0.91	0.311
P-225	330 Zone	130	8.0	PVC	130.0	140.27	0.90	0.481
P-289	330 Zone	476	8.0	PVC	130.0	140.27	0.90	0.481
P-335	330 Zone	155	12.0	PVC	130.0	269.96	0.77	0.224
P-336	330 Zone	347	12.0	PVC	130.0	269.96	0.77	0.224
P-60	330 Zone	101	12.0	PVC	130.0	264.46	0.75	0.216
P-221	330 Zone	49	12.0	PVC	130.0	231.37	0.66	0.168
P-220	330 Zone	130	12.0	PVC	130.0	231.37	0.66	0.168
P-305	330 Zone	205	8.0	PVC	130.0	101.06	0.65	0.262
P-513	330 Zone	176	12.0	PVC	150.0	225.59	0.64	0.123
P-127	200 Zone	428	20.0	PVC	130.0	622.19	0.64	0.087
P-176	200 Zone	118	20.0	PVC	130.0	622.19	0.64	0.087
P-64	200 Zone	163	20.0	PVC	130.0	622.19	0.64	0.087
P-175	200 Zone	282	20.0	PVC	130.0	622.19	0.64	0.087
P-212	330 Zone	177	12.0	PVC	130.0	208.21	0.59	0.139
C-UTIL-WATR-PIPE-UPPER (Polyline)-16	330 Zone	86	8.0	PVC	130.0	91.09	0.58	0.216
C-UTIL-WATR-PIPE-UPPER (Polyline)-14	330 Zone	109	8.0	PVC	130.0	91.09	0.58	0.216
C-UTIL-WATR-PIPE-UPPER (Polyline)-13	330 Zone	213	8.0	PVC	130.0	91.09	0.58	0.216
C-UTIL-WATR-PIPE-UPPER (Polyline)-15	330 Zone	260	8.0	PVC	130.0	91.09	0.58	0.216

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Active Scenario: PHD - Wells Off
Current Time Step: 0.000 h
FlexTable: Pipe Table

Label	Zone	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
C-UTIL-WATR-PIPE-UPPER (Polyline)-27	330 Zone	387	8.0	PVC	130.0	91.09	0.58	0.216
P-294	330 Zone	712	8.0	PVC	130.0	91.09	0.58	0.216
P-329	330 Zone	525	8.0	PVC	130.0	89.56	0.57	0.209
P-330	330 Zone	755	8.0	PVC	130.0	89.56	0.57	0.209
P-247	330 Zone	47	8.0	PVC	130.0	89.55	0.57	0.210
P-408	200 Zone	158	12.0	PVC	130.0	189.45	0.54	0.116
P-306	330 Zone	461	8.0	PVC	130.0	80.99	0.52	0.174
P-209	330 Zone	321	8.0	PVC	130.0	78.13	0.50	0.163
P-210	330 Zone	273	8.0	PVC	130.0	78.13	0.50	0.162
P-287	330 Zone	1,018	8.0	PVC	130.0	78.13	0.50	0.163
P-108	200 Zone	53	12.0	PVC	130.0	173.63	0.49	0.099
P-171	200 Zone	581	12.0	PVC	130.0	173.63	0.49	0.099
P-172	200 Zone	534	12.0	PVC	130.0	173.63	0.49	0.099
P-284(1)	330 Zone	426	12.0	PVC	130.0	167.69	0.48	0.093
P-301	330 Zone	250	8.0	PVC	130.0	73.46	0.47	0.145
P-309	200 Zone	244	8.0	PVC	130.0	70.96	0.45	0.136
P-91	200 Zone	234	8.0	PVC	130.0	70.96	0.45	0.136
P-201	200 Zone	120	8.0	PVC	130.0	70.96	0.45	0.136
P-90	200 Zone	274	8.0	PVC	130.0	70.96	0.45	0.136
P-410	200 Zone	161	8.0	PVC	130.0	69.34	0.44	0.130
P-29	200 Zone	323	10.0	PVC	130.0	104.35	0.43	0.094
P-187	200 Zone	167	20.0	PVC	130.0	416.11	0.42	0.042
P-384	200 Zone	48	20.0	PVC	130.0	416.11	0.42	0.042
P-499	200 Zone	312	20.0	PVC	130.0	416.11	0.42	0.042
P-500	200 Zone	260	20.0	PVC	130.0	416.11	0.42	0.041
P-314	200 Zone	155	20.0	PVC	130.0	416.11	0.42	0.042
P-386	200 Zone	310	8.0	PVC	130.0	65.74	0.42	0.118
P-505	200 Zone	18	8.0	PVC	130.0	65.74	0.42	0.118
P-506	200 Zone	284	8.0	PVC	130.0	65.74	0.42	0.118
P-407	200 Zone	103	12.0	PVC	130.0	147.43	0.42	0.073
P-206	200 Zone	129	12.0	PVC	130.0	147.43	0.42	0.073
P-207	200 Zone	263	12.0	PVC	130.0	147.43	0.42	0.073
P-372	200 Zone	411	12.0	PVC	130.0	147.43	0.42	0.073
P-388	200 Zone	194	8.0	PVC	130.0	61.71	0.39	0.105
P-373	200 Zone	27	20.0	Ductile Iron	110.0	372.11	0.38	0.046
P-374	200 Zone	228	20.0	Ductile Iron	110.0	372.11	0.38	0.046
P-138	200 Zone	190	8.0	PVC	130.0	59.41	0.38	0.098
P-291	330 Zone	254	8.0	PVC	130.0	59.28	0.38	0.098
P-304	330 Zone	195	8.0	PVC	130.0	59.28	0.38	0.098
P-497	200 Zone	224	20.0	PVC	130.0	333.75	0.34	0.027
P-498	200 Zone	123	20.0	PVC	130.0	333.75	0.34	0.028

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Active Scenario: PHD - Wells Off
Current Time Step: 0.000 h
FlexTable: Pipe Table

Label	Zone	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
P-261	200 Zone	229	10.0	PVC	130.0	82.36	0.34	0.061
P-315	200 Zone	41	10.0	PVC	130.0	82.36	0.34	0.060
P-97	200 Zone	414	10.0	PVC	130.0	82.36	0.34	0.060
P-87	330 Zone	545	8.0	PVC	130.0	52.41	0.33	0.078
P-276	330 Zone	807	8.0	PVC	130.0	52.41	0.33	0.078
P-173	200 Zone	201	12.0	PVC	130.0	114.23	0.32	0.046
P-265	200 Zone	174	12.0	PVC	130.0	114.23	0.32	0.046
P-377	200 Zone	72	12.0	PVC	130.0	114.23	0.32	0.046
P-147	200 Zone	163	8.0	PVC	130.0	49.78	0.32	0.070
P-320	330 Zone	319	8.0	PVC	130.0	48.59	0.31	0.068
P-489	200 Zone	192	8.0	PVC	130.0	45.53	0.29	0.060
P-490	200 Zone	52	8.0	PVC	130.0	45.53	0.29	0.060
P-78	200 Zone	26	20.0	PVC	130.0	282.93	0.29	0.020
P-495	200 Zone	13	20.0	PVC	130.0	282.93	0.29	0.021
P-496	200 Zone	44	20.0	PVC	130.0	282.93	0.29	0.021
P-169	200 Zone	84	12.0	PVC	130.0	98.03	0.28	0.034
P-503	200 Zone	143	12.0	PVC	130.0	98.03	0.28	0.034
P-504	200 Zone	162	12.0	PVC	130.0	98.03	0.28	0.034
P-308	200 Zone	51	12.0	PVC	130.0	98.02	0.28	0.035
P-275	330 Zone	138	8.0	PVC	130.0	43.25	0.28	0.054
P-150	200 Zone	250	8.0	PVC	130.0	43.08	0.27	0.054
P-471	200 Zone	87	8.0	PVC	130.0	40.95	0.26	0.049
P-473	200 Zone	287	8.0	PVC	130.0	40.95	0.26	0.049
P-474	200 Zone	235	8.0	PVC	130.0	40.95	0.26	0.049
P-475	200 Zone	46	8.0	PVC	130.0	40.95	0.26	0.049
P-476	200 Zone	136	8.0	PVC	130.0	40.95	0.26	0.049
P-477	200 Zone	49	8.0	PVC	130.0	39.72	0.25	0.046
P-478	200 Zone	214	8.0	PVC	130.0	39.72	0.25	0.046
P-434	200 Zone	1,457	12.0	PVC	130.0	89.18	0.25	0.029
P-435	200 Zone	116	12.0	PVC	130.0	89.18	0.25	0.029
P-432	200 Zone	124	12.0	PVC	130.0	89.18	0.25	0.029
P-288	330 Zone	164	8.0	PVC	130.0	39.22	0.25	0.045
P-223	330 Zone	471	8.0	PVC	130.0	39.22	0.25	0.045
P-226	330 Zone	271	8.0	PVC	130.0	39.22	0.25	0.045
P-303	330 Zone	241	8.0	PVC	130.0	39.22	0.25	0.045
P-84	330 Zone	162	8.0	PVC	130.0	39.22	0.25	0.045
P-222	330 Zone	201	8.0	PVC	130.0	39.22	0.25	0.045
P-501	200 Zone	296	14.0	PVC	130.0	116.90	0.24	0.022
P-502	200 Zone	338	14.0	PVC	130.0	116.90	0.24	0.022
P-193	200 Zone	73	10.0	PVC	130.0	58.31	0.24	0.032
P-192	200 Zone	294	10.0	PVC	130.0	58.31	0.24	0.032
P-195	200 Zone	235	10.0	PVC	130.0	58.31	0.24	0.032
P-194	200 Zone	59	10.0	PVC	130.0	58.31	0.24	0.032
P-402	200 Zone	95	10.0	PVC	130.0	58.31	0.24	0.032
P-414	200 Zone	348	8.0	PVC	130.0	36.01	0.23	0.039

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Active Scenario: PHD - Wells Off
Current Time Step: 0.000 h
FlexTable: Pipe Table

Label	Zone	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
P-9	200 Zone	63	14.0	PVC	130.0	108.61	0.23	0.019
P-27	200 Zone	1,411	14.0	PVC	130.0	108.61	0.23	0.020
P-252	200 Zone	1,071	14.0	PVC	130.0	108.61	0.23	0.020
P-256	200 Zone	29	14.0	PVC	130.0	108.61	0.23	0.019
P-257	200 Zone	27	14.0	PVC	130.0	108.61	0.23	0.020
P-292	330 Zone	596	8.0	PVC	130.0	34.83	0.22	0.036
P-462	200 Zone	40	8.0	PVC	130.0	33.33	0.21	0.034
P-463	200 Zone	49	8.0	PVC	130.0	33.33	0.21	0.033
P-464	200 Zone	234	8.0	PVC	130.0	33.33	0.21	0.034
P-156	200 Zone	88	8.0	PVC	130.0	31.76	0.20	0.031
P-379	200 Zone	122	8.0	PVC	130.0	31.76	0.20	0.031
P-481	200 Zone	55	8.0	PVC	130.0	30.89	0.20	0.029
P-482	200 Zone	265	8.0	PVC	130.0	30.89	0.20	0.029
P-162	200 Zone	258	8.0	PVC	130.0	30.82	0.20	0.029
P-487	200 Zone	196	8.0	PVC	130.0	30.42	0.19	0.028
P-488	200 Zone	67	8.0	PVC	130.0	30.42	0.19	0.028
P-246	330 Zone	592	8.0	PVC	130.0	29.55	0.19	0.027
P-258	200 Zone	167	20.0	PVC	130.0	182.67	0.19	0.009
P-259	200 Zone	106	20.0	PVC	130.0	182.67	0.19	0.009
P-203	200 Zone	44	20.0	PVC	110.0	182.67	0.19	0.012
P-375	200 Zone	101	14.0	PVC	130.0	89.18	0.19	0.014
P-418	200 Zone	133	8.0	PVC	130.0	27.59	0.18	0.024
P-310	200 Zone	221	8.0	PVC	130.0	27.06	0.17	0.023
P-131	200 Zone	163	8.0	PVC	130.0	26.74	0.17	0.022
P-398	200 Zone	65	12.0	PVC	130.0	58.31	0.17	0.013
P-399	200 Zone	226	12.0	PVC	130.0	58.31	0.17	0.013
P-401	200 Zone	615	12.0	PVC	130.0	58.31	0.17	0.013
P-455	200 Zone	50	8.0	PVC	130.0	25.72	0.16	0.021
P-456	200 Zone	323	8.0	PVC	130.0	25.72	0.16	0.021
P-479	200 Zone	12	8.0	PVC	130.0	25.56	0.16	0.020
P-480	200 Zone	247	8.0	PVC	130.0	25.56	0.16	0.021
P-297	330 Zone	222	8.0	PVC	130.0	24.45	0.16	0.019
P-300	330 Zone	307	8.0	PVC	130.0	24.45	0.16	0.019
P-394	330 Zone	322	8.0	PVC	130.0	23.16	0.15	0.017
P-89	330 Zone	147	8.0	PVC	130.0	23.16	0.15	0.017
P-216	330 Zone	112	8.0	PVC	130.0	23.16	0.15	0.017
P-219	330 Zone	328	8.0	PVC	130.0	23.16	0.15	0.017
P-218	330 Zone	612	8.0	PVC	130.0	23.16	0.15	0.017
P-129	200 Zone	192	8.0	PVC	130.0	21.99	0.14	0.016
P-426	200 Zone	228	8.0	PVC	130.0	20.75	0.13	0.014
P-161	200 Zone	206	8.0	PVC	130.0	20.54	0.13	0.014
P-307	330 Zone	1,118	8.0	PVC	130.0	20.06	0.13	0.013
P-483	200 Zone	121	8.0	PVC	130.0	19.52	0.12	0.012
P-484	200 Zone	249	8.0	PVC	130.0	19.52	0.12	0.012
P-494(2)	200 Zone	113	20.0	PVC	130.0	119.68	0.12	0.004

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Active Scenario: PHD - Wells Off
Current Time Step: 0.000 h
FlexTable: Pipe Table

Label	Zone	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
P-378	200 Zone	83	8.0	PVC	130.0	18.16	0.12	0.011
P-168	200 Zone	258	8.0	PVC	130.0	18.16	0.12	0.011
P-83	330 Zone	330	8.0	PVC	130.0	17.63	0.11	0.010
P-295	330 Zone	326	8.0	PVC	130.0	17.63	0.11	0.010
P-82	330 Zone	78	8.0	PVC	130.0	17.63	0.11	0.010
P-80	200 Zone	196	20.0	PVC	130.0	108.61	0.11	0.003
P-102	200 Zone	200	20.0	PVC	130.0	108.61	0.11	0.003
P-103	200 Zone	109	20.0	PVC	130.0	108.61	0.11	0.004
P-425	200 Zone	290	8.0	PVC	130.0	16.73	0.11	0.009
P-422	200 Zone	273	8.0	PVC	130.0	16.60	0.11	0.009
P-465	200 Zone	66	8.0	PVC	130.0	16.60	0.11	0.009
P-466	200 Zone	57	8.0	PVC	130.0	16.60	0.11	0.009
P-396	330 Zone	178	8.0	PVC	130.0	15.88	0.10	0.009
P-333	330 Zone	206	8.0	PVC	130.0	15.18	0.10	0.008
P-334	330 Zone	713	8.0	PVC	130.0	15.18	0.10	0.008
C-UTIL-WATR-PIPE-LOWER (Polyline)-4	200 Zone	65	20.0	PVC	130.0	94.84	0.10	0.003
P-491	200 Zone	17	20.0	PVC	130.0	94.84	0.10	0.002
P-493	200 Zone	290	20.0	PVC	130.0	94.84	0.10	0.003
P-494(1)	200 Zone	138	20.0	PVC	130.0	94.84	0.10	0.003
P-164	200 Zone	259	8.0	PVC	130.0	14.16	0.09	0.007
P-298	330 Zone	679	8.0	PVC	130.0	13.96	0.09	0.007
P-457	200 Zone	300	8.0	PVC	130.0	13.88	0.09	0.007
P-458	200 Zone	203	8.0	PVC	130.0	13.88	0.09	0.007
P-319	330 Zone	169	8.0	PVC	130.0	13.79	0.09	0.006
P-452	200 Zone	343	8.0	PVC	130.0	13.61	0.09	0.006
P-268	330 Zone	596	8.0	PVC	130.0	12.42	0.08	0.005
P-270	330 Zone	873	8.0	PVC	130.0	12.42	0.08	0.005
P-159	200 Zone	374	8.0	PVC	130.0	12.05	0.08	0.005
P-485	200 Zone	53	8.0	PVC	130.0	11.13	0.07	0.005
P-486	200 Zone	152	8.0	PVC	130.0	11.13	0.07	0.004
P-420	200 Zone	219	8.0	PVC	130.0	10.99	0.07	0.004
P-428	200 Zone	214	8.0	PVC	130.0	10.94	0.07	0.004
P-152	200 Zone	419	8.0	PVC	130.0	10.49	0.07	0.004
P-331	330 Zone	205	8.0	PVC	130.0	10.48	0.07	0.004
P-332	330 Zone	949	8.0	PVC	130.0	10.48	0.07	0.004
P-163	200 Zone	210	8.0	PVC	130.0	10.28	0.07	0.004
P-427	200 Zone	237	8.0	PVC	130.0	9.81	0.06	0.003
P-280	330 Zone	1,251	8.0	PVC	130.0	9.16	0.06	0.003
P-316	330 Zone	209	8.0	PVC	130.0	9.16	0.06	0.003
P-318	330 Zone	177	8.0	PVC	130.0	9.10	0.06	0.003
P-326	330 Zone	565	8.0	PVC	130.0	8.80	0.06	0.003
P-324	330 Zone	258	8.0	PVC	130.0	8.58	0.05	0.003

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Active Scenario: PHD - Wells Off
Current Time Step: 0.000 h
FlexTable: Pipe Table

Label	Zone	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
P-167	200 Zone	146	8.0	PVC	130.0	8.49	0.05	0.003
P-411	200 Zone	161	8.0	PVC	130.0	7.78	0.05	0.002
P-215	330 Zone	208	8.0	PVC	130.0	7.27	0.05	0.002
P-278	330 Zone	198	8.0	PVC	130.0	7.27	0.05	0.002
P-395	330 Zone	285	8.0	PVC	130.0	7.27	0.05	0.002
P-459	200 Zone	266	8.0	PVC	130.0	6.69	0.04	0.002
P-460	200 Zone	100	8.0	PVC	130.0	6.69	0.04	0.002
P-182	200 Zone	110	8.0	PVC	130.0	6.69	0.04	0.002
P-165	200 Zone	206	8.0	PVC	130.0	5.35	0.03	0.001
P-81	200 Zone	203	20.0	PVC	130.0	31.85	0.03	0.000
P-322	330 Zone	176	8.0	PVC	130.0	4.90	0.03	0.001
P-323	330 Zone	562	8.0	PVC	130.0	4.69	0.03	0.001
P-262	200 Zone	66	8.0	PVC	130.0	4.03	0.03	0.000
P-263	200 Zone	63	8.0	PVC	130.0	4.03	0.03	0.001
P-387	200 Zone	44	8.0	PVC	130.0	4.03	0.03	0.001
P-430	200 Zone	97	8.0	PVC	130.0	3.73	0.02	0.001
P-453	200 Zone	381	8.0	PVC	130.0	3.36	0.02	0.000
P-454	200 Zone	95	8.0	PVC	130.0	3.36	0.02	0.001
P-469	200 Zone	127	8.0	PVC	130.0	3.09	0.02	0.000
P-470	200 Zone	111	8.0	PVC	130.0	3.09	0.02	0.001
P-317	330 Zone	526	8.0	PVC	130.0	2.37	0.02	0.000
P-467	200 Zone	101	8.0	PVC	130.0	2.02	0.01	0.000
P-468	200 Zone	385	8.0	PVC	130.0	2.02	0.01	0.000
P-429	200 Zone	136	8.0	PVC	130.0	2.02	0.01	0.000
P-431	200 Zone	216	8.0	PVC	130.0	1.71	0.01	0.000
P-325	330 Zone	207	8.0	PVC	130.0	0.21	0.00	0.000
P-282	330 Zone	676	8.0	PVC	130.0	0.00	0.00	0.000
P-269	330 Zone	209	8.0	PVC	130.0	0.00	0.00	0.000
P-359	200 Zone	265	12.0	PVC	130.0	0.00	0.00	0.000
P-358	200 Zone	18	12.0	PVC	130.0	0.00	0.00	0.000
P-364	200 Zone	680	12.0	PVC	130.0	0.00	0.00	0.000
P-363	200 Zone	642	12.0	PVC	130.0	0.00	0.00	0.000
P-397	200 Zone	205	12.0	PVC	130.0	0.00	0.00	0.000
P-61	330 Zone	65	12.0	Ductile Iron	110.0	(N/A)	(N/A)	(N/A)
(E) P-122	200 Zone	43	12.0	PVC	130.0	(N/A)	(N/A)	(N/A)
(E) P-124	200 Zone	56	48.0	Ductile Iron	110.0	(N/A)	(N/A)	(N/A)
P-135	200 Zone	1	48.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-177	200 Zone	54	8.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-180	200 Zone	700	14.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-181	200 Zone	1	48.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-228	200 Zone	1	48.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-229	200 Zone	500	10.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-343	330 Zone	62	12.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
(E) P-348	200 Zone	275	4.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-350	200 Zone	31	8.0	PVC	130.0	(N/A)	(N/A)	(N/A)

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Active Scenario: PHD - Wells Off
Current Time Step: 0.000 h
FlexTable: Pipe Table

Label	Zone	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)
P-351	200 Zone	33	8.0	PVC	130.0	(N/A)	(N/A)	(N/A)
(E) P-367	200 Zone	51	10.0	PVC	130.0	(N/A)	(N/A)	(N/A)
(E) P-369	200 Zone	53	10.0	PVC	130.0	(N/A)	(N/A)	(N/A)
(E) P-370	200 Zone	187	10.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-437	200 Zone	1,175	10.0	ACP	138.0	(N/A)	(N/A)	(N/A)
P-438	200 Zone	2,558	10.0	ACP	138.0	(N/A)	(N/A)	(N/A)
P-440	<None>	17	10.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-441	<None>	72	10.0	ACP	138.0	(N/A)	(N/A)	(N/A)
P-442	<None>	13	10.0	ACP	138.0	(N/A)	(N/A)	(N/A)
P-443	<None>	1,524	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-444	<None>	72	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-445	<None>	714	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-447	<None>	309	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-448	<None>	46	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-449	<None>	718	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-450	<None>	224	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-451	<None>	308	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-508	330 Zone	271	16.0	Ductile Iron	110.0	(N/A)	(N/A)	(N/A)
P-512	200 Zone	1,376	10.0	PVC	150.0	(N/A)	(N/A)	(N/A)
P-510(1)	200 Zone	35	14.0	PVC	150.0	(N/A)	(N/A)	(N/A)
P-510(2)	200 Zone	36	14.0	PVC	150.0	(N/A)	(N/A)	(N/A)
P-178(1)	200 Zone	39	8.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-178(2)	200 Zone	61	8.0	PVC	130.0	(N/A)	(N/A)	(N/A)
P-345(1)	330 Zone	20	12.0	Ductile Iron	110.0	(N/A)	(N/A)	(N/A)
P-345(2)	330 Zone	44	12.0	Ductile Iron	110.0	(N/A)	(N/A)	(N/A)
P-346(1)	330 Zone	34	12.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-346(2)	330 Zone	44	12.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-516	200 Zone	20	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)
P-517(1)	<None>	10,000	12.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)

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APPENDIX F

REFERENCE: HALLOCK DRIVE FIRE FLOW TEST RESULTS

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JENSEN DESIGN & SURVEY, INC.

1672 Donlon St.
Ventura, CA 93004
805-654-6977
www.jdscivil.com

Project:	East Area 1	**APN:**		**Static Gage:**	0011
Job No.:	LIM01.4521	**Client:**	Limoneira	**Pitot Gage:**	0012
Fire Department:	City of Santa Paula	**Observer:**	James Kelly / James McCoskey	**Data Logger:**	0011
Water Purveyor:	City of Santa Paula			**Diffuser:**	0014

					Observed Pressures (PSI)			Flow Rates (GPM)		
Test No.	Location	Date	Time	c	d (in)	P_s	p	P_R	Q_0	M	Q_{20}
1	102 Hallock Dr. - FLOW H632 - PRESSURE TEST H606	3/8/2016	9:38 AM	0.9	2.5	73.5	44	56.2	**1113**	1.84	**2048**
2				-	-	-	-	-			
3				-	-	-	-	-			
4				-	-	-	-	-			
5				-	-	-	-	-			
6				-	-	-	-	-			

c - Nozzle Coefficient of Discharge
d - Diameter of Flow Outlet in Inches
P_s - Static Pressure
p - Pitot Gage Pressure in PSI
P_R - Residual Pressure
Q_0 - Observed Flow
M - Multiplier for Extrapolated Flow
Q_{20} - Extrapolated Flow at 20 PSI

$$Q_0 = 29.83cd^2\sqrt{p}$$

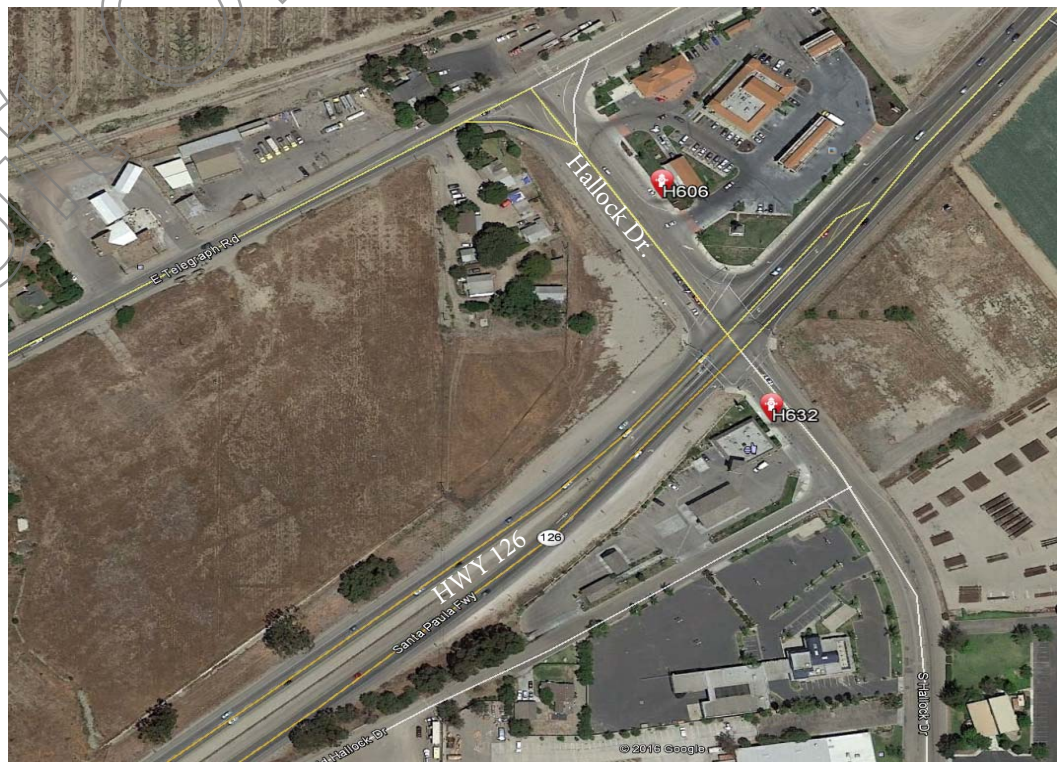
$$M = \frac{(P_R - 20)^{0.54}}{(P_R - P_S)^{0.54}}$$

$$Q_{20} = Q_0 * M$$

Note: The pressures and resultant flows shown above were observed at the date and time indicated. Use of these results are at your risk. There is no guarantee these results can be duplicated.

Map:

NORTH



REGISTERED PROFESSIONAL ENGINEER
JAMES C. MCCOSKEY
No. C076941
EXP. 12/31/16
CIVIL
STATE OF CALIFORNIA

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PRESSURE INPUT CACLULATIONS

102 Hallock Drive. Flow H632 - Pressure Test H606

Q (gpm)	Head (FT)*	Pressure (PSI)
0.0	169.6	73.5
1113.0	129.7	56.2
2048.0	46.2	20.0

* Head is assumed above mean sea level.

Pressure --> Head Calculation

$HGL = P_{sf}/\gamma + z$

z = Pump Elevation*

γ = 62.4 lbs/cf

Psf = psi* 144 si/sf

HGL = P*144/62.4 + z

HGL = P*2.31

*Elevation head is added into the WaterCAD model

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Element Details

ID	332	Notes	
Label	H606		

Pump Definition Type

Pump Definition Type	Standard (3 Point)	Design Head	129.70 ft
Shutoff Flow	0 gpm	Maximum Operating Flow	2,048 gpm
Shutoff Head	169.60 ft	Maximum Operating Head	46.20 ft
Design Flow	1,113 gpm		

Pump Efficiency Type

Pump Efficiency Type	Multiple Efficiency Points	Is Variable Speed Drive?	False
Motor Efficiency	100.0 %		

Flow-Efficiency Curve

Flow (gpm)	Efficiency (%)

Transient (Physical)

Inertia (Pump and Motor)	0.000 lb·ft²	Specific Speed	SI=25, US=1280
Speed (Full)	0 rpm	Reverse Spin Allowed?	True

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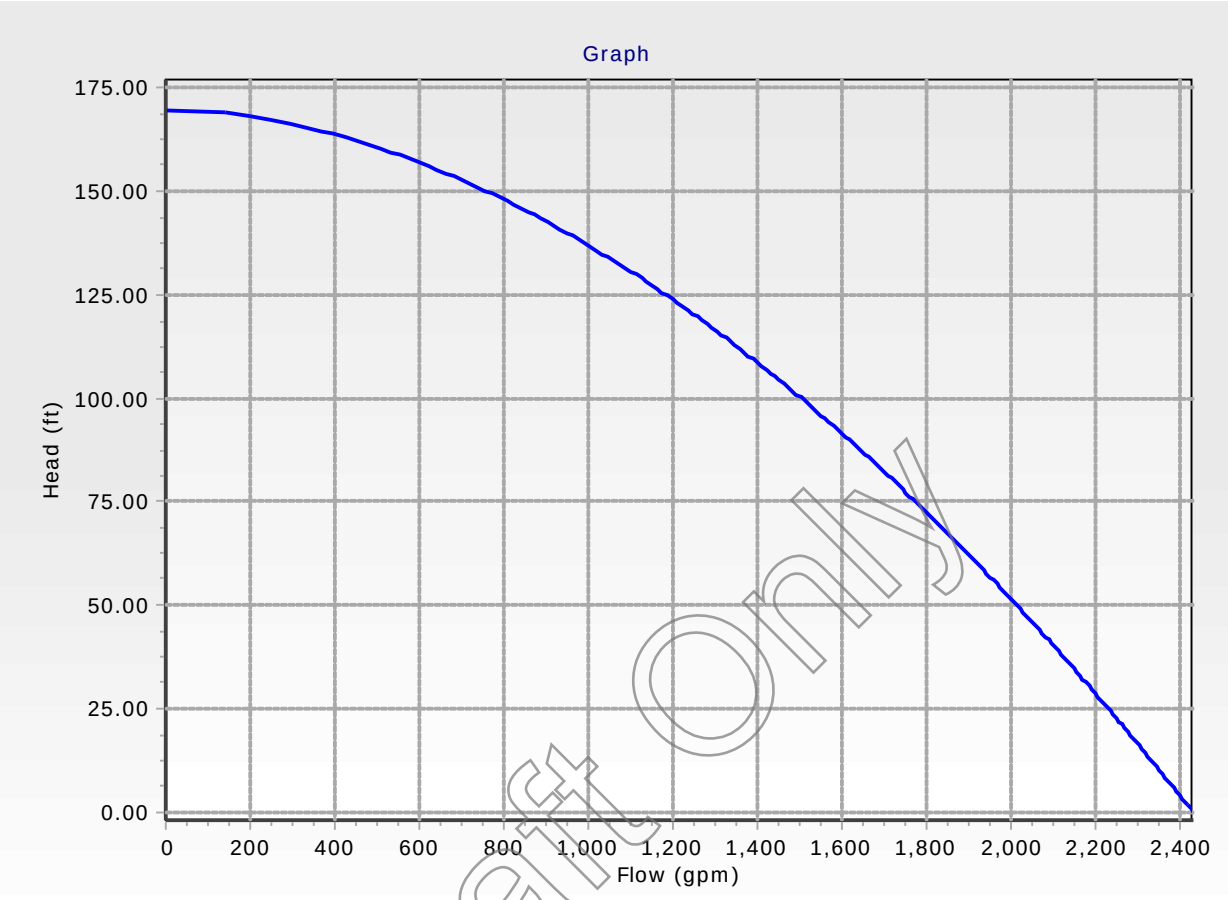
EA1 INTERIM BUILDOUT (200-ZONE CONSTRUCTION PHASE)
WATERCAD JUNCTION MAP



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APPENDIX C.2

Waste Water System Master Plan Amendment
Harvest at Limoneira (East Area One)

JENSEN DESIGN & SURVEY, INC

1672 Donlon Street
Ventura, CA 93003
Local 805.654.6977
Fax 805.654.6979
www.jdscivil.com

WASTE WATER SYSTEM MASTER PLAN AMENDMENT

HARVEST AT LIMONEIRA (EAST AREA ONE)

Prepared for: **Limoneira Lewis Homebuilders, Inc.**

Draft

WASTE WATER SYSTEM MASTER PLAN AMENDMENT

HARVEST AT LIMONEIRA (EAST AREA ONE)

TRACT NO. 5854

HALLOCK DRIVE AND TELEGRAPH ROAD
SANTA PAULA, CA

prepared for:
Limoneira Lewis Homebuilders, Inc.
133 N 10th Street
Santa Paula, CA

prepared by:
Jensen Design & Survey, Inc.
1672 Donlon St.
Ventura, CA 93003

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REGISTERED PROFESSIONAL ENGINEER
KINSEY L. HENSLEY
LIC.# C70360
CIVIL
STATE OF CALIFORNIA

Kinsey Hensley, P.E.

July 24, 2023

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1.0 INTRODUCTION

The East Area One (Harvest at Limoneira) project site is comprised of approximately 495 acres and is located in the City of Santa Paula, California. The project site is bounded by Orcutt Creek to the east, hillside agricultural land to the north, Santa Paula Creek to the west, and the Santa Paula Branch Line Railroad to the south. The extents of the project site are shown in **Figure 1: Vicinity Map**, below.

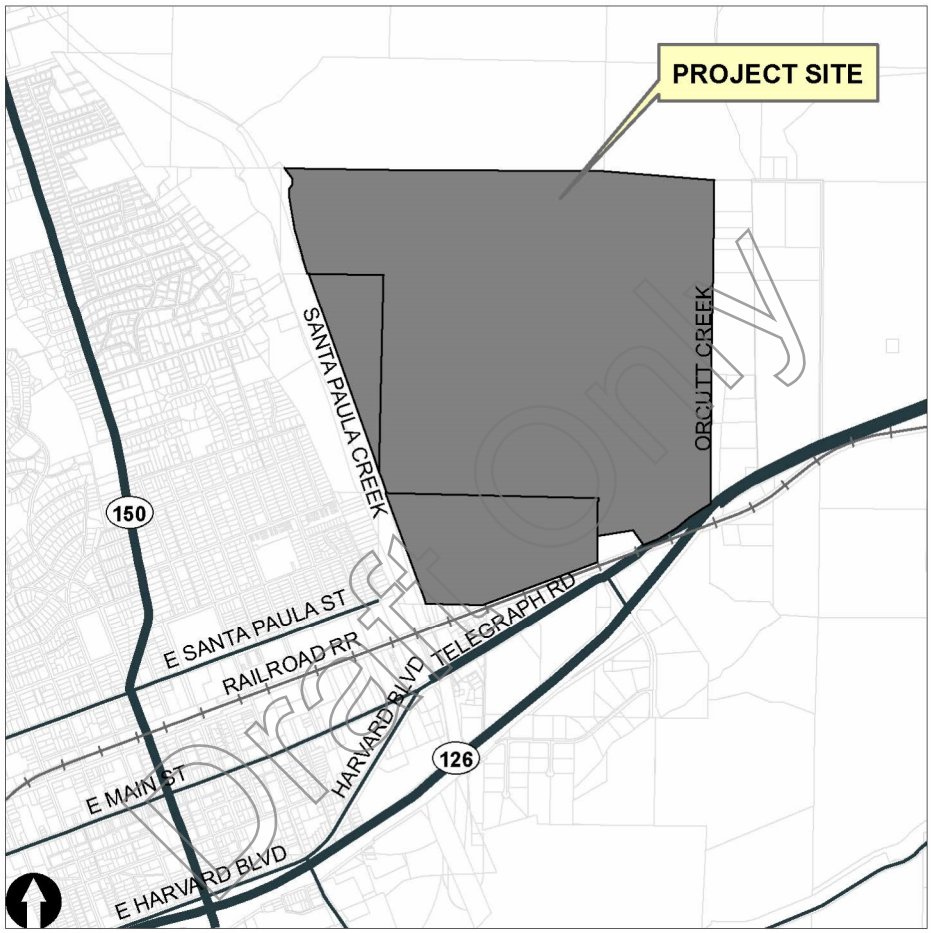

Figure 1: Vicinity Map

The proposed East Area One project will include various residential neighborhoods which will have a total of 2,050 single-family and multi-family units. The project will also include the Santa Paula Civic District 10.94 acres, which will contain post-secondary educational facilities, community facilities, and community play fields.

A Waste Water System Master plan from August of 2017 and an amendment in 2021 was approved with the backbone infrastructure of Tract 5854 for the original project description, which was for 1,500 residential units, light industrial, commercial, and civic uses. This report will serve as an addendum to the 2021 master sewer study reflecting the changes to the infrastructure known at the date of this report and to support the change in unit count.

2.0 EXISTING CONDITIONS

2.1. STUDY AREA DESCRIPTION

The entirety of Tract 5854 is currently serviced by a 15" diameter sewer main in Telegraph Road installed with the Tract 5854 improvements. This sewer main is connected to the new sewer lift station also constructed with the Tract 5854 improvements (Lemonwood Lift Station 2). This lift station is sized to handle the approved Harvest at Limoneira project as well as the buildout of East Gateway Project Area, as described in the waste water system master plan. This report will analyze the existing pipe capacities onsite based on the current site configuration and proposed increase in unit count using the City of Santa Paula design standards.

3.0 DESIGN CRITERIA

3.1. CITY OF SANTA PAULA DESIGN STANDARDS

City of Santa Paula Public Works Department Sewer Design Standards were followed for the design of the proposed improvements for East Area One. A summary of the design standards followed is shown in **Table 1: Sewer Design Criteria**, below.

Table 1: Sewer Design Criteria

CRITERION	VALUE	COMMENT
VELOCITY		
	2 ft/s - 10 ft/s	
FLOW DEPTH		
	1/2 depth	Pipe sizes 10" and less in diameter
	2/3 depth	Pipe sizes 12" and larger in diameter
MINIMUM SLOPE		
	0.0040	8" diameter
	0.0028	10" diameter
	0.0020	12" diameter
	0.0020	14" diameter
	0.0016	15" diameter
MINIMUM HORIZONTAL RADIUS OF CURVATURE		
	200 ft	6" - 12" diameter
	300 ft	15" - 24" diameter
STANDARD DEPTHS		
	7 ft	Depth from gutter flowline to top of pipe
MANHOLE SPACING		
	350 ft	12" diameter and smaller
	400	15" diameter and larger

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3.2. WASTEWATER GENERATION

Wastewater generation for all residential land uses within East Area One and offsite areas was calculated based on a wastewater flow of 85 gallons per capita day (gpcd) in the original report. Since 2017, the project has completed sewer flow monitoring at three manholes as well as collected water meter readings for 316 onsite homes. The water demand rate equates to 64 gpcd. The City's sewer master plan assumes 25% of the water use per meter reading is for irrigation, a sewer discharge rate of 75% of water demand would equate to 48 gpcd. Irrigation per lot is routed through the domestic water meter. HOA landscaping onsite is only within the paseo areas and those meter readings are not included in the meter reading summary.

Sewer flow monitoring was completed from October 24, 2022 to November 1, 2022. At the time of the measurements, 520 units were occupied within Harvest at Limoneira. The measured flow rates at the onsite manhole just north of the Railroad tracks on Hallock showed a measured flow rate of 0.084 cfs as shown in Appendix C. Converting this to a per capita flow rate, the assumption of 3.5 people per unit yields a 30 gpcd as an average flow rate and 58 gpcd as a maximum flow rate. These values show that using a 48 gpcd is a reasonable assumption for the sewer master plan calculations as average daily flow.

In addition to the proposed sewer system servicing Tract 5854, it will also be sized to accommodate the parcels between the southerly Tract Boundary and Highway 126, known as East Gateway Project Area. Water demand for those offsite areas that will have sewer service from the proposed improvements in the East Area One project was calculated based on land use, acreage, SFR density, and FAR values obtained from the Santa Paula Water Master Plan, dated October 2005, the East Gateway EIR, dated September 2012, and the East Gateway Specific Plan, dated September 2012. **Exhibit 1: Offsite Land Use** shows these offsite areas with the contributing to the overall system. A summary of the wastewater generation for Harvest at Limoneira and offsite areas is shown in **Table 2: Summary Wastewater Generation for Sewer** A summary of the original wastewater generation for East Area One including offsite areas is shown in **Table 3: 2021 Sewer Amendment Summary Wastewater Generation for Sewer**, below.

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Table 2: Summary Wastewater Generation for Sewer

LAND USE	UNITS	2021 UNIT COUNT	AREA (ACRES)	SEWER GNEERATION RATES[6,7]	AVERAGE DAILY WATER FLOW (GPM)	AVERAGE DAILY WASTEWATER FLOW (GPM)[5]	PEAK DAILY WET WASTEWATER FLOW (GPM) (3xADWF)	PEAK HOUR FLOW (GPM) (2xADWF)
EAST AREA ONE								
Residential	2050							
Santa Paula Creek Neighborhood	489	239		48 gpcd[7]	-	57.1	171.2	114.1
Foothill Neighborhood	554	554		48 gpcd[7]	-	64.6	193.9	129.3
Haun Creek Neighborhood	586	586		48 gpcd[7]	-	68.4	205.1	136.7
Parcel C (PM 6065/Tract 6074)	121	121		48 gpcd[7]	-	14.1	42.4	28.2
Parcel A Lots 1-3	300	0		48 gpcd[7]	-	35.0	105.0	70.0
Light Industrial	0	25,000		2.49 gal/SF/YR				
Commercial	0	215,000		15.1 gal/SF/YR				
Civic/Institutional		9.23	10.94	1.81 AF/YR/acre	12.3	9	27.6	18.4
EAST AREA ONE SUBTOTAL					**12.3**	**248.4**	**745.1**	**496.7**
OFFSITE (EAST GATEWAY PROJECT AREA)								
Residential[1]	8			85 gpcd[7]	-	1.7	5.0	3.3
Light Industrial[2]	186,008		14.2	2.49 gal/SF/YR	0.9	0.7	2.0	1.3
East Gateway North (Retail)[3]	20,574		2.1	2.49 gal/SF/YR	0.1	0.1	0.2	0.1
East Gateway South (Retail)[3]	326,511		32.6	2.49 gal/SF/YR	1.5	1.2	3.5	2.3
Industrial[2]	764,478		58.5	15.1 gal/SF/YR	22.0	16.5	49.4	32.9
Highway Commercial[4]	600,039		55.1	15.1 gal/SF/YR	17.2	12.9	38.8	25.9
OFFSITE (EAST GATEWAY PROJECT AREA) SUBTOTAL					**41.7**	**32.9**	**98.8**	**65.9**
TOTAL					**54.0**	**281.3**	**844.0**	**562.6**
FLOW TO LEMONWOOD LIFT STATION #2[8]					**54.0**	**281.3**	**844.0**	**562.6**

[1] Assuming 1 unit per parcel
[2] FAR=0.30 per East Gateway EIR Appendix 2.0
[3] FAR=0.23 per East Gateway Specific Plan
[4] FAR=0.25 per East Gateway EIR Appendix 2.0
[5] Demand rates per 75% water demand - applicable to all land uses
[6] 3.5 people per household
[7] Calculated Water Demand based on 2022 water meter readings is 64 gpd/capita - residential sewer flow would be 75% of 64 = 48 gpd/capita
[8] Inflow in final condition post project improvements

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Table 3: 2021 Sewer Amendment Summary Wastewater Generation for Sewer

LAND USE	UNITS	AREA (ACRES)	WATER DEMAND RATES[6]	AVERAGE DAILY WATER FLOW (GPM)	AVERAGE DAILY WASTEWATER FLOW (GPM)[5]	PEAK DAILY WET WASTEWATER FLOW (GPM)	PEAK HOUR FLOW (GPM)
EAST AREA ONE							
Residential							
Santa Paula Creek Neighborhood	239		85 gpcd[7]	-	49.4	148.1	98.8
Foothill Neighborhood	554		85 gpcd[7]	-	114.5	343.4	228.9
Haun Creek Neighborhood	586		85 gpcd[7]	-	121.1	363.2	242.1
Parcel C (pm 6065)	121		85 gpcd[7]	-	25.0	75.0	50.0
Light Industrial	25,000		2.49 gal/SF/YR	0.1	0.1	0.3	0.2
Commercial	215,000		15.1 gal/SF/YR	6.2	4.6	13.9	9.3
Civic/Institutional		9.23	1.81 AF/YR/acre	10.4	8	23.3	15.5
EAST AREA ONE SUBTOTAL				**16.7**	**322.4**	**967.2**	**644.8**
OFFSITE (EAST AREA TWO)							
Residential[1]	8		85 gpcd[7]	-	1.7	5.0	3.3
Light Industrial[2]	186,008	14.2	2.49 gal/SF/YR	0.9	0.7	2.0	1.3
East Gateway North (Retail)[3]	20,574	2.1	2.49 gal/SF/YR	0.1	0.1	0.2	0.1
East Gateway South (Retail)[3]	326,511	32.6	2.49 gal/SF/YR	1.5	1.2	3.5	2.3
Industrial[2]	725,118	55.5	15.1 gal/SF/YR	20.8	15.6	46.9	31.2
Highway Commercial[4]	595,594	54.7	15.1 gal/SF/YR	17.1	12.8	38.5	25.7
OFFSITE (EAST AREA TWO) SUBTOTAL				**40.5**	**32.0**	**96.0**	**64.0**
TOTAL				**57.1**	**354.4**	**1,063.2**	**708.8**
FLOW TO LEMONWOOD LIFT STATION #1[8]				**16.0**	**12.0**	**36.1**	**24.0**
FLOW TO LEMONWOOD LIFT STATION #2[8]				**57.1**	**354.4**	**1,063.2**	**708.8**

[1] Assuming 1 unit per parcel
[2] FAR=0.30 per East Gateway EIR Appendix 2.0
[3] FAR=0.23 per East Gateway Specific Plan
[4] FAR=0.25 per East Gateway EIR Appendix 2.0
[5] Demand rates per 75% water demand - applicable to all land uses EXCEPT residential (residential demand rates are direct wastewater rates)
[6] 3.5 people per household
[7] 85 gpcd wastewater flow per City of Santa Paula Wastewater Master Plan
[8] Inflow in final condition post project improvements

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4.0 PROPOSED IMPROVEMENTS

4.1. ONSITE IMPROVEMENTS

4.1.1. PHASE 1 – BACKBONE INFRASTRUCTURE

Phase 1 improvements included all of the backbone infrastructure needed to serve the project area. All sewer piping is PVC and ranges in size from 8” to 15”, with 4” and 6” laterals serving individual lots. All manholes will be 60” diameter polymer manholes. Sewer depths and slopes are shown on the Tract 5854 Improvement plans City of Santa Paula Drawing Number 40.35.04. The system is shown in Exhibits 2-58 and the system design calculations are shown in Table B1: Onsite Sewer Manhole Depths and Table B2: Onsite Sewer Design Calculations located in Appendix B – Onsite Sewer Design. In some cases, the updated flow data shows that existing infrastructure will not meet the 2 feet per second velocity. In these cases, they are at the upstream end

of the system, or are in line with well discharge points. The well discharge flow will assist in cleaning the lines. Below is a summary of the layout of the proposed system:

Line C (reaches 1-2): Line C runs northwest to southeast and is located in Hallock Drive. It serves as the backbone for conveying the majority of onsite flows to offsite Line B which leads to the new Lemonwood lift station 2.

Line D (reaches 3-7): Line D runs west to northeast and is located in Santa Paula Street. It serves the startup flows from Wells 7 and 8, the sports park, and part of the civic use area D2 and connects into Line C. The velocities in this segment of pipe are between 1fps and 2fps. This segment of line will have well startup flows that will increase the velocities once a day and clean the lines.

Line E (reaches 8-9, 11-14): Line E is located in Limoneira Lane. It serves all of the Haun Creek Neighborhood and a portion of the Foothill Neighborhood and connects into Line C.

Line F (reaches 16-25): Line F is located in Haun Creek Drive. It serves a portion of Haun Creek Neighborhood and connects into Line E. This sewer line was upsized to accommodate for the Well 6 discharge flow rate. The average daily flow velocities are between 1 and 2 fps with the very upstream end being the service lateral for a single unit not meeting the 1 fps flow rates. This segment of line will have well startup flows that will increase the velocities once a day and clean the lines.

Line G (reach 26): Line G is located in the lower middle of Haun Creek Neighborhood. It serves a portion of Haun Creek Neighborhood and connects into Line F.

Line H (reaches 27-32): Line H runs north to south and is located in Santa Paula Street. It serves the residential use areas, Recreation Center, a portion of Foothill Neighborhood, and all of Santa Paula Creek Neighborhood and connects into Line C.

Line I (reaches 33-39): Line I runs west to east and is located in Harvest Loop West. It serves the majority of the Santa Paula Creek Neighborhood and connects into Line H. A small stretch of this pipe will have velocities between 1 and 2 fps because it is at the upstream end of the system.

Line J (reach 40): Line J runs east to west and is located in the Harvest Loop East. It serves a portion of the Foothill Neighborhood and connects into Line H.

Line K (reach 41): Line K runs north to south and is an 8” sewer stub located in Harvest Loop Road at the western Santa Paula Creek Neighborhood internal street. It serves a portion of the Santa Paula Creek Neighborhood and connects into Line I.

Line L (reach 42): Line L runs north to south and is an 8” sewer stub located in Harvest Loop Road at the central Santa Paula Creek Neighborhood internal street. It serves a portion of the Santa Paula Creek Neighborhood and connects into Line I.

Line M (reach 43): Line M runs north to south and is an 8” sewer stub located in Harvest Loop Road at the eastern Santa Paula Creek Neighborhood internal street. It serves a portion of the Santa Paula Creek Neighborhood and connects into Line I.

Line N (reach 44): Line N runs north to south and is an 8” sewer stub located in the Harvest Loop Road at the western Foothill Neighborhood internal street. It serves a portion of the Foothill Neighborhood and connects into Line J.

Line O (reach 45): Line O runs north to south and is an 8” sewer stub located in the Harvest Loop Road at the central Foothill Neighborhood internal street. It serves a portion of the Foothill Neighborhood and in the future will travel south and connect to Line E.

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Line P (reach 46): Line P runs north to south and is an 8" sewer stub located in the Harvest Loop Road at the eastern Foothill Neighborhood internal street. It serves a portion of the Foothill Neighborhood and in the future will travel south and connect to Line G.

Line R (reach 15): Line R runs west to east and is an 8" sewer stub located at the intersection of Autumn Path Lane and Limoneira Lane. It serves a portion of the multi-family lot in the Haun Creek Neighborhood and connects to Line E. This line velocity is between 1 and 2 fps because it is at the upstream end of the system.

Line S (reach 10): Line S runs north to south and is an 8" sewer stub location on Packinghouse Street. It serves a portion of the multi-family lot in the Haun Creek Neighborhood and connects to Line E.

4.1.2. INTRACT IMPROVEMENTS

All in-tract neighborhood sewer improvements will be 8" in size. All sewer mains located in private streets will have sewer easements dedicated to the City and will be public.

4.1.3. WELL DISCHARGE

Currently three wells are proposed and designed into the Tract 5854 improvements. Well 6 is located on the east side of the project and has a flow rate of approximately 1,000 gallons per minute. The well startup discharge would connect into the 10" diameter Line 'F'.

Well 7 and 8 are both located on the west side of the property in the Santa Paula Creek linear park. Well 7 is designed to be 2,500 gpm and Well 8 is designed to be 1,500 gallons per minute. As a requirement post project approval, the City desired the wells startup water to be connected into the sewer system and not discharged to the surface. Sewer line 'D' has been extended to Well 7 within Santa Paula Street and Harvest Loop. Well 8 will tie into a 12" sewer main that runs through the sports park or Parcel F of Tract 5854. The startups for the wells are instantaneous in nature and therefore in these conditions, the sewer pipelines can flow full. It is assumed each well start up time will be offset from the others. Only one well can discharge into the system at one time. Well 7 startup will need to be controlled to not discharge more than a rate of 1,500 gpm.

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Table 4: Sewer Flows for pipes carrying Well 8 Discharge

LINE #	DIAMETER	MIN SLOPE	SEWER DESIGN FLOW (CFS) (FROM SEWER REPORT TABLE B2)	MAX FLOW W/ WELL DISCHARGE (CFS)	FLOW DEPTH
SPORTS PARK	12"	2.00%	-	3.34	6.1"
LINE 'D'	12"	0.50%	0.05	3.39	10.3"
LINE 'C'	15"	0.30%	0.84	4.18	11.3"
OFFSITE	15"	0.30%	2.30	5.69	15"

4.2 OFFSITE IMPROVEMENTS

East Area One constructed a new lift station known as Lemonwood Lift Station 2 located at the end of Old Hallock Drive, south of Highway 126. The onsite flows come through a new 15" sewer line west on Telegraph, south on a private parcel, under Highway 126, and into Lift Station 2. The lift station then pumps effluent south and west on Lemonwood drive in a force main to Santa Paula Creek where it crosses under Santa Paula Creek to a gravity manhole just west of the Creek. See **Exhibit 7** for location and alignment. Flows will continue west to the Santa Paula Sewer Treatment Plant in Santa Maria Street.

The existing Lemonwood Lift Station 1 is located at the end of Quail Court. This lift station originally serviced a portion of the area south of the East Area One project as shown on **Exhibit 6**. Lift Station 1 will remain

operational and will service the area west of Lift Station 2. Everything West of Lift Station 2, will remain to gravity feed to Lift Station 1, where it will then be pumped east to Lift Station 2. Everything east of Lift Station 2 will gravity feed to Lift Station 2 through newly constructed pipes. Lift Station 2 will then be the only lift station to pump effluent westerly across Santa Paula Creek and therefore will handle all sewer flows East of Santa Paula Creek.

Lift Station 2 was designed by Romtec Utilities. The lift station includes a 12' diameter wet well with three 15 HP submersible chopper pumps. Two pumps are duty pumps and one is a backup pump. Each pump has a pumping rate of 550 GPM and a TDH of 70.3 feet. More detailed information can be found in the O&M plan prepared by Romtec at the time of the lift station turnover to the City of Santa Paula. The lift station also includes a 33,200 gallon emergency storage tank buried at the depth of the wet well.

5.0 CONCLUSIONS AND RECOMMENDATIONS

The existing infrastructure constructed to date has been designed in accordance with City approved plans and reports. The system can handle the increase in unit count from the Harvest at Limoneira project.

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APPENDIX A

ONSITE SEWER DESIGN & EXHIBITS

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EAST AREA ONE
SUMMARY WASTEWATER GENERATION FOR SEWER

LAND USE	UNITS	2015 UNIT COUNT	AREA (ACRES)	SEWER GNEERATION RATES[6,7]	AVERAGE DAILY WATER FLOW (GPM)	AVERAGE DAILY WASTEWATER FLOW (GPM)[5]	PEAK DAILY WET WASTEWATER FLOW (GPM) (3xADWF)	PEAK HOUR FLOW (GPM) (2xADWF)
EAST AREA ONE								
Residential	2050	1500						
Santa Paula Creek Neighborhood	489	376		48 gpcd[7]	-	57.1	171.2	114.1
Foothill Neighborhood	554	492		48 gpcd[7]	-	64.6	193.9	129.3
Haun Creek Neighborhood	586	632		48 gpcd[7]	-	68.4	205.1	136.7
Haun Creek Neighborhood (Parcel C/6074)	121	0		48 gpcd[7]	-	14.1	42.4	28.2
Hallock Center	300	0		48 gpcd[7]	-	35.0	105.0	70.0
Civic/Instutional								
School Site & Private Recreation Facilities		9.23	10.94	1.81 AF/YR/acre	12.3	9	27.6	18.4
Commercial	10,000	215000 sf		15.1 gal/SF/YR	0.3	0.2	0.6	0.4
EAST AREA ONE SUBTOTAL					**12.6**	**248.6**	**745.8**	**497.2**
OFFSITE (EAST GATEWAY PROJECT AREA)								
Residential[1]	8			85 gpcd[7]	-	1.7	5.0	3.3
Light Industrial[2]	186,008		14.2	2.49 gal/SF/YR	0.9	0.7	2.0	1.3
East Gateway North (Retail)[3]	20,574		2.1	2.49 gal/SF/YR	0.1	0.1	0.2	0.1
East Gateway South (Retail)[3]	326,511		32.6	2.49 gal/SF/YR	1.5	1.2	3.5	2.3
Industrial[2]	764,478		58.5	15.1 gal/SF/YR	22.0	16.5	49.4	32.9
Highway Commercial[4]	600,039		55.1	15.1 gal/SF/YR	17.2	12.9	38.8	25.9
OFFSITE (EAST GATEWAY PROJECT AREA) SUBTOTAL					**41.7**	**32.9**	**98.8**	**65.9**
TOTAL					**54.3**	**281.5**	**844.6**	**563.1**
FLOW TO LEMONWOOD LIFT STATION #2[8]					**54.3**	**281.5**	**844.6**	**563.1**

[1] Assuming 1 unit per parcel
[2] FAR=0.30 per East Gateway EIR Appendix 2.0
[3] FAR=0.23 per East Gateway Specific Plan
[4] FAR=0.25 per East Gateway EIR Appendix 2.0
[5] Demand rates per 75% water demand - applicable to all land uses
[6] 3.5 people per household
[7] Calculated Water Demand based on 2022 water meter readings is 64 gpd/capita - residential sewer flow would be 75% of 64 = 48 gpd/capita
[8] Inflow in final condition post project improvements

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TABLE B1: ONSITE SEWER MANHOLE DEPTHS			
EAST AREA ONE			
SSMH #	RIM ELEV (ft)	U/S INVERT ELEV (ft)	DEPTH TO INVERT (ft)
1	313.85	298.52	15.33
2	316.33	303.35	12.98
3	319.68	304.50	15.18
4	321.27	306.25	15.02
5	321.58	308.02	13.56
6	320.35	309.31	11.04
7	321.16	310.82	10.34
8	322.43	312.18	10.25
9	313.11	299.34	13.77
10	312.89	299.55	13.34
11	311.43	300.68	10.75
12	311.25	300.95	10.30
13	314.45	302.07	12.38
14	317.29	303.90	13.39
16	317.98	304.57	13.41
17	321.64	306.37	15.27
18	318.15	308.13	10.02
19	319.91	308.81	11.10
20	325.86	317.50	8.36
21	332.07	322.63	9.44
22	333.45	323.52	9.93
23	339.20	330.48	8.72
24	348.74	340.78	7.96
25	353.42	345.06	8.36
26	321.64	309.26	12.38
27	328.03	318.89	9.14
28	334.78	326.92	7.86
29	341.54	330.66	10.88
30	346.44	332.48	13.96
31	347.02	337.53	9.49
32	346.52	339.00	7.52
33	348.49	340.73	7.76
34	350.48	342.44	8.04
35	351.65	343.48	8.17
36	352.11	344.52	7.59
37	351.80	344.75	7.05
38	347.03	336.75	10.28
39	349.31	341.59	7.72
40	343.85	334.91	8.94

D	323.34	313.18	10.16
8A	323.68	313.63	10.05
8B	324.38	314.03	10.35

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TABLE B2: ONSITE SEWER DESIGN

EAST AREA ONE

REACH ID	LINE ID	DESCRIPTION	END SSMH#	START SSMH#	FLOW (gpm)	FLOW (cfs)	FLOW IDs/DESCRIPTION	PIPE SIZE (in)	END INVERT (ft)	START INVERT (ft)	LENGTH (ft)	SLOPE (ft/ft)	VELOCITY (ft/s)	FLOW DEPTH (in)	% FULL
1	C	Hallock Dr @ Packing House St.	1	2	414.7	0.924	All except A1-A13, B2 & B3	15	298.52	303.35	327.82	0.0140	4.50	3.4	22.7
2	C	Hallock Dr	2	3	309.7	0.690	All except A1-A13, B2, B3 & D1	15	303.35	304.50	295.07	0.0030	2.45	4.2	28.0
3	D	Hallock Dr @ Santa Paula St	3	4	22.9	0.051	D2+Sports	12	304.50	306.25	245.00	0.0070	1.46	1.1	9.2
4	D	S. Santa Paula St	4	5	22.93	0.0511	D2+Sports	12	306.25	308.02	334.28	0.0050	1.25	1.2	10.0
5	D	S. Santa Paula St	5	6	22.93	0.0511	D2+Sports	12	308.02	309.31	237.34	0.0050	1.25	1.2	10.0
6	D	S. Santa Paula St	6	7	0.00	0.0000	Sports	12	309.31	310.82	282.35	0.0050	0.30		0.0
7	D	S. Santa Paula St	7	8	0	N/A	Sports	12	310.82	312.18	251.01	0.0050	N/A	N/A	N/A
8	E	Packing House St.	1	9	330.4	0.736	A1-A13, B2 & B3	12	298.52	299.34	169.95	0.0030	2.60	4.7	39.2
9	E	Packing House St.	9	10	318.5	0.710	A1-A12, B2 & B3	12	299.34	299.55	36.27	0.0030	2.50	4.7	39.2
10	S	Packing House St.	10	CAP	42.0	0.094	A1	8	299.68	300.17	45.50	0.0108	2.20	1.4	17.5
11	E	Packing House St.	10	11	288.4	0.643	A2-A13, B2 & B3	12	299.55	300.68	342.32	0.0030	2.43	4.4	36.7
12	E	Packing House St.	11	12	288.4	0.643	A2-A13, B2 & B3	12	300.68	300.95	57.39	0.0030	2.43	4.4	36.7
13	E	Limoneira Lane	12	13	288.4	0.643	A2-A13, B2 & B3	12	300.95	302.07	340.26	0.0030	2.43	4.4	36.7
14	E	Limoneira Lane	13	14	288.4	0.643	A2-A13, B2 & B3	12	302.07	303.90	287.37	0.0050	2.97	3.8	31.7
15	R	Limoneira Lane @ Autumn Path	14	CAP	11.9	0.027	A13	8	303.90	304.54	57.39	0.0110	1.38	0.8	10.0
16	F	Autumn Path Lane	14	16	276.5	0.616	A2-A12 & B2 & B3	12	303.63	304.57	168.00	0.0050	2.97	3.7	30.8
17	F	Autumn Path Lane	16	17	13.3	0.030	A4-A12	12	304.57	306.37	339.62	0.0050	1.02	1.0	8.3
18	F	Autumn Path Lane	17	18	10.9	0.024	A5-A12	12	306.37	308.13	327.22	0.0050	0.99	0.8	6.7
19	F	Autumn Path Lane	18	19	10.9	0.024	A5-A12	12	308.13	308.81	99.21	0.0050	0.99	0.8	6.7
20	F	Autumn Path Lane	19	20	8.4	0.019	A6-A12	10	308.81	317.50	309.44	0.0280	1.98	0.5	5.0
21	F	Autumn Path Lane	20	21	6.7	0.015	A7-A12	10	317.50	322.63	323.29	0.0160	1.12	0.6	6.0
22	F	Autumn Path Lane	21	22	4.6	0.010	A8-A12	10	322.63	323.20	69.77	0.0080	1.04	0.5	5.0
23	F	Autumn Path Lane	22	23	4.2	0.009	A9-A12	8	323.52	330.48	230.62	0.0300	1.61	0.4	5.0
24	F	Autumn Path Lane	23	24	2.8	0.006	A10-A12	8	330.48	340.78	303.09	0.0340	1.08	0.4	5.0
25	F	Autumn Path Lane	24	25	0.4	0.001	A12	8	340.78	345.06	152.67	0.0280	0.33	0.2	2.5
26	G	Autumn Path Lane Internal	16	CAP	263.2	0.586	A2,A3,B2 & B3	12	304.57	305.47	58.50	0.0154	4.29	2.8	23.3
27	H	N. Santa Paula St	3	26	286.8	0.639	B1, C1-C4 & D3, D4	12	304.50	309.26	224.28	0.0210	4.99	2.6	21.7
28	H	N. Santa Paula St	26	27	286.8	0.639	B1, C1-C4 & D3, D4	12	309.26	318.89	315.72	0.0300	5.33	2.5	20.8
29	H	N. Santa Paula St	27	28	244.4	0.545	B1, C1-C4, & D4	10	318.89	326.92	339.30	0.0230	5.05	2.5	25.0
30	H	N. Santa Paula St	28	29	244.4	0.545	B1, C1-C4, D4	10	326.92	330.66	339.90	0.0110	3.75	3.1	31.0
31	H	N. Santa Paula St	29	30	244.4	0.545	B1, C1-C4 & D4	10	330.66	332.48	309.87	0.0060	3.08	3.6	36.0
32	H	N. Santa Paula St	30	CAP	16.1	0.036	C1	8	332.48	334.02	102.50	0.0150	1.84	0.8	10.0
33	I	West Harvest Loop	30	31	155.1	0.345	C2-C4, D4	8	332.48	337.53	340.79	0.0150	3.66	2.5	31.3
34	I	West Harvest Loop	31	32	155.1	0.345	C2-C4	8	337.53	339.00	274.07	0.0050	2.60	3.2	40.0
35	I	West Harvest Loop	32	33	86.1	0.192	C3-C4	8	339.00	340.73	325.82	0.0050	2.40	2.2	27.3
36	I	West Harvest Loop	33	34	86.1	0.192	C3-C4	8	340.73	342.44	322.28	0.0050	2.40	2.2	27.3
37	I	West Harvest Loop	34	35	29.4	0.066	C4	8	342.44	343.48	188.06	0.0050	1.54	1.4	17.5
38	I	West Harvest Loop	35	36	29.4	0.066	C4	8	343.48	344.52	188.06	0.0050	1.54	1.4	17.5
40	J	East Harvest Loop	30	38	68.6	0.153	B1	8	332.48	336.75	227.00	0.0190	3.19	1.6	20.0
41	K	West Harvest Loop	36	CAP	29.4	0.066	C4	8	344.62	345.52	46.00	0.0210	2.34	1.1	13.8
42	L	West Harvest Loop	34	CAP	56.7	0.126	C3	8	342.54	342.98	43.55	0.0100	2.36	1.7	21.3
43	M	West Harvest Loop	32	CAP	69.0	0.154	C2	8	339.10	340.00	43.50	0.0210	3.21	1.6	20.0
44	N	West Harvest Loop	38	CAP	68.6	0.153	B1	8	336.95	337.85	47.50	0.0190	3.19	1.6	20.0
45	O	East Harvest Loop	39	CAP	72.8	0.162	B2	8	341.59	341.85	52.50	0.0060	2.13	2.2	27.5
46	P	East Harvest Loop	40	CAP	52.5	0.117	B3	8	334.91	335.41	47.50	0.0110	2.44	1.6	20.0

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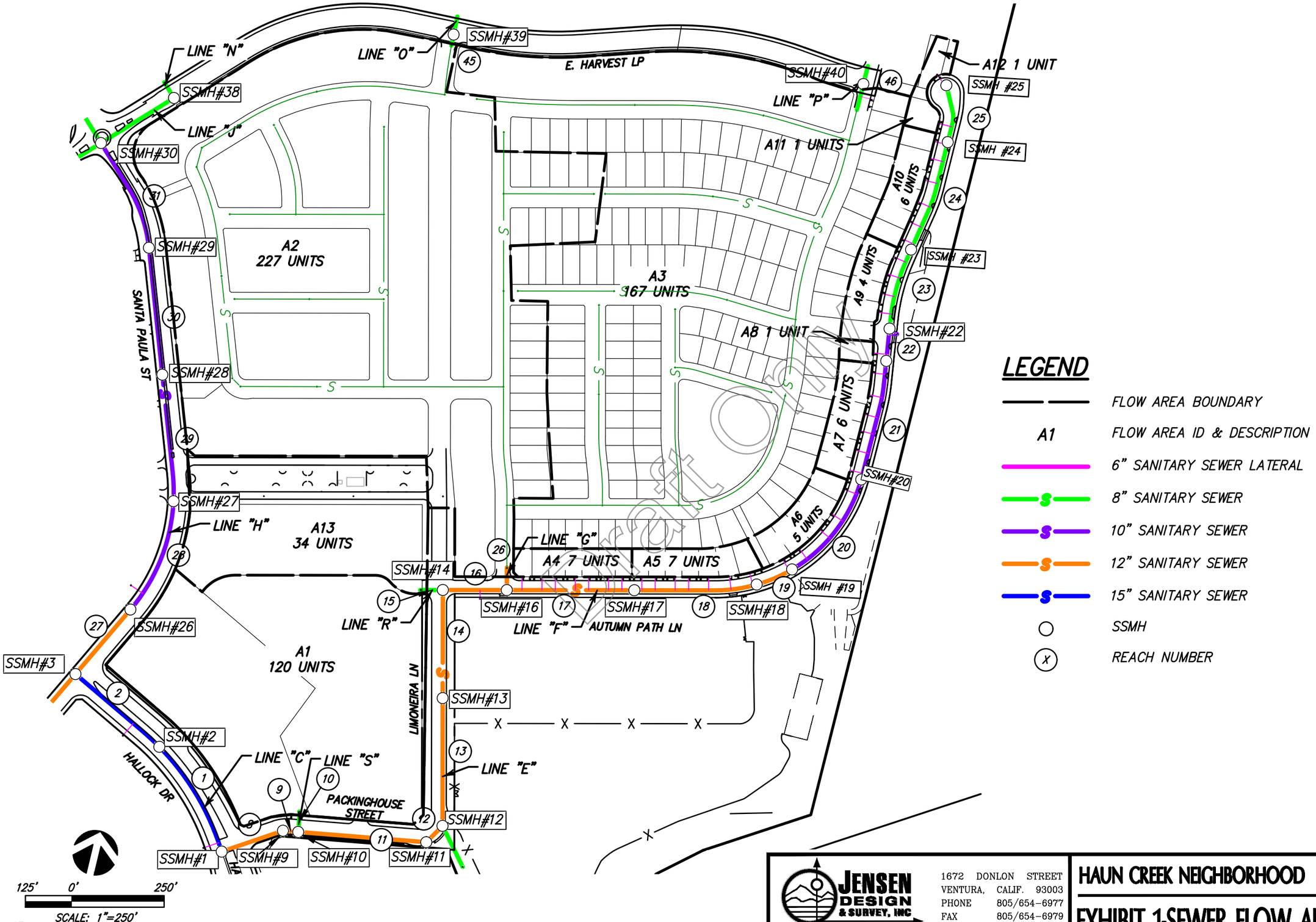

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HAUN CREEK NEIGHBORHOOD

EXHIBIT 1-SEWER FLOW AREAS

SHEET 1 OF 4

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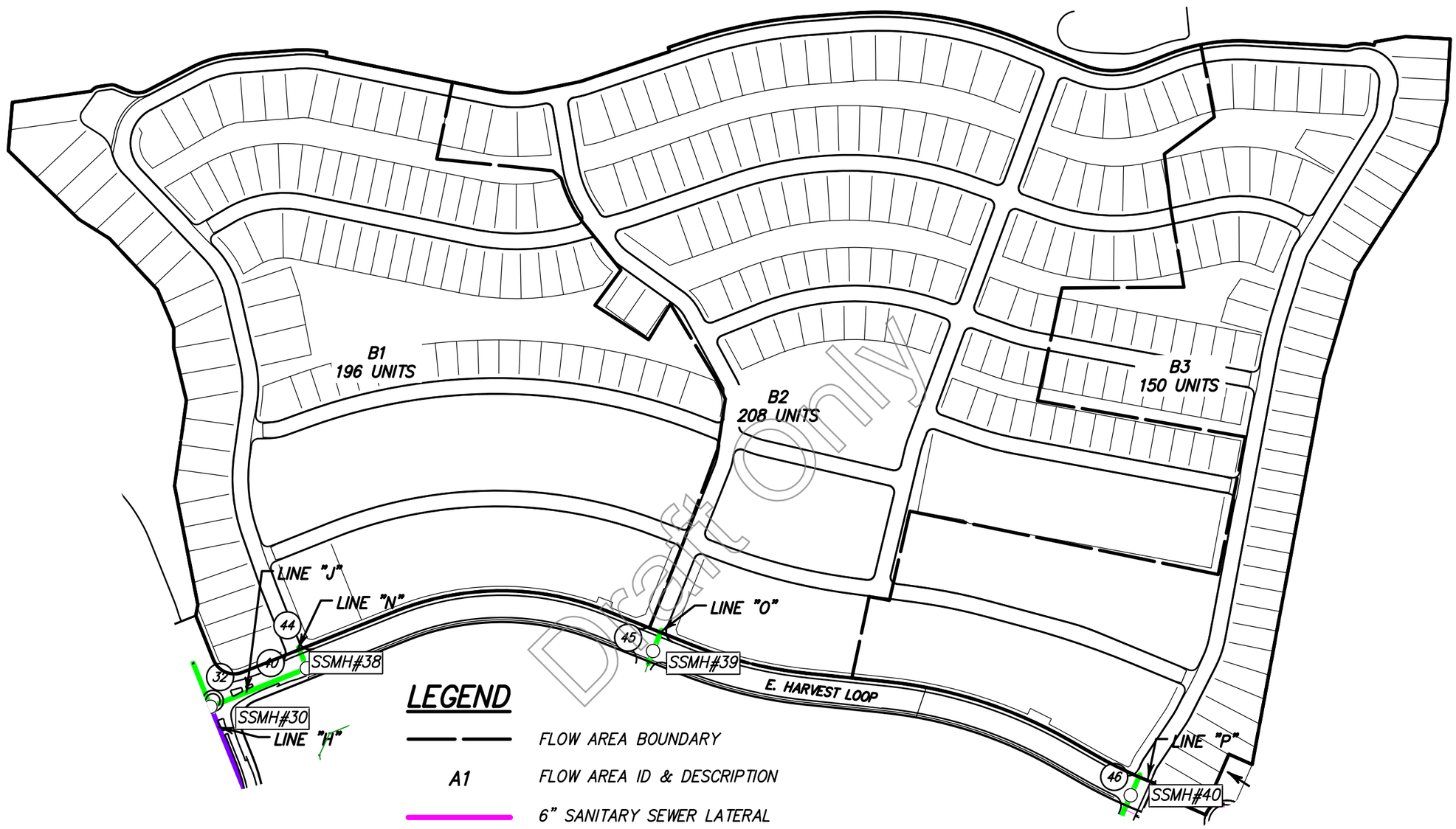

LEGEND

—— ——	FLOW AREA BOUNDARY
A1	FLOW AREA ID & DESCRIPTION
——	6" SANITARY SEWER LATERAL
—S—	8" SANITARY SEWER
—S—	10" SANITARY SEWER
—S—	12" SANITARY SEWER
—S—	15" SANITARY SEWER
○	SSMH
(X)	REACH NUMBER

125' 0' 250'

SCALE: 1"=250'

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FOOTHILL NEIGHBORHOOD

EXHIBIT 2-SEWER FLOW AREAS

SHEET 2 OF 4

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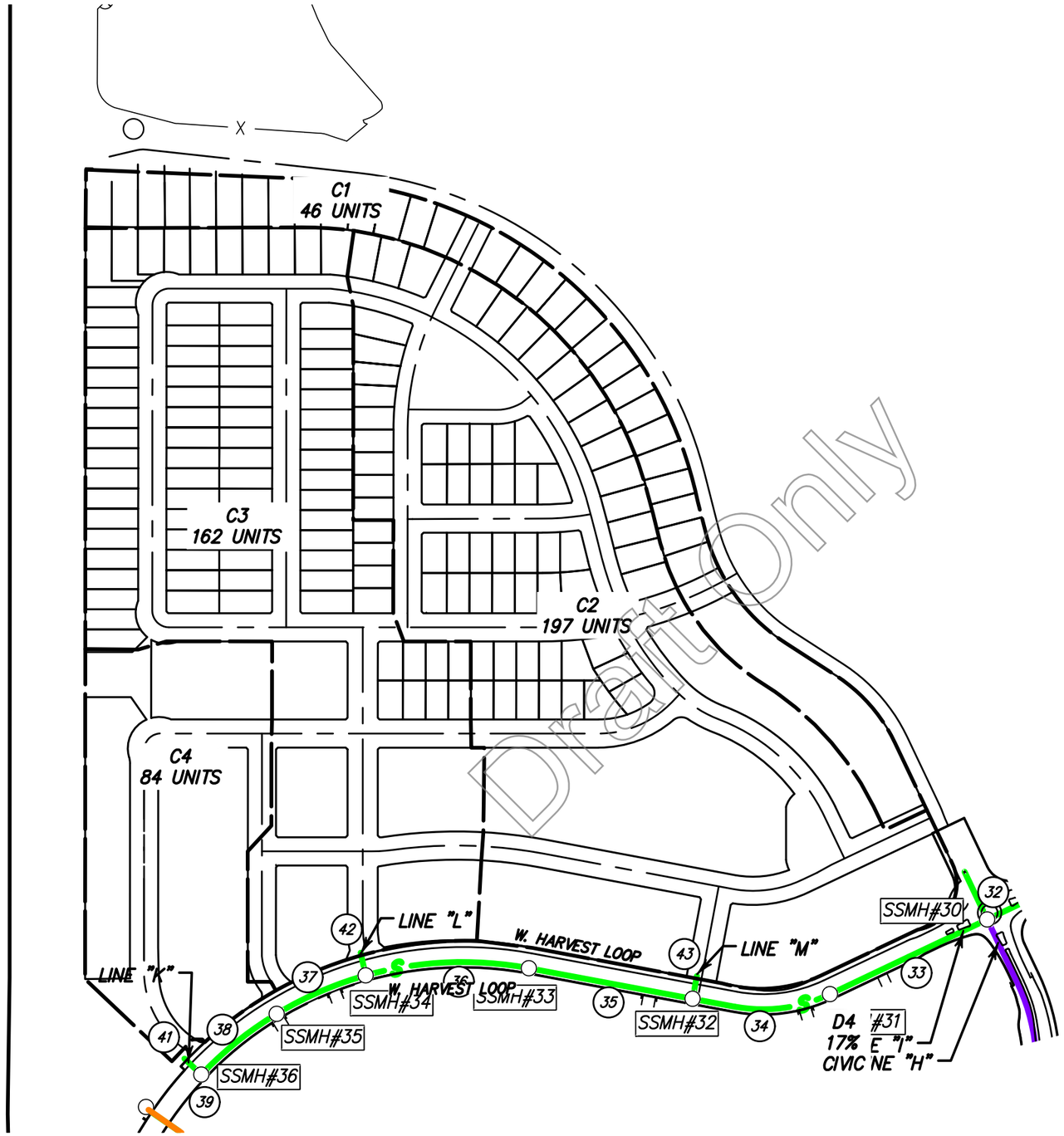

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LEGEND

———	FLOW AREA BOUNDARY
A1	FLOW AREA ID & DESCRIPTION
———	6" SANITARY SEWER LATERAL
—S—	8" SANITARY SEWER
—S—	10" SANITARY SEWER
—S—	12" SANITARY SEWER
—S—	15" SANITARY SEWER
○	SSMH
(X)	REACH NUMBER

125' 0' 250'

SCALE: 1"=250'

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SANTA PAULA CREEK NEIGHBORHOOD

EXHIBIT 3-SEWER FLOW AREAS

SHEET 3 OF 4

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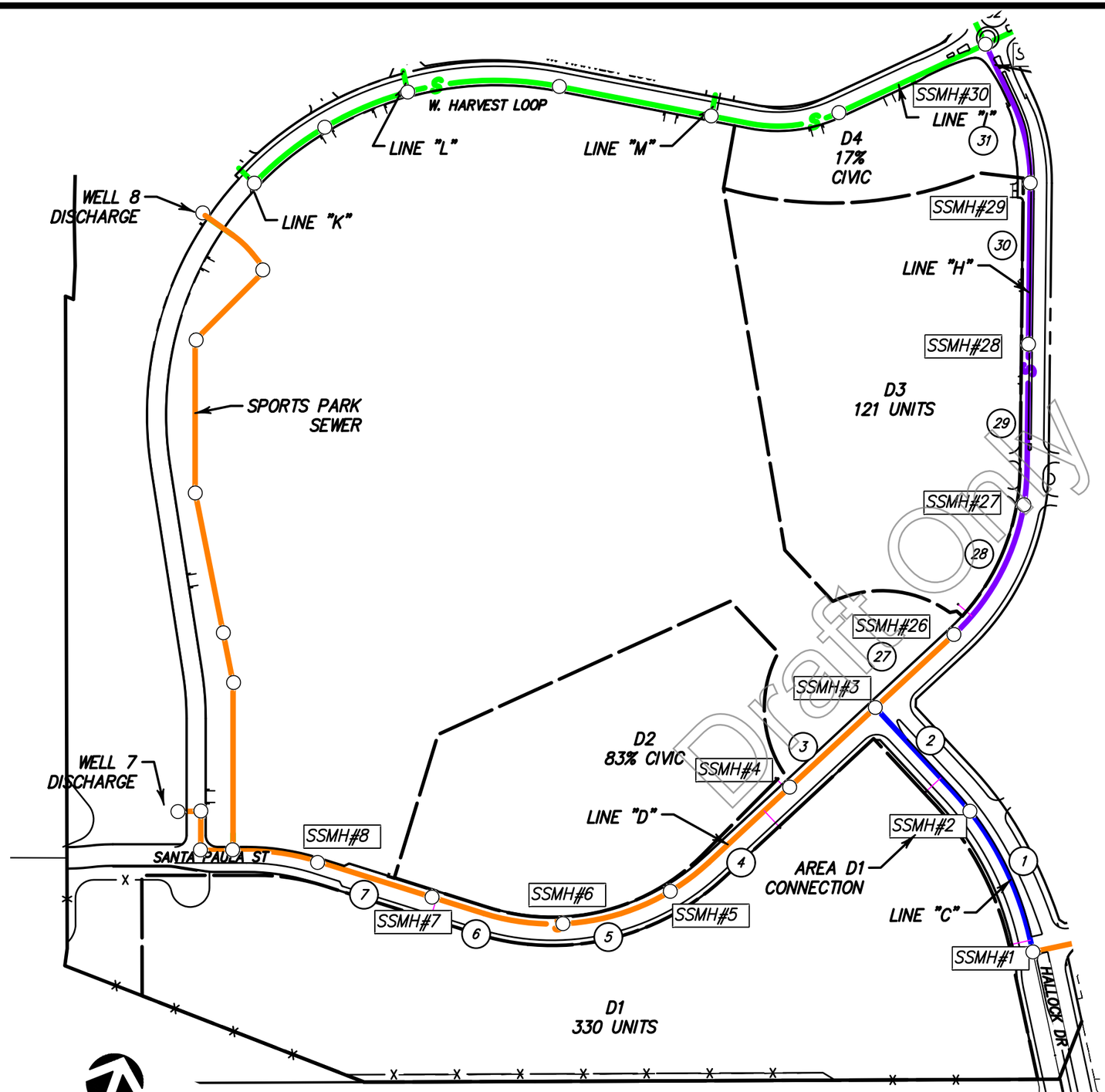

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LEGEND

— —	FLOW AREA BOUNDARY
A1	FLOW AREA ID & DESCRIPTION
	6" SANITARY SEWER LATERAL
S	8" SANITARY SEWER
S	10" SANITARY SEWER
S	12" SANITARY SEWER
S	15" SANITARY SEWER
○	SSMH
(X)	REACH NUMBER

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CIVIC DISTRICT

EXHIBIT 4-SEWER FLOW AREAS

SHEET 4 OF 4

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APPENDIX B

OFFSITE SEWER DESIGN & EXHIBITS

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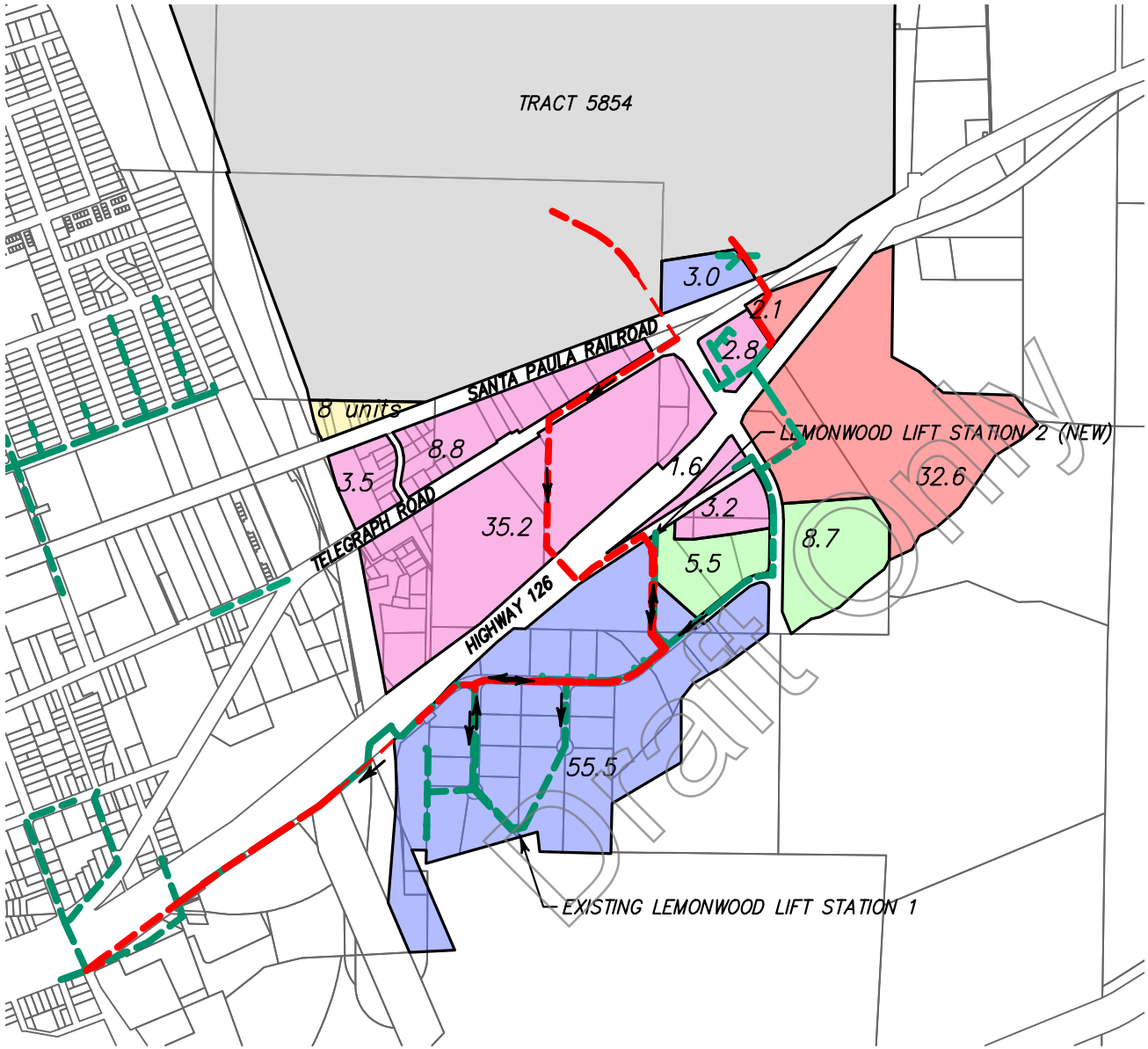

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LEGEND

- EAST AREA 1 SITE
- COMMERCIAL-LIGHT INDUSTRIAL*
- RESIDENTIAL
- RETAIL
- LIGHT INDUSTRIAL
- INDUSTRIAL
- PROPOSED OFFSITE SEWER ALIGNMENT
- EXISTING OFFSITE SEWER ALIGNMENT
- 32.6 ACRES

*COMMERCIAL USES WERE ASSUMED FOR THE PURPOSES OF THIS STUDY

500' 0' 1000'

SCALE: 1"=1000'

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EAST AREA 1 OFFSITE SEWER

EXHIBIT 5: OFFSITE LAND USE

SHEET 1 OF 1

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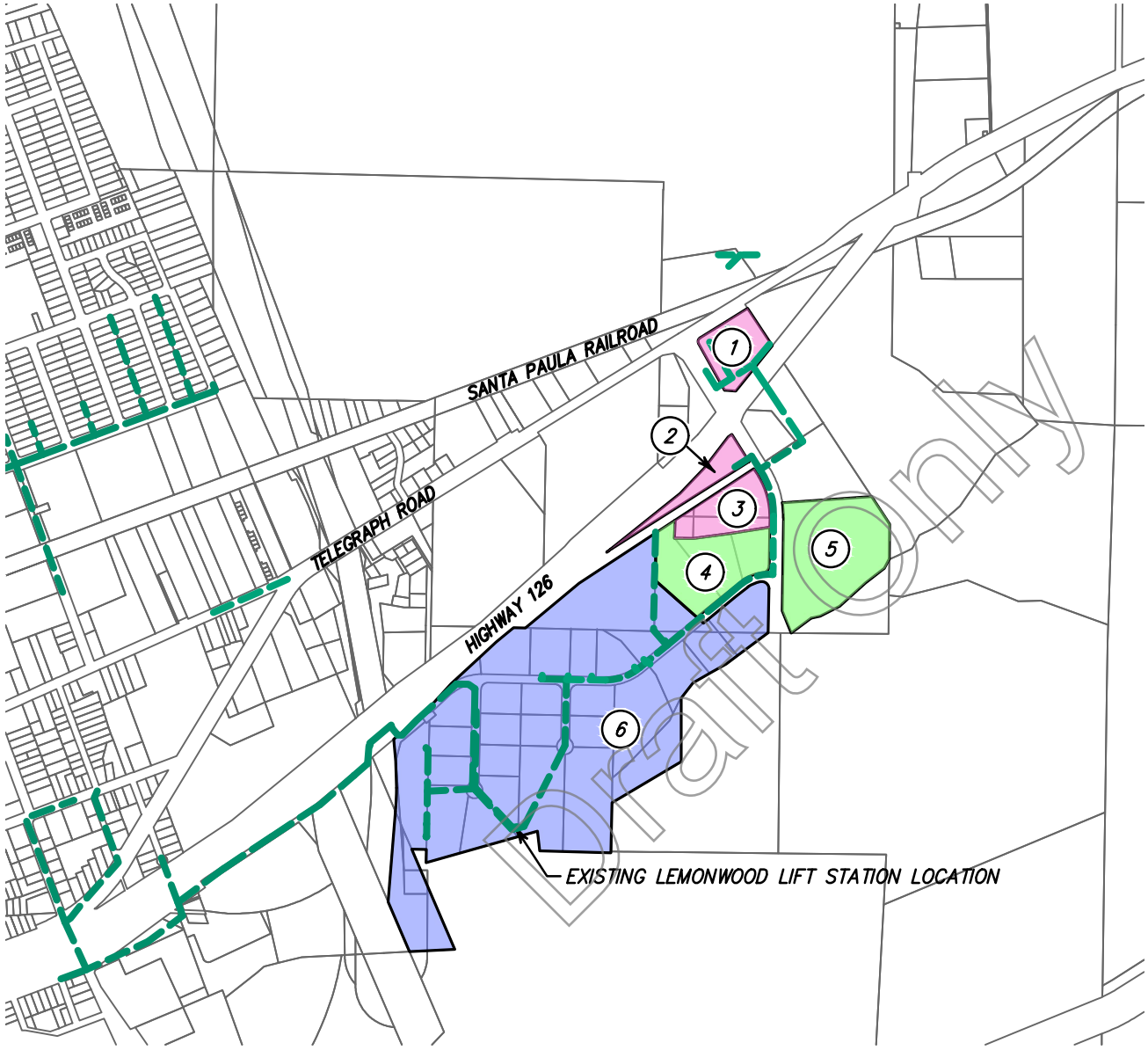

LEGEND

- COMMERCIAL-LIGHT INDUSTRIAL*
- LIGHT INDUSTRIAL
- INDUSTRIAL
- # CONTRIBUTING AREA #
- EXISTING OFFSITE SEWER

*COMMERCIAL USES WERE ASSUMED FOR THE PURPOSES OF THIS STUDY

500' 0' 1000'

SCALE: 1"=1000'

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LEMONWOOD LIFT STATION 1

EXHIBIT 6: EXISTING FLOW AREAS

SHEET 1 OF 1

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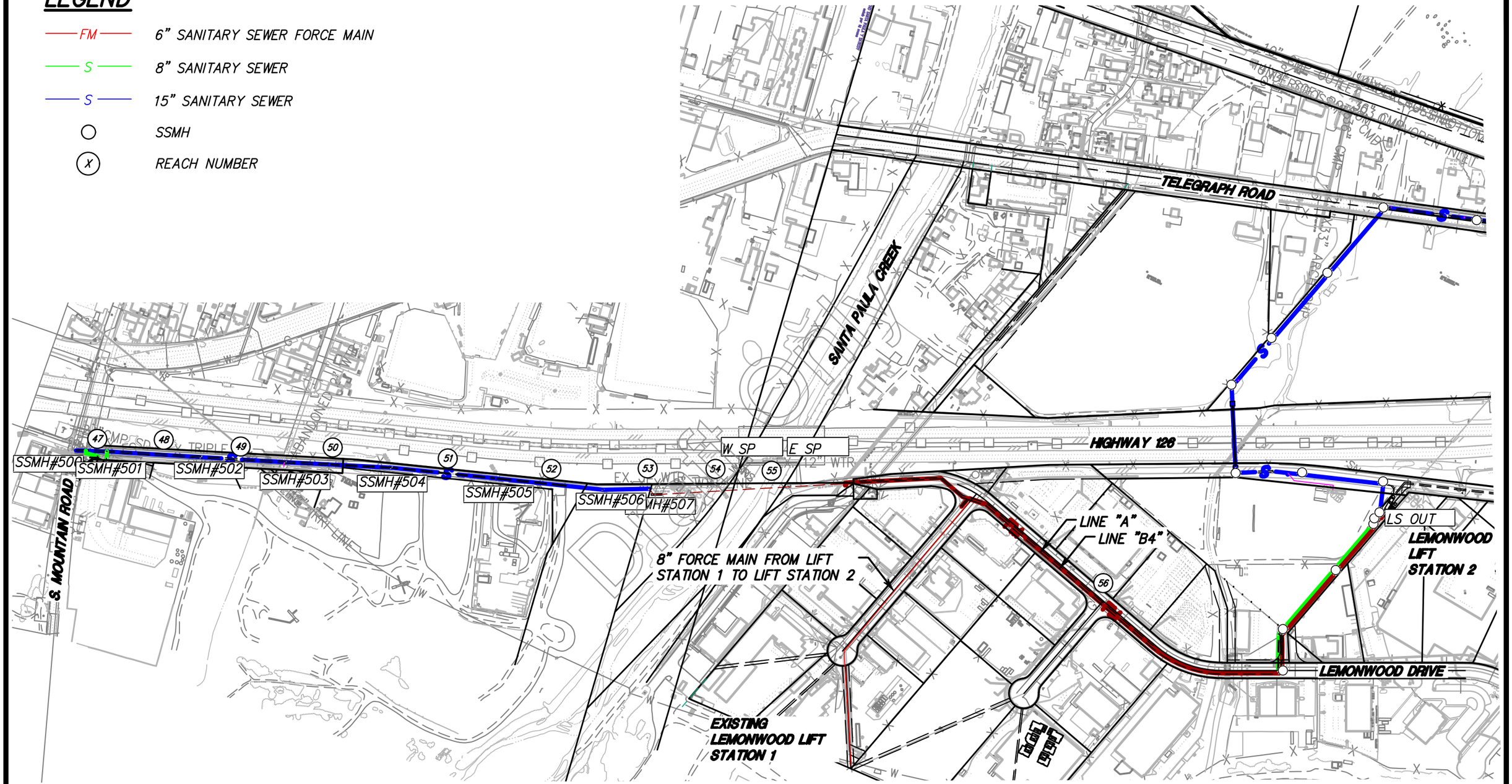
LEGEND

- FM — 6" SANITARY SEWER FORCE MAIN
- S — 8" SANITARY SEWER
- S — 15" SANITARY SEWER
- SSMH
- X — REACH NUMBER



150' 0' 300'

SCALE: 1"=300'

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EAST AREA 1

EXHIBIT 7: OFFSITE SEWER ALIGNMENT

SHEET 1 OF 2

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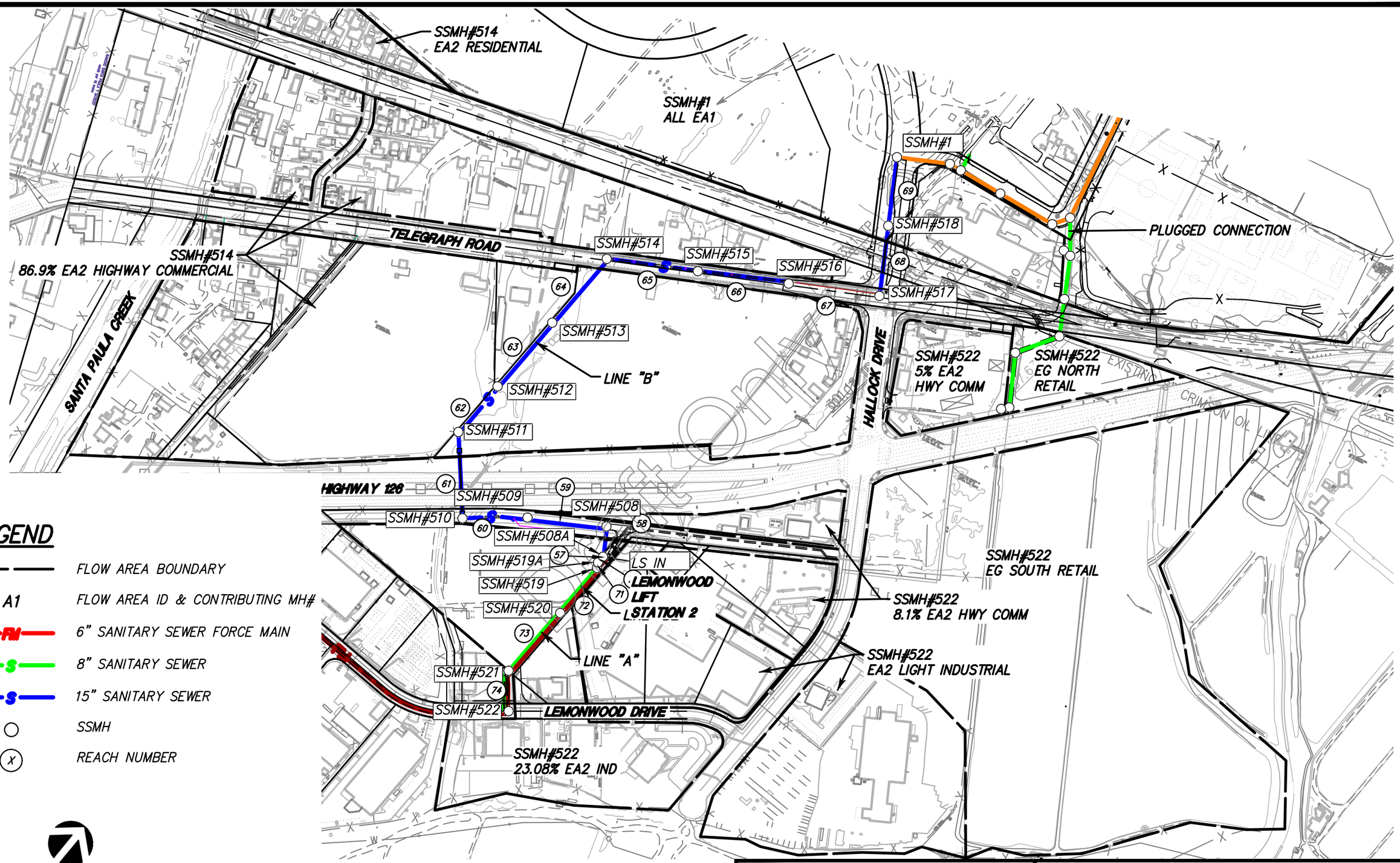

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EAST AREA 1

EXHIBIT 7: OFFSITE SEWER ALIGNMENT

SHEET 2 OF 2

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TABLE C1: OFFSITE SEWER MANHOLE DEPTHS				
EAST AREA ONE				
SSMH #	RIM ELEV (ft)	U/S INVERT ELEV (ft)	DEPTH TO INVERT (ft)	NOTES
1	313.85	298.42	15.43	FIRST ONSITE MANHOLE
500	261.33	252.47	8.86	S MOUNTAIN ROAD
501	261.91	253.34	8.57	
502	264.62	255.15	9.47	
503	267.96	257.00	10.96	
504	269.45	262.18	7.27	
505	272.02	265.11	6.91	
506	276.47	268.94	7.53	
507	282.19	272.96	9.23	
E SP	300.93	296.96	N/A	EAST SP CREEK BRIDGE FORCE MAIN
W SP	300.64	296.74	N/A	WEST SP CREEK BRIDGE FORCE MAIN
LS OUT	290.26	285.00	5.26	LIFT STATION LOCATION (INV OUT)
LS IN	290.26	271.35	18.91	LIFT STATION LOCATION (INV IN)
508A	290.28	271.45	18.83	
508	287.97	272.02	15.95	
509	288.09	275.65	12.44	
510	288.79	276.79	12.00	
511	291.28	278.28	13.00	
512	292.22	281.26	10.96	
513	297.81	285.41	12.40	
514	303.44	293.92	9.52	
515	305.42	294.90	10.52	
516	307.46	295.89	11.57	
517	313.57	296.97	16.60	
518	315.46	297.75	17.71	
519A	288.89	272.23	16.66	
519	288.72	272.40	16.32	
520	284.92	273.43	11.49	
521	282.69	274.76	7.93	
522	280.58	275.38	5.2	
600	306.02	297.06	8.96	
601	302.11	297.26	4.85	
602	303.33	298.16	5.17	
603	310.04	298.94	11.1	
604	309.03	299.58	9.45	
605	309.05	300.33	8.72	
606	309.37	301.54	7.83	

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TABLE C2: OFFSITE SEWER DESIGN CALCULATIONS

EAST AREA ONE

REACH ID	LINE ID	DESCRIPTION	END SSMH#	START SSMH#	PEAK WET WEATHER FLOW (gpm)	FLOW (cfs)	FLOW DESCRIPTION	PIPE SIZE (in)	END INVERT (ft)	START INVERT (ft)	LENGTH (ft)	SLOPE (ft/ft)	VELOCITY (ft/s)	% FULL
47	A	E Santa Clara St at S Mountain Road	500	501	805.95	1.796	All EA1 and EA2 (except 76.92% Ind EA2)	15	252.47	253.34	134.09	0.0065	4.26	37.3
48	A	E Santa Clara St	501	502	805.95	1.796	All EA1 and EA2 (except 76.92% Ind EA2)	15	253.34	255.15	265.92	0.0068	4.38	36.7
49	A	E Santa Clara St	502	503	805.95	1.796	All EA1 and EA2 (except 76.92% Ind EA2)	15	255.15	257.00	270.82	0.0068	4.38	36.7
50	A	E Santa Clara St	503	504	805.95	1.796	All EA1 and EA2 (except 76.92% Ind EA2)	15	257.00	262.18	339.20	0.0153	5.91	29.3
51	A	E Santa Clara St	504	505	805.95	1.796	All EA1 and EA2 (except 76.92% Ind EA2)	15	262.18	265.11	339.94	0.0086	4.80	34.7
52	A	E Santa Clara St	505	506	805.95	1.796	All EA1 and EA2 (except 76.92% Ind EA2)	15	265.11	268.94	341.65	0.0112	5.13	32.7
53	A	Gravity to E Santa Clara St	506	507	805.95	1.796	All EA1 and EA2 (except 76.92% Ind EA2)	15	268.94	272.96	267.65	0.0150	5.69	30.7
54	A	Force main to gravity line after bridge	507	W SP	805.95	1.796	All EA1 and EA2 (except 76.92% Ind EA2)	8 (FM)	272.96	272.23	254.03	N/A	N/A	N/A
55	A	Santa Paula Creek Bridge	W SP	E SP	805.95	1.796	All EA1 and EA2 (except 76.92% Ind EA2)	8 (FM)	272.23	272.23	172.75	N/A	N/A	N/A
56	A	Force main to lift station at Old Hallock Dr	E SP	LS OUT	805.95	1.796	All EA1 and EA2 (except 76.92% Ind EA2)	8 (FM)	272.23	272.23	2,548.70	N/A	N/A	N/A
57	B	Lift Station at Old Hallock	LS IN	508A	783.79	1.746	All EA1, 86.9% Hwy Com EA2 & Res EA2	15	271.35	271.35	0.42	0.0050	3.91	39.3
58	B	Lift Station at Old Hallock	508A	508	783.79	1.746	All EA1, 86.9% Hwy Com EA2 & Res EA2	15	271.45	271.92	94.52	0.0050	3.91	39.3
59	B	Old Hallock Dr	508	509	783.79	1.746	All EA1, 86.9% Hwy Com EA2 & Res EA2	15	272.02	275.55	255.31	0.0138	5.54	30.7
60	B	Old Hallock Dr	509	510	783.79	1.746	All EA1, 86.9% Hwy Com EA2 & Res EA2	15	275.65	276.69	207.62	0.0050	3.91	39.3
61	B	Highway 126 Crossing	510	511	783.79	1.746	All EA1, 86.9% Hwy Com EA2 & Res EA2	15	276.79	278.18	277.87	0.0050	3.91	39.3
62	B	Parallel Whipple Rd (east)	511	512	783.79	1.746	All EA1, 86.9% Hwy Com EA2 & Res EA2	15	278.28	281.16	192.09	0.0150	5.74	29.3
63	B	Parallel Whipple Rd (east)	512	513	783.79	1.746	All EA1, 86.9% Hwy Com EA2 & Res EA2	15	281.26	285.31	270.00	0.0150	5.74	29.3
7.36	B	Parallel Whipple Rd (east)	513	514	783.79	1.746	All EA1, 86.9% Hwy Com EA2 & Res EA2	15	285.41	293.82	270.00	0.0311	8.77	24.7
65	B	Telegraph Rd	514	515	783.79	1.746	All EA1, 86.9% Hwy Com EA2 & Res EA2	15	293.92	294.80	296.16	0.0030	6.80	21.3
66	B	Telegraph Rd	515	516	745.12	1.660	All EA1	15	294.90	295.79	295.01	0.0030	3.19	44.0
67	B	Telegraph Rd @ Hallock Dr	516	517	745.12	1.660	All EA1	15	295.89	296.77	295.01	0.0030	3.19	44.0
68	B	Hallock Dr	517	518	745.12	1.660	All EA1	15	296.97	297.65	227.00	0.0030	3.19	44.0
69	B	Hallock Dr	518	1	745.12	1.660	All EA1	15	297.75	298.42	221.30	0.0030	3.19	44.0
70	B2	Lift Station	508A	519A	22.17	0.049	13.1% Hwy Com EA2, all EG, LI EA2 & 23.08% Ind EA2	8	272.03	272.13	20.05	0.0050	1.49	15.0
71	B2	Lift Station Site	519A	519	22.17	0.049	13.1% Hwy Com EA2, all EG, LI EA2 & 23.08% Ind EA2	8	272.23	272.30	13.15	0.0050	1.49	15.0
72	B2	East PL	519	520	22.17	0.049	13.1% Hwy Com EA2, all EG, LI EA2 & 23.08% Ind EA2	8	272.40	273.33	185.52	0.0050	1.49	15.0
73	B2	Northeast PL	520	521	22.17	0.049	13.1% Hwy Com EA2, all EG, LI EA2 & 23.08% Ind EA2	8	273.43	274.66	248.45	0.0050	1.49	15.0
74	B2	Lemonwood Dr	521	522	22.17	0.049	13.1% Hwy Com EA2, all EG, LI EA2 & 23.08% Ind EA2	8	274.76	275.38	127.43	0.0050	1.49	15.0
81	PS	Packinghouse Sewer Interim Condition												
75	PS	Packinghouse Sewer Final Condition	600	601	2.82	0.006	Packinghouse & EA2 Gateway (North)	8	297.06	297.16	22.86	0.0050	0.7	6.3
76	PS	Packinghouse Sewer Final Condition	601	602	2.82	0.006	Packinghouse & EA2 Gateway (North)	8	297.26	298.15	174.75	0.0050	0.7	6.3
77	PS	Packinghouse Sewer Final Condition	602	603	2.53	0.006	Packinghouse	8	298.16	298.84	149.4	0.0050	0.7	6.3
78	PS	Packinghouse Sewer Final Condition	603	604	2.53	0.006	Packinghouse	8	298.94	299.48	118.94	0.0050	0.7	6.3
79	PS	Packinghouse Sewer Final Condition	604	605	2.53	0.006	Packinghouse	8	299.58	300.21	137.81	0.0050	0.7	6.3
80	PS	Packinghouse Sewer Final Condition	605	606	2.53	0.006	Packinghouse	8	300.33	301.54	22.05	0.0560	1.08	5.0

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TABLE A1: WET WELL DESIGN		
EAST AREA ONE		
LIFT STATION FLOWS		
Peak Daily Wet Wastewater Flow (PDWF)	844	gpm
Average Daily Wastewater Flow (ADWF)	281	gpm
Peak Hour Flow (PHF)	563	gpm
Average Daily Volume (ADWF x 1440)	405,103	gallons
Pump capacity	550	gpm
WET WELL SIZING		
Diameter	12	ft
Inlet Invert	271.4	ft
Outlet Invert	284.3	ft
Force Main Max Elevation	297.1	ft
Rim Elevation	290.4	ft
Wet Well Bottom Elevation	262.4	ft
Wet Well Depth	28.1	ft
Intake Elevation	262.85	ft
Impeller C/L Elevation	263.35	ft
Maximum pump starts per hour	4	
Required volume per pump cycle (based on PDWF)	12,659	gallons
Number of pumps (2 backbone, 1 backup)	3	
High Water Level (Pumps ON)	270.4	ft
Low Water Level (Pumps OFF)	264.85	ft
Height (pump on-pump off elevations)	5.5	ft
Required Wet Well Storage Volume[1]	551	ft^3
Wet Well Storage Volume	622	ft^3
Wet Well Storage Volume	4,653	gallons
EMERGENCY STORAGE		
Required Emergency Storage	1	hr
Required Emergency Volume (based on PHF)	33,758.59	gallons
Wet Well Emergency Depth	11.15	ft
Wet Well Emergency Storage Volume	9,433.20	gallons
Required Emergency Storage Tank Volume	24,325	gallons
Storage Tank Length	55	ft
Storage Tank Diameter	10	ft
Provided Emergency Storage Tank Volume	33,200.00	gallons
Total Emergency Storage Provided	42,633	ft^3
Emergency Storage Time Provided (based on PHF)	1.26	hr

[1] Per Equation 12-8; Jones, Garr M. *Pumping Station Design.*

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Lemonwood Lift Station 1 Existing Wastewater Flow

CONTRIBUTING AREA #	PARCEL	OWNER	LAND USE	WATER DEMAND RATES	AREA (ACRES)	AVERAGE DAILY WATER FLOW (GPM)	AVERAGE DAILY WASTEWATER FLOW[1] (GPM)	PEAK WET WEATHER WW FLOW RATE (GPM)	PEAK DRY WEATHER WW FLOW RATE (GPM)
1	107-0-044-040	Limoneira	Highway Commercial[3]	15.1 gal/SF/YR	2.8	0.9	0.6	1.9	1.3
2	107-0-046-015	Ashdon	Highway Commercial[3]	15.1 gal/SF/YR	1.6	0.5	0.4	1.1	0.8
3	107-0-210-535	Holzapfel	Highway Commercial[3]	15.1 gal/SF/YR	3.2	1.0	0.7	2.2	1.5
4	107-021-0-055	Abriza	Light Industrial[2]	2.49 gal/SF/YR	5.5	0.3	0.3	0.8	0.5
5	107-0-043-035	Rushing	Light Industrial[2]	2.49 gal/SF/YR	8.7	0.5	0.4	1.2	0.8
6	Lemonwood	Varies	Industrial[2]	15.1 gal/SF/YR	55.5	20.8	15.6	46.9	31.2
					TOTAL	**24.1**	**18.1**	**54.2**	**36.1**

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APPENDIX C

SEWER MANHOLE MONITORING

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HARVEST AT LIMONEIRA SEWER ANALYSIS

SEWER FLOW MONITORING WAS COMPLETE FROM 10-24-22 TO 11-1-22

520 units are occupied

Table 1: Hallock Drive (15")					
	Velocity (fps)	Depth	*Flow (mgd)*	Flow (cfs)	Sewer demand at a gpcd (3.5 ppl)
Average	0.924	1.893	*0.054*	0.083538	29.67
Maximum	1.37	2.9	*0.106*	0.163982	58.24
Minimum	0.25	0.93	*0.007*	0.010829	3.85

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Site Report 11/04/2022

Confidential Proprietary Information

Lewis Management Co

2022.10 Hallock Dr MH

MH at ~18201 E. Telegraph Rd
Santa Paula, CA 93060
MH # unknown

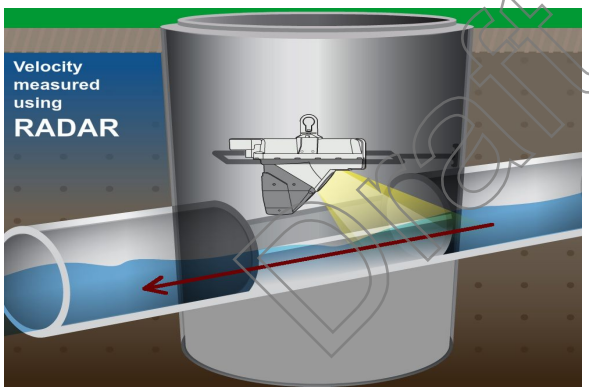
Access:
MH in SB lane of N. Hallock Dr, SW of address

System Type:
Sanitary [X] Storm [ ]

Install Date: 10/24/2022

Map

Technology



M□□□

Meter Site Document

2022.10 Hallock Dr MH

MH at ~18201 E. Telegraph Rd

Santa Paula, CA 93060

Site

Manhole Before Install

Installation Process

Installed

Upstream

M□□□□r□d□□□□□□□□

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Temporary Flow Study

Lewis Management Co

2022.10 Hallock Dr MH

Meter Start Date		From	10/24/2022
Meter Stop Date		To	11/1/2022
Velocity (fps)		Level (in)	Flow (mgd)
Average	0.924	1.893	0.054
Maximum	1.370	2.900	0.106
Minimum	0.250	0.930	0.007
Pipe Size		14.000	
Estimated Capacity (mgd)		Not Calculated	
Capacity Used		Not Calculated	
Sensor Type		Hach - Flodar	

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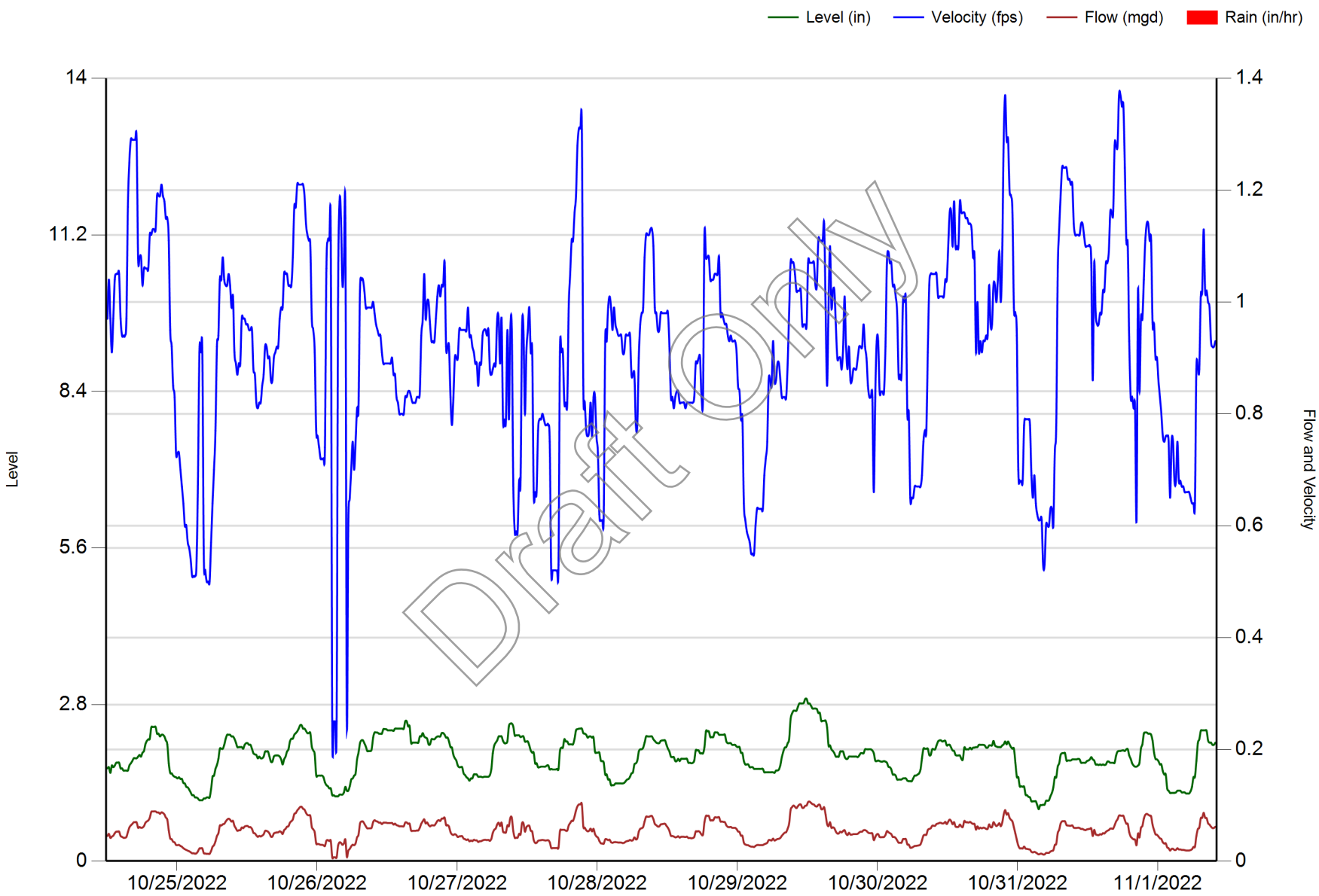
Utility Systems, Science and Software

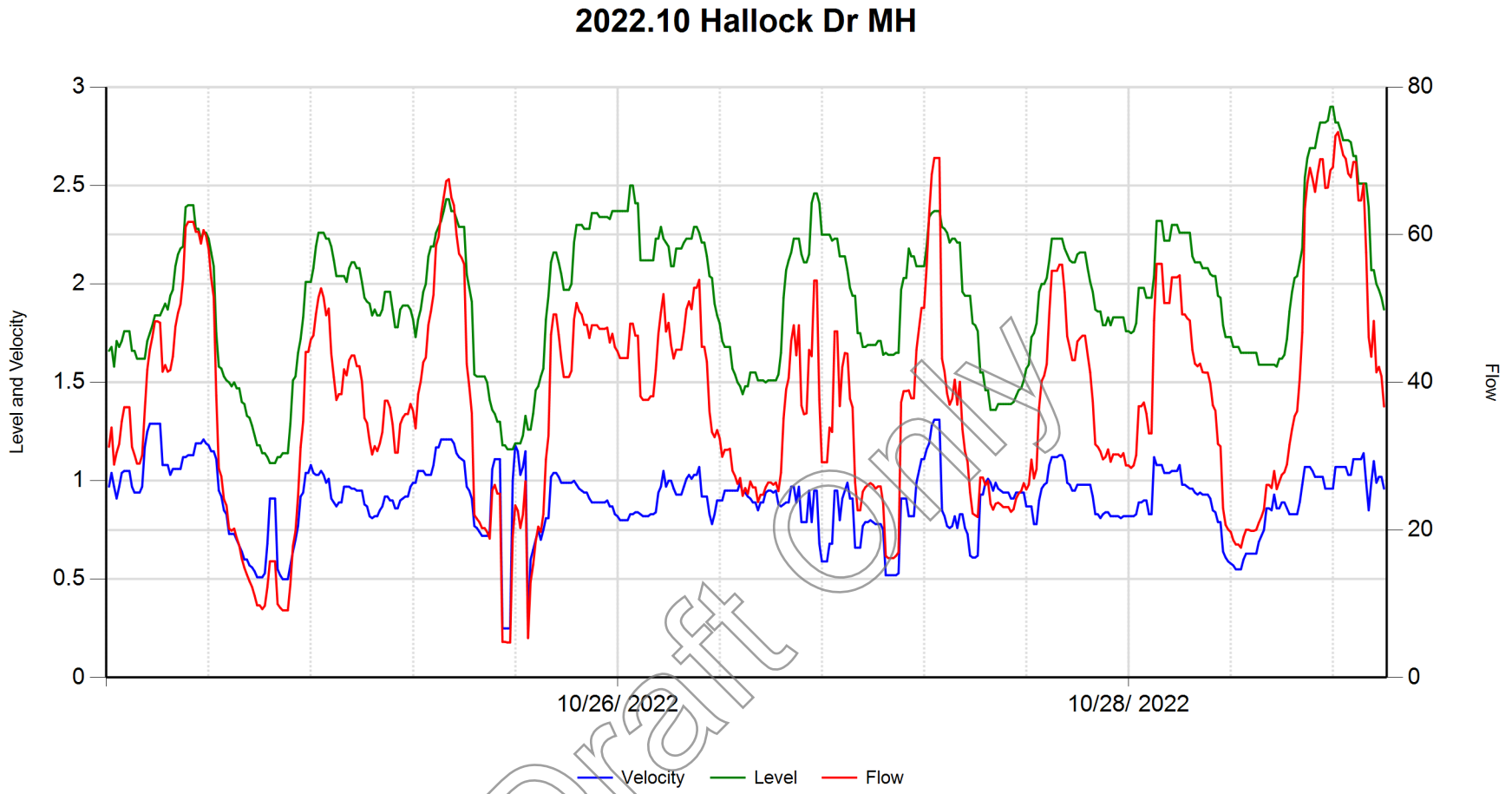
9314 Bond Av, Suite A
El Cajon, CA 92021

601 N. Parkcenter Dr, Suite 209
Santa Ana, CA 92705

Report Date: 11/04/2022
Customer: Lewis Management Co
Group: Santa Paula Sewer FM
Site: 2022.10 Hallock Dr MH

2022.10 Hallock Dr MH: 10/24/2022 thru 11/01/2022





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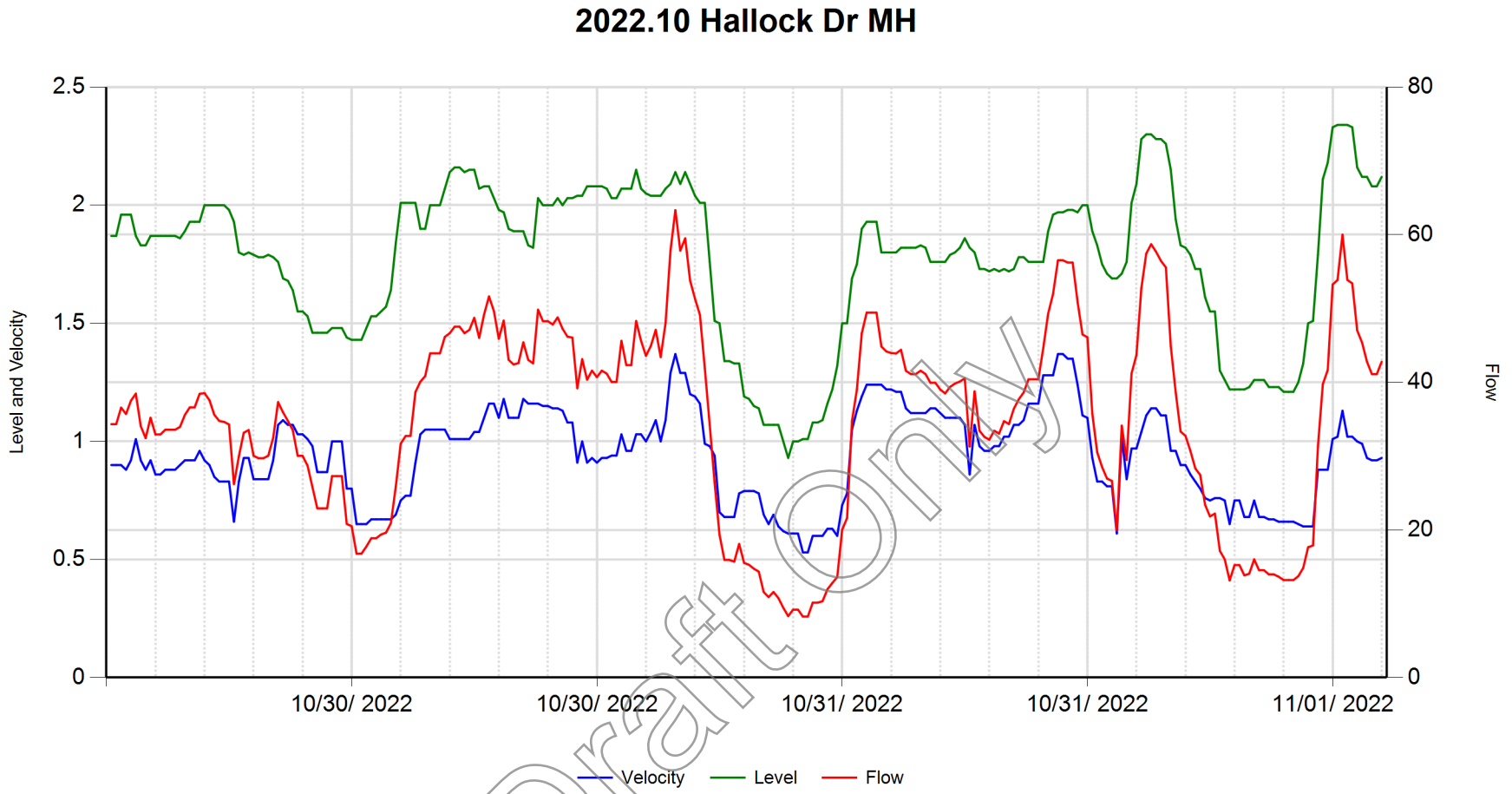
	Velocity (fps)	Level (in)	Flow (gpm)		
Average	0.905	1.937	37.700	**RainFall**	Inches
Maximum	1.310	2.900	73.908		
Minimum	0.250	1.090	4.760		

11/04/2022



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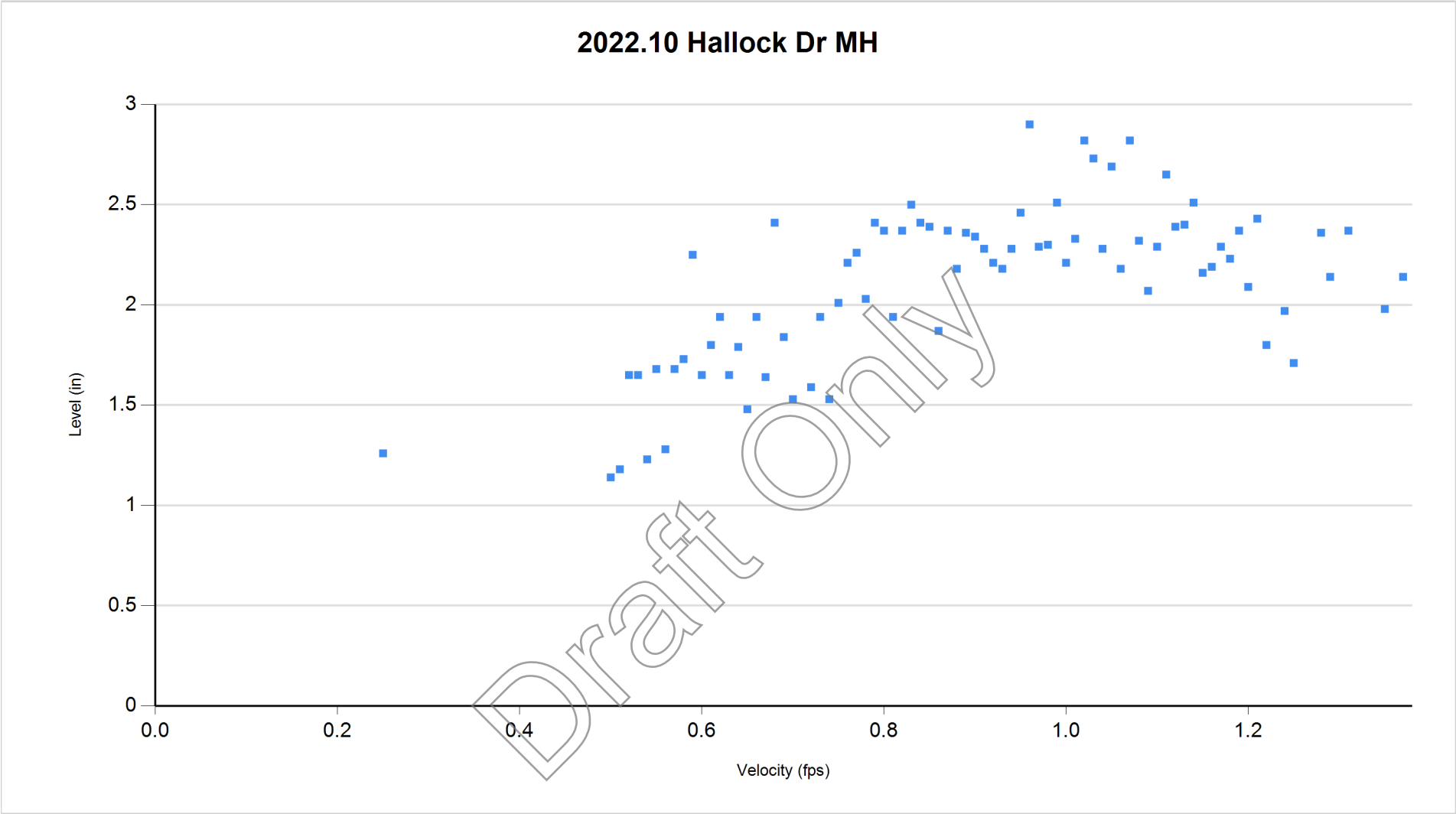
	Velocity (fps)	Level (in)	Flow (gpm)		
Average	0.942	1.771	34.724	**RainFall**	Inches
Maximum	1.370	2.340	63.326		
Minimum	0.530	0.930	8.263		

11/04/2022



10/24/2022 thru 11/01/2022

11/4/2022 12:08:35 AM

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APPENDIX D

Energy Calculations

Table 1. Summary of Energy Use During Construction	
Fuel Type	**Quantity**
Diesel	
Off-Road Construction Equipment	353,076 Gallons
On-Road Motor Vehicles	2,775,299 Gallons
Total	3,128,375 Gallons
Gasoline	
Off-Road Construction Equipment	0 Gallons
On-Road Motor Vehicles	2,233,824 Gallons
Total	2,233,824 Gallons
Electricity	
Total	14,614.3 kWh

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Table 2. Summary of Annual Energy Use During Operation		
Source	**Units**	**Buildout**
Electricity		
Single Family Housing	kWh/yr	4,970,782
Condo/Townhouse	kWh/yr	4,208,763
Apartments Low Rise	kWh/yr	1,175,511
High School	kWh/yr	657,845
Strip Mall	kWh/yr	97,703
City Park	kWh/yr	-
Water Conveyance	kWh/yr	2,679,268
Total Electricty	***kWh/yr***	***13,789,872***
Natural Gas		
Single Family Housing	kBTU/yr	34,045,809
Condo/Townhouse	kBTU/yr	28,578,989
Apartments Low Rise	kBTU/yr	5,451,539
High School	kBTU/yr	2,279,981
Strip Mall	kBTU/yr	59,798
City Park	kBTU/yr	0
Total Natural Gas	***kBTU/yr***	***70,416,116***
Transportation/On-Site Sources		
Diesel	gallons	290,217
Gasoline	gallons	1,754,972
Total	**gallons**	**2,045,189**

Table 3. Water by Land Use					
				Buildout	
Land Use	**Units**			**Indoor Use**	**Outdoor Use**
Buildout	Mgal			81.966712	145.092619

Water and Wastewater Electricity Intensity (kWh/gallon)

Supply Water	0.009727
Treat Water	0.000111
Distribute Water	0.001272
Wastewater Treatment	0.001911

Source: CalEEMod User's Guide, Appendix D, Table 9.2

Indoor Water Factor	0.013021
Outdoor Water Factor	0.01111

Notes:

Electricity and Natural Gas for the Proposed Project is total operational usage. Electricity, natural gas, and mobile

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Table 4. Off-Road Equipment Fuel Usage During Construction							
Phase Name	**Off-road Equipment Type**	**Amount**	**Hours per Day**	**Horsepower**	**Load Factor**	**Number of Days**	**Diesel Fuel Usage (Gallons per Project)**
Site Preparation	Rubber Tired Dozers	3	8	367	0.4	238	41,926
Site Preparation	Tractors/Loaders/Backhoes	4	8	84	0.37	238	11,835
Building Construction	Cranes	1	7	387	0.29	2608	102,444
Building Construction	Forklifts	3	8	82	0.2	2608	51,325
Building Construction	Generator Sets	1	8	14	0.74	2608	10,808
Building Construction	Tractors/Loaders/Backhoes	3	7	84	0.37	2608	85,109
Building Construction	Welders	1	8	46	0.45	2608	21,594
Architectural Coating	Air Compressors	1	6	37	0.48	549	2,925
Paving	Cement and Mortar Mixers	2	8	10	0.56	438	1,962
Paving	Pavers	2	8	81	0.42	438	11,921
Paving	Paving Equipment	2	8	89	0.36	438	11,227
						Project Total	**353,076**

Notes:

Equipment assumptions from CalEEMod.

Fuel usage estimate of 0.05 gallons per horsepower-hour is from the SCAQMD CEQA Air Quality Handbook, Table A9-3 E.

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Table 5. On-Road Vehicle Fuel Usage During Construction (Peak Days)															
		Daily Trips			Total Trips			Trip Length (Miles)			Total Length (Miles)			Fuel Consumption (Gallons)	
Phase	Number of Days	Worker	Vendor	Hauling	Worker Trips	Vendor Trips	Haul Trips	Worker	Vendor	Hauling	Worker	Vendor	Hauling	Gasoline	Diesel
Site Preparation	238	18	0	0	4,284	0	0	19	10	20	79,254	0	0	2,826	2,233
Building Construction	2608	1242	238	0	3,239,136	620,704	0	19	10	20	59,924,016	6,331,181	0	2,136,844	2,698,671
Paving	438	15	0	0	6,570	0	0	19	10	20	121,545	0	0	4,334	3,425
Architectural Coatings	549	248	0	0	136,152	0	0	19	10	20	2,518,812	0	0	89,819	70,970
Total	**-**	**1523**	**238**	**0**	**3,386,142**	**620,704**	**0**	**n/a**	**n/a**	**n/a**	**62,643,627**	**6,331,181**	**0**	**2,233,824**	**2,775,299**

Fuel Efficiency		
Class	Gas	DSL
Workers	28.04	35.49
Vendor/Haul Trucks	0	6.27

Notes:

Fuel efficiency calculated in ***Table 6: EMFAC2021 Results - Construction.***

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Table 6. EMFAC2021 Results - Construction								
Vehicle Class	Fuel	VMT (miles per day)	Fuel (1,000 gal per day)	Fuel Efficiency (miles per gallon)	Fuel	VMT (miles per day)	Fuel (1,000 gal per day)	Fuel Efficiency (miles per gallon)
LDA	GAS	9,485,022	307.10	30.89	DSL	30,276	0.71	42.78
LDT1	GAS	817,044	32.21	25.36	DSL	214	0.01	24.08
LDT2	GAS	4,512,101	180.22	25.04	DSL	21,504	0.67	32.33
			Average (LDA, LDT1, LDT2)	**28.04**				**35.49**
T7 Tractor Construction	DSL	55,635	8.88	**6.27**				

Construction Worker Fleet Mix

LDA	50%
LDT1	25%
LDT2	25%

Vendor and Delivery/Haul Truck Fleet Mix

HHDT	100%

Source: EMFAC2021 (v1.0.1) Emissions Inventory
Region Type: County
Region: Venutra
Calendar Year: 2025
Season: Annual
Vehicle Classification: EMFAC202x Categories
Units: miles/day for VMT, trips/day for Trips, tons/day for Emissions, 1000 gallons/day for Fuel Consumption.

Region	CalYr	VehClass	MdlYr	Speed	Fuel	Population	VMT	Trips	Fuel_Consumption
Ventura	2025	LDA	Aggregate	Aggregate	Gasoline	235982.7922	9485022.329	1090309.128	307.0991886
Ventura	2025	LDA	Aggregate	Aggregate	Diesel	1009.979172	30276.46173	4213.295896	0.707800469
Ventura	2025	LDA	Aggregate	Aggregate	Electricity	13628.24454	707926.071	67798.46407	0
Ventura	2025	LDT1	Aggregate	Aggregate	Gasoline	23554.18939	817043.9427	101540.5107	32.21260406
Ventura	2025	LDT1	Aggregate	Aggregate	Diesel	15.70474938	214.4692696	44.07990233	0.00890589
Ventura	2025	LDT1	Aggregate	Aggregate	Electricity	59.05587891	2745.563205	281.1401412	0
Ventura	2025	LDT2	Aggregate	Aggregate	Gasoline	108590.5912	4512101.35	504994.4555	180.2167054
Ventura	2025	LDT2	Aggregate	Aggregate	Diesel	501.485505	21503.65591	2372.960187	0.665090141
Ventura	2025	T7 Tractor Class	Aggregate	Aggregate	Diesel	748.4159281	55635.10291	10874.48344	8.877534406
									529.787829
									529787.829
		Gas	519.528498	519528.498	189627901.8	35,378,625.00		193,372,557.57	
		Diesel	10.25933091	10259.33091	3744655.781	10,548,851.00			
						45,927,476.00			

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Table 7. Water Usage for Control of Fugitive Dust During Construction			
Phase Name	**Total Acres**	**Gallons for Project**	**Electricity (kWh)**
Project	497.5	**1,502,450**	**14,614.3**

Notes:

Total acres graded based on CalEEMod output sheets.

Water Usage

3,020 gallons per acre per day

Source: Air & Waste Management Association, Air Pollution Engineering Manual, 1992 Edition

Supply Water Electricity Intensity

0.009727 kWh/gallons (CalEEMod default)

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Table 8. On road Vehicles - Operational										
		Fuel Efficiency (miles/gal)			Fleet Percentage			Fuel Consumption (gallons)		Total Fuel Consumption
Scenario	Annual VMT	Diesel	Gasoline	Hybrid	Diesel	Gasoline	Hybrid	Diesel	Gasoline/Hybrid	
Project Buildout	64,179,288	10.5	31.0	72.9	5%	83%	3%	**290,217**	**1,754,972**	**2,045,189**

Notes:

Percent fleet and fuel efficiency based on ***Table 9: EMFAC2021 Emissions Inventory-Operations***

Annual VMT obtained from the CalEEMod Output files.

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Table 9. EMFAC2021 Emissions Inventory - Operations				
Fuel	VMT (miles/day)	Fuel Consumption (1,000 gal/day)	Fuel Efficiency (miles per gallon)	Fuel Percentage
Existing				
Diesel	1,178,231	115.1	10.2	5.7%
Electricity	786,257	0.0	#DIV/0!	3.8%
Gasoline	18,247,843	707.9	25.8	88.4%
Natural Gas	23,814	4.5	5.3	0.1%
Hybrid	415,957	6.5	64.3	2.0%
Project				
Diesel	991,860	94.5	10.5	5%
Electricity	1,821,895	0.0	#DIV/0!	9%
Gasoline	17,436,743	562.8	31.0	83%
Natura Gas	23,012	3.9	5.9	0%
Hybrid	617,455	8.5	72.9	3%

Note: Fuel percentage based on VMT.
Fuel efficiency calculated using fuel consumption and VMT from EMFAC2021.

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EMFAC Data - Existing Year

Source: EMFAC2021 (v1.0.1) Emissions Inventory
Region Type: County
Region: Venutra
Calendar Year: 2025
Season: Annual
Vehicle Classification: EMFAC202x Categories
Units: miles/day for VMT, trips/day for Trips, tons/day for Emissions, 1000 gallons/day for Fuel Consumption.

Region	CalYr	VehClass	MdlYr	Speed	Fuel	Total VMT	Fuel Consumption
Ventura	2025	All Other Buses	Aggregate	Aggregate	Diesel	5978.007703	0.623054735
Ventura	2025	LDA	Aggregate	Aggregate	Diesel	30276.46173	0.707800469
Ventura	2025	LDT1	Aggregate	Aggregate	Diesel	214.4692696	0.00890589
Ventura	2025	LDT2	Aggregate	Aggregate	Diesel	21503.65591	0.665090141
Ventura	2025	LHD1	Aggregate	Aggregate	Diesel	307074.1031	14.71140815
Ventura	2025	LHD2	Aggregate	Aggregate	Diesel	127568.8432	7.303818317
Ventura	2025	MDV	Aggregate	Aggregate	Diesel	51362.95922	2.138940334
Ventura	2025	MH	Aggregate	Aggregate	Diesel	10818.7528	1.052019135
Ventura	2025	Motor Coach	Aggregate	Aggregate	Diesel	1498.498501	0.264401623
Ventura	2025	PTO	Aggregate	Aggregate	Diesel	10855.18705	2.182953186
Ventura	2025	SBUS	Aggregate	Aggregate	Diesel	8677.092414	1.13201982
Ventura	2025	T6 CAIRP Class 4	Aggregate	Aggregate	Diesel	62.30167447	0.006644724
Ventura	2025	T6 CAIRP Class 5	Aggregate	Aggregate	Diesel	85.60881149	0.009134675

Ventura	2025	T6 CAIRP Class 6	Aggregate	Aggregate	Diesel	222.19746	0.023342023
Ventura	2025	T6 CAIRP Class 7	Aggregate	Aggregate	Diesel	1408.715213	0.137772031
Ventura	2025	T6 Instate Delivery Class	Aggregate	Aggregate	Diesel	10511.05894	1.167242064
Ventura	2025	T6 Instate Delivery Class	Aggregate	Aggregate	Diesel	10524.16445	1.178402263
Ventura	2025	T6 Instate Delivery Class	Aggregate	Aggregate	Diesel	31127.79667	3.462010249
Ventura	2025	T6 Instate Delivery Class	Aggregate	Aggregate	Diesel	7967.34372	0.860057469
Ventura	2025	T6 Instate Other Class 4	Aggregate	Aggregate	Diesel	28035.91225	3.105277677
Ventura	2025	T6 Instate Other Class 5	Aggregate	Aggregate	Diesel	61861.44	6.880931497
Ventura	2025	T6 Instate Other Class 6	Aggregate	Aggregate	Diesel	49340.18261	5.479094662
Ventura	2025	T6 Instate Other Class 7	Aggregate	Aggregate	Diesel	27194.58641	2.924502955
Ventura	2025	T6 Instate Tractor Class 6	Aggregate	Aggregate	Diesel	318.0276084	0.035271592
Ventura	2025	T6 Instate Tractor Class 7	Aggregate	Aggregate	Diesel	9716.471801	0.990960131
Ventura	2025	T6 OOS Class 4	Aggregate	Aggregate	Diesel	30.22497401	0.003186378
Ventura	2025	T6 OOS Class 5	Aggregate	Aggregate	Diesel	41.46322918	0.004377972
Ventura	2025	T6 OOS Class 6	Aggregate	Aggregate	Diesel	108.3446041	0.011208542
Ventura	2025	T6 OOS Class 7	Aggregate	Aggregate	Diesel	787.7999974	0.0763726
Ventura	2025	T6 Public Class 4	Aggregate	Aggregate	Diesel	1430.353214	0.164503309
Ventura	2025	T6 Public Class 5	Aggregate	Aggregate	Diesel	2738.388632	0.316790841
Ventura	2025	T6 Public Class 6	Aggregate	Aggregate	Diesel	2753.477732	0.316252669
Ventura	2025	T6 Public Class 7	Aggregate	Aggregate	Diesel	7376.438302	0.835586208
Ventura	2025	T6 Utility Class 5	Aggregate	Aggregate	Diesel	1751.415918	0.185781755
Ventura	2025	T6 Utility Class 6	Aggregate	Aggregate	Diesel	330.9377828	0.034967197
Ventura	2025	T6 Utility Class 7	Aggregate	Aggregate	Diesel	459.1221451	0.048271164
Ventura	2025	T7 CAIRP Class 8	Aggregate	Aggregate	Diesel	71805.59042	11.31276941
Ventura	2025	T7 NNOOS Class 8	Aggregate	Aggregate	Diesel	86179.836	13.18761428
Ventura	2025	T7 NOOS Class 8	Aggregate	Aggregate	Diesel	31307.60361	4.910452345
Ventura	2025	T7 Other Port Class 8	Aggregate	Aggregate	Diesel	17217.21434	2.770769501
Ventura	2025	T7 POLA Class 8	Aggregate	Aggregate	Diesel	1496.499064	0.247900174
Ventura	2025	T7 Public Class 8	Aggregate	Aggregate	Diesel	15797.03585	2.676490404
Ventura	2025	T7 Single Concrete/Tran	Aggregate	Aggregate	Diesel	4940.527199	0.798697611
Ventura	2025	T7 Single Dump Class 8	Aggregate	Aggregate	Diesel	14532.3866	2.392754803
Ventura	2025	T7 Single Other Class 8	Aggregate	Aggregate	Diesel	33673.56518	5.498312807
Ventura	2025	T7 SWCV Class 8	Aggregate	Aggregate	Diesel	5713.975859	2.082544249
Ventura	2025	T7 Tractor Class 8	Aggregate	Aggregate	Diesel	55635.10291	8.877534406
Ventura	2025	T7 Utility Class 8	Aggregate	Aggregate	Diesel	1397.311369	0.22241247
Ventura	2025	UBUS	Aggregate	Aggregate	Diesel	6523.003654	1.041587512
Ventura	2025	LDA	Aggregate	Aggregate	Electricity	707926.071	0
Ventura	2025	LDT1	Aggregate	Aggregate	Electricity	2745.563205	0
Ventura	2025	LDT2	Aggregate	Aggregate	Electricity	30350.4981	0
Ventura	2025	LHD1	Aggregate	Aggregate	Electricity	5902.194283	0
Ventura	2025	LHD2	Aggregate	Aggregate	Electricity	1447.884697	0
Ventura	2025	MDV	Aggregate	Aggregate	Electricity	32807.45115	0
Ventura	2025	OBUS	Aggregate	Aggregate	Electricity	78.48629688	0

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Ventura	2025	PTO	Aggregate	Aggregate	Electricity	130.9052033	0
Ventura	2025	SBUS	Aggregate	Aggregate	Electricity	71.98992916	0
Ventura	2025	T6 CAIRP Class 4	Aggregate	Aggregate	Electricity	0.946076484	0
Ventura	2025	T6 CAIRP Class 5	Aggregate	Aggregate	Electricity	1.155729288	0
Ventura	2025	T6 CAIRP Class 6	Aggregate	Aggregate	Electricity	4.520767646	0
Ventura	2025	T6 CAIRP Class 7	Aggregate	Aggregate	Electricity	13.37610648	0
Ventura	2025	T6 Instate Delivery Class	Aggregate	Aggregate	Electricity	94.14773418	0
Ventura	2025	T6 Instate Delivery Class	Aggregate	Aggregate	Electricity	83.99558457	0
Ventura	2025	T6 Instate Delivery Class	Aggregate	Aggregate	Electricity	248.837801	0
Ventura	2025	T6 Instate Delivery Class	Aggregate	Aggregate	Electricity	22.83776645	0
Ventura	2025	T6 Instate Other Class 4	Aggregate	Aggregate	Electricity	262.8348936	0
Ventura	2025	T6 Instate Other Class 5	Aggregate	Aggregate	Electricity	463.9923579	0
Ventura	2025	T6 Instate Other Class 6	Aggregate	Aggregate	Electricity	404.9108356	0
Ventura	2025	T6 Instate Other Class 7	Aggregate	Aggregate	Electricity	235.9865704	0
Ventura	2025	T6 Instate Tractor Class 6	Aggregate	Aggregate	Electricity	3.091868706	0
Ventura	2025	T6 Instate Tractor Class 7	Aggregate	Aggregate	Electricity	40.30000603	0
Ventura	2025	T6 Public Class 4	Aggregate	Aggregate	Electricity	18.01866278	0
Ventura	2025	T6 Public Class 5	Aggregate	Aggregate	Electricity	23.17581612	0
Ventura	2025	T6 Public Class 6	Aggregate	Aggregate	Electricity	27.15316399	0
Ventura	2025	T6 Public Class 7	Aggregate	Aggregate	Electricity	103.9552642	0
Ventura	2025	T6 Utility Class 5	Aggregate	Aggregate	Electricity	31.79554897	0
Ventura	2025	T6 Utility Class 6	Aggregate	Aggregate	Electricity	6.05308767	0
Ventura	2025	T6 Utility Class 7	Aggregate	Aggregate	Electricity	9.744096098	0
Ventura	2025	T6TS	Aggregate	Aggregate	Electricity	486.410454	0
Ventura	2025	T7 CAIRP Class 8	Aggregate	Aggregate	Electricity	852.6523903	0
Ventura	2025	T7 Other Port Class 8	Aggregate	Aggregate	Electricity	90.58216397	0
Ventura	2025	T7 POLA Class 8	Aggregate	Aggregate	Electricity	2.345927769	0
Ventura	2025	T7 Public Class 8	Aggregate	Aggregate	Electricity	159.0871373	0
Ventura	2025	T7 Single Concrete/Tran	Aggregate	Aggregate	Electricity	117.1228749	0
Ventura	2025	T7 Single Dump Class 8	Aggregate	Aggregate	Electricity	168.9197294	0
Ventura	2025	T7 Single Other Class 8	Aggregate	Aggregate	Electricity	373.2221651	0
Ventura	2025	T7 SWCV Class 8	Aggregate	Aggregate	Electricity	97.60573967	0
Ventura	2025	T7 Tractor Class 8	Aggregate	Aggregate	Electricity	320.6468915	0
Ventura	2025	T7 Utility Class 8	Aggregate	Aggregate	Electricity	10.73445876	0
Ventura	2025	T7IS	Aggregate	Aggregate	Electricity	1.395058668	0
Ventura	2025	UBUS	Aggregate	Aggregate	Electricity	14.84810966	0
Ventura	2025	LDA	Aggregate	Aggregate	Gasoline	9485022.329	307.0991886
Ventura	2025	LDT1	Aggregate	Aggregate	Gasoline	817043.9427	32.21260406
Ventura	2025	LDT2	Aggregate	Aggregate	Gasoline	4512101.35	180.2167054
Ventura	2025	LHD1	Aggregate	Aggregate	Gasoline	361575.3331	25.89979713
Ventura	2025	LHD2	Aggregate	Aggregate	Gasoline	57382.28512	4.693568774
Ventura	2025	MCY	Aggregate	Aggregate	Gasoline	86242.61676	2.088980892
Ventura	2025	MDV	Aggregate	Aggregate	Gasoline	2851763.258	141.2559697

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Ventura	2025	MH	Aggregate	Aggregate	Gasoline	25590.51895	5.170699781
Ventura	2025	OBUS	Aggregate	Aggregate	Gasoline	8975.780242	1.729584329
Ventura	2025	SBUS	Aggregate	Aggregate	Gasoline	5195.912585	0.5787673
Ventura	2025	T6TS	Aggregate	Aggregate	Gasoline	33676.32772	6.277825788
Ventura	2025	T7IS	Aggregate	Aggregate	Gasoline	65.55093445	0.01531249
Ventura	2025	UBUS	Aggregate	Aggregate	Gasoline	3207.998168	0.644893694
Ventura	2025	All Other Buses	Aggregate	Aggregate	Natural Gas	115.2191125	0.011792556
Ventura	2025	SBUS	Aggregate	Aggregate	Natural Gas	271.3197209	0.064069904
Ventura	2025	T7 CAIRP Class 8	Aggregate	Aggregate	Natural Gas	232.9278541	0.042289848
Ventura	2025	T7 Public Class 8	Aggregate	Aggregate	Natural Gas	365.6504065	0.058075706
Ventura	2025	T7 Single Concrete/Tran	Aggregate	Aggregate	Natural Gas	139.1039805	0.022813719
Ventura	2025	T7 Single Dump Class 8	Aggregate	Aggregate	Natural Gas	420.0902641	0.075795297
Ventura	2025	T7 Single Other Class 8	Aggregate	Aggregate	Natural Gas	963.2185172	0.167378191
Ventura	2025	T7 SWCV Class 8	Aggregate	Aggregate	Natural Gas	8503.506893	1.311576337
Ventura	2025	T7 Tractor Class 8	Aggregate	Aggregate	Natural Gas	144.7489956	0.027868542
Ventura	2025	UBUS	Aggregate	Aggregate	Natural Gas	12658.30407	2.673366911
Ventura	2025	LDA	Aggregate	Aggregate	Plug-in Hybrid	336274.1429	5.272351125
Ventura	2025	LDT1	Aggregate	Aggregate	Plug-in Hybrid	2058.941174	0.029109168
Ventura	2025	LDT2	Aggregate	Aggregate	Plug-in Hybrid	47910.88528	0.712180733
Ventura	2025	MDV	Aggregate	Aggregate	Plug-in Hybrid	29712.69006	0.458776952

Diesel	1178231.457	115.0681944
Electricity	786257.4467	0
Gasoline	18247843.2	707.8838979
Natural Gas	23814.08982	4.455027011
Hybrid	415956.6594	6.472417978

EMFAC Data - Buildout Year

Source: EMFAC2021 (v1.0.1) Emissions Inventory
Region Type: County
Region: Venutra
Calendar Year: 2036
Season: Annual
Vehicle Classification: EMFAC202x Categories
Units: miles/day for VMT, trips/day for Trips, tons/day for Emissions, 1000 gallons/day for Fuel Consumption.

Region	CalYr	VehClass	MdlYr	Speed	Fuel	Total VMT	Fuel Consumption
Ventura	2036	All Other Buses	Aggregate	Aggregate	Diesel	5801.731642	0.562964445
Ventura	2036	LDA	Aggregate	Aggregate	Diesel	8613.738806	0.175208437
Ventura	2036	LDT1	Aggregate	Aggregate	Diesel	5.924585667	0.000202086
Ventura	2036	LDT2	Aggregate	Aggregate	Diesel	18227.74992	0.478889995
Ventura	2036	LHD1	Aggregate	Aggregate	Diesel	222369.2156	10.25559474
Ventura	2036	LHD2	Aggregate	Aggregate	Diesel	101383.9893	5.501671504

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Ventura	2036	MDV	Aggregate	Aggregate	Diesel	32493.98909	1.156420031
Ventura	2036	MH	Aggregate	Aggregate	Diesel	8000.442288	0.779285583
Ventura	2036	Motor Coach	Aggregate	Aggregate	Diesel	1592.383687	0.254784947
Ventura	2036	PTO	Aggregate	Aggregate	Diesel	9315.617712	1.687808725
Ventura	2036	SBUS	Aggregate	Aggregate	Diesel	7120.263261	0.897060771
Ventura	2036	T6 CAIRP Class 4	Aggregate	Aggregate	Diesel	43.96463052	0.004368119
Ventura	2036	T6 CAIRP Class 5	Aggregate	Aggregate	Diesel	60.8013777	0.00604777
Ventura	2036	T6 CAIRP Class 6	Aggregate	Aggregate	Diesel	155.1098072	0.01538789
Ventura	2036	T6 CAIRP Class 7	Aggregate	Aggregate	Diesel	1326.625187	0.115520718
Ventura	2036	T6 Instate Delivery Class	Aggregate	Aggregate	Diesel	8559.224121	0.904104645
Ventura	2036	T6 Instate Delivery Class	Aggregate	Aggregate	Diesel	8588.12973	0.911735294
Ventura	2036	T6 Instate Delivery Class	Aggregate	Aggregate	Diesel	25437.9345	2.695278383
Ventura	2036	T6 Instate Delivery Class	Aggregate	Aggregate	Diesel	7701.047794	0.821535087
Ventura	2036	T6 Instate Other Class 4	Aggregate	Aggregate	Diesel	22198.51094	2.318704069
Ventura	2036	T6 Instate Other Class 5	Aggregate	Aggregate	Diesel	48962.4661	5.129479269
Ventura	2036	T6 Instate Other Class 6	Aggregate	Aggregate	Diesel	39175.73366	4.097954369
Ventura	2036	T6 Instate Other Class 7	Aggregate	Aggregate	Diesel	23751.96848	2.505296397
Ventura	2036	T6 Instate Tractor Class 6	Aggregate	Aggregate	Diesel	249.4956189	0.025896838
Ventura	2036	T6 Instate Tractor Class 7	Aggregate	Aggregate	Diesel	9966.471601	0.97074479
Ventura	2036	T6 OOS Class 4	Aggregate	Aggregate	Diesel	34.61474656	0.003199112
Ventura	2036	T6 OOS Class 5	Aggregate	Aggregate	Diesel	47.48520774	0.004394215
Ventura	2036	T6 OOS Class 6	Aggregate	Aggregate	Diesel	124.0802064	0.011437966
Ventura	2036	T6 OOS Class 7	Aggregate	Aggregate	Diesel	902.2173928	0.075391564
Ventura	2036	T6 Public Class 4	Aggregate	Aggregate	Diesel	1116.051274	0.121447542
Ventura	2036	T6 Public Class 5	Aggregate	Aggregate	Diesel	2100.550483	0.23196291
Ventura	2036	T6 Public Class 6	Aggregate	Aggregate	Diesel	2116.854535	0.230737914
Ventura	2036	T6 Public Class 7	Aggregate	Aggregate	Diesel	5669.193181	0.601166734
Ventura	2036	T6 Utility Class 5	Aggregate	Aggregate	Diesel	1078.877356	0.109082076
Ventura	2036	T6 Utility Class 6	Aggregate	Aggregate	Diesel	204.0213423	0.020607638
Ventura	2036	T6 Utility Class 7	Aggregate	Aggregate	Diesel	270.6861679	0.027163089
Ventura	2036	T7 CAIRP Class 8	Aggregate	Aggregate	Diesel	74184.13213	10.00385736
Ventura	2036	T7 NNOOS Class 8	Aggregate	Aggregate	Diesel	107751.528	13.78352251
Ventura	2036	T7 NOOS Class 8	Aggregate	Aggregate	Diesel	39144.21614	5.082003437
Ventura	2036	T7 Other Port Class 8	Aggregate	Aggregate	Diesel	20812.72218	2.821544594
Ventura	2036	T7 POLA Class 8	Aggregate	Aggregate	Diesel	2037.938902	0.30219485
Ventura	2036	T7 Public Class 8	Aggregate	Aggregate	Diesel	11976.06406	1.887464627
Ventura	2036	T7 Single Concrete/Tran	Aggregate	Aggregate	Diesel	3153.610225	0.466273556
Ventura	2036	T7 Single Dump Class 8	Aggregate	Aggregate	Diesel	11493.61551	1.788030011
Ventura	2036	T7 Single Other Class 8	Aggregate	Aggregate	Diesel	30819.98406	4.778460159
Ventura	2036	T7 SWCV Class 8	Aggregate	Aggregate	Diesel	2156.902658	0.767487665
Ventura	2036	T7 Tractor Class 8	Aggregate	Aggregate	Diesel	62489.86343	8.915619513
Ventura	2036	T7 Utility Class 8	Aggregate	Aggregate	Diesel	1072.438245	0.163274507
Ventura	2036	LDA	Aggregate	Aggregate	Electricity	1227256.195	0

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Ventura	2036	LDT1	Aggregate	Aggregate	Electricity	13915.74422	0
Ventura	2036	LDT2	Aggregate	Aggregate	Electricity	108456.2298	0
Ventura	2036	LHD1	Aggregate	Aggregate	Electricity	162805.7494	0
Ventura	2036	LHD2	Aggregate	Aggregate	Electricity	41348.45679	0
Ventura	2036	MDV	Aggregate	Aggregate	Electricity	100456.9896	0
Ventura	2036	OBUS	Aggregate	Aggregate	Electricity	1905.790636	0
Ventura	2036	PTO	Aggregate	Aggregate	Electricity	3615.939399	0
Ventura	2036	SBUS	Aggregate	Aggregate	Electricity	2268.106211	0
Ventura	2036	T6 CAIRP Class 4	Aggregate	Aggregate	Electricity	28.46900893	0
Ventura	2036	T6 CAIRP Class 5	Aggregate	Aggregate	Electricity	38.56455024	0
Ventura	2036	T6 CAIRP Class 6	Aggregate	Aggregate	Electricity	104.5362057	0
Ventura	2036	T6 CAIRP Class 7	Aggregate	Aggregate	Electricity	302.0058446	0
Ventura	2036	T6 Instate Delivery Class	Aggregate	Aggregate	Electricity	3585.440887	0
Ventura	2036	T6 Instate Delivery Class	Aggregate	Aggregate	Electricity	3559.917343	0
Ventura	2036	T6 Instate Delivery Class	Aggregate	Aggregate	Electricity	10493.35156	0
Ventura	2036	T6 Instate Delivery Class	Aggregate	Aggregate	Electricity	1448.993358	0
Ventura	2036	T6 Instate Other Class 4	Aggregate	Aggregate	Electricity	10208.45596	0
Ventura	2036	T6 Instate Other Class 5	Aggregate	Aggregate	Electricity	22410.94887	0
Ventura	2036	T6 Instate Other Class 6	Aggregate	Aggregate	Electricity	17791.01431	0
Ventura	2036	T6 Instate Other Class 7	Aggregate	Aggregate	Electricity	7660.788631	0
Ventura	2036	T6 Instate Tractor Class 6	Aggregate	Aggregate	Electricity	118.2418011	0
Ventura	2036	T6 Instate Tractor Class 7	Aggregate	Aggregate	Electricity	1206.722016	0
Ventura	2036	T6 Public Class 4	Aggregate	Aggregate	Electricity	338.8203767	0
Ventura	2036	T6 Public Class 5	Aggregate	Aggregate	Electricity	673.406877	0
Ventura	2036	T6 Public Class 6	Aggregate	Aggregate	Electricity	676.2548364	0
Ventura	2036	T6 Public Class 7	Aggregate	Aggregate	Electricity	1844.769712	0
Ventura	2036	T6 Utility Class 5	Aggregate	Aggregate	Electricity	712.3365256	0
Ventura	2036	T6 Utility Class 6	Aggregate	Aggregate	Electricity	134.4818225	0
Ventura	2036	T6 Utility Class 7	Aggregate	Aggregate	Electricity	200.2841771	0
Ventura	2036	T6TS	Aggregate	Aggregate	Electricity	12156.44582	0
Ventura	2036	T7 CAIRP Class 8	Aggregate	Aggregate	Electricity	16763.09465	0
Ventura	2036	T7 Other Port Class 8	Aggregate	Aggregate	Electricity	4086.966801	0
Ventura	2036	T7 POLA Class 8	Aggregate	Aggregate	Electricity	166.6141901	0
Ventura	2036	T7 Public Class 8	Aggregate	Aggregate	Electricity	3978.24789	0
Ventura	2036	T7 Single Concrete/Trans	Aggregate	Aggregate	Electricity	2204.129876	0
Ventura	2036	T7 Single Dump Class 8	Aggregate	Aggregate	Electricity	4036.164869	0
Ventura	2036	T7 Single Other Class 8	Aggregate	Aggregate	Electricity	11970.7709	0
Ventura	2036	T7 SWCV Class 8	Aggregate	Aggregate	Electricity	2573.141411	0
Ventura	2036	T7 Tractor Class 8	Aggregate	Aggregate	Electricity	7509.907216	0
Ventura	2036	T7 Utility Class 8	Aggregate	Aggregate	Electricity	341.9705335	0
Ventura	2036	T7IS	Aggregate	Aggregate	Electricity	36.05759956	0
Ventura	2036	UBUS	Aggregate	Aggregate	Electricity	10504.94516	0
Ventura	2036	LDA	Aggregate	Aggregate	Gasoline	9199923.315	252.836232

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Ventura	2036	LDT1	Aggregate	Aggregate	Gasoline	642528.7794	21.39074528
Ventura	2036	LDT2	Aggregate	Aggregate	Gasoline	4590733.561	153.431881
Ventura	2036	LHD1	Aggregate	Aggregate	Gasoline	267592.1864	16.08382792
Ventura	2036	LHD2	Aggregate	Aggregate	Gasoline	39148.84263	2.704729436
Ventura	2036	MCY	Aggregate	Aggregate	Gasoline	78758.35358	1.848788519
Ventura	2036	MDV	Aggregate	Aggregate	Gasoline	2567059.623	105.6268487
Ventura	2036	MH	Aggregate	Aggregate	Gasoline	13538.10977	2.731670418
Ventura	2036	OBUS	Aggregate	Aggregate	Gasoline	4468.933358	0.799866667
Ventura	2036	SBUS	Aggregate	Aggregate	Gasoline	4808.849898	0.511901322
Ventura	2036	T6TS	Aggregate	Aggregate	Gasoline	25328.7792	4.29676873
Ventura	2036	T7IS	Aggregate	Aggregate	Gasoline	79.32118144	0.015103832
Ventura	2036	UBUS	Aggregate	Aggregate	Gasoline	2774.674701	0.514887657
Ventura	2036	All Other Buses	Aggregate	Aggregate	Natural Gas	318.6201632	0.030242685
Ventura	2036	SBUS	Aggregate	Aggregate	Natural Gas	266.1043887	0.060755816
Ventura	2036	T7 CAIRP Class 8	Aggregate	Aggregate	Natural Gas	189.347431	0.031108215
Ventura	2036	T7 Public Class 8	Aggregate	Aggregate	Natural Gas	441.2194484	0.069696149
Ventura	2036	T7 Single Concrete/Tran	Aggregate	Aggregate	Natural Gas	104.4942719	0.016213722
Ventura	2036	T7 Single Dump Class 8	Aggregate	Aggregate	Natural Gas	364.1047971	0.060961487
Ventura	2036	T7 Single Other Class 8	Aggregate	Aggregate	Natural Gas	980.720136	0.163003882
Ventura	2036	T7 SWCV Class 8	Aggregate	Aggregate	Natural Gas	9649.391633	1.333879854
Ventura	2036	T7 Tractor Class 8	Aggregate	Aggregate	Natural Gas	143.6251811	0.024665925
Ventura	2036	UBUS	Aggregate	Aggregate	Natural Gas	10554.0284	2.13295643
Ventura	2036	LDA	Aggregate	Aggregate	Plug-in Hybrid	433230.2059	5.948348769
Ventura	2036	LDT1	Aggregate	Aggregate	Plug-in Hybrid	10427.57458	0.139402181
Ventura	2036	LDT2	Aggregate	Aggregate	Plug-in Hybrid	109167.7842	1.484739328
Ventura	2036	MDV	Aggregate	Aggregate	Plug-in Hybrid	64629.02269	0.894276824

Fuel Type	VMT Sum	Fuel Sum
Diesel	991860.1769	94.46826846
Electricity	1821895.463	0
Gasoline	17436743.33	562.7932514
Natural Gas	23011.65586	3.923484165
Hybrid	617454.5874	8.466767103

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ATTACHMENT D

Ordinance No. 1336

ORDINANCE NO. 1336

AN ORDINANCE APPROVING (1) ADDENDUM NO. 4 TO THE FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (EIR) FOR EAST AREA 1 SPECIFIC PLAN AMENDMENT NO. 4 AND A GENERAL PLAN AMENDMENT, (2) EAST AREA 1 SPECIFIC PLAN AMENDMENT NO. 4, AND (3) A GENERAL PLAN AMENDMENT

The City Council of the City of Santa Paula does ordain as follows:

SECTION 1: The City Council finds and declares that:

A. On February 26, 2008, the City Council certified the East Area 1 Final Environmental Impact Report (SCH#2006071134) (the "2008 EIR").

B. On March 3, 2008, the City Council approved the East Area 1 Specific Plan in accordance with Government Code § 65450, et seq. (the "Specific Plan"). The City Council also approved a Pre-Annexation Agreement and Development Agreement.

C. Following a special election in June 2008, the City Council adopted Resolution No. 6508 on July 7, 2008 finding that voters approved Measure G amending Section III (F) of the Land Use Element of the Santa Paula General Plan and Section III (G) of the Land Use Element to the General Plan (the "2008 General Plan Amendment").

D. Together, the 2008 General Plan Amendment, Specific Plan, and Pre-Annexation Agreement and Development Agreement allowed development of what is commonly known as Harvest at Limoneira ("Harvest") or "East Area 1", a master-planned residential development in Santa Paula, California.

E. In 2010 and 2013, the City prepared Addendum Nos. 1 and 2, respectively, to the 2008 EIR evaluating minor changes to the project.

F. In February 2015, the City certified a Supplemental EIR ("2015 EIR") that analyzed an amendment to the Specific Plan ("Specific Plan Amendment No. 1") to revise the land use plan and regulating plan as defined in the Specific Plan, a Master Vesting Tentative Map to subdivide the Specific Plan Area to facilitate the development allowed by the approved Specific Plan, and an Amended and Restated Development Agreement.

G. On or about September 21, 2015, Limoneira Lewis Community Builders, LLC ("Developer" or "Applicant") became the successor in interest to the rights and obligations of Limoneira Company pertaining to the Development Agreement.

H. In November 2015, the City approved a second amendment to the Specific Plan ("Specific Plan Amendment No. 2") to adjust setback and landscaping requirements and to authorize the Planning Director to make administrative adjustments to setback requirements.

I. In June 2021, the City approved a third amendment to the approved Specific Plan ("Specific Plan Amendment No. 3") which expanded the range of residential land uses allowed in the Civic District and Hallock Center Zones to include single-family residential uses and reflected that Santa Paula Unified School District no longer planned development of an elementary school on a 10.9-acre site in the Civic District. A second 8.2 acre site for school facilities was unaffected.

J. The Applicant has applied for a fourth amendment to the approved Specific Plan ("Specific Plan Amendment No. 4") and a General Plan Amendment ("GPA"), and a third amendment to the Development Agreement ("DA Amendment No. 3") to increase the number of units in the Specific Plan area by 550 units from 1500 units to 2050 units, among other changes.

K. On February 13, 2024, the City Council adopted Resolution No. 7500 approving Addendum No. 3 to the EIR ("Addendum No. 3") for DA Amendment No. 3 and introduced and waived first reading of Ordinance No. 1333 approving DA Amendment No. 3 subject to Council approval of Specific Plan Amendment No. 4 ("DA Ordinance").

L. On February 21, 2024, the City Council adopted the DA Ordinance.

M. The proposed Specific Plan Amendment No. 4 would increase the number of residential units allowed by 550 units from 1,500 to 2,050 units and remove the 25,000 square feet of light industrial and 205,000 square feet of commercial development currently allowed by the Specific Plan in the Hallock Center District. This amendment is a reduction from 215,000 square feet commercial uses and would leave 10,000 square feet for commercial uses in the District.

N. The proposed GPA would amend the 2040 General Plan to conform to the proposed Specific Plan Amendment No. 4.

O. The City has prepared a fourth Addendum to the EIR ("Addendum No. 4") to evaluate Specific Plan Amendment No. 4 and the GPA (together, "Amended Project"). Based on the analysis and findings in Addendum No. 4, which are incorporated by reference into this Resolution, Staff has determined no new significant impacts are likely to result from the proposed Amended Project.

P. On February 27, 2024, the Planning Commission at a duly noticed public hearing adopted Resolution No. 3859 recommending that City Council approve Addendum No. 4 to the EIR ("EIR Addendum") and adopt an ordinance approving Specific Plan Amendment No. 4 and the GPA .

Q. On March 20, 2024, the City Council held a public hearing pursuant to the Santa Paula Municipal Code (SPMC) and provisions of Government Code Section 65355, notice of which was provided in accordance with Government Code Section 65090 and 65091, at which hearing all persons wishing to testify in connection with the EIR

Addendum and the Amended Project were heard and at which time the Amended Project was comprehensively reviewed.

SECTION 2: *Required Specific Plan Findings*. Pursuant to Santa Paula Municipal Code (SPMC) § 16.216.070, the City Council makes the following findings to approve the proposed Specific Plan Amendment No. 4:

A. The proposed Specific Plan Amendment promotes public health, safety, and general welfare, and serves the goals and purposes of SPMC Title 16, as follows:

1. SPMC Title 16 allows for the establishment and administration of Specific Plan Zones in Chapters 16.25 and 16.216 and establishes a designation of SP-3 for EA1SP on the General Plan and Zoning maps.

2. The Specific Plan Amendment would provide a mechanism by which the Harvest can provide for diverse housing use types in accordance with the General Plan Housing Element and SPMC Title 16.

3. The Specific Plan Amendment would serve the goals and purpose of SPMC Title 16 because it would permit development at Harvest consistent with the standards and requirements of SPMC Title 16 and provide diverse housing.

B. The proposed Specific Plan Amendment is consistent with the goals, policies, and objectives of the City's General Plan as follows:

1. East Area 1 is identified in the concurrently proposed General Plan as a Specific Plan for future urban development. The amendment would increase urban development within the City by up to 550 residential units.

2. The Specific Plan Amendment provides for land uses consistent with those identified in the concurrently proposed General Plan for the Harvest site. The proposed General Plan designates the project site as a 501-acre development with up to 2,050 residential units, 25,000 square feet of light industrial, 10,000 square feet of commercial, and approximately 8.3 acres of institutional uses. Proposed public facilities include an approximate 8.3 acre site set aside for the Santa Paula Unified School District.

3. The concurrently proposed General Plan contains a number of relevant Goals, Objectives, and Policies in the Land Use Element. The proposed Specific Plan Amendment is consistent with Land Use Element Goal 3 because it will provide for a full range of housing opportunities to the community. It is consistent with Land Use Element Policies 3.1, 3.2, 3.3, and 3.5 because it promotes a balance of diverse land uses, while leaving sufficient land for amenities to

enrich citizens' quality of life such as parks and open space; provides for a full range of housing types; and encourages multi-family residential development within walking distance of commercial services and public amenities.

C. The proposed Specific Plan Amendment will not adversely affect surrounding properties because, among other reasons in the record:

1. East Area 1 is organized by three planning areas or zones: the Civic District, the Hallock Center, and the Neighborhood. The Neighborhood area consists of three neighborhood subareas: Haun Creek, Foothill, and Santa Paula Creek. As shown in Figure 2.4 of Addendum No. 4, the amendment would distribute the additional 550 potential residential units across the three zones and neighborhood subareas increasing overall density negligibly from 6.4 du/acre to 7.8 du/acre. This increase in density will not result in adverse impacts for reasons described in subsections 2 through 3 below.

2. No adverse impact to infrastructure would result because the existing infrastructure serving East Area 1 has the capacity to accommodate the additional 550 units proposed, as discussed in Section 3.11: Utilities and Service Systems, of Addendum No. 4.

3. In terms of traffic impacts, the changes in the land uses allowed in the Specific Plan area would result in a small reduction in the amount of Daily, AM and PM Peak Hour traffic generated by the Project as shown in Table 3.2-1: Change in Trip Generation of Addendum No. 4. Neighborhood serving commercial uses in the Hallock Center would reduce the need for Harvest residents and Sports Park visitors to drive into the City.

4. In terms of roadway noise, the proposed Specific Plan Amendment would replace most of the previously approved commercial, industrial, and institutional uses with residential uses, which would result in a reduction in truck traffic (i.e., delivery trucks, passenger vehicles, and school buses) and associated vibration effects within the Specific Plan Area.

5. In terms of aesthetics, the development standards and design guidelines in the proposed amendment ensure that the amendment will not substantially degrade the existing visual character of the Specific Plan area or create a new source of substantial light or glare.

SECTION 3: *Required General Plan Amendment Findings*. The City Council makes the following findings pursuant to SPMC §16.212.050:

A. *The proposed amendment is in the public interest, and there will be a community benefit resulting from the amendment.* In order to amend the Specific Plan as proposed, the approved General Plan must be consistent with the proposed Specific Plan amendment. The amendments to the General Plan attached as Exhibit B to this Resolution would therefore allow for implementation of the proposed Specific Plan Amendment. If approved, the Specific Plan Amendment will result in a community benefit because it will ensure the Applicant installs and pays for East Area 1's infrastructure including a future Santa Paula Creek Bridge, completes and funds a community sports park, and provides for the orderly and phased development of East Area 1 all in the public interest.

B. *The proposed amendment is consistent with the other goals, policies, and objectives of the General Plan.* The proposed amendments are textual amendments for consistency with the concurrently proposed Specific Plan Amendment and do not modify the goals, policies, and objectives of the approved General Plan. The amendment is therefore consistent with the other goals, policies, and objectives of the General Plan.

C. *The proposed amendment does not conflict with provisions of the City's Development Code.* The proposed amendments are textual amendments for consistency with the concurrently proposed Specific Plan Amendment and do not modify or conflict with the City's Development Code.

D. *In the event that the proposed amendment is a change to the land use policy map, the amendment will not adversely affect surrounding properties.* There is no change to the land use policy map, which currently designates the East Area 1 site as "Specific Plan". This finding is therefore inapplicable.

E. *Whether the amendment requires voter approval in accordance with either General Plan Section III(F) (the SOAR Initiative) or General Plan Section III(G) (the 81 Acre Initiative). Amendments requiring voter approval cannot become effective without an affirmative vote from a majority of registered voters at a regular or special election.* The textual amendments to the General Plan for consistency with the concurrently proposed Specific Plan Amendment do not require voter approval. This finding is therefore inapplicable.

SECTION 4: *Senate Bill 18 Tribal Consultation*. On December 13, 2023, notice of the proposed Specific Plan Amendment was sent to appropriate tribes pursuant to SB 18. The 90-day tribal consultation period ended March 12, 2024. No comments were received.

SECTION 5: *Environmental Assessment*. The City Council makes the following findings:

A. An Environmental Impact Report (EIR) analyzing the impacts of the EA1 Specific Plan as originally proposed and approved was certified in 2008 (2008 EIR). The City prepared two addendums to the 2008 EIR evaluating minor changes to the approved project. In 2015, the City prepared a Supplemental EIR (2015 SEIR) to

analyze an amendment to the approved Specific Plan involving reconfiguration of the approved uses. Since 2015, the City has also prepared two additional Addendums to the 2015 SEIR and 2008 EIR evaluating minor changes to the approved Specific Plan (these documents are collectively referenced herein as the "Final EIR").

B. The California Environmental Quality Act (CEQA) authorizes an addendum to a previously certified EIR if, as a result of changes to the project at issue in the EIR, changes or additions to the EIR are needed, but none of the conditions permitting preparation of a Subsequent EIR set forth in State CEQA Guidelines section 15162 have occurred.

C. The City has prepared EIR Addendum No. 4 to the 2015 SEIR ("EIR Addendum No. 4").

D. EIR Addendum No. 4 is appropriate because the Amended Project demonstrates the following:

1. The Amended Project would not have one or more significant effects not discussed in the Final EIR;

2. Significant effects previously examined would not be substantially more severe than shown in the Final EIR;

3. There are no new mitigation measures or alternatives previously found not to be feasible that would now in fact be feasible and that would substantially reduce one or more significant effects of the Amended Project; and there are no new mitigation measures or alternatives that the Amended Project proponents decline to adopt; and

4. No new mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR that would substantially reduce one or more significant effects on the environment, and that the Amended Project proponents decline to adopt, are recommended.

SECTION 6: *Approval*. The City Council hereby:

A. Adopts the findings and analysis in Council Resolution No. 7505 approving EIR Addendum No. 4, which is incorporated by this reference as if fully set forth herein.

B. Approves East Area 1 Specific Plan Amendment No. 4 attached as Exhibit "A" and the General Plan amendments attached as Exhibit "B", which are incorporated by these references as if fully set forth herein.

SECTION 7: *Reliance on the Record*. Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence,

both oral and written, contained in the entire record relating to the Project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 8: *Severability*. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications, and to this end the provisions of this Ordinance are severable.

SECTION 9: *Notice*. The City Clerk is directed to certify the passage and adoption of the Ordinance, make a note of the passage and adoption in the records of this meeting, and within fifteen days after the passage and adoption of this Ordinance cause it to be published and posted in accordance with California law.

SECTION 9: This Ordinance will become effective on the 31st day following its passage and adoption.

PASSED AND ADOPTED this _____ day of April 2024.

_____

Leslie Cornejo, Mayor

ATTEST:

_____

Julie Latshaw, CMC, City Clerk

APPROVED AS TO FORM:

_____

Monica Castillo, City Attorney

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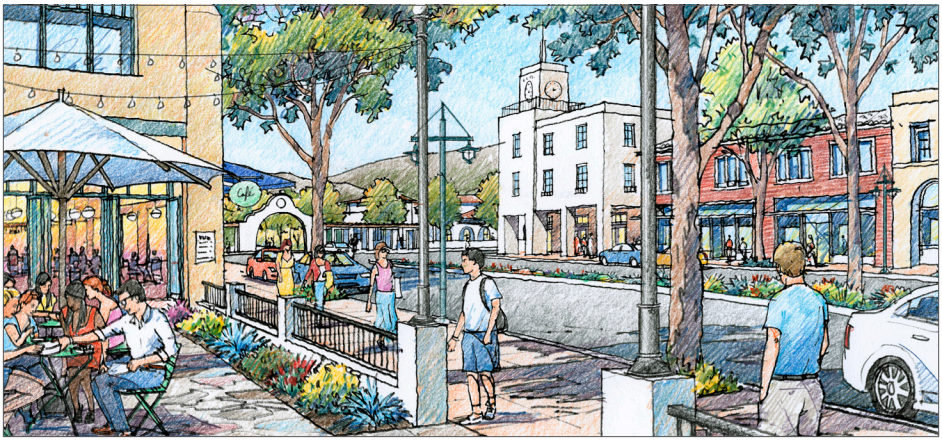
EXHIBIT A

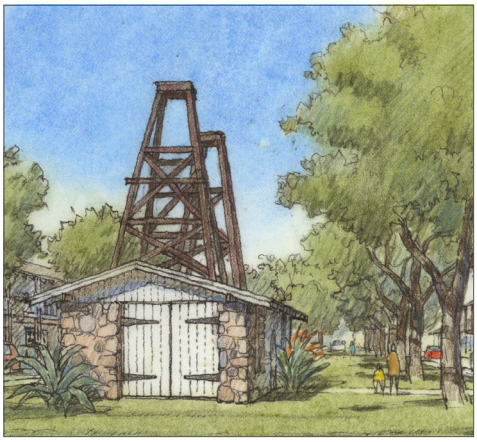
East Area 1 Specific Plan Amendment No. 4

[attached behind]

East Area 1 Specific Plan SP-3

Santa Paula, California





Acknowledgements

City Council:

Leslie Cornejo, Mayor
Pedro Chavez, Vice Mayor
Jenny Crosswhite, Councilmember
Carlos Juarez, Councilmember
Andy Sobel, Councilmember

Planning Commission:

Aaron Dunkel, Chairperson
Maria Grace Kelly, Vice Chairperson
Austin Auger, Commissioner
Jason Herber, Commissioner
Noel Kiesewetter, Commissioner

Other Elected Officials:

Christy Ramirez, City Treasurer
Julie Latshaw, City Clerk

Appointed Officials:

Dan Singer, City Manager
Monica Castillo, City Attorney

Department Directors:

James Mason, Community & Economic Development Director
Clete J. Saunier, Public Works Director
Christy Ramirez, Director of Finance
Don Aguilar, Chief of Police
Gregory Barnes, Director of Parks and Recreation

East Area 1
Specific Plan SP-3

Santa Paula, California

Original Specific Plan Approved February 2008

Prepared by

HDR | Town Planning

Amended January 2015 and November 2015

Prepared by

Sargent Town Planning

in association with:

Meridian Consultants, LLC
Jensen Design & Survey
MJS Design Group, Inc.
Fehr & Peers Transportation Consultants

Amended June 2021 and March 2024

Prepared by

Meridian Consultants, LLC

in association with:

Jensen Design & Survey

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1.1 Introduction to the Specific Plan

This East Area 1 Specific Plan ("EA1SP") was prepared in conformity with Government Code §§ 65451, et seq. Together with zoning regulations adopted by the Santa Paula Municipal Code ("SPMC"), and other Applicable Law, this EA1SP sets forth the regulations for East Area 1.

Pursuant to Government Code § 65450, a specific plan must include text and a diagram or diagrams which specify all of the following in detail:

- The distribution, location, and extent of the uses of land, including open space within the area covered by the plan.
- The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the land area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the above items.
- A discussion of the relationship of the EA1SP to the General Plan.

This EA1SP is compatible and consistent with the goals and policies outlined in the General Plan. The EA1SP will further the goals and policies of the General Plan as more fully described below.

This EA1SP was prepared to provide the essential relationship between the policies of the Santa Paula General Plan and actual development in the Project area. By functioning as a regulatory document, the EA1SP provides a means of implementing the Santa Paula General Plan. All future development within the EA1SP boundaries must be consistent with the standards set forth in this document.

Figure 1-1: Regional Location Map

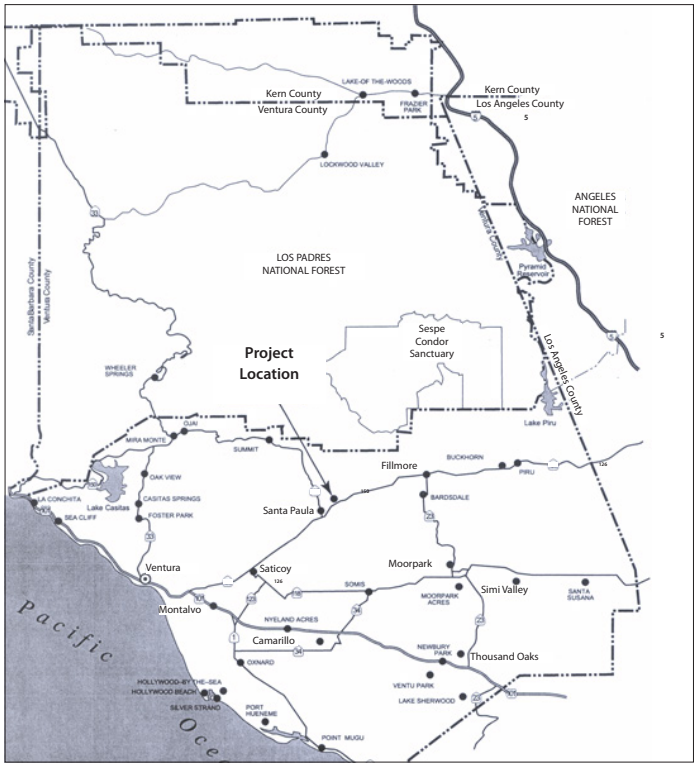
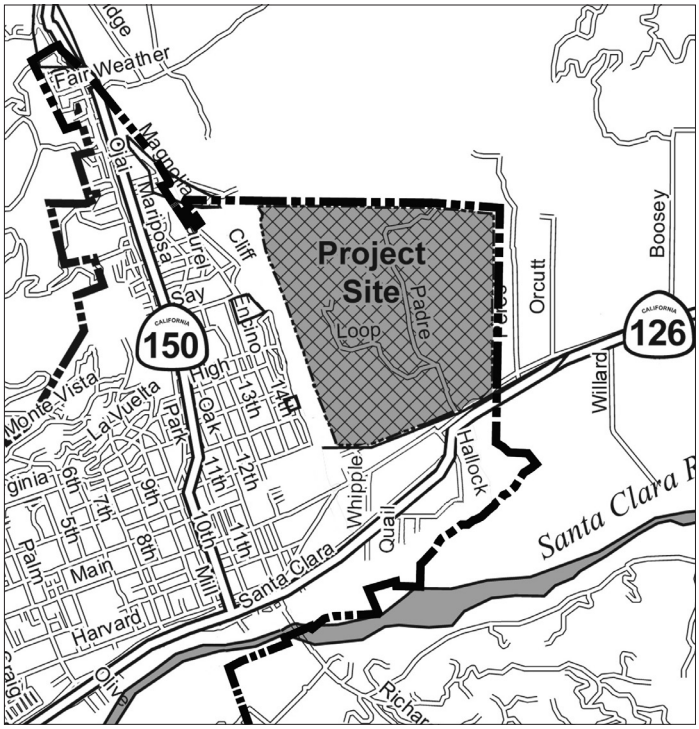


Figure 1-2: Specific Plan Area Location



1.2 Specific Plan Area

The EA1SP regulates real property (approximately 501 acres) located in the City of Santa Paula, County of Ventura, State of California, described as follows (the "Specific Plan Area"): The site is located east of Santa Paula Creek, north of Telegraph Road, west of Haun/Orcutt Creeks and south of the Topatopa Mountains.

Figures 1-1 (Regional Location Map), 1-2 (Specific Plan Area Location), 1-3 (View of the EA1 Area and Vicinity) and 1-4 (Overhead View of the EA1 Area and Vicinity) identifies the project in relation to the immediate specific plan vicinity and region.

1.3 Background

The City of Santa Paula is located directly west of the City of Fillmore, east of the City of San Buenaventura and north of the Santa Clara River. The Specific Plan Area is bounded on the north by hillside agricultural land, on the west by Santa Paula Creek, on the south by a small number of single-family homes on Texas Lane, the Santa Paula Branch Rail Line and State Route 126 (SR 126), and on the east by Haun Creek. Regional access is provided by SR 126 with local access provided from Hallock Drive and Telegraph Road.

The City of Santa Paula is located in the heart of the Santa Clara River Valley and surrounded by groves of oranges, lemons and avocados. The historical significance of the citrus industry led the City to be known as the Citrus Capital of the World. Haun Creek is the eastern edge of the City of Santa Paula and the agricultural land to the east is included in the Santa Paula-Fillmore Greenbelt, adopted by the cities of Santa Paula and Fillmore and the County of Ventura to preserve open space and agriculture in the Santa Clara River Valley.

Santa Paula is a city steeped in cultural diversity and a blended heritage, which made it the unique community it is today. Celebrated for its sense of tradition and architectural integrity, the City is a virtual showcase of classic architectural styles, from American Farmhouse, Mission and California Bungalows, to the more ornate Queen Anne and English Tudor.

Santa Paula's colorful history can be traced through its diverse residential areas, as well as classic commercial buildings like the Limoneira Building, the Mill Building, and the California Oil Museum. This historic character provides a foundation of residential and commercial architectural design themes to build upon within the Specific Plan Area.

Figure 1-3: View of the Specific Plan Area and Vicinity

Figure 1-4: Overhead View of the Specific Plan Area and Vicinity

The City of Santa Paula was founded and continues to be largely sustained by agriculture and its associated industry. The downtown commercial center of the City grew from the proximity to the railroad and the residential areas spread northward into the hills. The Santa Clara River and Santa Paula Creek acted as natural boundaries to the City's growth.

Except for the northern portion of the Specific Plan Area , the land slopes gently to the southeast with slopes of less than 5 percent on a majority of the southern portion of the Specific Plan Area. The steep hills in the northern portion of the Specific Plan Area have slopes between 15 and 30 percent. A transitional plateau between these steep hills and the lower portion of the Specific Plan Area contain slopes between 5 and 15 percent.

The Specific Plan Area includes three different basic geologic formations. The northern steep portion is comprised of a bedrock formation of silts and sands prone to erosion. Alluvium and older alluvium deposits, relatively rocky in character, form the flatter portions of the Specific Plan Area.

The Specific Plan Area overlies a portion of the Santa Paula and Fillmore groundwater basins. Water for the existing agricultural operations is provided by onsite wells.

The Specific Plan Area was utilized for intensified agricultural activities for many years. The established orchards and related farm buildings and improvements – including nine small single family homes occupied by farmworkers – are the dominant features of the Specific Plan Area.

Santa Paula Creek forms a boundary between the Specific Plan Area and the existing developed portions of the City of Santa Paula. Haun Creek is the eastern boundary of the City of Santa Paula, forms a natural edge to the Specific Plan Area and the beginning of the large agricultural greenbelt area that extends eastward to the City of Fillmore. Some remnants of native vegetation are present both in Haun Creek and in the steeper hills on the northern portion of the Specific Plan Area.

This EA1SP includes comprehensive development guidelines and implementation measures to ensure the creation of a vibrant, livable community with readily accessible amenities and attractive streetscapes and public places.

A network of dedicated open space is provided along Santa Paula and Haun Creeks, and through the preservation of the northern portion of the Specific Plan Area.

1.4 Relationship to the Santa Paula General Plan

A specific plan is a tool for implementation of the General Plan and, therefore, must be consistent with the City's General Plan (Government Code §§ 65450, *et seq*.).

As shown in Section 1.6.3 (Consistency with the General Plan), the EA1SP is consistent with the goals, policies, and programs in the General Plan. The EA1SP also conforms to the Government Code requirements for specific plans (see Chapter 4 for more discussion).

The City's 2040 General Plan Land Use Element identified the Specific Plan Area as one of five potential expansion areas and included guidance for the planning of this area. The General Plan required the preparation of a specific plan along with market and fiscal impact studies before annexation. After the City Council approved EA1SP in February 2008, voters amended the General Plan in 2008 to allow the EA1SP to regulate the Specific Plan Area following annexation. The City Council approved an amendment to the EASP1 in 2015 to refine the land use plan concurrent with approval of a master tentative tract map to implement the Specific Plan.

1.5 Specific Plan Preparation and Adoption

The General Plan required the preparation of a specific plan along with market and fiscal impact studies before annexation. Preparation of the EA1SP began with the East Area 1 Steering Committee ("Committee"). At the direction of the Committee and property owner, a design team prepared different designs for public consideration. Among other things, the design team's efforts incorporated aerial photography; surveying; title research; review of applicable law; review of relevant environmental data; review of circulation and utility infrastructure; survey and interviews with community leaders and local residents; and other, similar, matters.

Thereafter, the Committee held a series of public meetings in 2006 to solicit public input from the property owners, City residents, City staff, other City officials, and other public agencies. Among other things, the Committee received information related to land use, circulation, economic development, and design.

On March 2, 2006, the Committee considered a conceptual design which reflected public input and forms the basis for the EA1SP. Shortly thereafter, the property owner filed an application with the City. An Environmental Impact Report (EIR) was prepared to evaluate the potential environmental effects of the proposed project as required by the California Environmental Quality Act (CEQA). On February 26, 2008, the City Council certified the Final EIR and approved the EA1SP, subject to voter approval in accordance with applicable law. On June 3, 2008, voters amended the General Plan to include East Area 1 within the City Urban Restriction Boundary (CURB). In March 2011, the Ventura Local Agency Formation Commission approved reorganization of the City's boundaries, thus allowing annexation of East Area 1 within the City's jurisdiction. This change was recorded in February 2013.

The City Council approved an amendment to the the approved EA1SP (2008 EA1SP) in January 2015 (Amendment No. 1) to address the addition of three parcels to the proposed East Area 1 annexation.

In February 2015, a second amendment to the 2008 EAISP (Amendment No. 2) to refine the land use plan concurrent with approval of a master tentative tract map, Tract Map No. 5854, to implement the Specific Plan. In November 2015, a third amendment to the 2008 EA1SP (Amendment No. 3) was approved adjusting setback and landscaping requirements and authorizing the Community and Economic Development Director to approve administrative adjustments to setback requirements.

In June 2021, a third amendment to the 2008 EA1SP (Amendment No. 4) was approved expanding the range of residential land uses allowed in the Civic District and Hallock Center Zones to include single-family residential uses and reflecting that Santa Paula Unified School District no longer planned development of an elementary school on the 10.9-acre site in the Civic District.

This EA1SP is the fourth amendment to the 2008 EA1SP (Amendment No. 4), which increases the number of permitted residential units by 550 units from 1,500 units to 2,050 units, and reduces the amount of commercial development allowed.

1.6 Overview of the Specific Plan

1.6.1 Purpose and Authority of the Specific Plan

This EA1SP is intended to provide for the orderly and efficient development of the Specific Plan Area in accordance with the General Plan. In conjunction with the General Plan, this EA1SP implements the plan for the physical development of the Specific Plan Area and provides the regulatory requirements for all future development within the Specific Plan Area.

1.6.2 Specific Plan Scope and Goals

This EA1SP implements General Plan goals and policies by establishing land use designations, traffic circulation patterns, development policies, and infrastructure necessary to support the planned intensity of development. To achieve this purpose, this EA1SP has the following goals:

- Provide a single comprehensive plan for managing land use development, infrastructure, open space, and other resources to accommodate projected business growth, while protecting the area's natural resources.
- Identify appropriate locations and intensity for development considering constraints related to water supply, infrastructure availability, and environmental considerations.
- Provide policy and implementation direction for the Specific Plan Area to implement the General Plan's contemplated land use of the Specific Plan Area.
- Provide clear design guidelines and standards to allow for flexibility in the implementation and build-out of planned development within the Specific Plan Area.

1.6.3 Consistency with the General Plan

As shown below, the EA1SP is consistent with all applicable provisions of the General Plan.

A. **Land Use Element.** The Land Use Element Map designates East Area 1 as Specific Plan.

B. **Open Space and Conservation Element.** The EA1SP provides more than 225 acres of open space areas. The open space is accessible to the public. The EA1SP conserves natural resources by providing buffers from Santa Paula and Haun Creeks and preserve views of the highest visible hillsides by restricting development to the lower portion of the project site.

C. **Safety Element.** Development will occur in the non-high fire zone of the site reducing the fire hazard of this area. The EA1SP includes 100 foot buffers along Santa Paula Creek, reducing the flooding risk of this area. Flows from the project will not exceed existing conditions and will address historic flooding issues associated with Haun Creek at State Route 126.

D. **Circulation Element.** The EA1SP provides for the extension of Santa Paula Street over Santa Paula Creek and improvement of Hallock Drive south of the project site, thus providing improved circulation to and from the project site and remainder of Santa Paula. Hallock Drive provides primary access to the Specific Plan Area from SR-126 and Telegraph Road with the planned extension of Santa Paula Street providing secondary access and direct access to the existing community located west of Santa Paula Creek. The Ventura County Fire District has approved secondary emergency access for use until the extension of Santa Paula Street through construction of the future Santa Paula Creek Bridge is completed. The streets within the project site are designed to balance the needs and serve pedestrians, cyclists and motorists. The plan includes a pedestrian network, including trails,, encouraging people to walk whenever possible to satisfy their daily needs.

E. **Noise Element.** The EA1SP provides for neighborhoods that are designed to encourage walking and biking as an alternative to driving. This is intended to reduce automobile trips and related community noise levels. Construction activities are subject to SPMC regulations as may be amended which restrict construction activities to during the work week.

F. **Housing Element.** The EA1SP will provide up to 2,050 residential units, with a variety of single family homes and multifamily units. This will add new housing to the City's housing stock in inventory. Compliance with the inclusionary housing requirements set forth in the SPMC as may be amended will be accomplished by providing the City with public benefit housing down payment program assistance funding of $500,000 in accordance with Section 8.7.1 of the East Area 1 Development Agreement, with an in-lieu inclusionary housing fee of $6.5 million in accordance with Section 8.7.2 of the East Area 1 Development Agreement. In addition, the 2024 amendment to the Development Agreement (2024 Development Agreement) provides that for each unit in excess of the first 1,500 units, the Master Developer must pay $500 per unit unto the Down Payment Assistance Program, and an additional contribution of $5.5 Million into the City's Affordable Housing Trust Fund to be used for an off-site affordable housing project commonly known as Rise Santa Paula located at 18004 East Telegraph Road. Should the City not finance Rise Santa Paula for any reason, the Master Developer will either fund a replacement off-site affordable housing project or pay in-lieu fees at $15,000 per unit in accordance with Section 8.7.2 of the 2024 Development Agreement.

1.7 Organization of the Specific Plan

This EA1SP is organized to include all elements of a specific plan required by the Government Code. In addition, it provides additional guidance on design elements intended to ensure the development of a sustainable new community.

The Illustrative Plan presented in Figure 2-2 presents the community design for East Area 1. This EA1SP is organized into six sections addressing various topics important to the planning of the Specific Plan Area and the elements required by the Government Code in specific plans.

1. **Introduction.** This introduction section describes the intent and purpose of the Specific Plan and the context of East Area 1 within the City and the Santa Clara River Valley, including an overview of the relationship of EA1SP to the Santa Paula General Plan. The section also describes the land use goals, policies and objectives for East Area 1.
2. **Form and Character.** This section summarizes and illustrates the intended form, character and land uses of the East Area 1 community. This EA1SP places a primary emphasis on a human-scale public realm, the town scale and pedestrian orientation of buildings, and providing a range of housing choices within comfortable walking distance of neighborhood services, school facilities, and parks.
3. **Infrastructure and Services.** This section identifies and describes the infrastructure systems and public services planned to support the development permitted in East Area 1 by this EA1SP.
4. **Implementation.** The section describes the process and the roles and responsibilities of the City and the Master Developer for implementing this EA1SP.
5. **Development Standards.** This section provides for minimum setback and maximum height standards for buildings, along with standards for the design of parking, neighborhood streets, and landscaping.
6. **Design Guidelines.** This section provides guidelines and recommendations for massing buildings and organizing them on the lot, as well as guidelines for architectural and landscape design. As with the development standards in Section 5, the emphasis of these guidelines is the shaping of streetscapes to provide a comfortable pedestrian-oriented neighborhood environment.

2.1 Overview of Land Use Plan

2.1.1 Development Concept

As set forth below, the EA1SP includes comprehensive development guidelines and implementation measures. The development concept will be implemented through the Development Standards and Design Guidelines in Sections 5 and 6 of this Plan, respectively, which guides the design and construction of all improvements, and the location and nature of all land uses within the Specific Plan Area. The Development Standards and Design Guidelines are intended to ensure that all buildings, related site improvements, and public improvements work together to define a pedestrian-oriented public realm – harmonious with each other in scale and architecture – and to create attractive, walkable neighborhoods in character with Santa Paula's historic neighborhoods.

2.1.2 Land Use Plan

East Area 1 is characterized by a unique range and combination of land uses, building scales and streetscape designs, organized into three distinct planning areas – the Civic District, the Hallock Center and the Neighborhood. The Neighborhood planning area, in turn, consists of three neighborhood subareas: the Haun Creek Neighborhood, the Foothill Neighborhood, and the Santa Paula Creek Neighborhood (see Figure 2-2, East Area 1 Illustrative Plan). East Area 1 also provides four open space designations that regulate the design and use of common open space areas: the Agricultural Preserve, the Open Space Preserve, Parks/Greenways, and Sports Park. Finally, there are two special frontage overlays that provide some additional standards and guidelines for selected street frontages: the East Center Overlay, and the Pedestrian Priority Overlay (see Figure 5-1, Regulating Plan). Table 2-1 identifies the type and intensity of uses allowed within these planning areas, and Figures 2-1, 2-3, 2-4, and 2-5 illustrate the envisioned design character.

Figure 2-1: Rendering of Santa Paula Street

View of Santa Paula Street as it passes by the Haun Creek Neighborhood towards the Foothill Neighborhood.

1. **The Hallock Center** is the main entry to East Area 1, whether arriving via Hallock Drive from Telegraph Road and Highway 126 to the south, or via Santa Paula Street from the west. Hallock Center is planned to include single and multi-family housing types. Neighborhood serving commercial uses are also allowed in Hallock Center. The Hallock Drive entry into East Area 1 focuses on a new civic green, which includes the Harvest Entry Park and Sports Park community facilities adjacent to the Civic District, near the center of East Area 1. Hallock Center also includes the existing packing house building located on the northwest corner of Hallock Drive and Telegraph Road.

   The northerly edge of Hallock Center is defined by an east-west green in which the historic Ranch Well House is the central landmark, and its east edge is defined by the historic palm-lined ranch entry drive.

2. **The Civic District**, generally located in the southwest quadrant of East Area 1, includes a large sports park.

3. **The Neighborhood** planning area consists of three distinct neighborhood subareas, the Haun Creek Neighborhood, the Santa Paula Creek Neighborhood, and the Foothill Neighborhood.

   The Haun Creek Neighborhood is located in the southeast quadrant of East Area 1. This neighborhood is intended to include a variety of single-family detached residences. The Haun Creek Neighborhood emphasizes its connection to the permanent open space environment of Haun Creek and the Perimeter Trail along its east edge – as well as the Santa Paula/Fillmore Greenbelt beyond – while also focusing inward to a central neighborhood green.

   The Santa Paula Creek Neighborhood is located in the

Table 2-1: East Area 1 Land Use Summary

Land Use	Quantity	
Residential Uses		
Hallock Center and Neighborhood [1]	2,050	units
Total	**2,050**	**units**
Non-Residential Uses		
Commercial	10,000	sf
School Facilities	8.3	acres
Undeveloped Land		
Agricultural Preserve	55.0	acres
Open Space Preserve	77.3	acres
Parks/Greenways	55.2	acres [2]
Sports Park	37.8	acres
Total	**225.3**	**acres**

[1] Up to 10,000 square feet of commercial uses allowed in the Hallock Center District subject to Director approval under Section 4.8.3. Commercial uses also allowed in the existing historic Packing House building at 18245 E. Telegraph Road.

[2] Comprised of the 27.9 acre Haun Creek Greenway, 19.3 acre Santa Paula Creek Greenway, and 8.0 acres of public park space

Figure 2-2: East Area 1 Illustrative Plan

northwest quadrant of East Area 1, along the east bank of Santa Paula Creek, north of the Civic District and west of the foothills. Similar to the Haun Creek Neighborhood in its street layout, this neighborhood emphasizes connections to the permanent open space of Santa Paula Creek and the bluffs to the north and east. It is planned to include a range of single-family residences. The neighborhood is flanked by parks and open space including a broad open space buffer along Santa Paula Creek, and park space along the north edge of the Civic District. The Perimeter Trail runs through the linear park along the creek, the Hallock Trail runs along the foot of the east side of Hallock Drive, connecting to trailheads leading to the foothills to the north and to the Santa Paula Branch Line Trail to the south. The neighborhood is anticipated to include a neighborhood park and one or more smaller neighborhood greens.

The Foothill Neighborhood occupies the northeast quadrant of East Area 1. This neighborhood rises from the relatively flat terrain of the southerly half of East Area 1 up the shallower portions of the slopes of the hills to the north. Development is limited to those portions of the foothills that require only moderate grading, leaving the steeper and more visible portions of the hills untouched and in agricultural production. This neighborhood will be characterized by a range of single-family detached residences. The Perimeter Trail runs along the north edge of this neighborhood, connecting to multiple trailheads leading to recreational trails in the foothills to the north and to the Haun Creek Greenway to the east.

Figure 2-3: Rendering of Park Blocks

The historic Well House is the landmark of the Park Blocks in the heart of the Haun Creek Neighborhood.

Figure 2-4: Rendering of a Typical Neighborhood Street

Houses face tree-lined street with street-facing windows and frontage types such as porches and stoops.

Figure 2-5: Rendering of the Haun Creek Greenway

Houses overlooking Haun Creek Greenway along the eastern edge of the Haun Creek Neighborhood.

2.2 Circulation Plan

Circulation is provided by a network of thoroughfares designed with the principle of using interconnected and a varied pattern of context sensitive thoroughfares to serve a variety of situations and programmatic objectives to the plan area. The Specific Plan Area's circulation system consists of a hierarchical arrangement of specific thoroughfare types within a range of neighborhood environments. The depth and versatility of the proposed thoroughfare network is described and illustrated in more detail in Section 2.2, in Table 5-4 and in Figure 5-3. In general, the circulation plan has five major thoroughfare classifications: major entry, major, residential collector, residential and other (which includes: alley, paseo, and trails). Greater discussion of project thoroughfares is contained in Section 5.6.

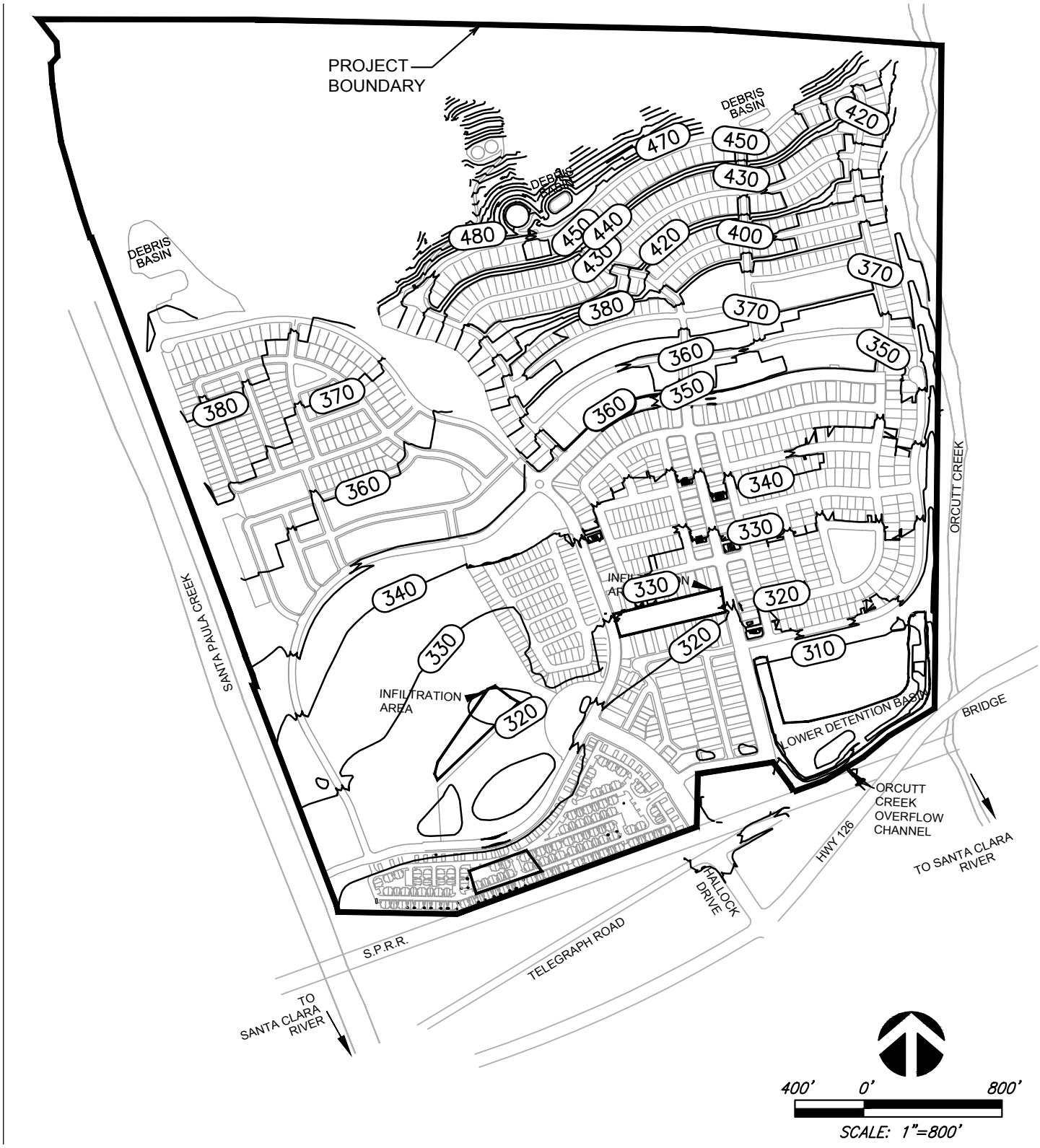
The layout of streets within the four planned phases of specific plan development will be reviewed as each Master Developer submits tentative map requests or Map Revisions to the City in accordance with this EA1SP.

2.3 Grading Concept

The Conceptual Grading Master Plan (Figure 2-6) addresses the lower and middle elevation zones where development is permitted while leaving the steeper upper elevation zone ungraded. The lower elevation zone will be graded to roughly 2% land gradient, thus yielding roadways and blocks in the lower areas of generally grades of 1 % to 3%. Elevations will remain unchanged with minor variations to account for shrinkage of the soils and recontouring of drainage surfaces. Cuts and fills will be in the magnitude of 6′ – 10′ in the lower plate, predominantly resulting from over excavation and recompaction of the existing soil to create appropriate conditions for development.

In the middle elevation zones, the terracing of the land will occur in the northernmost areas as shown on the Regulating Plan (Figure 5-1). Cuts and fills will be in the magnitude of 36′ in the middle elevation zone to form the land into terraces. Roadway grades in the middle elevation zone will vary between 2% and 8% with some limited roadway segments approaching a 12% grade. All grading must be accomplished pursuant to a grading plan approved by the Director.

Figure 2-6: Conceptual Grading Plan



Source: Jensen Design & Survey, Inc. 2022.

2.4 Land Use Policies and Objectives

East Area 1 is planned and designed to incorporate the following:

- Establish an interconnected network of walkable streets and blocks similar to those existing in Santa Paula. Santa Paula's historic community fabric is based on a network of streets that provides multiple routes for pedestrians, cyclists and motorists to move throughout the community. East Area 1 incorporates such a network, ensuring that the size, scale and pattern of new development will be consistent with Santa Paula's heritage of walkable, town-scale neighborhoods and districts.
- Establish a variety of development intensities and a mix of uses. Santa Paula's older neighborhoods located adjacent to downtown and in McKevett Heights include a variety of development intensities and uses, providing a range of housing choices within the same neighborhood and within walking distance of neighborhood-serving commercial and civic uses. East Area 1 has been planned to have these same characteristics.
- Conserve natural resources. The land use plan provides buffers from Santa Paula and Haun Creeks and preserves views of the highest most visible hillsides located in the northern portion of East Area 1 and of the Santa Clara River to the south by restricting development to the lower portion of East Area 1. The plan conserves the natural open space that surrounds Santa Paula by providing a significant increment of the City's future housing within compact, walkable neighborhoods.
- Develop East Area 1 as a series of pedestrian-oriented neighborhoods served by civic facilities and neighborhood-serving retail commercial uses to encourage people to walk as an alternative to driving for many of their daily needs.
- Connect East Area 1 with the rest of town, particularly existing downtown Santa Paula, with streets that accommodate automobile traffic, and routes for pedestrians, bicyclists and transit.
- Integrate East Area 1 into the greater community as part of Santa Paula's eastern gateway through new street connections including extending Santa Paula Street and Hallock Drive into East Area 1.
- Create a mixed-use community providing a variety of housing types and lifestyle choices.
- Provide various open space types and locations that will encourage and support informal social activity and recreation and reinforce the community's identity and connection to its natural and agricultural surroundings.

2.4.1 Plan-Wide Policies

The EA1SP seeks to implement the following policies:

- Neighborhoods have a clear center. Each neighborhood has a discernible center. This is often a square or green and sometimes a busy or memorable street corner.
- Neighborhoods are structured around an approximate 5-minute walk from center to edge. Most dwellings are within a five-minute walk of the neighborhood center to promote walking and alternatives to driving. Such a structure uses blocks that are between 220 and 800 feet in length depending upon the context and scale of a particular neighborhood or district.
- Shops and Offices are adjacent. Non-residential uses are integrated to promote walkability and reduce the amount of traffic generated by residents.
- Small and strategically dispersed neighborhood parks. Neighborhood parks are planned to be accessible to all homes, typically serving a radius of one to four blocks, enabling activity at a compatible scale with the surrounding neighborhood. Trailheads to the adjacent hills to the north are also provided where appropriate.
- Small ancillary buildings are accommodated. Lots are designed so as to accommodate future small ancillary buildings in the rear, such as a home office, craft workshop, or second unit (e.g., "granny flat").

- Variety of dwelling types. A wide variety of single-family detached homes of many types and sizes and multifamily units are allowed to provide the young and old, singles and families with housing choices that are suitable to their lifestyle.
- A site for high school facilities is located close enough to neighborhoods to allow students to walk from their home. For those that choose to drive, and for students from other parts of Santa Paula, the school site is integrated into the planned civic district to provide easy and safe access for drivers as well.
- Streets are balanced to serve pedestrians, cyclists and motorists. Streets are balanced and scaled to their context and role for use by motorists while creating an environment suitable for pedestrians and bicycles with on-street parking and rows of shade trees. The width of the paved area for vehicles, curb radii and sidewalk widths are scaled appropriately. A range of traditional neighborhood street types provides several options within the following categories: mixed-use, residential, corridor, rural.
- Buildings create outdoor rooms. Buildings of all types are located to positively shape and activate public space, particularly around greens, squares and plazas.
- Parking is accommodated while maximizing the public realm. Off-street parking is carefully designed to minimize intrusion into the pedestrian environment of the streetscapes, particularly in Hallock Center and the central portion of the community.
- Neighborhoods provide a variety of places for gathering. Each neighborhood is organized around public spaces scaled to their particular context and character, adding identity and a sense of place within the overall plan area.

2.4.2 Plan-Wide Objectives

In addition to the above plan-wide policies, the following objectives apply to the entire Specific Plan Area:

- The Specific Plan Area is planned to combine residential neighborhoods, civic uses, and neighborhood-serving commercial uses, interconnected and integrated at the scale of a neighborhood and at the scale of a block to maximize walkability, provide multiple route-choices, and generate neighborhoods with long-term value. These neighborhoods and districts are surrounded by an open space district that includes open space buffers along Santa Paula and Haun Creeks and agricultural and open space areas in the northern portion of East Area 1.
- East Area 1 provides a variety of housing options to maximize the benefits to existing and future residents.
- East Area 1 provides a sufficient concentration of housing to support viable neighborhood-serving commercial uses in the City's adjacent East Gateway Planning Area.
- Using proximity, walkability, and a sufficient concentration of resident and neighborhood-serving uses in East Area 1, the EA1SP maximizes the capture of trips within the Specific Plan Area to reduce external traffic-generation and minimize the need for new infrastructure.

2.4.3 Objectives by Specific Plan Area

In addition to the above objectives, the following objectives complement the Development Standards and Design Guidelines for each Planning Area:

A. Hallock Center

- Generate frontages along the extension of Santa Paula Street for residential building types and building types that enable neighborhood serving commercial uses.
- Reserve commercial frontage for neighborhood-serving uses along Hallock Drive.
- Locate buildings near or at frontage lines, depending upon the context of a particular block, helping to spatially define a varied mixed-use streetscape.

B. Civic District

- Provide a site for additional school facilities integrated with a new Sports Park.
- Extend Santa Paula Street into East Area 1 to enhance access to Downtown Santa Paula for residents of East Area 1 and access to the Sports Park and school facilities for residents of existing neighborhoods to the west of Santa Paula Creek.

C. Neighborhood

- Utilize residential street types that support walkability and define appropriately scaled blocks to provide multiple pedestrian and bicycle routes to Hallock Center and the Civic District.
- Provide public spaces that are defined by adjacent streets and buildings, creating an "outdoor room effect."
- Structure the pattern of blocks on lengths of 400 to 600 feet, breaking longer blocks with pedestrian paseos or mid-block playgrounds.
- Set buildings back from frontage lines, depending upon the context of a particular block, helping to define a more suburban streetscape and produce a variety of front yard designs that create an authentic sense of neighborhood.
- Provide a variety of single family residences to produce a varied neighborhood pattern.
- Integrate Haun Creek and the Specific Plan Area's eastern boundary with lower-intensity development that opens to the natural and agricultural open space to the east.
- Connect streets and pedestrian connections to multiuse trails along Santa Paula Creek, Haun Creek and into the foothills to the north.
- Concentrate development in areas that only require moderate grading, leaving the steepest areas in agricultural production.
- Concentrate hillside development within the lower slope areas to the south to reduce the quantities of grading required in the upper areas to the north.
- In steeper slope areas provide street and block patterns that conform to the natural terrain to reduce required grading.

D. Open Space Districts

- Create a substantial landscape buffer of 150 feet to 280 feet along Santa Paula Creek and a naturalized landscape buffer along Haun Creek
- Provide athletic fields with dual use as a retention area for Haun Creek flood flows.
- Preserve hillside open space and active agricultural land in an agricultural preserve.
- Intersperse parks throughout the residential neighborhoods.
- Provide community park accessible by City residents and the planned elementary and high schools.
- Provide pedestrian trail connectivity throughout.

See Section 5.2.1 for more detailed descriptions of the various building zones and overlays and open space zones.

3.1 Existing Utilities and Infrastructure

Developing the Specific Plan Area requires improving existing infrastructure and services. Basic utilities, including water and sewer, already exist on-site.

The Government Code requires that a specific plan include text and diagrams that specify "the proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan."

This section of the Specific Plan fulfills this requirement and meets the SPMC requirements, as may be amended, for the preparation of specific plans. In addition, this section facilitates orderly development by identifying "backbone" utility infrastructure needed to support the proposed development.

3.2 Transportation

As set forth in the Circulation Plan, addressed in Section 2.1.3, the Specific Plan Area will be developed with a number of different transportation elements.

3.3 Water Supply

3.3.1 Domestic Water Master Plan

A. Existing Conditions. The water supply for the East Area 1 Specific Plan Area was originally supplied by four water wells within the Specific Plan Area. These wells supplied water for both domestic consumption and agricultural irrigation uses. Three existing wells are located within the Specific Plan Area adjacent to Orcutt Creek. Two of these wells are agricultural wells for the site, and the third is a well that supplies water to an adjoining property to the east located outside the Specific Plan Area. The fourth well is located within an existing pump house at the center of Pump House Lane.

One of these wells has been upgraded from an agricultural well to a domestic well (Well 6). Prior to upgrading the well, a well evaluation study was prepared, and this study was reviewed and approved by the City's Public Works Department. The second well adjacent to Well 6 has been abandoned. The fourth well on Pump House Lane will remain as a dedicated private agricultural well providing water to the agricultural preserve area on the hillside in the northern portion of the Specific Plan area.

B. Domestic Water Demands. The estimated annual average water demand for the uses allowed by the Specific Plan is 741 acre-feet per year (AFY). The estimated demand for residential uses is based on a domestic demand of 64 gallons per capita per day (gpcd) and an average household size of 3.5 people per residential unit (See Table 3-1). This demand rate was determined by using one complete year (2022) of water meter readings for 316 occupied single-family residences within East Area 1. The water meter readings averaged 51 gpcd for these 316 homes. The demand rate was increased 25% to 64 gpcd for purposes of estimating the water demand for the residential uses allowed by the Specific Plan.

Of the total annual demand, 534 AFY is potable water demand and 207 AFY is non-potable water demand for irrigation of private parks and the Santa Paula Sports Park. The Specific Plan Area overlies two groundwater basins: the Santa Paula and Fillmore Basins. The 741 AFY of water needed for the uses allowed by the Specific Plan will include approximately 365 AFY of groundwater from the Santa Paula Basin and approximately 376 AFY of groundwater from the Fillmore Basin. The amount of water to be pumped from the Fillmore Basin is limited to the amount historically used for agricultural purposes.

The agricultural preserve located in the northern portion of the Specific Plan Area will be irrigated with water pumped from the existing agricultural well on Pump House Lane. The estimated demand for the agricultural preserve is approximately 122 AFY.

C. Well Field System. The City's Potable Water System Master Plan identifies the need for a new well field in the Santa Paula Basin within the Specific Plan Area and an upgrade of the existing well in the Fillmore Groundwater Basin to provide the water needed for the use allowed by the Specific Plan. Figure 3-1 provides a schematic layout of the planned Domestic Water Well Field Master Plan. Two new wells are planned near the western edge of the

Specific Plan Area, adjacent to Santa Paula Creek. The existing well adjacent to Orcutt Creek will be upgraded.

The easterly well (well 6) in the Fillmore Basin will be designed with a capacity to pump 1,000 gallons per minute (gpm). The 376 AFY of water from the Fillmore Basin can be pumped with this well by running this well approximately 5.6 hours a day, 365 days per year. Well 6 will have point source water treatment to meet State Waterboard requirements.

Well 7, the southwest well, will be designed with a capacity to pump 2,500 gpm, and Well 8, located north of Well 7, will be designed with a capacity to pump at 1,500 gpm. Well 7 will have a treatment facility that will treat water from both Well 7 and Well 8 prior to this water entering the City domestic system. Running these wells approximately 9 hours per day will provide 365 AFY of water.

D. Water Storage and Delivery System. The East Area 1 Domestic Water Master Plan has a double zone system as shown in Figure 3-2a. All new wells will feed a new 3.0-million-gallon (MG) in-ground concrete tank set at a bottom elevation of 458 feet for the City and East Area 1's 200 zone. A new 20" feeder and fill line will proceed from the intersection of Santa Paula Street and Grant Line through the bridge northeast in Santa Paula Street through the Specific Plan Area, terminating at the new 3.0 MG concrete tank. This new tank will serve as a source for domestic consumption in East Area 1 and will provide additional water storage for the City.

Lots within the Specific Plan Area below the 330 contour elevation will be serviced from this tank, which requires a minimum of 1.99 million gallons of storage. This leaves a surplus of 1.01 million gallons for the City's 200 zone. The surplus already accounts for the new demand of 123 AFY estimated for the East Gateway Planning Area (East Area 2), located immediately south of East Area 1. The tank site will provide a domestic supply system comprised of 8" through 20" mains within the Specific Plan Area. This distribution system will connect to the City's existing water system over the Santa Paula Street Bridge to the west, and within the Hallock Drive and Telegraph Road intersection.

Table 3-1: Water Demand

Land Use	Amount	Area (acres)	Demand Rates	Annual Demand (AF)	Average Daily Flow (GPM)	Maximum Day Demand (GPM) (1.5* ADD)	Peak Hour Demand (GPM) (2.7* ADD)
Residential [1]	**2,050 units**						
Santa Paula Creek Neighborhood	489 units		64 gpd per person	122.7	76.1	114.1	205.4
Foothill Neighborhood	554 units		64 gpd per person	139.0	86.2	129.3	232.7
Haun Creek Neighborhood	707 units		64 gpd per person	177.4	110.0	165.0	296.9
Hallock Center	300 units		64 gpd per person	75.3	46.7	70.0	126.0
Civic/Institutional							
School Site and Private Recreation Facilities		10.94	1.81 AFY per acre	19.8	12.3	18.4	33.1
Commercial	10,000 sf		15.1 gal/sq.ft./yr	0.5	0.3	0.4	0.8
Other Water Consumption [2]							
Santa Paula Sports Park		37.8	2.22 AFY per acre	83.9	52.0	78.0	140.5
Parks/Greenways		55.2	2.22 AFY per acre	122.5	76.0	114.0	205.1
Agriculture Preserve (irrigated) [3]		55.0	No water use	0.0	0.0	0.0	0.0
Open Space Preserve (not irrigated)		77.3	No water use	0.0	0.0	0.0	0.0
Total Water Demand				**741.1**	**459.4**	**689.2**	**1,240.5**

Source: Jensen Design & Survey, 2022.

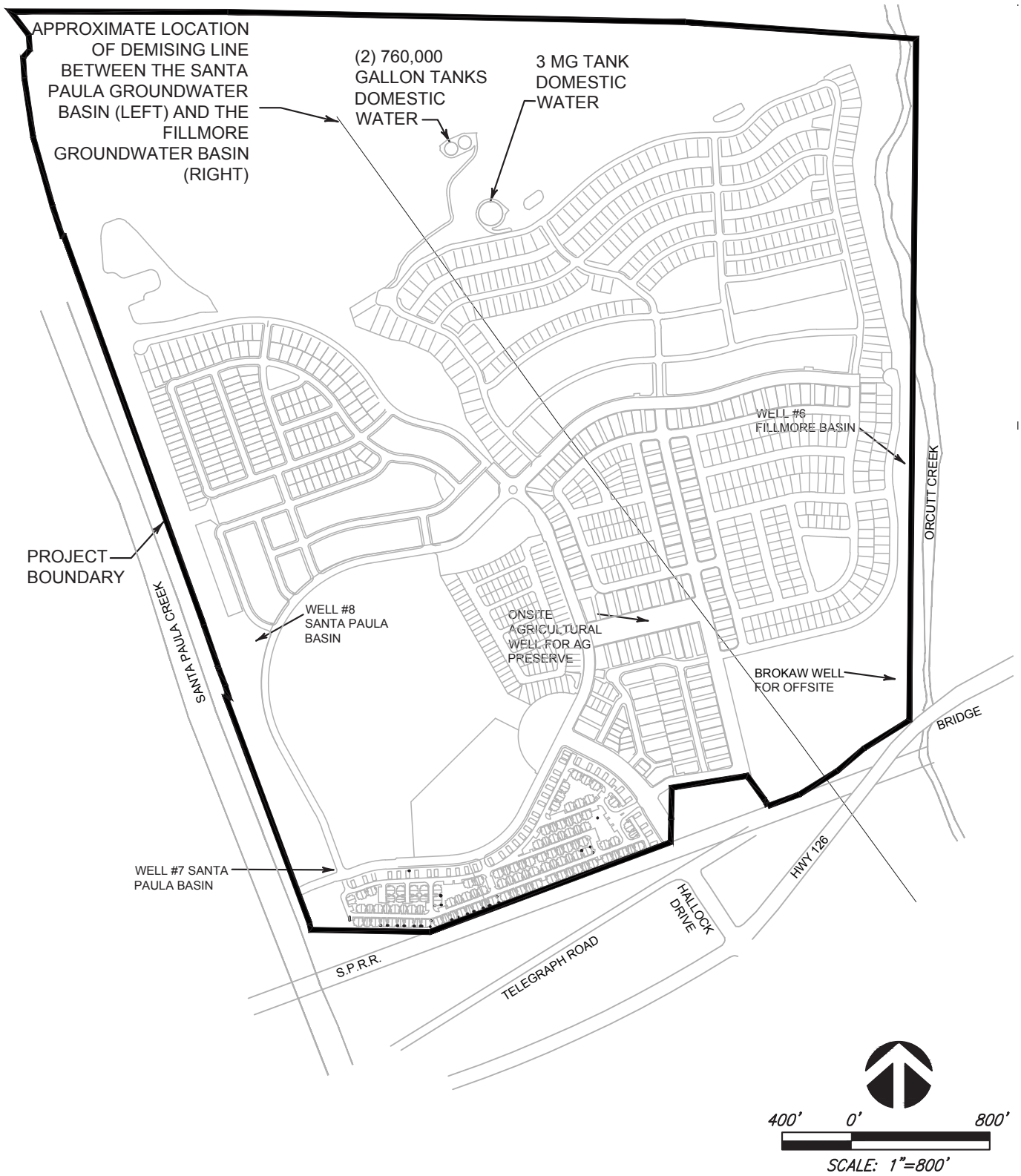
Notes: Totals in table may not appear to add exactly due to rounding in the model calculations.

1 Demand is estimated at 3.5 residents per dwelling for all proposed dwellings per the City of Santa Paula Water Master Plan (single-family attached, single-family detached, and multifamily). Actual Tract Usage was measured for the year of 2022 and averaged per house at 51 gpd/person with a 25% reserve added on, which equates to 64 gpd/person.

2 Estimate of water demand for agricultural uses is based on use over the last five years that was required to irrigate 336 acres of land under production (816.3 AFY/405 acres = 2012 AFY/acre).

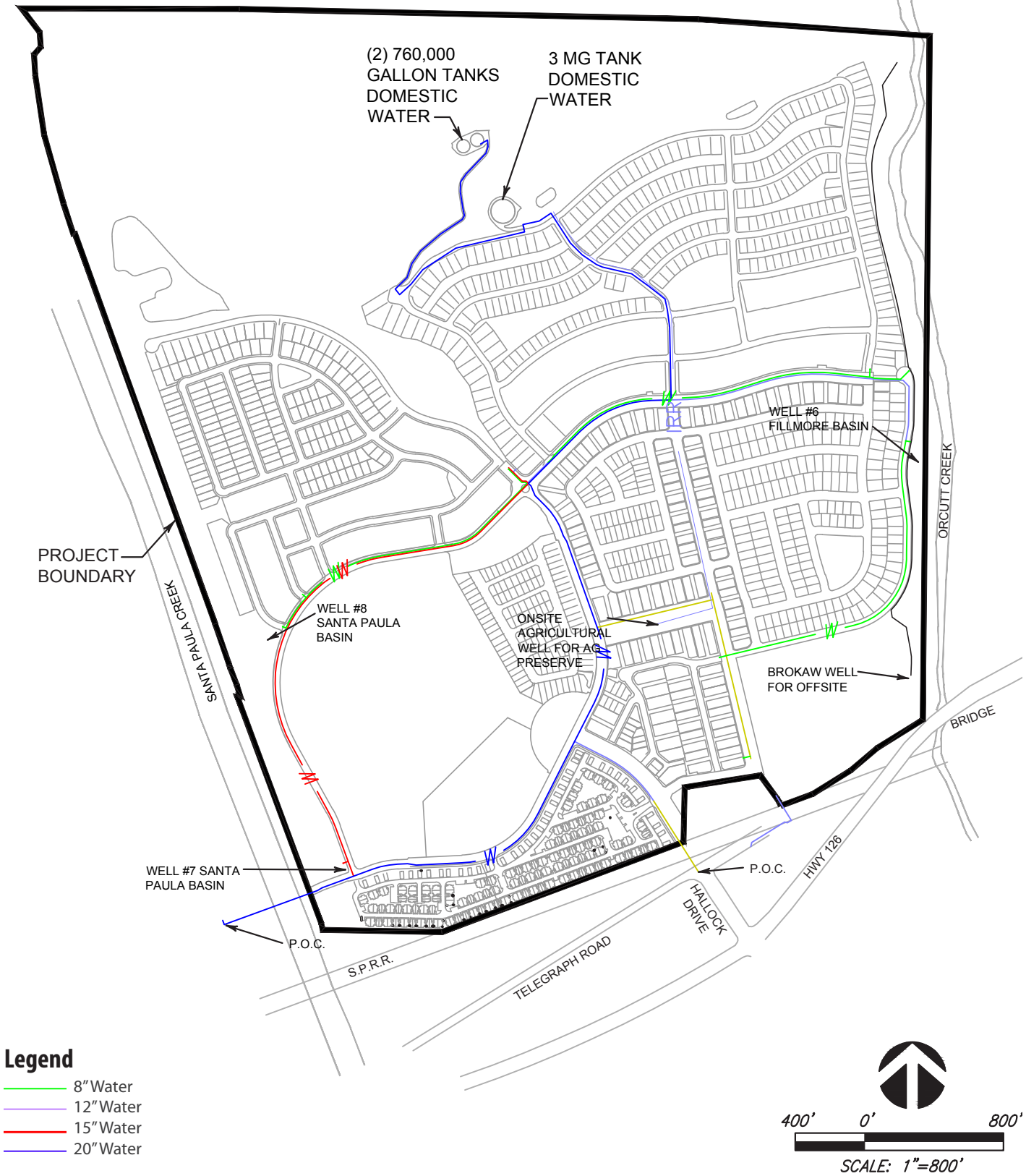
3 Agricultural Preserve that is irrigated will be irrigated from an agricultural well in Pump House Lane privately operated and not part of the City domestic system.

Figure 3-1: Water Well Field Schematic Layout



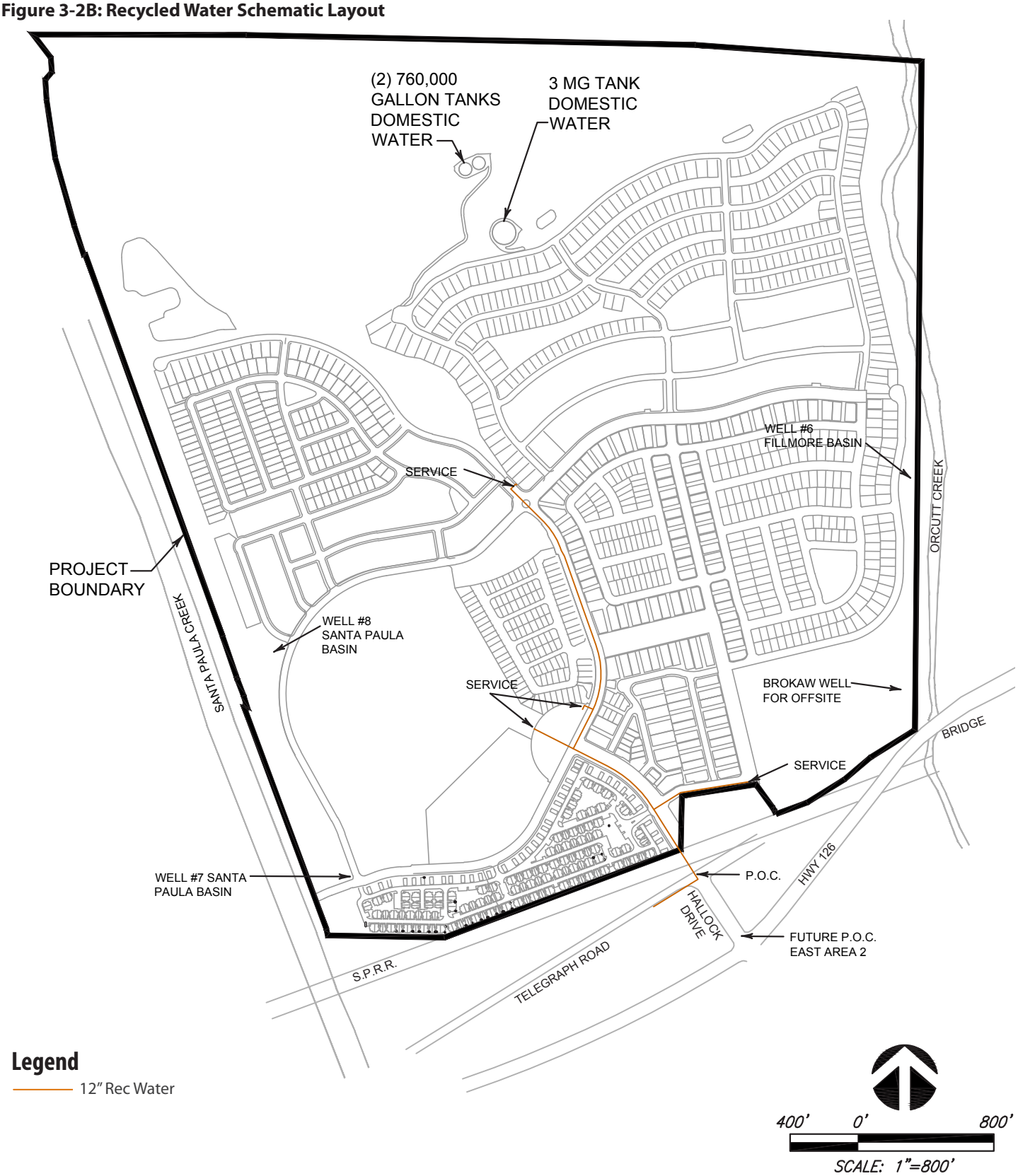
Source: Jensen Design & Survey, Inc. 2021.

Figure 3-2A: Domestic Water Schematic Layout



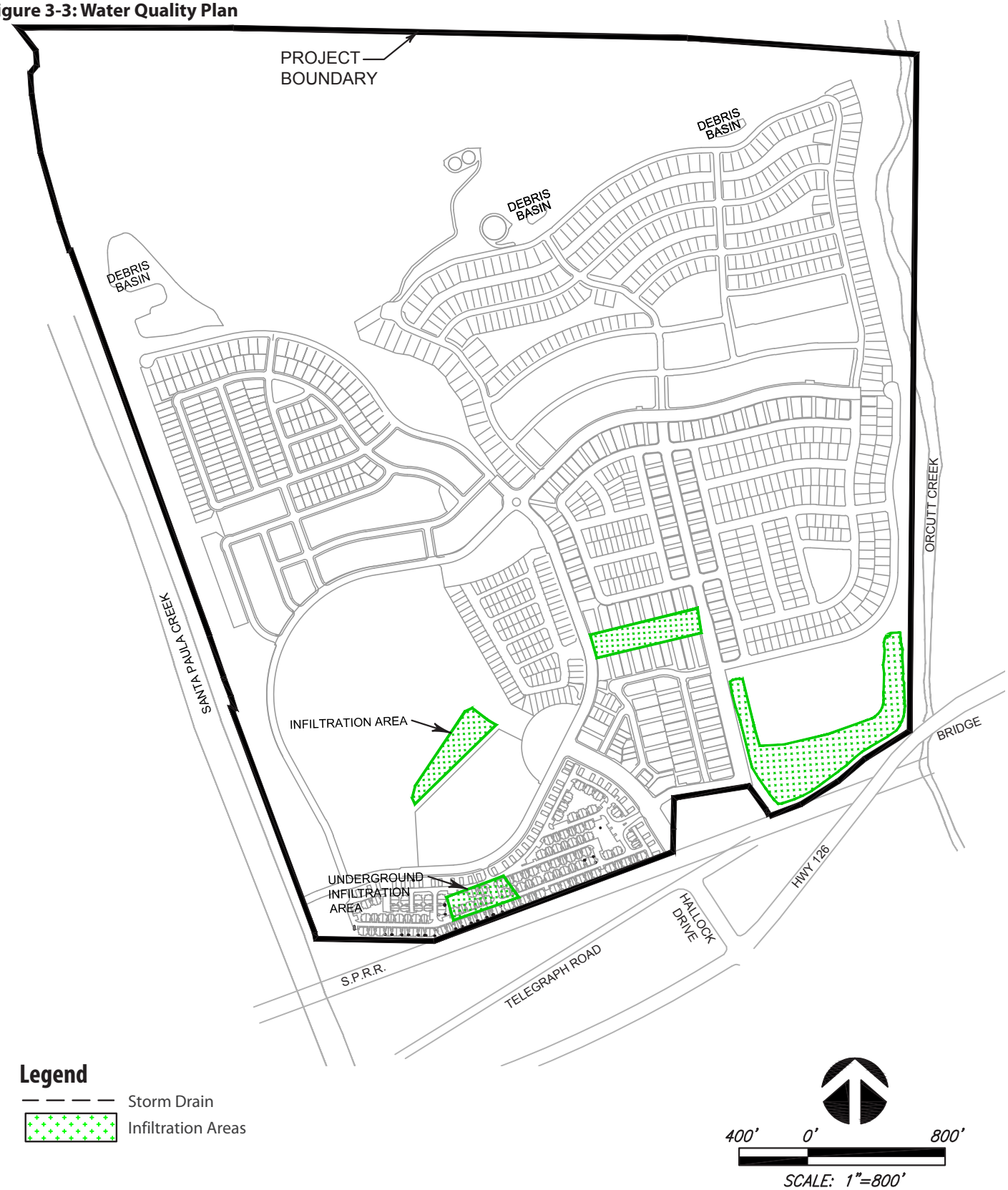
Source: Jensen Design & Survey, Inc. 2021.

Figure 3-2B: Recycled Water Schematic Layout



Source: Jensen Design & Survey, Inc. 2021.

Figure 3-3: Water Quality Plan



Source: Jensen Design & Survey, Inc. 2021.

Two additional 0.76 MG tanks will be constructed as illustrated in Figure 3-2A. These tanks will be located at an elevation of 588 feet in order to provide the required flows and pressures to elevations above 330 feet. Water levels in the tank will create a new 300' pressure zone within East Area 1 that is independent of the City's system and will act as the primary source for domestic consumption and fire storage. This tank will be supplied via a booster station located at the 3 MG tank site. Project demands require 0.68 MG storage, resulting in 0.84 MG of surplus storage.

3.3.2 Recycled Water Plan

A. Existing Conditions. Currently there are no recycled water systems in the eastern portion of Santa Paula that can serve East Area 1.

B. Recycled Water Plan. The Recycled Water Plan is shown on Figure 3-2B. According to the City's Potable Water System Master Plan, a future recycled water system conveyance plan will include a line in Telegraph Road, delivering recycled water to a point of connection (POC) near the intersection of Hallock Drive and the VCTC railroad right-of-way.

EA1SP contemplates construction of a new recycled water distribution system. This distribution system will be comprised of a single 12" main to meet the higher irrigation flow demands of school facilities and large landscape/park areas. The recycled water will terminate at the end of Hallock Drive at the open space preserve and at the Soccer Field/Detention Area. The estimated demand for recycled water in East Area 1 is 207 AFY, which includes the Sports Park and the Soccer Field Detention Area located in the southeast portion of the Specific Plan Area.

3.3.3 Water Quality Plan

A. Existing Conditions. Most of the Specific Plan Area is currently in agricultural use. There are no existing water quality systems or devices. However, the site is pervious; the vadose zone acts as a water quality filtration system for storm runoff.

B. Water Quality Treatment System. The site will provide three debris/detention basins upstream of the residential areas and storm drain system, bioswales for passive treatment through the streets and park areas, as well as two detention basins. The system is planned as shown in the Water Quality Exhibit Figure 3-3. These detention basins will serve dual roles of flood protection and water quality treatment. Flood protection is discussed in the drainage section. The detention basins will be sized to treat 10% of the Q50 (50 year storm event) from the storm drain system. All storm waters shall be cleaned prior to infiltration in accordance with the applicable National Pollution Discharge Elimination System Requirements (NPDES) regulations at time of development.

3.4 Wastewater Master Plan

3.4.1 Existing Conditions

The existing wastewater system in East Area 1 consists of only onsite septic service for the existing nine farm worker housing units onsite. The nearest sewer is an 8" line located near the intersection of Hallock Drive and Telegraph Road. The City's Wastewater System Master Plan addresses the provision of wastewater collection facilities to serve the Specific Plan Area.

3.4.2 Wastewater System Master Plan

The City's Wastewater System Master Plan identifies and describes the improvements required to provide adequate service for the uses allowed by the Specific Plan. The Wastewater System Master Plan for the East Area 1 Specific Plan is shown in Figure 3-4.

The connection of East Area 1 to the City's system will be via a new lift station located south of SR-126 at the end of old Hallock Drive Extension. The existing lift station on Lemonwood Drive would still operate as was intended. The flows from the existing lift station will be pumped to the new lift station location via a new force main in Lemonwood. The new lift station will then pump the effluent under Santa Paula Creek via a directional drilled pipeline underneath Santa Paula Creek. A 15" main will be extended from East Area 1 at Hallock Drive and Telegraph Road, down Telegraph Road to a private property where an easement has been obtained, into the new lift station under Highway 126. Other improvements along Lemonwood include a force main from the existing Lemonwood Station 1 to the new lift station, and a gravity main to intercept a portion of off-

Table 3-2: Wastewater Generation

Land Use	Amount		Area (acres)	Sewer Generation Rates [6,7]	Average Daily Water Flow (GPM)	Average Daily Wastewater Flow (GPM)[5]	Peak Daily Wet Wastewater Flow (GPM) (3xADWF)	Peak Hour Flow (GPM) (2xADWF)
EAST AREA ONE								
Residential	2,050	units						
Santa Paula Creek Neighborhood	489	units		48 gpcd [7]	-	57.1	171.2	114.1
Foothill Neighborhood	554	units		48 gpcd [7]	-	64.6	193.9	129.3
Haun Creek Neighborhood	707	units		48 gpcd [7]	-	82.5	247.5	165.0
Hallock Center	300	units		48 gpcd [7]	-	35.0	105.0	70.0
Civic/Institutional								
School Site and Private Recreation Facilities			10.94	1.81 AF/YR/acre	12.3	9.2	27.6	18.4
Commercial	10,000	sf		15.1 gal/SF/YR	0.3	0.2	0.6	0.4
EAST AREA ONE SUBTOTAL					**12.6**	**248.6**	**745.8**	**497.2**
OFF-SITE (EAST GATEWAY PROJECT AREA)								
Residential [1]	8			85 gpcd [7]	-	1.7	5.0	3.3
Light Industrial [2]	186,008		14.2	2.49 gal/SF/YR	0.9	0.7	2.0	1.3
East Gateway North (Retail) [3]	20,574		2.1	2.49 gal/SF/YR	0.1	0.1	0.2	0.1
East Gateway South (Retail) [3]	326,511		32.6	2.49 gal/SF/YR	1.5	1.2	3.5	2.3
Industrial [2]	764,478		58.5	15.1 gal/SF/YR	22.0	16.5	49.4	32.9
Highway Commercial [4]	600,039		55.1	15.1 gal/SF/YR	17.2	12.9	38.8	25.9
OFF-SITE (EAST GATEWAY PROJECT AREA) SUBTOTAL					**41.7**	**32.9**	**98.8**	**65.9**
TOTAL					**54.3**	**281.5**	**844.7**	**563.1**
FLOW TO LEMONWOOD LIFT STATION #2[8]					**54.3**	**281.5**	**844.6**	**563.1**

Source: Jensen Design & Survey, 2022.

Notes: Totals in table may not appear to add exactly due to rounding in the model calculations.

1 Assuming 1 unit per parcel.

2 FAR=0.30 per East Gateway EIR Appendix 2.0.

3 FAR=0.23 per East Gateway Specific Plan.

4 FAR=0.25 per East Gateway EIR Appendix 2.0.

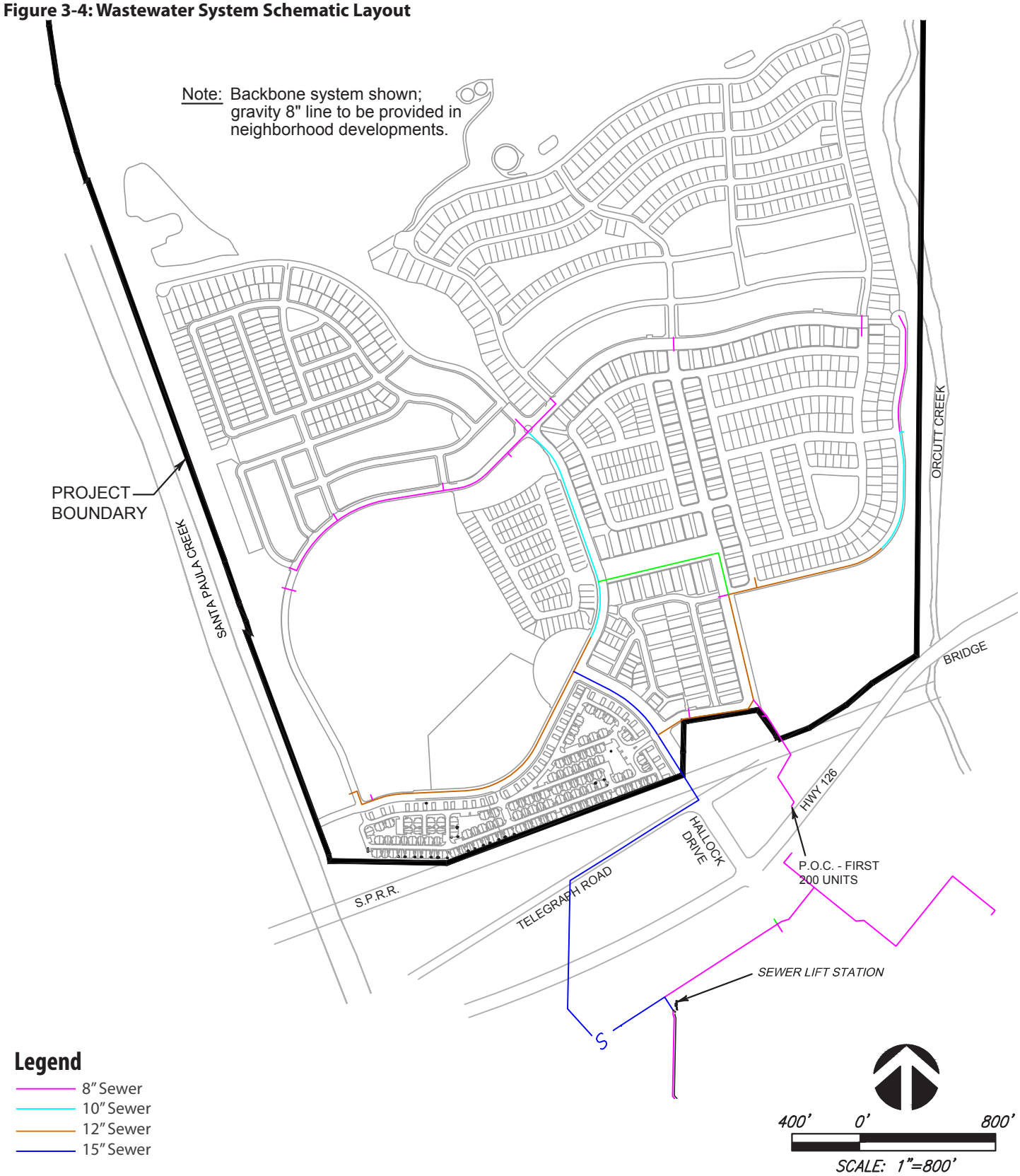
5 Demand rates per 75% water demand - applicable to all land uses.

6 3.5 people per household.

7 Calculated Water Demand based on 2022 water meter readings is 64 gpd/capita - residential sewer flow would be 75% of 64 = 48 gpd/capita.

8 Inflow in final condition post project improvements.

Figure 3-4: Wastewater System Schematic Layout



Source: Jensen Design & Survey, Inc. 2021.

site flows and convey these flows to the new lift station. The new lift station will convey flows across Santa Paula Creek in a newly constructed force main under Santa Paula Creek to a new upsized gravity sewer main along Santa Clara Street to 12th Street.

Average wastewater generation for the uses permitted by the East Area 1 Specific Plan is estimated at approximately 0.36 million gallons per day (MGD). This is based on 48 gallons per day per capita and an average household size of 3.5 people as identified in the City of Santa Paula Wastewater Master Plan. (See table 3-2.) The flow is approximately 75% of the water demand. The lift station will be sized to handle project flows, and flows generated by existing and new uses, in the East Gateway Project Area. The estimated wastewater generated by the East Gateway Planning Area will generate approximately 0.046 MGD, which will also be directed to the new lift station.

3.5 Drainage Master Plan

3.5.1 Existing Conditions

Most of the Specific Plan Area is currently in agricultural use. The existing topography of the surrounding area defines four major separate drainage sub-areas. These areas, described below, make up a total drainage area of over 2,900 acres.

A. Orcutt Canyon Creek Drainage. The Orcutt Creek Drainage is comprised of approximately 2,456 acres and is the largest drainage area east of East Area 1. The Orcutt Creek Drainage area is shown in Figure 3-5. The drainage area is linear and situated in a north-south direction with Orcutt Creek, a natural creek, conveying water to Santa Clara River. The Orcutt Creek Drainage is roughly 1 mile wide and over 4.5 miles long, stretching well up into the Topatopa foothills and mountains. The elevation varies from 4,600 feet at the northern end of the drainage area to an elevation of 300 feet at the Highway 126/Orcutt Creek Bridge.

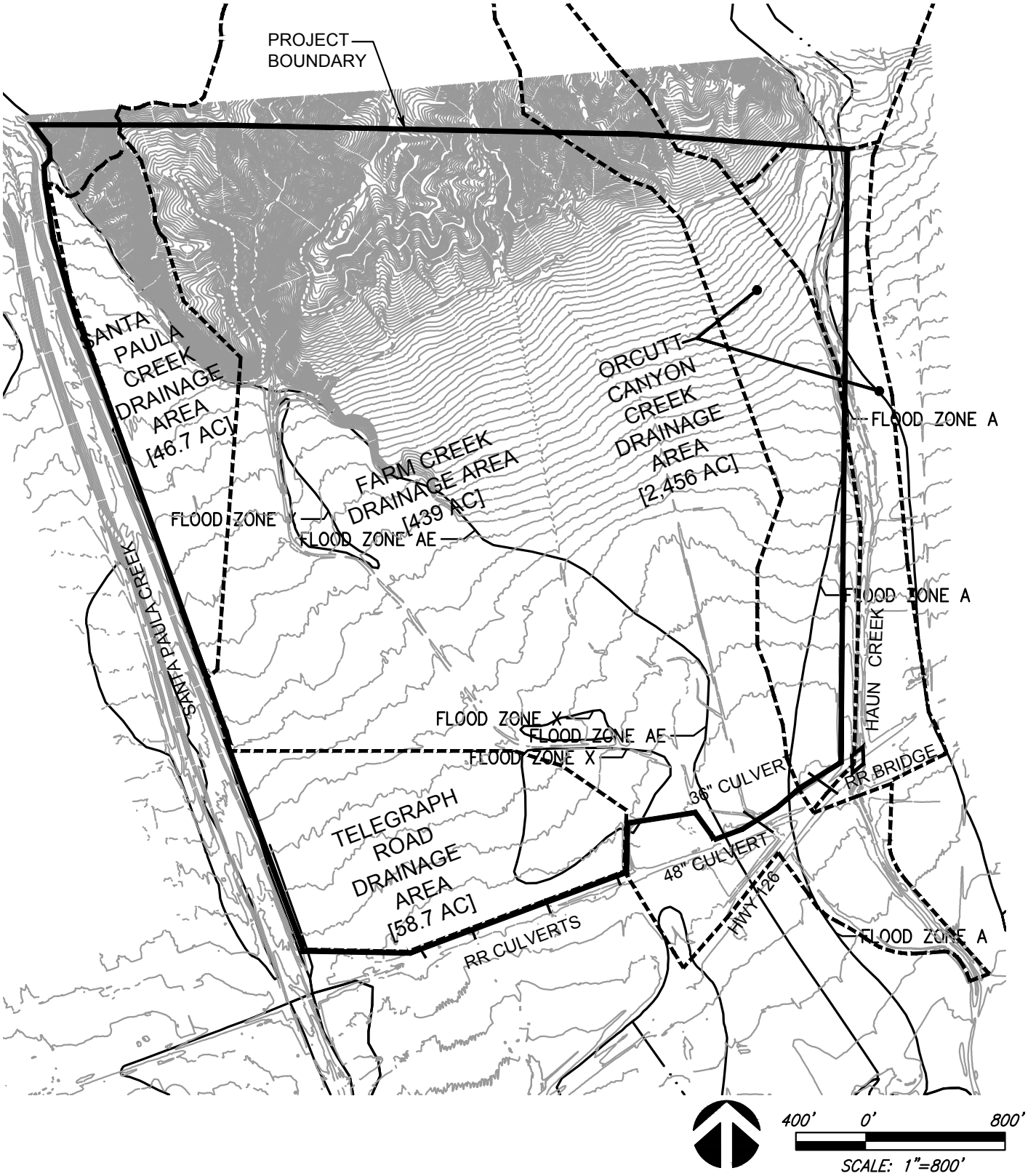
Within the Specific Plan Area, only about 70 acres currently drains to the Orcutt Creek drainage area with an additional 2,386 acres being off-site drainage upstream of the project. This 70 acres drains to Orcutt Creek through an existing 36" CMP at the southeast corner of the site. This pipe discharges upstream of the railroad bridge.

B. Farm Creek Drainage. The Farm Creek Drainage is comprised of over 408 acres and is the second largest drainage area associated with the Specific Plan Area. Of this 408 acres, roughly 330 acres are in East Area 1. The remaining 78 acres consists of offsite areas. The Farm Creek Drainage Area is shown in Figure 3-5. The Farm Creek drainage area is roughly trapezoidal in shape and stretches into the foothills of the Topatopa Mountains, with an upper elevation of 980 feet to a low elevation of 300 feet at Highway 126. The Farm Creek Drainage has several natural and man- made drainage devices that convey drainage. Concrete drainage ditches were installed throughout the orchard areas to better direct the flows and control damage caused by unabated flows. The system of natural drainage courses in the foothills and the man-made concrete ditches in the orchard areas combine and form a shallow rip rap reinforced channel near the southern edge of East Area 1. This channel exits the site via a 48" culvert under an existing fence to a large 12'x4' double box culvert under Highway 126, roughly 600 feet west of the Orcutt Creek/Orcutt Creek crossing, and flows parallel to Orcutt Creek for approximately 2,000 feet before converging with Orcutt Creek.

C. Overland Drainage. The area defined as Overland Drainage includes approximately 59 acres, as shown in Figure 3-5. The Overland Drainage is roughly rectangular in shape and is wholly contained within the Specific Plan Area . The Overland Drainage is bounded by Santa Paula Creek to the west and the existing VCTC railroad to the south. The VCTC railroad sits atop a berm that varies from at grade to 5 feet tall. Four existing culverts cross under the VCTC railroad and convey drainage flows onto property located between the VCTC railroad and Telegraph Road. This flow is directed to an unimproved open ditch drainage channel that runs perpendicular to Telegraph Road through a box culvert under Highway 126 and through Lemonwood Drive to the Santa Clara River.

D. Santa Paula Creek Drainage. Approximately 47 acres of the northwest portion East Area 1 identified in Figure 3-5 currently drain to Santa Paula Creek through four 18-inch CMP outlets into the slope of Santa Paula Creek spaced out along 2,740 feet of East Area 1 westerly property boundary. Existing site topography shows 47 acres of drainage area

Figure 3-5: Existing Drainage Areas



Source: Jensen Design & Survey, Inc. 2021.

associated with these four inlets from the very northwest portion of the site.

E. **Existing FEMA Floodplain Conditions.** The Specific Plan Area currently has three floodplain designations according to the 2010 FIRM (Flood Insurance Risk Map) maps as shown on Figure 3-5. The Federal Emergency Management Agency ("FEMA") designates the western portion of East Area 1 as Zone A99 with small islands designated as Zone X. The easterly portion has a Zone A designation generated by Orcutt Creek. Zone A99 is defined by FEMA as "an area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined." This designation is due to the Army Corps channel improvements to Santa Paula Creek. A LOMR (Letter of Map Revision) to remove the Zone A designation and a CLOMR (Conditional Letter of Map Revision) to remove the Zone A99 designation will be processed with the project through local agencies and FEMA. A Zone X determination is an area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. This designation area will also be altered once a LOMR is filed.

3.5.2 Drainage Master Plan

The East Area 1 drainage system is designed to meet or exceed the storm drainage requirements of the Ventura County Watershed Protection District (Orcutt Creek/Orcutt Creek), and the City of Santa Paula on-site drainage systems, where applicable. The Drainage Master Plan for East Area 1 is illustrated in Figure 3-6.

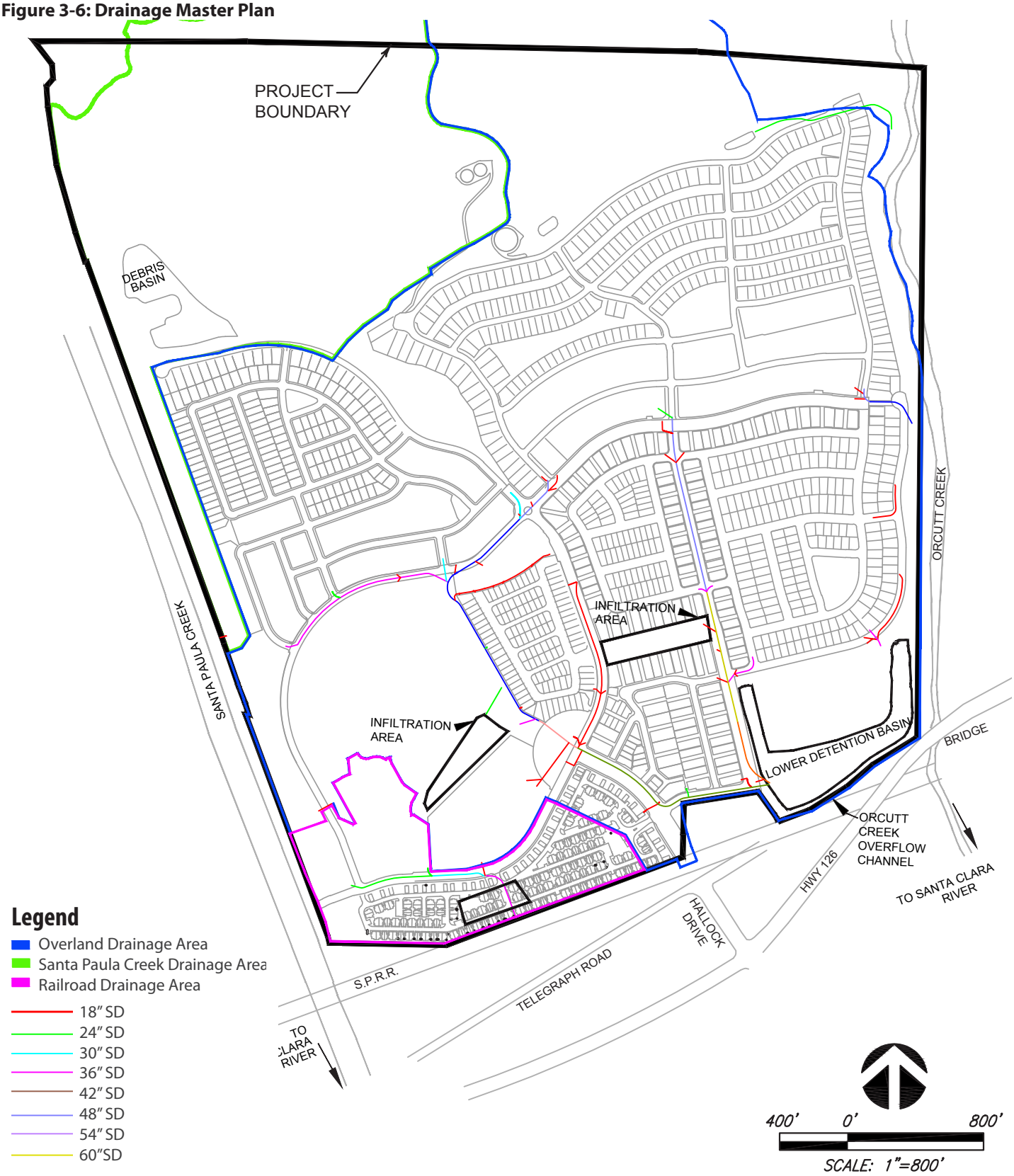
The majority of Orcutt Creek is located outside of the Specific Plan Area boundary. The East Area 1 Drainage Master Plan includes grading to provide appropriate protection from flood flows in Orcutt Creek and help convey these flows downstream. Planned improvements include grading to convey overflow from Orcutt and a bypass channel along the detention basin frontage separate from the detention basin. The site grading will allow over flows from Orcutt Creek to be conveyed down to the Highway where there will be a diversion structure to allow water into the basin as well as to a bypass channel on site directing flow into a new trapezoidal channel running westerly along the south property line of the project. This overflow channel will join with reduced flows from the onsite detention basin upstream of the Railroad bridge and be directed under the Railroad to the existing double box culvert under the Highway. The flows will then be conveyed southerly in an existing ditch to the confluence with the Santa Clara River (see Figure 3-6).

A. **Orcutt Canyon Creek Drainage Area and Farm Creek Drainage.** The Orcutt and Farm Creek Drainage Areas located within the Specific Plan Area will be combined into a single drainage area by the design of the Grading and Drainage Master Plans. The Orcutt Drainage area will remain unchanged for the upstream off-site areas. The Grading Master Plan will change the existing drainage pattern of the portions of the Specific Plan Area located immediately adjacent to Orcutt Creek/Orcutt Creek. The Grading Master Plan will not increase the amount of East Area 1 draining to Orcutt Creek.

Flows from the tributary areas located north of the Specific Plan Area will be directed from the two debris basins located on the northern edge of the development area to storm drains within the development area. Onsite flows from the remaining onsite drainage areas will be conveyed in these same storm drain systems and outlet to the detention basin located at the southeast corner of East Area 1. The flows from this basin flows will outlet through an engineered structure into a parallel channel to Orcutt Creek. This basin area totals 27.8 acres and will allow for infiltration of water as well as attenuate peak storm events so that post project runoff will not exceed existing condition runoff. The basin will be graded to allow for water to pond in each storm event to a water surface elevation below the elevation of the soccer fields.

The easterly portion of this drainage area will be directed to an infiltration area in the 35-acre community park in the Civic District. This infiltration/detention basin will also assist in meeting infiltration requirements and reducing peak storm events.

Figure 3-6: Drainage Master Plan



Source: Jensen Design & Survey, Inc. 2021.

B. Overland Drainage Area and Santa Paula Creek. The existing Overland Drainage area will be reduced to 26.7 acres. Flows will be collected in a storm drain system and outlet through a rip rap/velocity dissipater structure located along the southerly property line just north of the railroad and west of Hallock Drive.

The outflow from the most westerly debris/detention basin, as well as the north westerly portion of the project will be conveyed to the several existing outfalls located along the edge of Santa Paula Creek. Overland flows along the westerly 160 feet of the property will flow through the linear landscape buffer area along Santa Paula Creek before exiting the site and entering Santa Paula Creek. A total of 192 cubic feet per second (cfs) in a 100-year event enters Santa Paula Creek in the existing condition. The improvements constructed pursuant to the proposed condition will reduce the peak flows into Santa Paula Creek in a 100 year event to 109 cfs. The storm drain systems for the Overland Drainage Area and Santa Paula Creek are shown in Figure 3-6.

Stormwater conveyance and treatment requirements must meet City of Santa Paula and State Water Resources Control Board MS4 Requirements. The treatment types include bioswales, bioretention cells, infiltration trenches, permeable pavement, and/or detention basins as needed based on the proposed site plan layout.

3.6 Electricity

Electricity in Santa Paula is supplied by Southern California Edison Company (SCE). High voltage, 66 kilovolt, transmission lines exist crossing Ojai Road (SR 150), along a portion of 12th Street south of Orchard Street, and along the south side of the railroad tracks east of 12th Street. A Southern California Edison substation, (the "Wakefield Substation"), is located south of the railroad tracks at the intersection of 12th Street and the railroad tracks. SCE will service and maintain the project area's electrical facilities. The EA1SP includes relocation of transmission mains along the Santa Paula Creek side of the project. New local serving electrical lines will be placed underground. All conduits will be with full encasement. The East Area 1 Specific Plan includes energy conservation related design standards to reduce electric energy consumption. In addition, all development in EA1SP will observe the following setback requirements for residences (including private residential yards), school facilities, and designated recreational facilities: 100 feet from 100-110kV lines and 150 feet from 220-230 kV lines.

3.7 Gas

The Southern California Gas Company (SCG) provides natural gas in Santa Paula. SCG serves much of Southern California with a network of transmission and distribution lines. An existing 12-inch high-pressure supply line runs east-west in Telegraph Avenue (SR126). This line feeds pressure reducing stations supplying the City. Major distribution lines run from these stations. These in turn, branch into the network of smaller gas mains in all of the streets. Service connections will be provided and maintained throughout the East Area 1 Specific Plan area as needed.

3.8 Telephone

Telephone service and maintenance to the area is provided by Verizon. Telephone facilities will be located underground within the streets rights-of-way. No overhead telephone facilities will be permitted.

3.9 Cable

Cable television is provided in the area by Time Warner. This company will serve the East Area 1 Specific Plan area. Cable television facilities will be located underground within public rights-of-way, or easements on private property.

3.10 Solid Waste

Solid waste collection services are provided in the City of Santa Paula by an exclusive franchise agreement with Athens Services through 2047. All materials are disposed of at the Toland Road Landfill, operated by the Ventura Regional Sanitation District, or other permitted solid waste disposal facility.

The City participates in a curbside recycling program, which includes the recycling of paper (egg cartons, paper, cards, cardboard), glass (food and beverage containers), metal (aluminum cans/trays & foil, metal cans, etc.) and plastic (#1 – 7). Curbside pickup of food waste and yard trimmings is provided, as well as community drop-off events for residents to dispose of large items, household hazardous waste, and motor oil and filters.

The City is required to have trash, recycling, and organics service with the provision of three separate containers and adequately sized enclosures for all single family, multi-family and commercial units. All construction projects shall comply with SB 1383 and the Green building code to divert a minimum of 65% of total waste generated away from the landfill.

3.11 Public Safety Services

Fire and Police Protection Services will be provided by the Ventura County Fire District (VCFD) and Santa Paula Police Department (SPPD). The VCFD provides the City with fire prevention, rescue, and basic emergency medical services; hazardous materials mitigation; and disaster planning coordination.

The Ventura County Fire District has two fire stations located on the East and West sides of town. VCFD Station 29 is located on the Eastside at 114 S. 10th Street. VCFD Station 26 is located on the Westside at 536 W. Main Street (refer to Figure 3-7).

The majority of the Specific Plan Area is designated in the "low-range area" of the Fire Hazard Zones. However, the northernmost portion of the Specific Plan Area is designated as a "High Fire Hazard" area. This area is comprised of steep terrain and will be retained as irrigated avocado fields, thus reducing the fire hazard of this area.

The Santa Paula Police Department (SPPD) currently operates out of a 4,728 square foot facility on 10th Street and the 650 square foot Las Piedras Park Community Policing Building (refer to Figure 3-7).

3.12 Schools

The EA1SP includes a site for school facilities. The Civic District provides an approximately 8.3-acre site (not including streets and parks) for additional school facilities.

3.13 Parks and Recreation

3.13.1 Existing Conditions

The Santa Paula park system includes two neighborhood parks, nine mini-parks, and two special interest parks, defined in the 2040 General Plan as facilities with a particular use that serves the entire community. The largest park is George Harding Park, which comprises 13 acres. Most of the other parks in the City are between one and six acres.

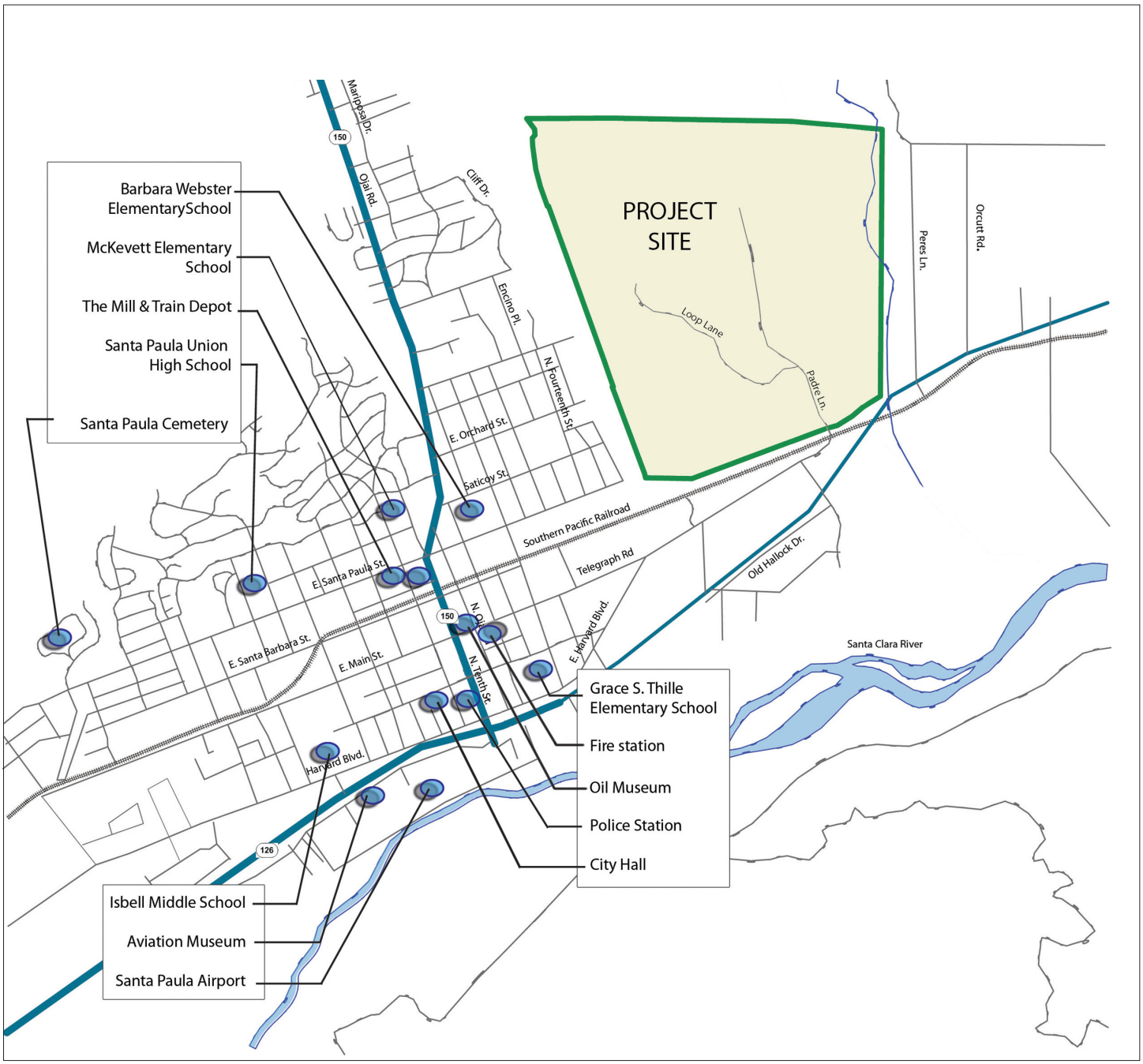
A portion of the Santa Paula Branch Line Recreational Trail is currently planned. In addition, the City has a Class I bikeway near Cemetery Road, south of Santa Paula Street, and several Class II bikeways.

The City's goal is to provide 5 acres of parkland per 1,000 residents. Based on Santa Paula's projected 2040 population of approximately 39,600, a total of 198 acres of parkland would be required to achieve this desired standard. Existing and approved parks plus future parks identified in the City's 2040 General Plan would yield a total of approximately 440 acres of parkland, which would exceed the City's goal.

3.13.2 Park and Open Space Plan

The EA1SP includes recreational amenities and open spaces that will contribute to both the desirability and livability of the community. These areas will provide a diverse variety of spaces for family- and community-oriented recreation. The parks vary in size to accommodate a number of different amenities so that each park has its own character and provides a combination of passive and active recreation opportunities within the Specific Plan Area. The green spaces include play fields, formal plazas, community and neighborhood parks, pocket parks, and large greenways that run the full length of the community along the creek fronts, with hiking trails.

Figure 3-7: Public Services and Civic Uses



Source: HDR Town Planning, 2007.

Approximately 225.3 acres (45%) of the East Area 1 Specific Plan area will consist of undeveloped land, consisting of open space uses (including parks and greenways, the Santa Paula Sports Park, and open space preserve) and agricultural preserve. A total of approximately 88.0 acres will be parkland that includes the following: approximately 55.2 acres of neighborhood parks and greenways in the three Neighborhoods and Civic District, and the 37.8-acre Sports Park. Each park will be fully accessible via an integral system of sidewalks and multi-use paths, all of which meet current accessibility standards. Approximately 77.3 acres will remain open space preserve. Approximately 55.0 acres will remain in active agricultural operations and will not be open to the public. Refer to Section 5.9 for additional details regarding the development standards for the open space and park areas. Table 2-2 provides an undeveloped land summary.

3.14 Goals, Policies and Programs

3.14.1 Goals

1. To provide the level of public services desired by the residents at a reasonable cost.
2. To ensure the provision of public services keeps pace with new development.

3.14.2 Policies

A. General:

1. Development must provide for orderly urban expansion.
2. Public facilities should be located and designed so that noise, light, odors, and appearances do not adversely affect nearby land uses.
3. Builders are encouraged to use designers familiar with sustainable practices when conceiving their projects in order to gain the greatest amount of benefit from these systems.
4. Sustainable development is encouraged.

B. Water Conservation:

1. Developers must employ the efficient use of water and reduced water demand by requiring water-conserving design and equipment in new construction and by encouraging water-conserving landscaping and other conservation measures.
2. The majority of landscaping for both public and private projects must employ low water demand/ drought tolerant native plants.
3. In any turf areas within public spaces, street medians or landscaping barriers, hydro tension-meters and automatic irrigation systems (or similar technology) must be used to achieve the most effective use of water applied to turf.
4. The East Area 1 Specific Plan requires the use of water conservation measures to reduce water demand. These include the use of high-efficiency clothes-washing machines, ultra-low-flow toilets, low-flow shower heads, and evapotranspiration sensor based irrigation controllers, and other such devices to reduce domestic water consumption.

C. Drainage and Flood Control:

1. Natural drainage systems will be encouraged where feasible to preserve and enhance natural features.
2. Improve the quality of urban storm water runoff and quality of groundwater recharge through the use of appropriate mitigation measures including, without limitation, infiltration/sedimentation basins, oil/grit separators, and other best management practices (such as storm water retention).
3. Require new development to adequately mitigate increases in storm water peak flows and/or volume. Peak water discharge into the Santa Clara River and Orcutt Creek cannot exceed existing conditions. Mitigation measures must consider impacts on adjoining properties and impacts on groundwater recharge related to existing and proposed water wells.
4. Engineered drainage plans must incorporate a collection and treatment system for storm water runoff

consistent with the Ventura Countywide Stormwater Quality Urban Impact Mitigation Plan.

5. Development must mitigate risks from floods.

D. Police Protection:

1. Public safety issues must be considered in all aspects of project design, including crime prevention through design.

E. Fire Protection:

1. Development must incorporate designs, systems and practices for fire safety, prevention and suppression.
2. All proposed developments must be reviewed for compliance with fire safety standards in accordance with the SPMC as may be amended and any VCFD requirements.

F. Grading:

1. Retain significant natural hillsides and ridgelines where feasible, while allowing for required street access and Neighborhoods.
2. Provide contour grading of significant slopes
3. Round edges of manufactured slopes to blend into natural terrain, where feasible.
4. Avoid "estate" pad sizes to reduce grading.

3.14.3 Programs

1. Complete on-site water distribution lines in the East Area 1 Specific Plan Area to serve individual parcels. Pipe connections will include adequate looping to provide redundancy for the system.
2. Place fire hydrants at most intersections and every 350 feet. Fire hydrant locations will be reviewed and approved by Ventura County Fire District.
3. Complete on-site sewer mains in the East Area 1 Specific Plan Area to serve individual parcels. Determine the location and size of utility lines during the design of each neighborhood subarea.
4. Complete a storm water collection system that connects into Santa Paula Creek and/or Orcutt Creek. The storm water collection system for the Specific Plan Area will primarily consist of storm water inlets with underground piping systems, which will discharge low flows into pretreatment areas such as bio-filters (vegetated swales/ strips).
5. Construct storm drain detention facilities to mitigate the increase of the developed condition peak flow over the undeveloped peak flow. The detention sites may consist of detention basin(s), dual use basins, and/or underground storage. Any detention basin deeper than 18 inches will be designed to avoid the need for perimeter fencing.
6. Submit development plans to the police department and fire department to ensure to the extent practical that design of the project facilitates public safety.
7. Install utilities underground to secure such utilities from damage.

4.1 Introduction

This section addresses Government Code § 65451 which requires that specific plans include a program for implementation including regulations, conditions, programs and additional measures necessary to implement the plan.

The responsibilities and procedures required for implementing the EA1SP are identified in this section, including responsibility for capital improvements and financing and the regulations that will govern its implementation.

Public and capital facilities adjacent to the Specific Plan Area are required to support EA1SP development, including public roadway and signal improvements. Private infrastructure within the Specific Plan Area required to support development include water mains, sewer trunk lines, new roadways, dry utility conduits within roadways, and drainage. The Master Developer will finance and/or construct all such improvements.

Recreational amenities will be provided on-site. Contributions towards maintaining Transportation, Fire, Police, and Library services will be made through payment of development impact fees.

4.2 Specific Plan Regulatory Approach

The implementation procedures set forth in this section are intended to ensure the development of East Area 1 in accordance with the planning and design intent of this EA1SP and Applicable Law.

This EA1SP applies to all lands within the Specific Plan Area All development proposals within the Specific Plan Area boundaries must be consistent with this EA1SP, the General Plan, and SPMC, as may be amended. The Development Standards and Guidelines, presented in Sections 5 and 6 of this EA1SP, contain development regulations which are mandatory for all properties within the Specific Plan Area.

4.3 Implementation Schedule

It was anticipated that development of the Specific Plan Area would occur in four (4) phases, as shown in Figure 4-1 (Phasing Guide) over approximately ten (10) years and be completed by 2020. However, due to outside forces, the Plan Area could not be completed by then and extensions were granted subject to further unavoidable delays beyond the Master Developer's and City's control. In order to coordinate infrastructure and financing needs, the phasing of the EA1SP Area is designed to meet the following objectives:

- Orderly build-out based upon market and economic conditions.
- Providing adequate infrastructure and public facilities concurrent with development of each phase.
- Protection of public health, safety and welfare.

The infrastructure improvements will be matched to meet the needs of each phase of development.

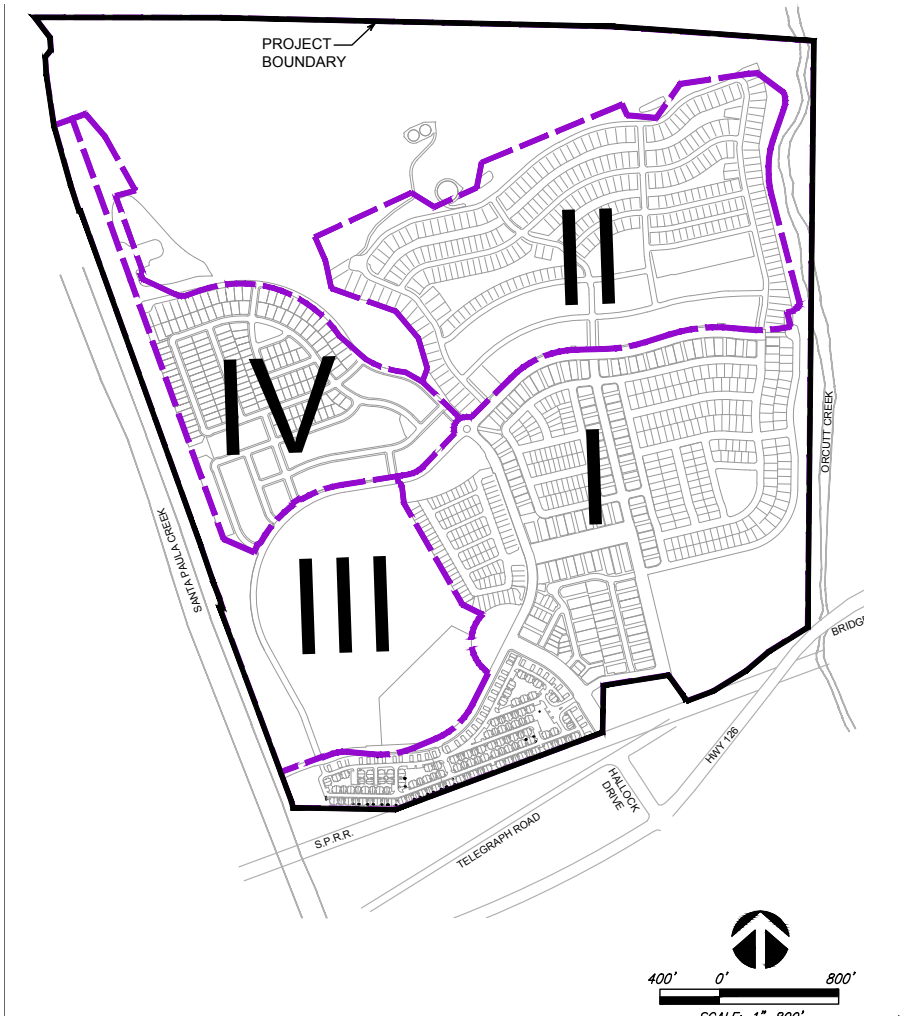
4.4 Infrastructure and Public Facilities/Services

Consistent with Applicable Law, this section provides an overview of the parties involved in the implementation, ownership, and long-term maintenance responsibilities for the private infrastructure and public facilities/services required to support the Specific Plan Area. Related to the text below, please see Figure 3-2A (Domestic Water Schematic Layout), Figure 3-2B (Recycled Water Schematic Layout), Figure 3-4 (Sewer System Schematic Layout), Figure 3-6 (Drainage Master Plan), and Figure 5-3 (Thoroughfare Categories).

Development will require the extension of existing infrastructure and services into the Specific Plan Area to provide water, wastewater disposal, storm drainage, roads, public safety services and solid waste services. The Master Developer is responsible to provide the required infrastructure improvements to serve the plan area.

Domestic water demands are comprised of potable water demand and non-potable water demand for irrigation of parks and agricultural preserves. The City would supply the portions of the project overlaying the respective groundwater basins with water from those basins (Santa Paula and Fillmore

Figure 4-1: East Area 1 Phasing Guide



Source: Jensen Design & Survey, Inc., 2021.

Basins). Several new field wells are required and well upgrade in the Fillmore Groundwater Basin to serve the project. Improvements/upgrades to the water delivery system will be implemented. The development will also construct a new recycled water distribution system in anticipation of the City developing a recycled water system and line in Telegraph Road which would deliver recycled water to appoint of connection near the intersection of Hallock Drive and the VCTC railroad right-of–way.

The development will provide three upstream debris/detention basins, bioswales for passive treatment of water quality through the streets and park areas and includes two detention basins.

To accommodate wastewater disposal, the EA1SP requires the construction of a new lift station near the SR 126 Bridge on Lemonwood Drive. The lift station will allow flows to cross Santa Paula Creek in a newly constructed 10" force main to a new sewer main constructed in Santa Clara to 12th Street.

A drainage master plan will be implemented by the Master Developer that meets or exceed the storm water drainage requirements of the Ventura County Watershed Protection District (see Figure 3-6) and City utilities such as electricity, gas, telephone, and cable will be installed per EA1SP requirements. Southern California Edison (SCE) will service and maintain the project area's electrical facilities. The plan includes energy

conservation related to design standards to reduce electric consumption.

The circulation system consists of a hierarchical deployment of particular thoroughfare types for specific physical applications (Figure 5-3 Thoroughfare Categories) to provide a highly connected multi-modal circulation network. This system will be constructed by the Master Developer.

4.5 Financing Plan

The financing and maintenance plan for the EA1SP anticipates the timely completion of public facilities, streets, utilities, and other necessary capital improvements, as well as the proper maintenance of these facilities. The Master Developer(s) of the EA1SP will fund project infrastructure and public facilities through the following activities:

- Fund new on-site and off-site public infrastructure and services needed to support the EA1SP development;
- Phase on-site improvements to ensure they are constructed when necessary and when funds are available to construct public improvements; and
- Provide for reimbursements from other development for infrastructure costs that the EA1SP area is required to advance.

Individual Permitee(s) will fund project infrastructure and public facilities by paying development impact fees in accordance with Applicable Law.

4.6 Methods and Procedures for Implementation

The procedures, regulations, standards and specifications described in this EA1SP supersede any conflicting portions of the SPMC, as may be amended. Any development regulation and building requirement not addressed in this EA1SP is subject to Applicable Law.

4.7 Specific Plan Approvals

The Specific Plan Area is zoned as "SP-3." This EA1SP amends and restates the previously approved specific plan (adopted in February 2008, as amended by Amendment Nos. 1 through 3) in its entirety; the Specific Plan Area, however, will continue to be zoned "SP-3"; this EA1SP must be adopted by ordinance.

4.8 Administration

4.8.1 Introduction

The EA1SP applies to any of the following within the Specific Plan Area boundaries:

- Land use activity;
- New buildings and signage
- Modifications/additions to existing buildings and signage
- Subdivision of land or a building; and
- Improvements to a site.

All required permits/approvals must be obtained before the proposed use, and any structures related to the proposed use, are constructed, otherwise established or put into operation. Unless specified otherwise, the EA1SP will be administered and enforced by the Director, Planning Commission, and City Council. Applications must be processed and approved by the applicable requirements and findings of this EA1SP.

4.8.2 Municipal Code Reference

In the event of a conflict between the SPMC and the Specific Plan, this EA1SP takes precedence over the SPMC, as may be amended. The Director is authorized to provide administrative determinations regarding the Specific Plan. Such administrative determinations must be in writing and may be appealed in accord with the SPMC, as may be amended.

This EA1SP provides the entire zoning for the EA1 Area. The entire property is zoned "SP-3," and the applicable zoning regulations for the EA1 are those set forth in this EA1SP.

4.8.3 Director Authority

A. The Director has the authority to implement the EA1SP in accordance with Applicable Law.

B. The Director has the authority to interpret the EA1SP. In the event that a specific use or type of use is not listed as a permitted use, the Director has authority to determine whether the proposed use is similar to a permitted use and whether the use is permitted, permitted subject to conditions, permitted as a temporary use, or prohibited. In

determining "similarity," the Director must make all of the following findings:

- The proposed use meets the intent of, and is consistent with, the goals, objectives and policies of the general plan and the Specific Plan;
- The proposed use does not adversely impact the public health, safety and general welfare of the City's residents; and
- The proposed use shares characteristics common with, and is not of greater intensity or density or does not generate more environmental impacts than those uses listed in the permitted uses section.

C. Any applicant, interested person, or public official may appeal Project Clearance or Specific Plan Amendment decisions of the Director to the Planning Commission in accordance with the Santa Paula Municipal Code.

4.8.4 Amendments

A. This EA1SP may be amended in the same manner as required for the adoption of a specific plan.

B. The City may initiate amendments to any portion of this EA1SP.

C. The following changes to this EA1SP require an amendment:

- Changes to the text or maps other than the addition of information that does not change the effect of any regulation.
- Changes in any Specific Plan Area boundary.
- Changes in standards or regulations, including landscaping and design standards.

4.8.5 Administrative Modifications

A. The Director is authorized to make technical corrections, in a form approved by the City Attorney, to maps, diagrams, tables, and other similar documents that may be required to reconcile the changes made by this EA1SP with the Project Approval and Applicable Law.

B. In addition, the Director is authorized to make the following technical amendments, in a form approved by the City Attorney:

- Realignment or modifications to internal streets serving the project, lot lines, easement locations and grading adjustments, if approved by the City Engineer.
- Minor modification to design criteria such as paving treatments, architectural details and related criteria.
- Minor modification to landscape treatments, fencing, lighting, trails, and entry treatments, provided the modifications are in substantial conformance with the purpose and intent of the specified design criteria.
- Minor expansions or reductions (10%) of the geographic area covered by a given Neighborhood.
- Minor expansions or reductions (not to exceed 25%) of the required setbacks set forth in Table 5-2, Minimum Building Setbacks.

4.8.6 Miscellaneous

Any time limit established by this EA1SP may be extended by mutual agreement between the applicant and the Director, or with the approval of the Planning Commission or the City Council, as the case may be.

4.8.7 Noticing

All noticing required by Applicable Law will be accomplished at the cost of the applicant seeking a Project Clearance, or other action in accordance with Applicable Law.

4.9 Submission, Review and Approval Requirements

4.9.1 Tentative and Final Subdivision Map

All subdivision maps of any type must be submitted, reviewed and approved in accordance with the SPMC, as may be amended, and the California Subdivision Map Act. For projects requiring a tentative or parcel map(s), the provisions and procedures of the EA1SP apply, unless otherwise provided for in the SPMC, as may be amended. A tentative map or parcel map may be processed concurrently with the EA1SP. Applications for tentative and final subdivision maps, parcel maps, and lot line adjustments must be filed with the Planning Director in accordance with the SPMC, as may be amended.

4.9.2 Map Revision Approvals

A. Purpose. The provisions of this section set forth findings, procedures, and fees for changes to Vesting Master Tentative Map 5854 and subsequent recorded final maps (Map Revisions). Map Revisions are authorized by compliance with this section in order to facilitate and expedite implementation and build-out of planned development within the Specific Plan Area.

Map Revision applications may consist of applications for certificates of correction (COC), lot line adjustments (LLA), record map modifications (RMM)/amending maps (AM), tentative parcel maps (TPM), tentative maps (TM), and any related final map clearances (MC).

B. Fees. The fee or fees established by city council resolution for processing, recording or other services related to Map Revisions must be paid by the Permittee.

C. Materials for Filing.

a. COC/LLA/RMM/AM Applications. Any Permittee proposing a COC/LLA/RMM/AM pursuant to this section must submit the following information, as applicable:

- 1 copy of the Planning Permit Application.
- 2 copies of a Preliminary Title Report prepared within 60 days before the application date for all parcels.
- 10 copies of a site plan showing: (a) existing lot lines; (b) proposed lot lines; (c) location of all structures on all parcels; and (d) distances between buildings and proposed lot lines.
- 1 copy of above exhibits reduced to 11" x 17".
- 2 copies of draft Owner's Certificates (final versions to be signed and notarized) for each property owner and holder of record title interest.
- 2 copies of draft Grant Deed.
- 2 copies of draft Partial Reconveyance
- 2 copies of proposed draft Modified Deed of Trust
- 2 copies of Certificate of Conformity or Certificate of Modification
- 2 copies of Notice document (if applicable).
- Applicable fees.
- Agreement for Payment of Processing Fees and Consultant Costs for Major Projects (signed).

b. TPM/TTM/MC Applications. Any Permittee proposing a TPM/TTM pursuant to this section should submit the following information, as applicable:

- 1 copy of the Planning Permit Application.
- 10 copies of the Tentative Map, including a statement by the applicant on the plans that "The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision."
- 10 copies of a preliminary landscape plans for common areas.
- 1 copy of above exhibits reduced to 11" x 17".
- 2 copies of a Preliminary Title Report prepared within the past 3 months for all parcels.
- 2 copies of a Hydrology Report for the site (include Flood Plain Map as applicable).
- 2 copies of a Geotechnical Report (soils/liquefaction/fault activity) for the site.
- 2 copies of a description of the proposed method and plan for sewage disposal.
- 3 copies of a description of the proposed method and plan for domestic water service and storm water disposal (required for Vesting Maps).

- 1 copy of the City of Santa Paula Environmental Questionnaire.
- Applicable fees.
- Agreement for Payment of Processing Fees and Consultant Costs for Major Projects (signed).

D. Applicant. An application for a Map Revision must be signed by all parties having any record title interest in real property identified specifically as part of the requested revision. In order to initiate the Map Revision review process, the Permittee(s) must submit a complete application consistent with the Materials for Filing section identified above.

E. Review Process. A complete Map Revision application must be submitted by the Permittee(s) to the Director. The application must be forwarded by the Director for review by the Development Review Committee (including the Public Works Director) within five business days of its receipt.

The Director must conduct environmental review in compliance with the California Environmental Quality Act (CEQA). Any Map Revision requiring a Supplemental and/or Subsequent Environmental Impact Report (EIR) must be referred to the Planning Commission.

F. Approval Procedure. The Director is the decisionmaker for certificates of correction, lot line adjustments, tentative parcel maps, and final parcel map/ map clearances. The City Council is the decisionmaker for record map modifications/ amending maps and tentative maps.

G. Relationship of Map Revision to Approved Map. Map Revisions will supersede the lot configuration contained in the Approved Final Map applicable to such individual lot(s). Except as affected by a Map Revision, all other provisions of the Approved Final Map will continue in full force and effect.

H. Map Revision Expiration.

1. A Map Revision remains valid if it meets all requirements of this EA1SP.
2. A Map Revision expires 36 months after the approval date, unless the City grants a time extension in accordance with this section.
3. The Director may grant a 36 month extension, for good cause shown, before the initial time period expires.
4. Upon a Map Revision expiration, all map entitlements revert back to the previously recorded map instrument.

4.9.3 Development Plan Review

Before the City issues any residential, commercial or institutional building permits for any specific phase, a Development Plan must be approved for such development.

The primary purpose of the Design Review, as set forth in SPMC Chapter 16.226 as may be amended, is to determine that individual tracts are being developed in a manner that conforms to the goals and standards specified by this EA1SP and to ensure compatibility with all applicable City regulations.

4.9.4 Individual Project Approvals

Individual Project applications must be reviewed by the Director for their consistency with the Specific Plan, including the Design Guidelines and Development Standards.

A. Project Clearances

1. Unless otherwise exempt, the Director must issue a Project Clearance before the City can issue a grading permit or building permit.
2. The Director cannot issue a Project Clearance unless an Individual Project complies with all applicable provisions of this EA1SP and other Applicable Law.

B. Findings. A Project Clearance must include written findings by the Director that the Individual Project complies with all applicable provisions of this EA1SP and may only be issued if all of the following specific findings can be made:

1. That the proposed development conforms to the applicable policies of the General Plan and the applicable provisions of the zoning regulations within the SPMC, as may be amended.

2. That the proposed development is located on a legally created lot.

3. That the subject property is in compliance with all laws, rules, regulations pertaining to subdivisions, permitted uses, design guidelines, development standards, and any other applicable provisions of this EA1SP.

C. Covenant. A Project Clearance must include a requirement that the Permittee either submit evidence of the Permittee's previous acceptance of all recorded Project Approval conditions of approval, or if new conditions of approvals are imposed in the Project Clearance process, record a new agreement (against only those lot(s) affected by the Individual Project) concerning new specific information/ conditions contained in the Project Clearance (e.g., Agreement to Comply with Conditions of Approval) before the City issues Occupancy Clearance for that Individual Project.

The agreement must be in a form approved by the City Attorney and include provisions requiring it to run with the land and be binding on any subsequent owners, heirs or assigns. After recordation, a copy bearing the County of Ventura Recorder's number and date must be given to the Director for attachment to the subject case file.

D. Advisory Determination. An applicant may request, at the applicant's cost, that the Director conduct a preliminary review of an Individual Project application for an advisory non-binding determination of compliance with the provisions contained in this EA1SP.

E. Director's Review. In approving a Project Clearance for an Individual Project, the Director may impose only those applicable conditions of approval/mitigation measures that were previously imposed in connection with the Project Approval, with the exception that new conditions may be imposed as necessary to ensure that previously imposed Project Approval conditions of approval are effectively implemented for the Individual Project being reviewed (e.g., construction notifications, construction buffering requirements, construction monitoring efforts).

In approving a Project Clearance, the Planning Commission may impose applicable conditions of approval/mitigation measures that were previously imposed in connection with the Project Approval as well as any new conditions of approval/ mitigation measures associated with new potentially significant environmental impacts identified through CEQA analysis. In addition, new conditions may be imposed as necessary to ensure that previously imposed Project Approval conditions of approval are effectively implemented for the Individual Project being reviewed (e.g., construction notifications, construction buffering requirements, construction monitoring efforts).

1. Referral to Public Works Director. After receiving a Project Clearance application, the Director will transmit a copy of the application to the Public Works Director and Building Official requesting comment. The Public Works Director will make the determinations required by the EA1SP and provide a written determination on the Individual Project to the Director.

2. Compliance with Environmental Guidelines. Upon receipt of an application for Project Clearance, the Director must determine whether the Individual Project/Map Revision is consistent with CEQA.

3. Development Configuration Matching Project Approval. If the Individual Project is consistent with the development reflected on Figure 2-3 and the Director determines that the Project Clearance complies with all other applicable requirements of the EA1SP, the Director may impose any applicable conditions of approval/ mitigation measures appropriate for the Individual Project and may issue a Project Clearance conditioned upon the implementation of those conditions/mitigation measures.

4. Development Configuration Consistent with Environmental Guidelines. If the Individual Project, while not consistent with the development reflected in Figure 2-3, is consistent with the requirements of the EA1SP, the Director may impose applicable conditions of approval/ mitigation measures and issue a Project Clearance conditioned upon compliance with those conditions/ mitigation measures.

5. Development Configuration Inconsistent with Environmental Guidelines for which an EIR is not Required. If the Individual Project conforms to the requirements of the EA1SP, but requires additional environmental analysis under CEQA, the Director must inform the Applicant that an additional environmental assessment will be required for the Project and require a deposit from the applicant to proceed with additional Individual Project review. The Director may then conduct an environmental review in compliance with CEQA and take appropriate action as to a Project Clearance.

6. Development Configuration Inconsistent with Environmental Guidelines for which an EIR is Required. If the Individual Project conforms to the requirements of the EA1SP, but requires a Supplemental or Subsequent Environmental Impact Report (EIR) in order to comply with CEQA, the Planning Commission is the decision maker for Project Clearance.

7. Finding of Inconsistency. If the Director finds the Individual Project is inconsistent with Applicable Law, including the EA1SP, the Director must deny the application in writing. The written denial will identify the reasons for inconsistency. The Permittee may amend its application or appeal the Director's decision in accordance with the SPMC § § 16.206.010, et seq., as may be amended.

8. Referral to Planning Commission. The Director may determine on a case-by-case basis that the public interest would be better served by holding a public hearing before the Planning Commission to determine whether the Director should issue a Project Clearance.

F. Relationship of Project Clearance to Project Approval

1. Upon the City issuing a Project Clearance, plans for each such approved Individual Project will supersede the plans contained in the Project Approval originally applicable to such Individual Project's lot. Except where inconsistent with the approved Individual Project, all other provisions of the Project Approval apply to the Individual Project.

2. Each Project Clearance constitutes a "Project Approval" as defined by Applicable Law; no amendment of the East Area One Project Approval is required in association with approval of a Project Clearance.

G. Relationship of Project Clearance to Approved Map

1. An application for an Individual Project may include a Map Revision in order to better configure lots to the proposed building and/or parking areas. The City may approve such Map Revisions concurrent with the Project Clearance. Map Revisions may be processed as a certificate of correction, record map modification/ amending map, lot line adjustment, parcel map, or tentative map, as applicable, in accordance with the provisions of this EA1SP.

2. Map Revisions approved concurrent with the Project Clearance will supersede the lot configuration contained in the Approved Project applicable to such individual lot. Except as affected by a Project Clearance, all other provisions of the Approved Project will continue in full force and effect.

3. Expiration of a Project Clearance for an Individual Project does not affect the validity of a certificate of correction, record map modification/ amending map, lot line adjustment, parcel map, or map.

H. Rights Granted Under Project Clearance. A Project Clearance indicates compliance with the EA1SP and the Applicable Law.

I. Project Clearance Expiration

1. A Project Clearance for an Individual Project expires 24 months after the approval date, unless within such period physical construction of the Individual Project is substantially commenced, and/or the beginning of the authorized use commenced, or the City grants a time extension in accordance with this section.

2. The Director may grant a one year extension, for good cause shown, before the initial time period expires.

3. Upon a Project Clearance expiration, all entitlements revert back to Figure 2-3.

4.9.5 Utility Plan

A Utility Plan must be submitted for City approval. All utility service connections and aboveground mounted equipment (such as backflow prevention devices) must be screened from view and painted in earthtone or other colors compatible with the surrounding area (red is prohibited). Screening may include a combination of landscaping, fencing, walls, or lattice. All gas and electrical meters must be concealed and/or painted to match the surroundings. Utility transformers must be placed in underground vaults unless proven to be technically infeasible. All transformers and vaults that must be located in the right-of-way must be installed below grade unless otherwise approved by the City. If not installed below grade, such facilities must be screened from public view.

4.9.6 Landscape Plan

The Permittee must prepare a detailed landscape plan for each Individual Project that identifies existing landscaping, proposed new landscaping (trees, shrubs, groundcovers by species), size of plant materials, and location of landscaping. Landscaping must consist of drought-tolerant native and/or Mediterranean type species which provides adequate enhancement of the property and screening from surrounding areas. The use of invasive plants is prohibited. Landscaping must be used to soften building masses, to reinforce pedestrian scale, and to provide screening along public street frontages and within parking areas.

Figure 2-3 is illustrative of the essential form that the East Area 1 is intended to take, including landscape and recreational areas. Front Yard landscape for individual lots is identified in Section 5.7.1.D (front Yard Landscapes). As building and parking lot coverage are anticipated to change and evolve as the Specific Plan Area is built out, the landscape coverage requirements for Individual Projects may similarly evolve.

4.10 Maximum Development Yield and Density Transfers

The maximum development yield from all of the East Area 1 Area subject to this Specific Plan is 2,050 dwelling units. During site development plan review, minor adjustments to planning area boundaries, and road alignments, may require adjustment of the Planning Area density allocations defined in Table 2-1.

Requests by Neighborhood Builder(s)/Developer(s) for density transfers between neighborhoods may be submitted for City consideration and approval, subject to prior authorization by the Master Developer. Any approval by Planning Director for density transfer between neighborhoods cannot exceed the potential maximum of each individual planning area, providing that the maximum total development potential of the entire project is not exceeded.

Density transfers are subject to the following provisions:

1. The density transfer meets the provisions of the Development Standards and occurs within the development envelope on the approved Land Use Plan and Grading Plan of this Specific Plan;
2. The transfer is consistent with the integrity of the subject zone category in terms of overall intensity;
3. There would be no major impacts on approved infrastructure plans, including major changes to the approved circulation plan or pedestrian network;
4. Land use compatibility and Neighborhood integrity are not compromised.

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5.1 Purpose and Applicability

5.1.1 Purpose

These Development Standards, along with the Design Guidelines in Section 6, are intended to implement the development of Santa Paula's East Area 1 Specific Plan ("EA1SP") in a manner that successfully creates neighborhoods with pedestrian-oriented streets, a variety of housing types and an economically vital mixed-use area, and that achieves the related goals and objectives identified in Section 2 of this Specific Plan (Form and Character).

The purpose of this section is to provide development standards for project review and approval by the Director for all buildings, structures and attendant site improvements proposed for construction within the EA1SP area. These Standards, along with the Guidelines in Section 6, are intended to complement the Santa Paula Municipal Code (SPMC).

5.1.2 Applicability of Development Standards and Guidelines

A. Applicability. These Standards apply to all proposed development, subdivisions, and land uses within the EA1SP area, except for school facilities, which are reviewed and permitted by the State of California through a special permitting and procedures process.

B. Relationship of the EA1SP's regulations to zoning and other local ordinances. This Specific Plan provides the zoning for the entire EA1SP area. The entire property is zoned "SP-3", and the applicable zoning regulations for East Area 1 are those set forth in this Section 5 of the Specific Plan.

C. **Standards**. The development standards (Zoning Regulations) in Sections 5-2 through 5-4 of this Specific Plan include the Regulating Plan (zoning maps), and lists of allowed land uses (Table 5-1), minimum setback standards (Table 5-2), and maximum height standards (Table 5-3) for each zone.

Section 5.5 provides standards for the number, location and configuration of required parking facilities, and Section 5.6 provides standards for the design of public and private streets. Section 5.7 provides standards for the public and private landscapes of East Area 1.

Throughout this section, the word "must" denotes a standard or requirement that has the force of zoning, while the terms "should" and "recommended" denote a guideline or recommendation.

D. Design Guidelines. Are provided in Section 6.

5.1.3 Definitions

In addition to the defined terms set forth above in this EA1SP, unless the contrary is stated or clearly appears from the context, the following definitions govern the construction of the words and phrases used in this EA1SP. Words and phrases not defined by this chapter have the meaning set forth elsewhere in the SPMC or applicable law.

Adverse Impact: The negative consequences of the use of a building on adjacent lots, usually as a result of noise, vibration, odor, pollution, or socioeconomic disruption.

Applicable Law: All federal, state and local laws including, without limitation, Ordinance No. 1255, which approved the 2008 EA1SP and the 2015 Development Agreement. Applicable Law also includes, without limitation, entitlements and agreements affecting the Specific Plan Area.

Arcade: A series of arches - curved or square - linked together and supported by columns on the outer side - covering the pedestrian way along a building Frontage. As distinct from a Gallery (see below) an Arcade generally supports habitable interior space at the upper floors, whereas galleries support roofs or open Porches.

Building Type: A structure defined by the illustrated combination of building configuration, disposition and function. These are prototypical arrangements of architectural and site design elements, illustrating ways in which the intended building scale and character may be achieved through design.

Carriage Unit: A Carriage unit is an auxiliary housing unit, as allowed by the Neighborhood (N) zone, located above or adjacent to the garage of the primary housing unit on the lot, with the front door and access directed towards an alley. A carriage unit constitutes a residential second unit in compliance with the Government Code Section 65852.2 and, as provided by the Government Code, is not included in the maximum density limitations established by this specific plan. Carriage units are between 375 square feet and 700 square feet in floor area, and should be provided with an off-street parking space.

Civic Building: A building designed for occupancy by public or quasi-public uses that provide important services to the community. Buildings may be publicly owned and operated, semipublic, or privately owned and operated.

Development Configurations: Building locations, sizes, and uses, including related parking and landscaping.

Director: The Planning Director, Community Development Director, or designee.

Dooryard: A yard between the street and a building, raised above the grade of the sidewalk adjacent and/or bounded by a low garden wall built on the frontage line(s).

Educational institution: A building or complex of buildings that accommodates a primary or secondary school, college, trade school, or similar public or private educational institution..

Facade: The vertical surface of a building that is set parallel to a Frontage Line and facing a street.

Frontage Line: The property lines of a lot fronting a street or other public way, or a park, green or paseo.

Frontage Type: These are prototypical arrangements of architectural and site design elements, illustrating ways in which the intended streetscape character - and appropriate degrees of privacy for adjoining buildings - may be achieved through design.

Gallery: A roofed promenade, one- or two-story, extending along the facade of a building and supported by columns on the outer side, generally covering the sidewalk.

Half-Story: A story under a gable, hip, or gambrel roof, plates of which are not more than 3 feet above the nearest floor.

Health/Athletic Club: A fitness center, gymnasium, health and athletic club, which may include any of the following: exercise machines, weight facilities, group exercise rooms, sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, archery and shooting ranges and other indoor sports activities, indoor or outdoor pools.

Individual Project: A discretionary project proposed for the Specific Plan Area that substantially conforms to the EA1SP, but requires a discretionary permit such as a conditional use permit, Map Revision, or other, similar, action.

Indoor Recreation Center: An establishment providing indoor amusement and entertainment services for a fee or admission charge, including: bowling alleys, coin-operated amusement arcades, electronic game arcades (video games, pinball, etc.), ice skating and roller skating, pool and billiard rooms as primary uses.

Four or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) in any establishment, or a premises where 50 percent or more of the floor area is occupied by electronic games or amusement devices, are considered a commercial recreation facility; three or fewer machines or devices are not considered a land use separate from the primary use of the site.

Live-Work or Work-Live Unit: An integrated dwelling unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

1. Complete kitchen space and sanitary facilities in compliance with the SPMC; and
2. Working space reserved for and regularly used by one or more occupants of the unit.

The difference between live-work and work-live units is that the "work" component of a live-work unit is secondary to its residential use, and may include only commercial activities and pursuits that are compatible with the character of a quiet residential environment; while the work component of a work-live unit is the primary use, to which the residential component is secondary.

Map Revision: Any changes to Vesting Tentative Map No. 5854 or subsequent maps proposed by a Permittee in accordance with the EA1SP.

Master Developer: An individual or legal entity who controls or owns the Specific Plan Area; is responsible for managing the development and disposition of the property from initiation and design of the EA1SP that guides development for the entire site to final buildout; obtains financing and approvals; oversees site preparation and infrastructure development; and controls and contracts for the phased implementation by specialized builders/developers with experience required to complete the approved plan.

Neighborhood Builder / Developer: Someone who contracts with the Master Developer to build or develop a specific Neighborhood or portion of a Neighborhood contained in the Master Plan or Specific Plan.

Net Floor Area: The enclosed area of a building, excluding unglazed porches, arcades and balconies.

Parking Determination: The Director makes a Parking Determination to identify the number and location of required Parking Spaces in compliance with the requirements of the Development Standards. Parking Determinations are required before issuing a Live-Work License, and for projects located in the Civic District (CD) and Neighborhood (N) zones.

Parking District: An area where parking has rules and restrictions that are commonly managed by an entity.

Parking Spaces: See Section 5.5.D.

Paseo: A pedestrian alley. Paseos are located and designed to reduce the required walking distance within a neighborhood.

Permittee: An individual or legal entity who owns one or more portions of the Specific Plan Area and seeks discretionary approvals in accordance with the EA1SP.

Personal Service: Establishments that provide non-medical services to individuals as a primary use. Examples of these uses include: barber and beauty shops, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), locksmiths, massage as permitted by the SPMC, nail salons, pet grooming with no boarding, shoe repair shops, tailors, tanning salons.

These uses may also include accessory retail sales of products related to the services provided.

Porch: A roofed structure, that is not enclosed, attached to the Facade of a building.

Primary Building: A building that accommodates the primary use of the site.

Project Clearance: The Director's or, if applicable, the Planning Commission's, review and verification of an Individual Project's conformance with the requirements of the EA1SP.

Residential: Premises used primarily for human habitation. Units cannot be less than 375 square feet in net area.

Restaurant: A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption ("counter service"); and establishments where customers are served food at their tables for on-premise consumption ("table service"), that may also provide food for take-out, but does not include drive-through services, which are separately defined and regulated.

Secondary Building: A building that accommodates the secondary use of the site subject to size requirements identified in the Neighborhood (N) zone.

Setback: The mandatory distance between a property line and a building or appurtenance. This area is to be left free of structures that are higher than 3 feet, except as noted in Section 5.4, Setback and Height Standards.

Smart Growth: A planning and development theory that promotes town-centered and pedestrian oriented development patterns as alternative to suburban "sprawl." Smart Growth principles include: range of housing choices; walkable neighborhoods; strong sense of place; predictable and fair development decisions; mix of land uses; preserved open space and natural beauty; variety of transportation choices; compact building design.

Story: A habitable floor level within a building, typically 8' to 12' high from floor to ceiling. Individual spaces, such as lobbies and foyers may exceed one story in height. In Shopfront spaces, the ceiling height of the first story may be as high as 16'.

Studio - Art, Dance, Martial Arts, Music, etc: Small scale facilities, typically accommodating no more than two groups of students at a time, in no more than two instructional spaces. Larger facilities are included under the definition of "Schools - Specialized Education and Training." Examples of these facilities include: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment.

Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.

Sustainable Development: Development that balances the fulfillment of human needs with the protection of the natural environment so that these needs can be met not only in the present, but in the indefinite future. The way communities are planned and laid out is fundamental to sustainability. Community sustainability requires a transition from poorly-managed sprawl to land use planning practices that create and maintain efficient infrastructure, ensure close-knit neighborhoods and sense of community, and preserve natural systems. Key planning principles of sustainable land use planning include: design comprehensive, mixed-use neighborhoods instead of isolated pods, subdivisions and developments; make neighborhoods as pedestrian-friendly and as bicycle friendly as possible; create mass transit systems to link neighborhoods, employment centers and other "nodes"; create communities that contain the full range of development densities and land-uses; avoid large tracts with the same density or land-use.

Tower: A portion of a building with the primary purpose of providing access to a view which is distant or otherwise blocked. Towers are at least one story higher than the rest of the building and are less than 600 sq.ft. in footprint. Its massing may have vertical proportions, i.e. its height to the eave may be greater than any of its horizontal exterior dimensions.

Townhouse: A building with two or more single-family dwellings located side by side, with common walls on the side lot lines, the facades reading in a continuous plane.

Traditional Neighborhood Design: A development pattern that reflects the characteristics of small, older communities of the late 19th and early 20th centuries. Traditional Neighborhood Design is characterized by neighborhoods with a discernible center located within a 5-minute walk from most residences. Each neighborhood provides a variety of dwelling types and land uses, interconnected network of narrow, walkable streets, neighborhood parks, and a distinct sense of place.

5.2 Regulating Plan

To implement the vision for East Area 1 as outlined in Chapter 2, the Development Standards and Design Guidelines in this EA1SP are differentiated and organized by zones. Each zone is characterized by a unique range and combination of land uses, building scales and streetscape designs, as described below and mapped on Figure 5-1, Regulating Plan.

A. Hallock Center (HC) Zone

Hallock Center is the walkable neighborhood center, designed to support a range of neigborhood-serving retail commercial, and housing options, as well as substantial pedestrian activity. Accordingly, design priorities include wide, shaded sidewalks, minimal driveway cuts, and well-screened off-street parking. Buildings may be up to 3-stories, should front directly onto sidewalks, with access to services and parking via alleys or shared-driveways.

B. Neighborhood (NC) Zone

The Neighborhood Zone accommodates a mix of single-family housing types, ranging from larger and smaller detached houses. Buildings may be up to 2.5 stories, should front on the street, and should provide at least one curbside visitor parking space per unit.

The street network should provide multiple through routes and blocks should be walkable in scale and pattern. Streets should serve as vehicular, pedestrian and bicycle circulation routes and should generally include sidewalks and parkway strips on both sides of the street. Streets abutting Santa Paula Creek, Haun Creek and on the hillside – where pedestrian volumes are expected to be lower – should provide a sidewalk on at least one side of each street. Streets should also provide pedestrian and bicycle connections to trailheads and greenways, providing residents with views of the surrounding hills, opens spaces and greenbelt.

C. Civic District (CD) Zone

The Civic District includes a site for school facilities and a Sports Park. The park perimeter should be naturally landscaped with large trees to spatially contain this large open space, incorporating a multi-use trail that provides safe pedestrian and bicycle connections from the surrounding neighborhoods to the school facilities, parks, and adjacent neighborhoods.

D. Pedestrian-Priority Overlay

This overlay is provided to enhance pedestrian, bicycle and vehicular safety along busier streets. It is recommended that vehicular access to lots along these designated frontages be provided via alleys or drives that allow vehicles to turn around on site and avoid backing into these busy streets.

E. Agricultural Preserve (AG).

The AG zone applies to areas intended to remain in active agricultural operation.

F. Open Space 1 (OS-1).

The OS-1 zone applies to areas intended to remain undeveloped and natural in character. Pedestrian, bicycle and equestrian trails are allowed.

G. Open Space 2 (OS-2).

The OS-2 zone applies to areas intended for passive and active recreation and accommodates a range of greenways, community parks, neighborhood parks and squares. Development is limited to trails, unlit athletic fields, playground equipment, small open structures such as picnic shelters, and structures necessary to support the specific purposes of each individual open space site.

H. Open Space 3 (OS-3).

The OS-3 zone applies to areas reserved for athletic facilities for joint use by the adjacent school facilities and the general public and may include lighted athletic fields and structures for indoor and outdoor athletic activities.

Figure 5-1: Regulating Plan

5.3 Land Use Regulations

5.3.1 Purpose

This section identifies the land use types allowed in each Zone, as defined in the Regulating Plan (Section 5.2) and specifies the type of City approval required for each allowed land use type.

5.3.2 Allowed Land Uses and Planning Permit Requirements

A. Allowed land uses. A parcel or building within the EA1 Area area should be occupied only by the land uses listed in Table 5-1 and shown on Figure 5-1 (Regulating Plan). Definitions of listed use types are in the SPMC, Chapter 16.05, except where a specific type is defined by Section 5.1.3 (Definitions) of these Development Standards and Guidelines. If a use type is not defined in this section, or in the SPMC, the Director can determine the correct definition, giving deference to common usage.

1. Establishment of an allowed use.

a. Any one or more land uses identified in Table 5-1 as being allowed within the Neighborhood (N) zone may be established on any parcel within that Area, subject to the planning permit requirement listed in the table, and in compliance with all applicable requirements of these Development Standards and Guidelines.

b. If a parcel is proposed for development with two or more of the land uses listed in the tables at the same time, the overall project is subject to the highest permit level required by the tables for any individual use. For example, a new mixed-use building proposed with a permitted use on the second floor and a use requiring Conditional Use Permit approval on the ground floor would require Conditional Use Permit approval for the entire project.

2. Use not listed.

a. A land use not listed in Table 5-1, that is determined by the Director to not be included in Section 5.1.3 (Definitions) under the definition of a listed land use, is prohibited within the Specific Plan Area, except as otherwise provided in Subsection A.3 below.

b. A land use that is listed in the table, but not within the Neighborhood (N) zone is prohibited within that Area, except as otherwise provided in Subsection A.3.

3. **Similar and compatible use may be allowed.** The Director may determine that a proposed use not listed in Table 5-1 is allowable as follows:
   a. Required findings. A determination that a proposed use is similar to, and compatible with a listed use and consequently may be allowed, requires that the Director first make all of the following findings:
      1. The characteristics of, and activities associated with the use are similar to one or more of the listed uses, and will not produce greater impacts than the uses listed for the applicable zone;
      2. The use is consistent with the purposes of the applicable zone;
      3. The use is consistent with the General Plan and the EA1SP;
      4. The use will be compatible with the other uses allowed in the zone; and
      5. The use is not listed as allowed in another zone.
   b. A determination of "similar use" and the findings supporting the determination may be in writing.
4. **Permit requirements and development guidelines.** When the Director determines that a proposed, but unlisted, use is similar to a listed use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, what permits are required, and what other guidelines and requirements of these Development Standards and Guidelines apply.

B. Permit requirements. Table 5-1 identifies land uses as described below:

1. Permitted subject to compliance with all applicable provisions of these Development Standards and Guidelines. These are shown as "P" land uses in the table;
2. Allowed subject to the approval of a Conditional Use Permit, and shown as "CUP" land uses in the table;
3. Prohibited in particular Neighborhood zones, and shown as an "X" in the table.

5.3.3 Additional City Approval Requirements

A. Additional City approval requirements. Any land use identified as allowed by Table 5-1 may require other City permits, licenses, and approvals, including without limitations a building permit.

B. Initiation of non-residential use. The initiation of a non-residential use in a Live-Work or Work-Live unit requires that a business license and a Zoning Clearance be obtained from the City. Before issuing a Zoning Clearance, the Planning Director or designee may determine: (i) that the nature of the business, the goods being produced, and services being rendered on the premises will not create an adverse impact on adjoining properties; and (ii) that the number and location of required parking spaces complies with the requirements of these Development Standards and Guidelines.

C. Landscape Master Plan. The landscape design of the public realm and within the Open Space 2 (OS-2) and Open Space 3 (OS-3) zones shall be determined through a Landscape Master Plan and the Final Map process.

Table 5-1: Allowed Land Uses and Permit Requirements

Land Use Type [1]	Permit Required by Zone							Reference to SPMC and additional EA1SP regulations
	CD	HC	N	AG	OS-1	OS-2	OS-3	
AGRICULTURAL USE TYPES								**Ch. 16.15, Table 15-1**
Fruit/Agriculture Stand(s)	X	P [4]	X	X	X	X	X	
Agricultural equipment and supplies, sales, repair	X	X	X	X	X	X	X	
AUTOMOTIVE / VEHICLE-RELATED USE TYPES								**Ch. 16.15, Table 15-1**
Parts, sales, without installation	X	X	X	X	X	X	X	
Parts, sales with installation	X	X	X	X	X	X	X	
Repair (minor) - lube/tune, window tinting	X	X	X	X	X	X	X	
Vehicle leasing/rental	X	X	X	X	X	X	X	
Vehicle storage, including RV's and Boats (Outdoor only)						X		
BOARDING AND LODGING USE TYPES								**Ch. 16.15, Table 15-1**
Bed and Breakfast Inn	X	P	X	X	X	X	X	
Congregate Care Housing Facility	X	P	X	X	X	X	X	
Hotel	X	P	X	X	X	X	X	
Conference Facility	CUP	X	X	X	X	X	X	
EATING / DRINKING USE TYPES								
Cafe, Delicatessen (no alcoholic beverage sales)	X	P [2]	X	X	X	X	X	
Restaurant (without drive-through)	X	P [2]	X	X	X	X	X	
Restaurant (can include dining on public right-of-way)	X	CUP [2]	X	X	X	X	X	
ENTERTAINMENT / RECREATION USE TYPES								**Ch. 16.15, Table 15-1**
Auditorium, convention hall, theater	CUP	X	X	X	X	X	X	
Batting cage(s), driving range, similar outdoor facility	CUP	X	X	X	X	X	X	
Billiard/Pool Hall	X	P	X	X	X	X	X	
Bowling Alley	X	X	X	X	X	X	X	
Cultural Center	CUP	X	X	X	X	X	X	
Health/Athletic Club	X	P	X	X	X	X	X	
Indoor Recreation Center	X	P	X	X	X	X	X	
Library or Museum	CUP	CUP	X	X	X	X	X	
Massage Establishment	X	CUP	X	X	X	X	X	Ch. 119 of Title XI
Skate Park or Rink	CUP	X	X	X	X	X	X	
Slot Car Racing	X	X	X	X	X	X	X	
Theater, Cinema (movie)	X	CUP	X	X	X	X	X	
Theater, Stage	CUP	CUP	X	X	X	X	X	

Key to Zone Symbols

CD	Civic District
HC	Hallock Center
N	Neighborhood
AG	Agriculture Preserve
OS-1	Open Space 1
OS-2	Open Space 2
OS-3	Open Space 3

Key to Permit Types

P	Permitted Use
CUP	Conditional Use Permit required
X	Use not allowed

Notes:

1. Definitions of listed use types are in the SPMC, Chapter 16.05, except where a specific type is defined by Section 5.1.3 (Definitions) of these Development Guidelines. If a use type is not defined in this section, or in the SPMC, the Director can determine the correct definition, giving deference to common usage.
2. Limited to lots fronting Hallock Drive.
3. Not allowed on ground floor within 50 ft. of street corner on Hallock Main Street.
4. Permitted in East Center Overlay (See Figure 5-1)

Table 5-1: Allowed Land Uses and Permit Requirements (continued)

Land Use Type [1]	Permit Required by Zone							Reference to SPMC and additional EA1SP regulations
	CD	HC	N	AG	OS-1	OS-2	OS-3	
MEDICAL USE TYPES								**Ch. 16.15, Table 15-1**
Blood bank	X	CUP	X	X	X	X	X	
Day Care Home - large family - adult or child	X	CUP [3]	X	X	X	X	X	Ch. 16.60
Day Care Home - small family - adult or child	X	CUP [3]	X	X	X	X	X	
Child Day Care Center	X	CUP [3]	X	X	X	X	X	
Clinic - outpatient	X	CUP [3]	X	X	X	X	X	
Community Care Facility	CUP	CUP [3]	X	X	X	X	X	Ch. 16.64
Convalescent Home or Hospital	CUP	CUP [3]	X	X	X	X	X	
Medical Laboratory	X	CUP	X	X	X	X	X	
Medical Office	X	P [3]	X	X	X	X	X	
Urgent Care Facility	X	P [3]	X	X	X	X	X	
PERSONAL SERVICE / FINANCIAL USE TYPES								**Ch. 16.15, Table 15-1**
ATM, Bank, Savings and Loan, Credit Union	X	P [2]	X	X	X	X	X	
Barber/Beauty/Nail	X	P	X	X	X	X	X	
Dance/Music School/Martial Arts studio	CUP	P [2]	X	X	X	X	X	
Dry Cleaner (without on-site cleaning facility)	X	P [2]	X	X	X	X	X	
Dry Cleaner (with on-site cleaning facility)	X	P [2]	X	X	X	X	X	
Laundromat	X	CUP	X	X	X	X	X	
Repair: leather, luggage, shoes	X	P	X	X	X	X	X	
PROFESSIONAL AND ADMINISTRATIVE USE TYPES								**Ch. 16.15, Table 15-1**
Medical, Dental, Optometry, Chiropractic	X	P [3]	X	X	X	X	X	
Business, Professional	X	P [3]	X	X	X	X	X	
Veterinary	X	CUP	X	X	X	X	X	
RESIDENTIAL USE TYPES								**Ch. 16.13, Table 13-1**
Academic Housing	X	P	X	X	X	X	X	
Dwelling - Multiple Family	P	P	P	X	X	X	X	
Dwelling - Live/Work	X	P	X	X	X	X	X	
Dwelling - Single Family	P	P	P	X	X	X	X	
Home Occupation	X	P	P	X	X	X	X	Ch. 16.230
Second Unit - Carriage Unit	X	X	P	X	X	X	X	Ch. 16.13, Div. 4
Senior Housing	CUP	P	P	X	X	X	X	In any dwelling

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2. Limited to lots fronting Hallock Drive.
3. Not allowed on ground floor within 50 ft. of street corner on Hallock Main Street.
4. Permitted in East Center Overlay (See Figure 5-1)

Table 5-1: Allowed Land Uses and Permit Requirements (continued)

Land Use Type [1]	Permit Required by Zone							Reference to SPMC and additional EA1SP regulations
	CD	HC	N	AG	OS-1	OS-2	OS-3	
RETAIL / COMMERCIAL USE TYPES								**Ch. 16.15, Table 15-1**
Antique sales	X	P	X	X	X	X	X	
Art gallery, studio	X	P	X	X	X	X	X	
Auction (within a building, excluding livestock)	X	CUP	X	X	X	X	X	
Automotive	X	CUP [4]	X	X	X	X	X	
Bakery (can include on-premises baking)	X	P	X	X	X	X	X	
Books	X	P	X	X	X	X	X	
Clothing / Apparel	X	P	X	X	X	X	X	
Candy	X	P	X	X	X	X	X	
Convenience / mini-market (up to 5,000 sq ft floor area)	X	CUP [2,4]	X	X	X	X	X	
Fabric, crafts	X	P	X	X	X	X	X	
Flowers	X	P	X	X	X	X	X	
Furniture, furnishings, appliances	X	P	X	X	X	X	X	
Groceries / market (up to 35,000 sq ft floor area)	X	CUP	X	X	X	X	X	
Hardware	X	P	X	X	X	X	X	
Home Improvement, lumber, garden	X	P	X	X	X	X	X	
Jewelry	X	P	X	X	X	X	X	
Music, instruments	X	P	X	X	X	X	X	
Nursery/Garden supply	X	P	X	X	X	X	X	
Office supplies, equipment	X	P	X	X	X	X	X	
Pets	X	P	X	X	X	X	X	
Pharmacy	X	P	X	X	X	X	X	
Plumbing supplies, equipment	X	P	X	X	X	X	X	
Warehouse retail	X	P	X	X	X	X	X	
SERVICE COMMERCIAL USE TYPES								**Ch. 16.15, Table 15-1**
Catering	X	P	X	X	X	X	X	
Cleaning / Janitorial	X	P	X	X	X	X	X	
Copy center / Postal center	X	P	X	X	X	X	X	
Equipment rental, sales, service	X	CUP	X	X	X	X	X	
Interior Design	X	P	X	X	X	X	X	
Laboratory (film, medical, dental)	X	P	X	X	X	X	X	
Photography shop/studio, film processing	X	P	X	X	X	X	X	
Painting, publishing	X	P	X	X	X	X	X	
Travel agency	X	P	X	X	X	X	X	

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3. Not allowed on ground floor within 50 ft. of street corner on Hallock Main Street.
4. Permitted in East Center Overlay (See Figure 5-1)

Table 5-1: Allowed Land Uses and Permit Requirements (continued)

Land Use Type [1]	Permit Required by Zone							Reference to SPMC and additional EA1SP regulations
	CD	HC	N	AG	OS-1	OS-2	OS-3	
INDUSTRIAL USE TYPES								**Table 21-1**
Alcohol and alcoholic beverage manufacturing	X	CUP	X	X	X	X	X	
Automotive repair/tune-up shop	X	X	X	X	X	X	X	
Assembly (small scale - electronics, small appliances)	X	P	X	X	X	X	X	
Day Care center - employer-sponsored child	X	P	X	X	X	X	X	Ch. 16.60
Distribution (low intensity, local distribution)	X	CUP [4]	X	X	X	X	X	
Farm vehicle sales, storage, repair and auction	X	X	X	X	X	X	X	
Food Processing	X	CUP [4]	X	X	X	X	X	
Manufacturing (small scale, electronics, small appliances)	X	CUP [4]	X	X	X	X	X	
Motion Picture Studio	X	CUP	X	X	X	X	X	
Office as accessory to primary industrial use	X	P	X	X	X	X	X	
Telecommunications Facilities	X	CUP	X	X	X	X	X	Ch. 16.50
Trade School	X	CUP	X	X	X	X	X	
Wholesaling	X	CUP [4]	X	X	X	X	X	
OTHER USE TYPES								
Antenna, satellite or dish	X	CUP	X	X	X	X	X	Ch. 16.05.020
Antenna, wireless communications	X	CUP [3]	X	X	X	X	X	**Ch. 16.15, Table 15-1**
Assembly hall	CUP	X	X	X	X	X	X	Ch. 16.62
Civic building (community center, fire station)	CUP	CUP	CUP	X	X	CUP	CUP	Ch. 16.23
Club, lodge, meeting hall	CUP	X	X	X	X	X	X	
Educational institution	P	X	X	X	X	X	X	
News rack	CUP	CUP	X	X	X	X	X	Ch. 16.68
Trade / Technical School	CUP	CUP	X	X	X	X	X	

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2. Limited to lots fronting Hallock Drive.
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4. Permitted in East Center Overlay (See Figure 5-1)

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5.4 Building Setback and Height Standards

5.4.1 Purpose

This section identifies building setback and height standards that regulate how individual buildings shape the public realm. The standards vary according to the Neighborhood (N) zone as shown on the Regulating Plan.

Table 5-2 provides the minimum setbacks for primary buildings. For the Hallock Center (HC) zone, the primary street setback is regulated according to use (commercial and residential).

Table 5-3 provides building heights to top of roof/parapet and, for the N zone, to the bottom of the eave.

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Table 5-2: Minimum Building Setbacks [1, 2]

Building Type	East Area 1 Zones			
	CD	HC		N
		Commercial	Residential	
Primary Street Setback	10 ft.; 30 ft. max.	0-10 ft.	10 ft.	10 ft.
Side Street Setback	10 ft.	0 ft.	10 ft.	10 ft.
Side Yard Setback	10 ft.[3]	0 ft.	5 ft.	5 ft.
Rear Yard Setback	10 ft.[3]	5 ft.	10 ft. w/o alley 3 ft. w/ alley	10 ft. w/o alley 3 ft. w/ alley

1 All development in the Specific Plan Area, including residences and private residential yards, school facilities, and designated recreational facilities, must be setback a minimum of 100 feet from 100-110kV lines and 150 feet from 220-230 kV lines.

2 No more than 35% of the residential units can be built at the minimum primary street setback criteria.

3 Residential development within CD Zone subject setback requirements similar to HC and N zones.

Table 5-3: Maximum Building Heights

Building Type	East Area 1 Zones		
	CD	HC	N
Max. Height to Top of Roof/Parapet	3 stories / 50 ft.	3 stories / 40 ft.	2.5 stories / 30 ft.
Max. Height to Bottom of Eave			22 - 28 ft.

5.5 Parking and Services Standards

A. Parking location and access. Vehicle parking in the East Area 1 will be provided on streets, in public parking lots, and on private lots. Parking for residents and for employees of businesses will be provided off-street, at the rear of the lot, and generally accessed by alleys. Parking for guests of residents will be provided on the streets abutting and nearby the lot. Parking for greens and parks will be provided on the abutting streets, with additional parking for events accommodated on surrounding streets and facilities as specified in Section 5.5.1 (Parking Strategies). Parking for customers of businesses will be provided on the streets abutting and nearby the business, to the extent possible, with supplemental off-street parking provided in parking lots or parking structures behind the buildings and accessed by alleys as described below. Parking in alleys is prohibited.

B. Off-street parking requirements. Individual Projects must provide and/or demonstrate access to parking spaces at the following minimum recommended ratios, to be approved at Project Clearance by the Director:.

1. **Single dwellings, townhouses, live-work and work-live units.** 2 parking spaces per house, townhouse, live-work or work-live units; at least one space may be enclosed. Each carriage unit, when provided, may be provided with one off-street parking space, which may be enclosed, covered, or open, in addition to those required for the principal dwelling.

2. Multi-dwelling buildings.

   a. 1 parking space per apartment or condominium for efficiency and 1-bedroom units in a multi-family building, which may be enclosed, covered or open. This requirement also applies to carriage units of up to one bedroom located behind single-family residences.

   b. 1.5 parking spaces per apartment or condominium for 2-bedroom units in a multi-family building, which may be enclosed, covered or open. This requirement also applies to carriage units of up to two bedrooms located behind single-family residences.

   c. 2 parking spaces per apartment or condominium for units of 3 or more bedrooms in a multi-family building, which may be enclosed, covered or open.

   d. Provide visitor parking per SPMC parking requirements. Curbside parking along the front of the lot may count toward that requirement.

3. **Office.** 1 parking space per 300 s.f. of office space provided in shared parking facilities consisting of a combination of on-street spaces and off-street spaces (surface lots or structures).

4. Retail. 1 parking space per 300 s.f. of retail space provided in shared parking facilities consisting of a combination of on-street spaces and off-street spaces (surface lots or structures).

5. Restaurants. Sit-down establishments. 1 parking space per 80 s.f. of customer service area and 1 parking space per every 250 s.f. of food preparation area. Shared parking agreements are encouraged for restaurants of 1,000 s.f. or more.

6. Entertainment. The Director can make a Parking Determination identifying the number and location of required parking spaces in compliance with the requirements of these Development Guidelines.

7. Civic/Institutional. The Director can make a Parking Determination identifying the number and location of required parking spaces in compliance with the requirements of these Development Guidelines.

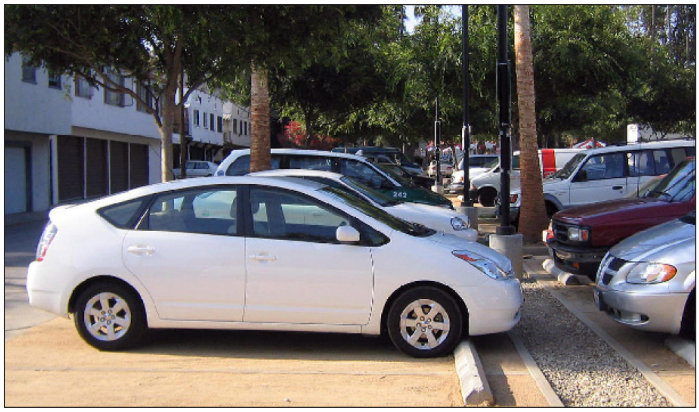
8. Alternative Requirements. The number of required parking spaces may be reduced if the Director finds that such reduction is justified based on substantial evidence including, without limitation (a) a Parking Demand Analysis demonstrating that parking required for certain uses or combination of uses is less than the number of parking spaces which would otherwise be required for such uses; and/or (b) measures such as Transportation Demand Management programs, implemented individually or in conjunction with owners and/or tenants of other projects; and/or (c)

other similar measures.

9. **Parking Demand Analysis.** The Director and Public Works Director must confirm the number of parking spaces will be adequate for each Individual Project based on the above parking ratio requirements. Permittees with land uses not identified above and/or submitted with the request for Alternative Requirements identified above must submit a parking demand memorandum. The parking demand memorandum will be evaluated based upon the following:
   - The Director and Public Works Director may use reasonable methods to determine the appropriate number of parking spaces for Individual Projects which include use of recognized data sources such as the Institute of Transportation Engineers' (ITE) Parking Generation or Urban Land Institute's (ULI) Shared Parking.
   - The Director's determination must reflect the anticipated effect of the proximity of the Individual Project to mass transit facilities, the effect of interaction of on-site mixed-use development, and implementation of other transportation demand management measures.

C. **Services and utilities.** All utility entrances and meters, and all trash and recycling receptacles, cannot be located closer to the front of the lot than parking is permitted. Wall-mounted devices may be screened from public views and/ or integrated into the architecture of the building, as approved through the Master Developer Design Review process (see Section 4.9.4). Ground mounted devices may be screened with landscaping.

D. Parking spaces. Parking Spaces may be a minimum of 9 feet x 19 feet, except that in off-street parking lots of more than 10 spaces, up to 20 percent of the spaces may be a minimum of 8 feet x 16 feet. The parking requirement may be accommodated on the lot and on the street on the corresponding frontage, or on another site by way of a shared parking proposal approved by the Director. Pairs of on-site parking spaces for use by employees of a single business, or for use by residents of a single dwelling unit, may be provided in tandem configuration (one behind the other) when approved by the Director.



Off-street surface lot or parking garage

On-street parallel parking

5.5.1 Parking Strategies

Fundamental to the successful development and operation of the various neighborhoods and districts is the utilization of a parking strategy distinct from current, conventional practice. This plan identifies the approach for the Hallock Center Area and the Civic District, as well as one for the residential neighborhoods as described below:

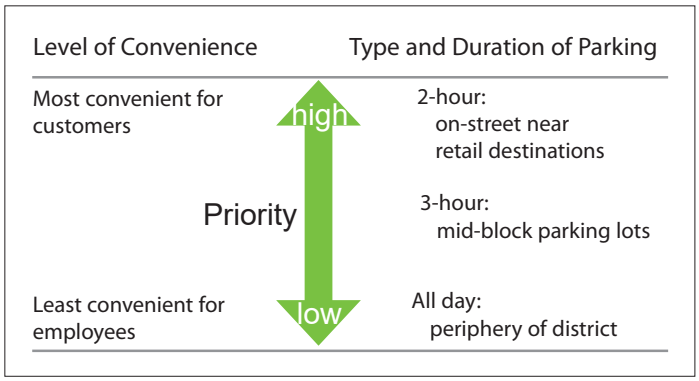
A. Residential Development. All parking for dwellings is provided on-site as identified in the Design Guidelines (Section 6.1). This includes the acknowledgement that on-street parking suffices for guest parking along with the need to minimize curb cuts to maximize on-street spaces;

B. **Non-Residential Development.** All parking for commercial or civic uses is to be strategically dispersed in a way that maximizes its use, throughout the day and evening, allowing it to be shared by a variety of businesses and uses. Through a combination of public off-street and on-street parking, the district-wide parking needs are satisfied.

This approach to non-residential parking consists of the following:

1. **Park-Once Program.** The parking needs of uses in the Hallock Center (HC) and Civic District (CD) Areas may be addressed through a park-once strategy whereby non-residential parking is shared on off-street surface lots or garages and on-street parking.

Figure 5-2: Parking Convenience and Duration



On-street diagonal parking

Example of typical loading and delivery practices for non-residential uses similar in scale and intensity to those anticipated in the EA1 area.

5.6 Thoroughfare Design Standards

5.6.1 Purpose

This section provides the standards for the design of main streets and avenues in East Area 1. Each street type provides requirements for both the traveled way (parking lanes, travel lanes, medians) and the pedestrian way (sidewalks, trails, curbside landscaping). All streets and avenues are designed to foster an attractive and comfortable pedestrian environment and are designed to strengthen the character of their context.

Figure 5-3 provides an overview of all allowed thoroughfare types and their locations within the Specific plan Area. Each type is described in detail on the following pages.

5.6.2 Approach

The approach to thoroughfares and thoroughfare design is based on the fundamental practice of using an interconnected and varied pattern of context-sensitive thoroughfares to serve a variety of situations based on the urban design and programmatic objectives for the plan area. The plan-area's circulation system consists of a hierarchical deployment of particular thoroughfare types for specific physical applications. Across the plan area, these types range from plan-wide connectors to very short streets defining a public space to pedestrian passages and alleyways. Such a wide range of types serves to both organize and define specific contexts, generating a system that accommodates vehicular traffic. The following characteristics are associated with this approach:

- Mixed land uses in close proximity to one another and relatively compact development.
- A highly-connected multi-modal circulation network. Building entries front directly on to thoroughfares without parking between entries and the public right-of-way.
- Building, landscape and thoroughfare design that is pedestrian-scale, providing architectural and urban design detail with size and design appreciated by persons who are traveling slowly and observing from the street level.
- Thoroughfares and other public spaces that contribute to 'place-making' – the creation of unique locations that are compact, mixed-use and pedestrian-oriented with a strong civic character and lasting economic value.

Further, the following policies specifically inform the design, execution and maintenance of thoroughfares in the plan area:

- Limited lane widths to appropriately calm traffic.
- Two-way traffic and on-street parking to maximize frontage and mobility options.
- Tighter curb radii to calm traffic and thus improve pedestrian safety and walkability.
- Ample sidewalks and generous streetscapes to maximize appeal and image.
- Compatible lighting that is responsive to its context while providing safety and appeal.

5.6.3 Thoroughfare Types

Based on the above, the plan area uses thoroughfare types in several categories to create the palette of blocks that comprise the proposed development. In support of EA1SP goals, the thoroughfare types are identified at a general level as to their overall category. Each category receives the appropriate number of thoroughfare types to address the needs of the plan as to specific purpose and function. To further illustrate the depth and versatility of the proposed thoroughfare network, each of the 5 categories and their corresponding thoroughfare types are summarized in Table 5-4. Figure 5-3 identifies the locations of the thoroughfare categories.

Table 5-4: Thoroughfare Categories and Types

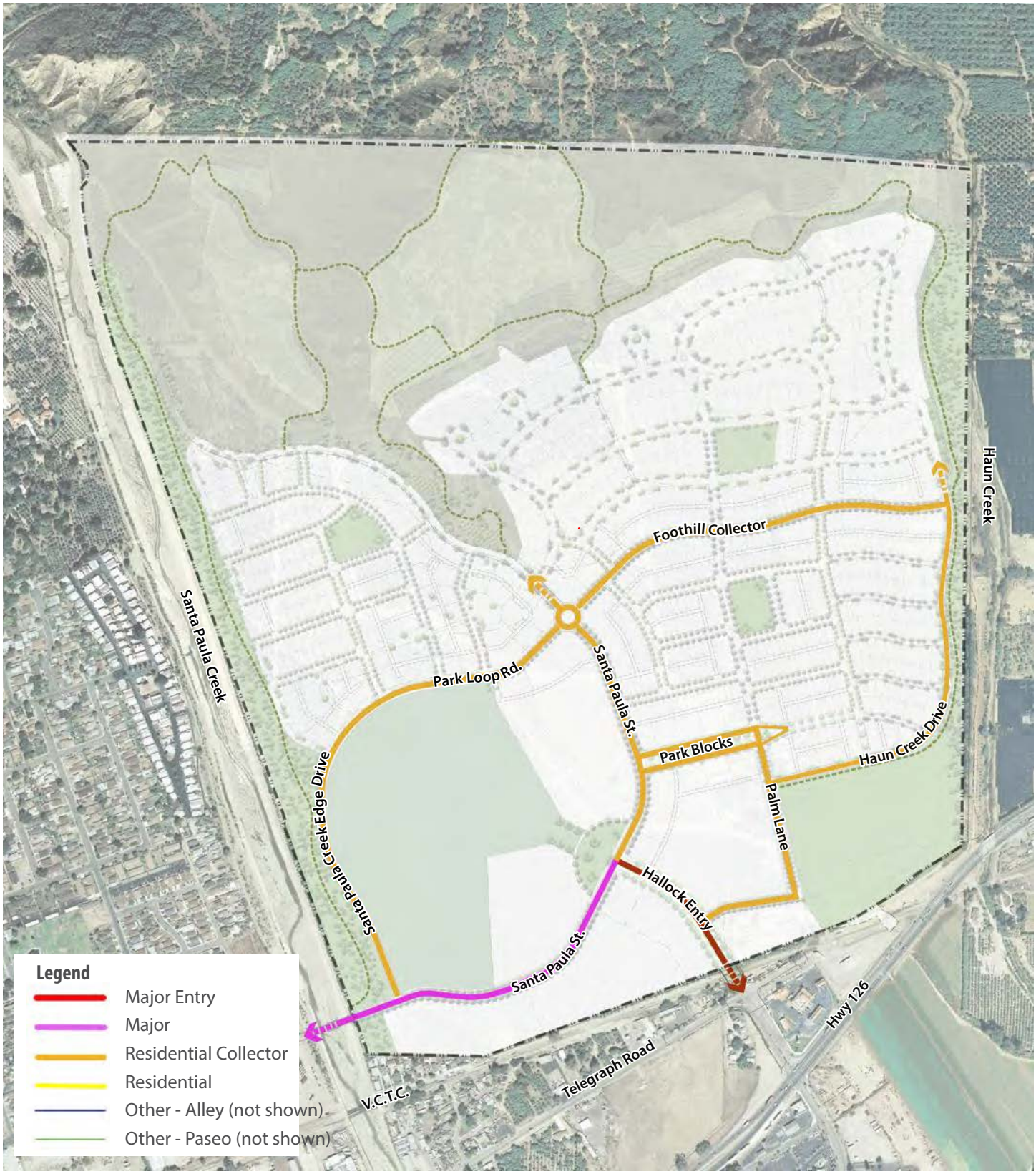
Classification	Thoroughfare Type
Major Entry	Hallock Commercial Street
Major	Santa Paula Street
	Santa Paula Creek Bridge
Residential Collector	Santa Paula Creek / Haun Creek Edge Drives
	Central Park
	Park Blocks
Residential	Palm Avenue
	Neighborhood Streets
	Neighborhood Edge Drive
Other	Alley
	Paseo
	Trail I
	Trail II

Source: Jensen Design & Survey, Inc., 2022

5.6.4 New Street Names

New streets must be named in accordance with City of Santa Paula Resolution No. 6276.

Figure 5-3: Thoroughfare Type Diagram

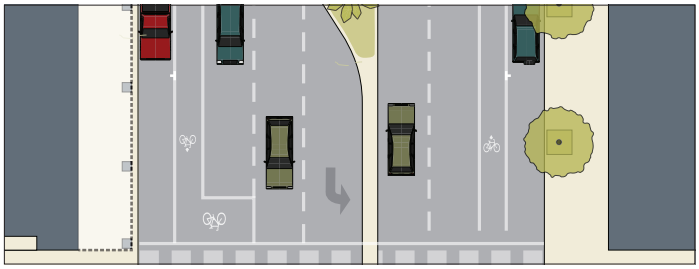


5.6.5. Hallock Entry

Design Guidelines		
	Notes	Dimension
Street Classification	Major Entry	--
Right-Of-Way (ROW) Width	--	120 feet
Curb-to-Curb Pavement Width	across entire street, incl. median	92 feet
	to median	38 feet
Desired Operating Speed	--	25 mph
Corner Curb Radius	--	13 feet
Travel Lanes	four, 2-each direction	12 feet
Medians	planted median & left-turn lane	16 feet
Parking Lanes	parallel, both sides, marked	8 feet
Addtional Transportation Provision	bicycle lanes, both sides	6 feet
Walkways	sidewalk, both sides	6 feet
Curbside Landscaping	parkway tree wells	8 feet
Typical Street Tree Spacing	see section 5.7	30' on center
Typical Street Lighting	single-head column (see section 5.6.16)	60' on center both side, aligned

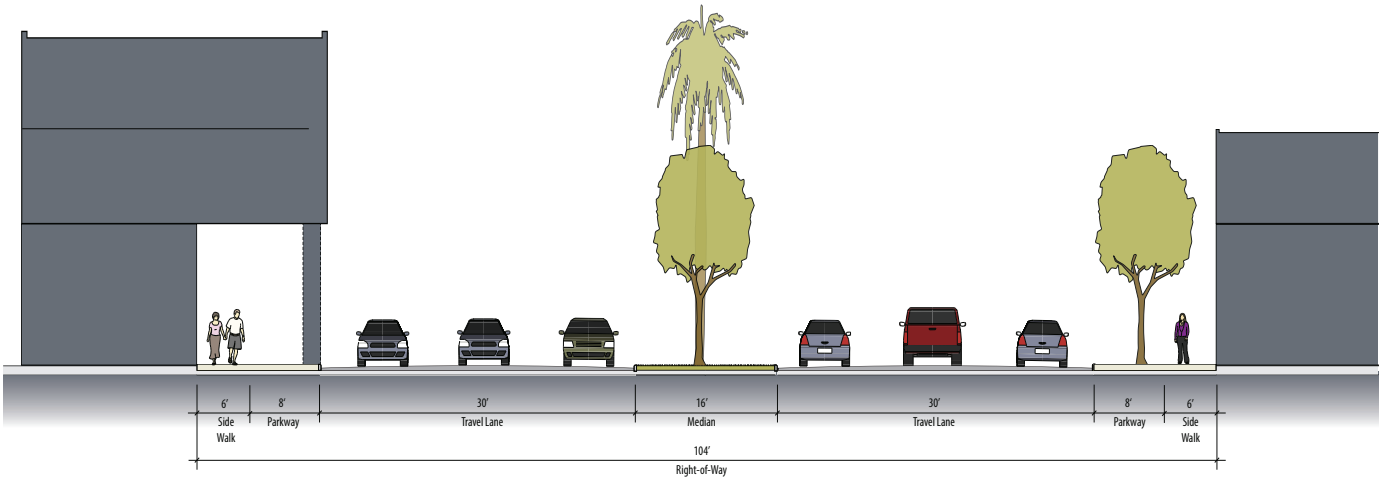
The Hallock Entry serves as the Gateway into East Area 1, as well as a direct link to the Santa Paula Sports Park and the mixed-use Hallock Center. Its character is heavily pedestrian-oriented and has buildings with shopfronts built to the street.

Artist's rendition of Hallock Entry.



Typical plan view of Hallock Entry

Actual cross-section

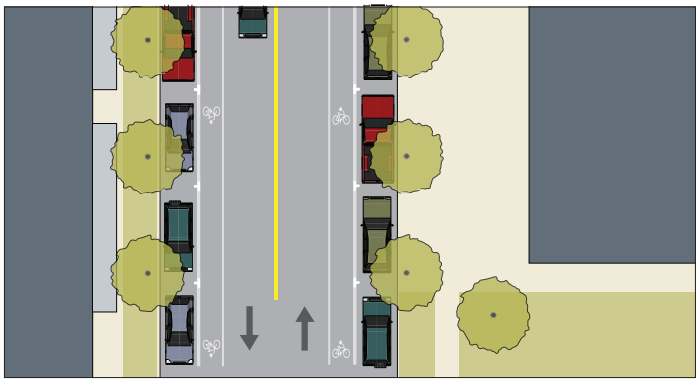


5.6.6. Santa Paula Street

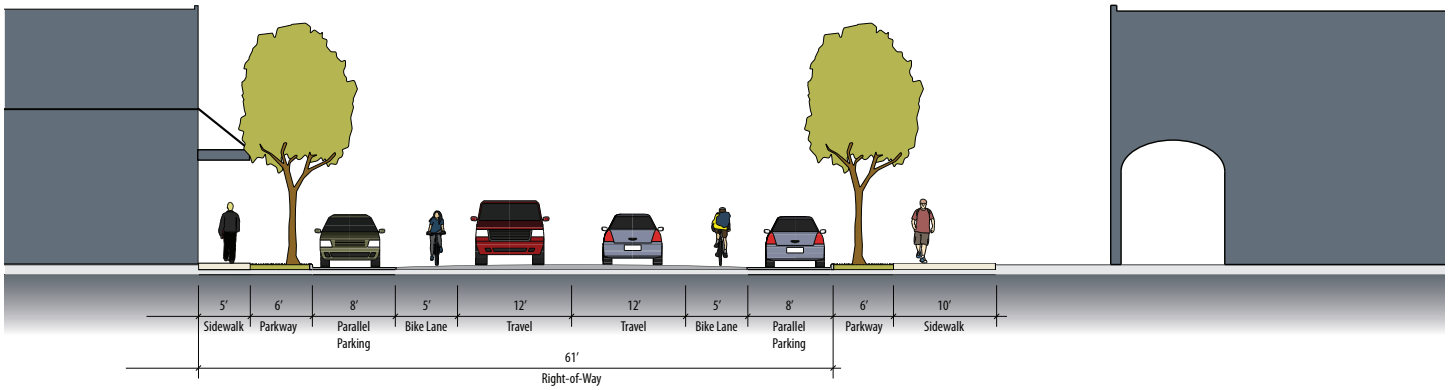
Design Guidelines		
	Notes	Dimension
Street Classification	Major	--
Right-Of-Way (ROW) Width	--	61 feet
Curb-to-Curb Pavement Width		50 feet
Desired Operating Speed	--	30 mph
Corner Curb Radius	--	13 feet
Travel Lanes	two, 2-way	12 feet
Medians	--	--
Parking Lanes	parallel, both sides	8 feet
Additional Transportation Provision	bicycle lanes, both sides	5 feet
Walkways	sidewalk, south side	5 feet
	multi-use trail, park/school side	10 feet
Curbside Landscaping	continuous planting strip	6 feet
Typical Street Tree Spacing	see section 5.7	30' on center
Typical Street Lighting	single-head column (see section 5.6.16)	120' on center, staggered

Santa Paula Street is the major east/west thoroughfare in the southern portion of East Area 1, serves as a gateway from downtown across a new bridge over Santa Paula Creek and defines the southern edge of the Civic Park. Parallel parking on both sides, and sidewalks separated from the curb with continuous landscaping including trees.

Artist's rendition of Santa Paula Street.



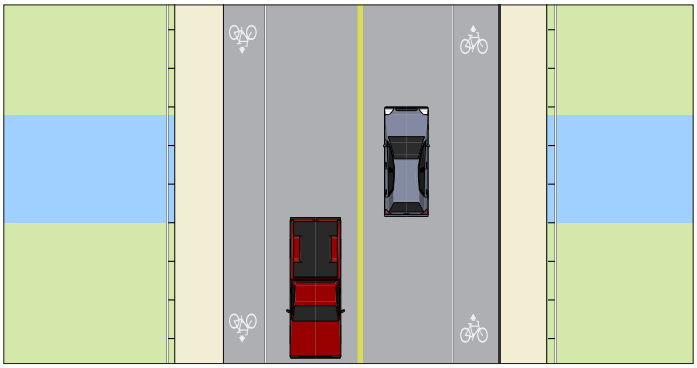
Typical plan view of Santa Paula Street.



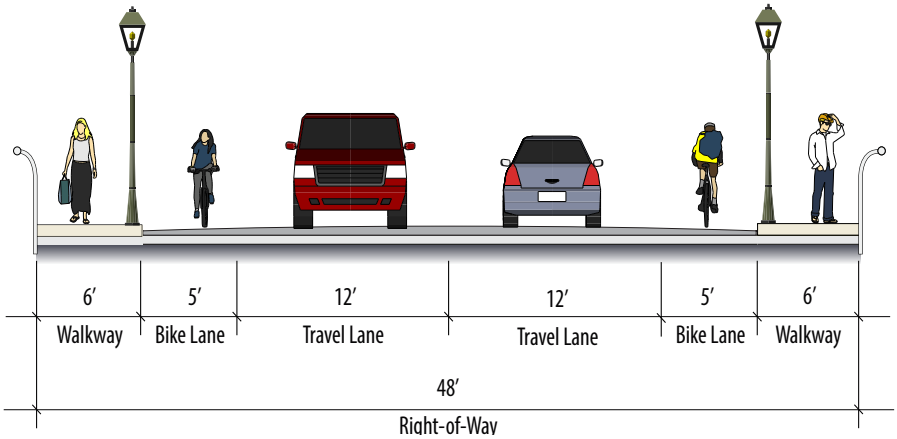
5.6.7. Santa Paula Creek Bridge

Design Guidelines		
	Notes	Dimension
Street Classification	Major	--
Right-Of-Way (ROW) Width	--	48 feet
Curb-to-Curb Pavement Width	--	36 feet
Desired Operating Speed	--	25 mph
Corner Curb Radius	--	--
Travel Lanes	Two, 2-way	12 feet
Medians	Center Turn Lane	--
Parking Lanes	No	--
Additional Transportation Provision	bicycle lanes, both sides	5 feet
Walkways	sidewalk on both sides	6 feet
Curbside Landscaping	--	--
Typical Street Lighting	single-head column (see section 5.6.16)	60' on center, aligned

Santa Paula Creek Bridge serves as the eastern Gateway from downtown and consists of one vehicular travel lane and one bike lane in each direction. Curb-tight sidewalks provide pedestrian access from existing neighborhoods to the Civic and Hallock Center Districts, as well as the Neighborhood. 5' bike lanes will be provided on both sides of the bridge to tie into East Area 1's trail system and provide for a safe crossing of Santa Paula Creek.



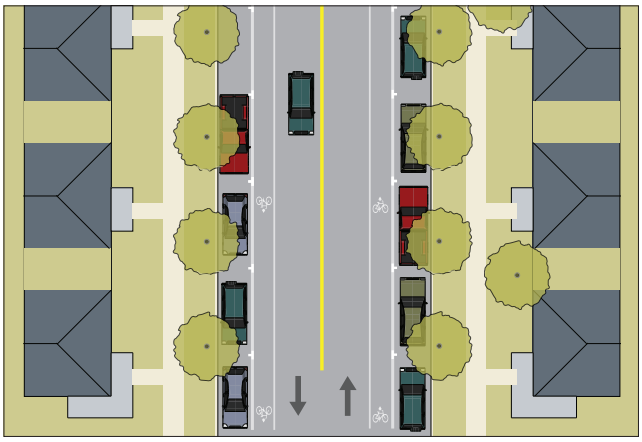
Typical plan view of Santa Paula Creek Bridge.



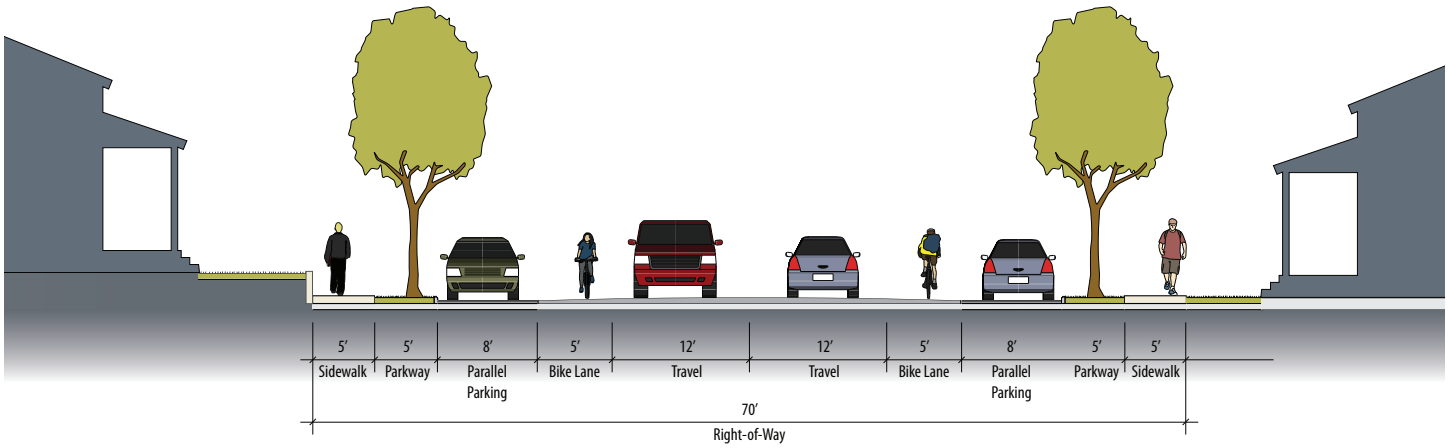
5.6.8. Foothill Collector

Design Guidelines		
	Notes	Dimension
Street Classification	Residential Collector	--
Right-Of-Way (ROW) Width	--	70 feet
Curb-to-Curb Pavement Width	across entire street	50 feet
Desired Operating Speed	--	30 mph
Corner Curb Radius	--	13 feet
Travel Lanes	Two, 2-way	12 feet
Medians	--	--
Parking Lanes	parallel, both sides	8 feet
Additional Transportation Provision	--	--
Walkways	sidewalk, both sides	5 feet
Curbside Landscaping	continuous planting strip	5 feet
Typical Street Tree Spacing	see section 5.7	30' on center
Typical Street Lighting	single-head column (see section 5.6.16)	120' on center, staggered

The Foothill Collector connects the Civic District to the Haun Creek. The buildings fronting the street are varied, and include townhouses along the eastern half, and mostly single family houses. The street has parallel parking and sidewalks separated from the curb with continuous planting strips on both sides.



Typical plan view of the Foothill Collector.

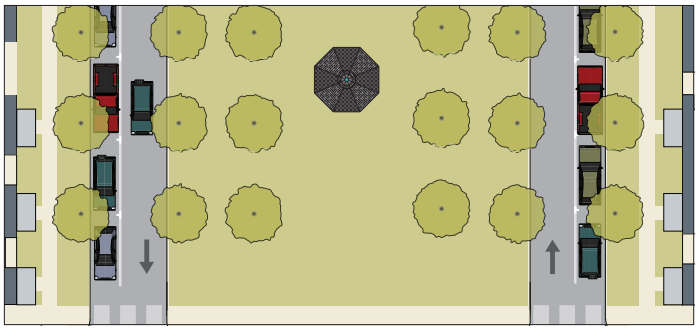


5.6.9. Park Blocks

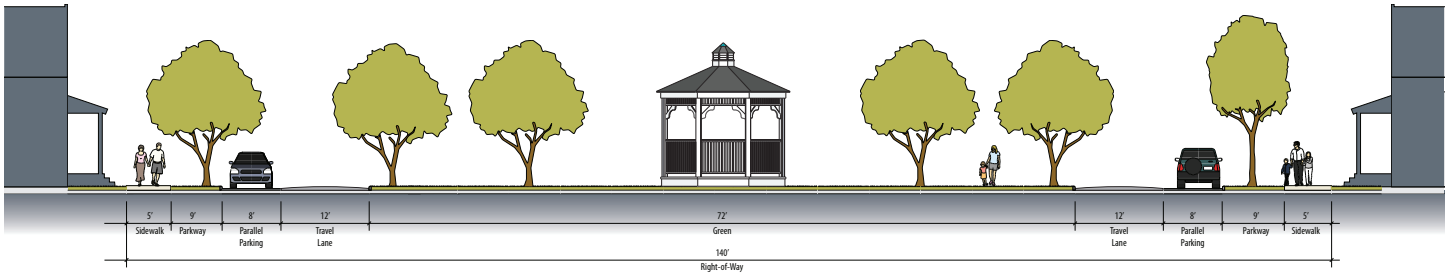
Design Guidelines		
	Notes	Dimension
Street Classification	Residential Collector (w/ Median)	--
Right-Of-Way (ROW) Width	--	140 feet
Curb-to-Curb Pavement Width	across entire street	112 feet
	to median	20 feet
Desired Operating Speed	--	25 mph
Corner Curb Radius	--	13 feet
Travel Lanes	two, 2-way	12 feet
Medians	Park Blocks	72 feet
Parking Lanes	parallel, both sides	8 feet
Additional Transportation Provision	--	--
Walkways	sidewalk, both sides	5 feet
Curbside Landscaping	continuous planting strip	9 feet
Typical Street Tree Spacing	see section 5.7	30' on center
Typical Street Lighting	single-head column (see section 5.6.16)	60' on center on building side

Running east from the Santa Paula Sports Park, Park Blocks accommodates the historic Well House and is lined with residential and mixed-use buildings. The streets on either side of the greens allow one-way traffic and parallel parking on one side. The sidewalks are located on the building side of the streets and are separated from the curb by continuous planting strips.

Artist's rendition of Park Street.



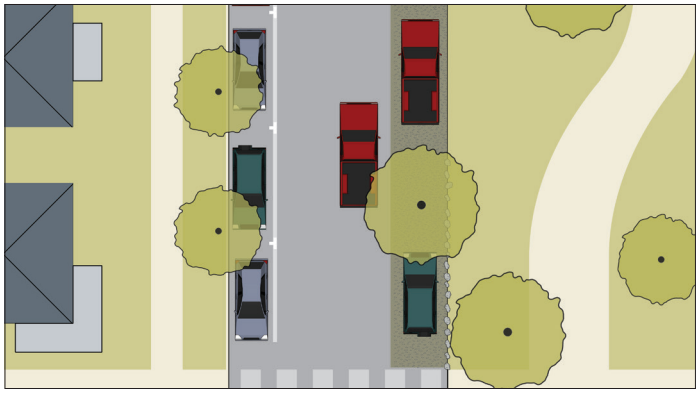
Typical plan view of the Park Blocks.



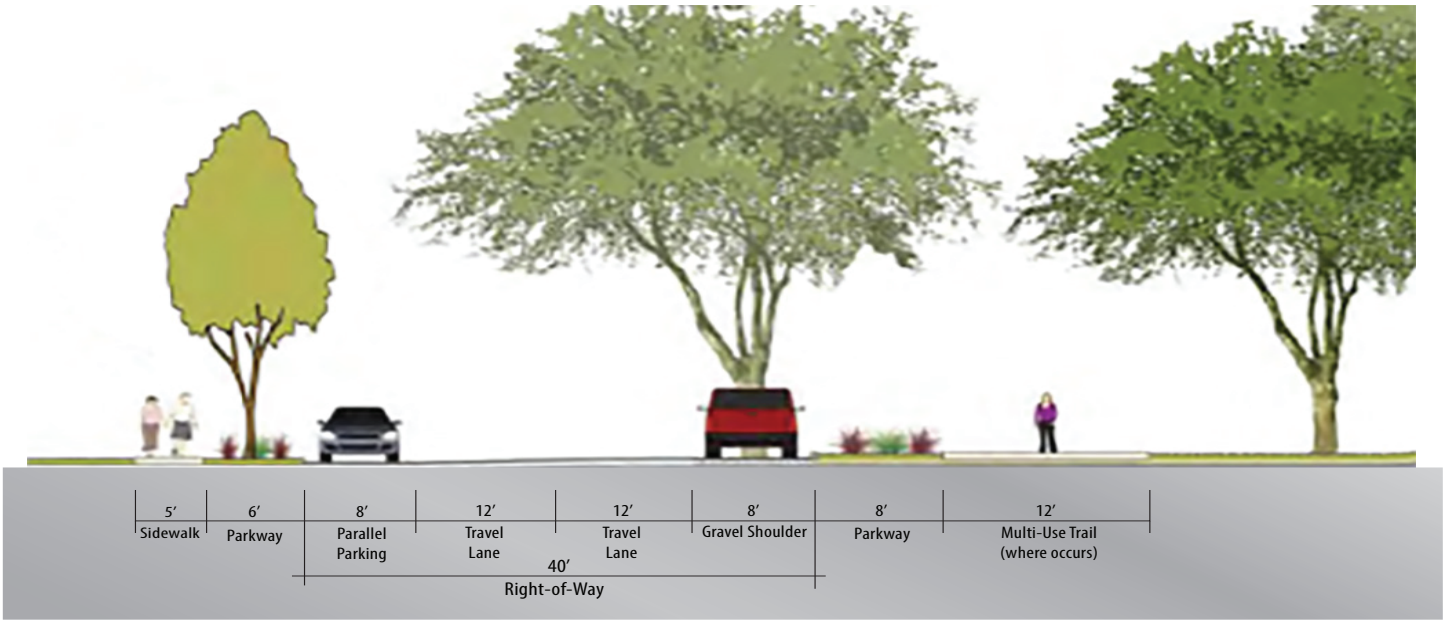
5.6.10. Santa Paula Creek and Haun Creek Edge Drives

Design Guidelines		
	Notes	Dimension
Street Classification	Residential Collector	--
Right-Of-Way (ROW) Width	--	40 feet
Curb-to-Curb Pavement Width	across entire street	40 feet
Additional Curb Detail	River Cobble or Rolled Curb Edge in lieu of Curb, (park / edge side)	
Desired Operating Speed	--	25 mph
Corner Curb Radius	--	13 feet
Travel Lanes	two, 2-way	12 feet
Medians	--	--
Parking Lanes	(park side)	8 feet
Additional Parking Details	parkable gravel shoulder (edge side)	8 feet
Additional Transportation Provision	multi-use trail along creek and park	12 feet
Walkways	sidewalk on creek side	5 feet
Curbside Landscaping	Parkway / bioswale, development side	10-15 feet
Additional Landscaping	Tree planters in gravel shoulders between parking spaces	6 feet minimum
Typical Street Tree Spacing	see section 5.7	30' on center
Typical Street Lighting	single-head column (see section 5.6.16)	150' on center on building side

The Santa Paula Creek Edge Drive and Haun Creek Edge Drive are characterized by a curb, parkway and sidewalk along the developed side of the street, and a greenway on the other side of the street. A multi-use trail is envisioned running through the greenway providing pedestrian and bicycle access to the trail network in the hills.



Typical plan view of the Santa Paula Creek/Haun Creek Edge Drive.



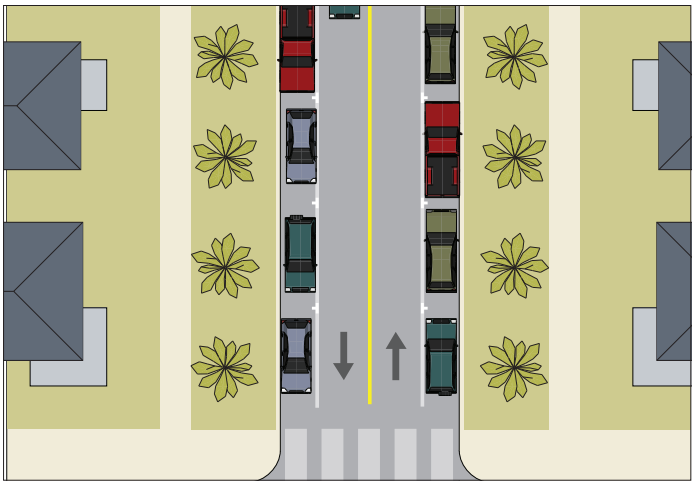
Actual Cross-section for Santa Paula Creek Drive

5.6.11. Palm Avenue

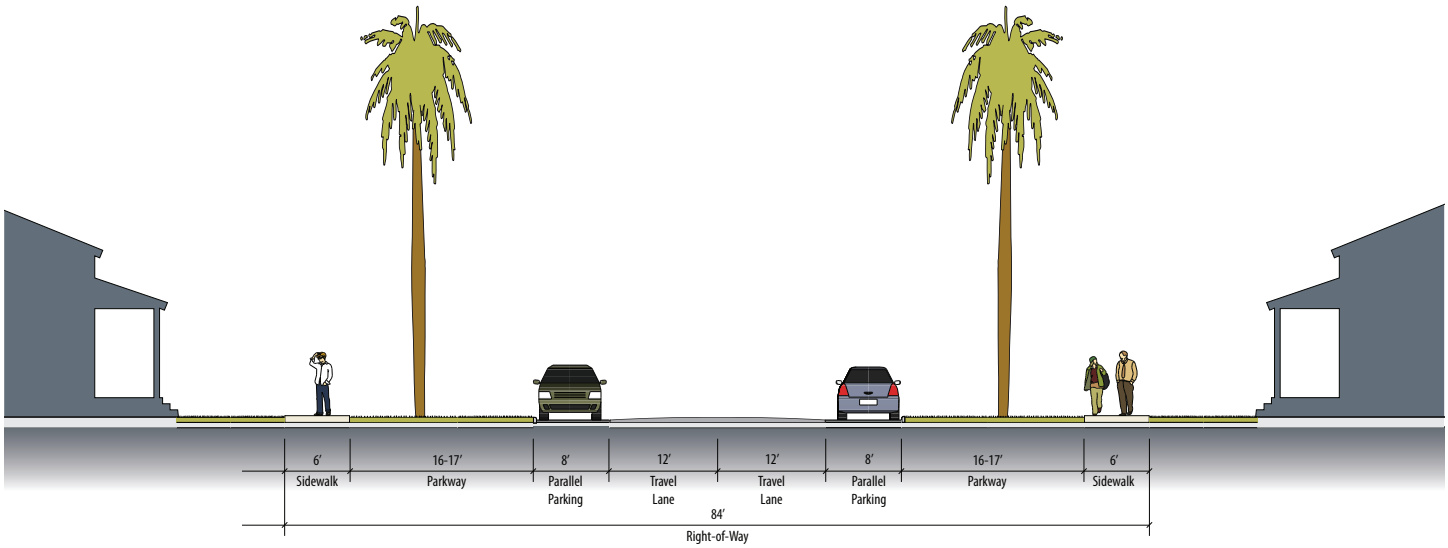
Design Guidelines		
	Notes	Dimension
Street Classification	Residential	--
Right-Of-Way (ROW) Width	--	84 feet*
Curb-to-Curb Pavement Width	--	40 feet
Desired Operating Speed	--	25 mph
Corner Curb Radius	--	10 feet
Travel Lanes	two, 2-way	12 feet
Medians	--	--
Parking Lanes	parallel, both sides	8 feet
Additional Transportation Provision	--	--
Walkways	sidewalk, both sides	6 feet*
Curbside Landscaping	cont. planting with exist. palms	16-17 feet*
Typical Street Tree Spacing	see section 5.7	25′ on center if replaced
Typical Street Lighting	single-head column (see section 5.6.16)	90′ on center, aligned

** Exact dimensions to be determined at the Tentative Map level.*

Palm Avenue is a residential street east of and parallel to Hallock Street. It is lined with higher-density residential buildings. Its wide right-of-way accommodates the existing palm trees as well as wide sidewalks that provide for a comfortable pedestrian route from the Park Blocks to the greenway to the south and east.



Typical plan view of Palm Lane.



5.6.12. Neighborhood Street

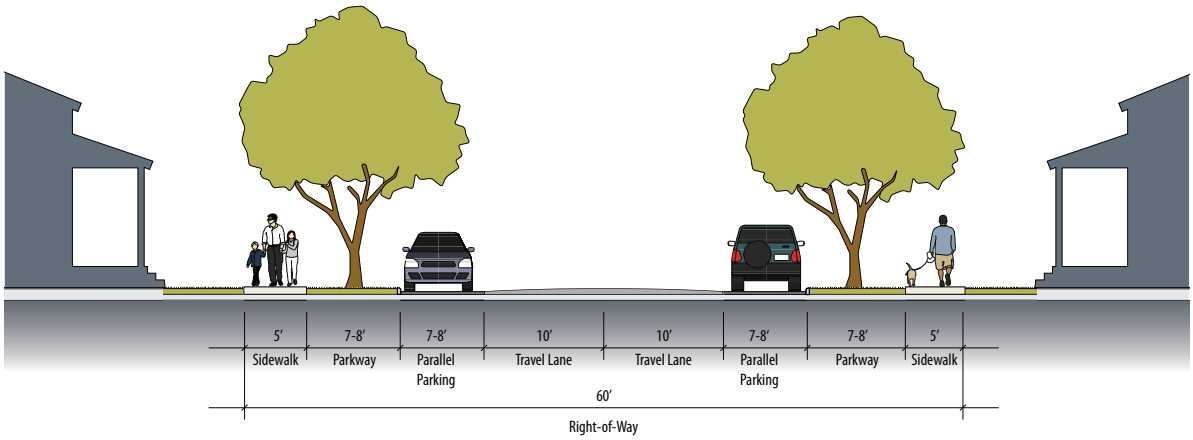
Design Guidelines		
	Notes	Dimension
Street Classification	Residential	--
Right-Of-Way (ROW) Width	--	60 feet*
Curb-to-Curb Pavement Width	--	34-36 feet
Desired Operating Speed	--	25 mph
Corner Curb Radius	--	10 feet
Travel Lanes	two, 2-way	10 feet
Medians	--	--
Parking Lanes	parallel, both sides	7-8 feet*
Additional Transportation Provision	--	--
Walkways	sidewalk, both sides	5 feet*
Curbside Landscaping	continuous parking strip	7-8 feet*
Typical Street Tree Spacing	see section 5.7	30' on center
Typical Street Lighting	single-head column (see section 5.6.16)	150' on center, staggered

** Exact dimensions to be determined at the Tentative Map level.*

Neighborhood Streets are designed for low traffic volumes and traffic speeds of 25 miles per hour or less. Their primary function is to provide local access to adjacent land uses, which vary throughout the area, depending on the location.

Sidewalks and curbside parking are provided on one or both sides. Sidewalks are separated from the curb by parkway strips planted with tree rows in many cases, to shade the sidewalks, to buffer pedestrians from traffic, to provide opportunities for stormwater infiltration, and to help avoid cross-slopes on sidewalks that can present barriers to users of wheelchairs and children's wheeled vehicles.

Artist's rendition of a typical Neighborhood Street.

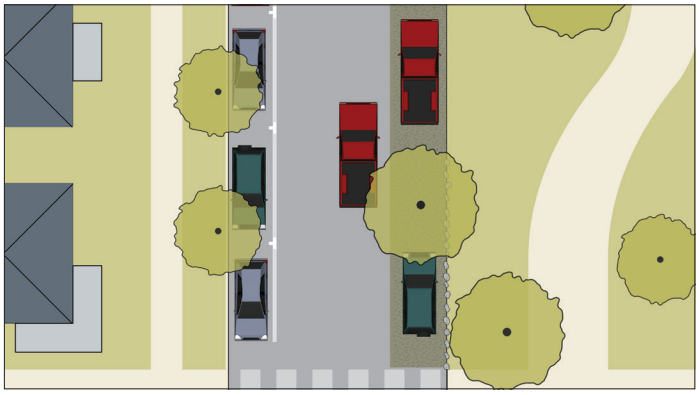


5.6.13. Neighborhood Edge Drive

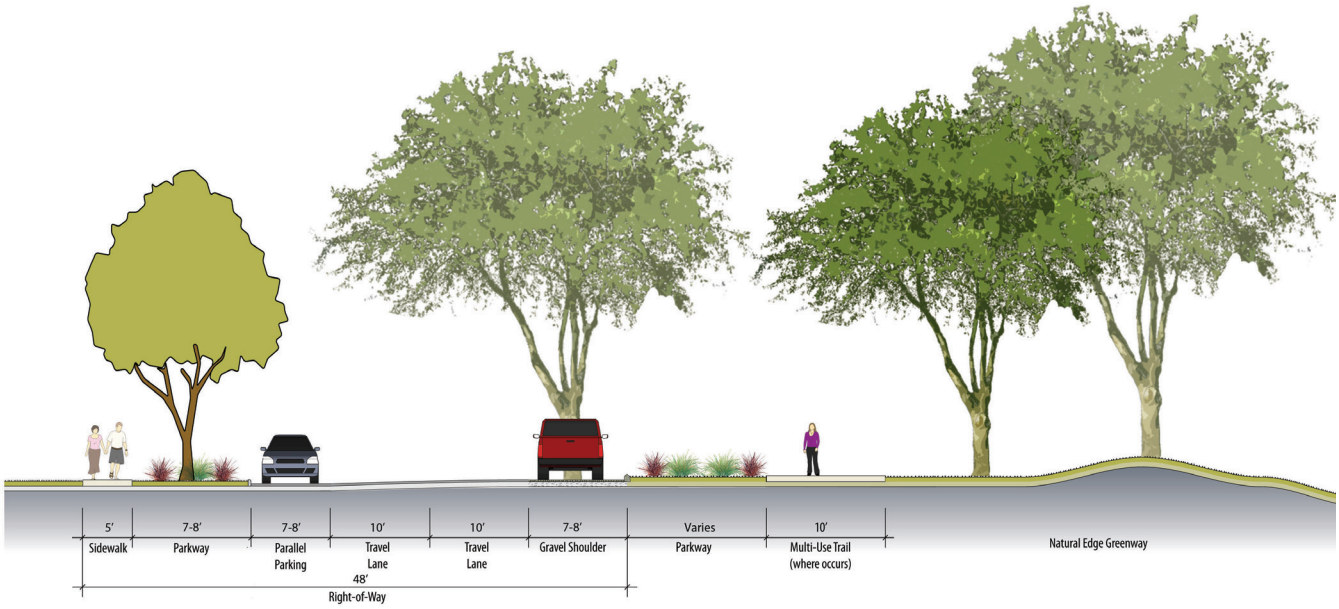
Design Guidelines		
	Notes	Dimension
Street Classification	Residential	--
Right-Of-Way (ROW) Width	--	48 feet*
Curb-to-Curb Pavement Width	across entire street	34-36 feet
Additional Curb Detail	River Cobble or Rolled Curb Edge in lieu of Curb, (edge side)	
Desired Operating Speed	--	25 mph
Corner Curb Radius	--	10 feet
Travel Lanes	two, 2-way	10 feet
Medians	--	--
Parking Lanes	(development side)	7-8 feet*
Additional Parking Details	parkable gravel shoulder, (edge side)**	7-8 feet*
Additional Transportation Provision	multi-use trail along creek and park	10 feet
Walkways	sidewalk on development side	5 feet
Curbside Landscaping	Parkway / bioswale, development side	7-8 feet*
Additional Landscaping	Tree planters in gravel shoulders between parking spaces	6 feet
Typical Street Tree Spacing	see section 5.7	30' on center
Typical Street Lighting	single-head column (see section 5.6.16)	150' on center on building side

* *Exact dimensions to be determined at the Tentative Map level.*
*** Optional*

The Neighborhood Edge Drive is a low speed, low velocity roadway, accommodating local traffic and providing a comfortable route for bicycling or walking. Additional pedestrian and bicycle accommodation is provided by the multi-use trail in the adjacent Greenway.



Typical plan view of Neighborhood Edge Drive.

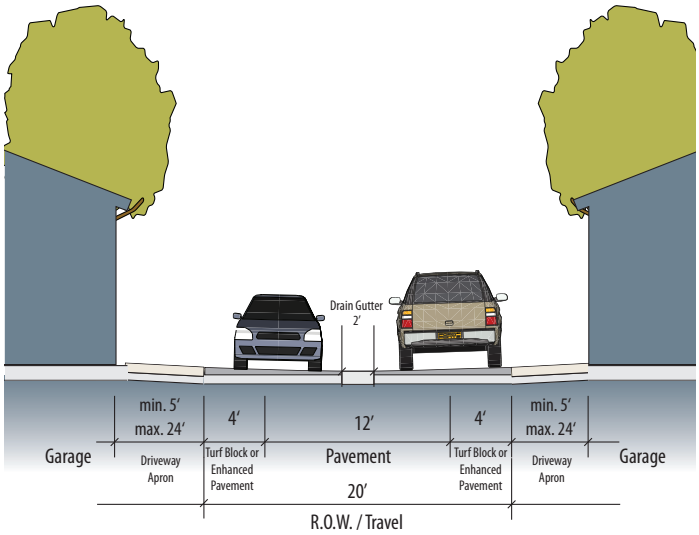


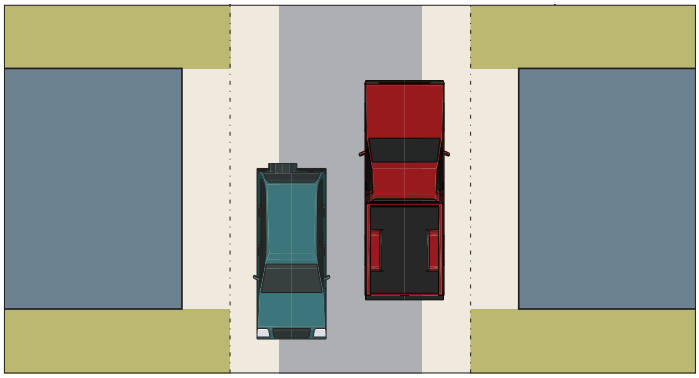
5.6.14. Alley

Design Guidelines		
	Notes	Dimension
Street Classification	Alley	
Right-Of-Way (ROW) Width	--	20 feet
Pavement Width	--	12 - 20 feet
Desired Operating Speed	--	5 mph
Corner Curb Radius	--	--
Travel Lanes	one, 2-way	20 feet
Medians	--	--
Bicycle Access / Provision	--	--
Additional Transportation Provision	--	--
Walkways	--	--
Curbside Landscaping	see section 5.7	--
Street Lighting	Garage-mounted lights	--

Alleys are located in the rear of lots and provide the primary vehicular access to residential property. Garages are oriented to and accessed from Alleys. Garages may be located a minimum of 4 feet from the rear property line and may be set back further to allow for parking in front of the garage (maximum setback: 24 feet). The entire 20-foot alley right-of-way is driveable, however, a four foot strip on both sides may be enhanced pavement. Enhanced pavement may be permeable and can be made of brick, stone or grass pavers, porous concrete, or similar materials. Trash cans, gas and electric meters and other utilities are located in the Alleys.

Illustrative example of an Alley.



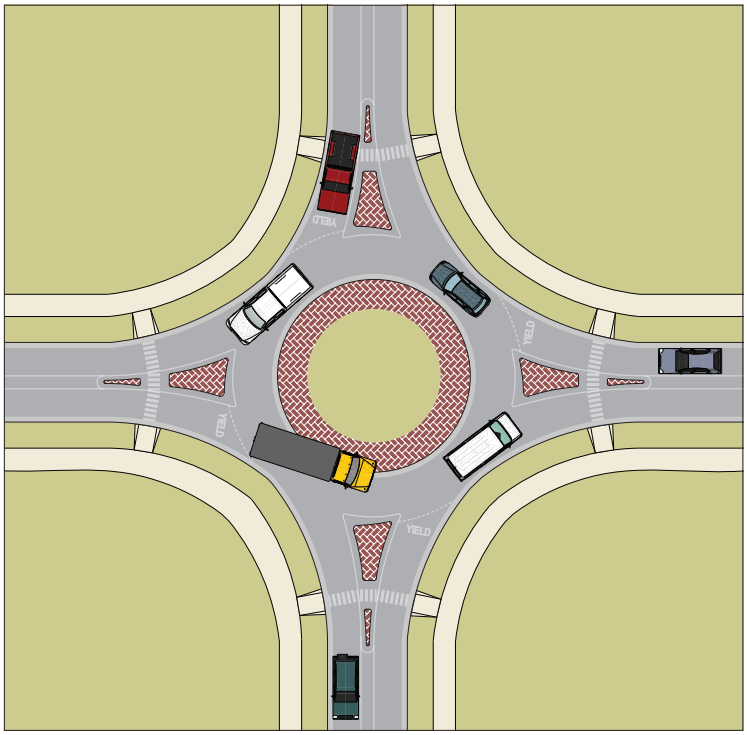


Typical plan view of an Alley.

5.6.15. Roundabout

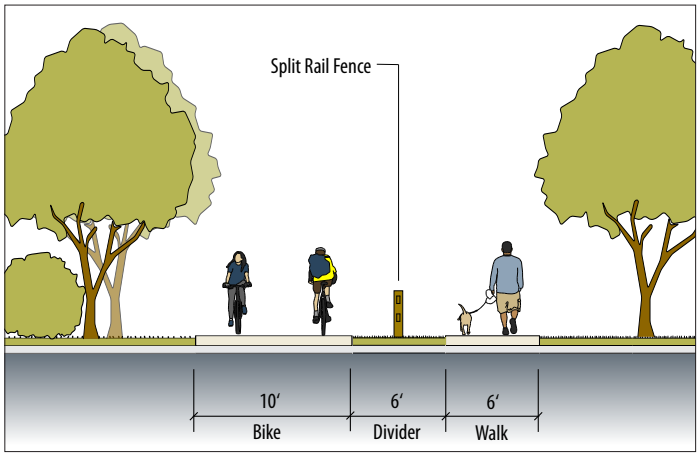
Thoroughfare Design Guidelines		
	Notes	Dimension
Right-Of-Way (ROW) Width	--	varies
Curb-to-Curb Pavement Width	--	varies
Desired Operating Speed	--	15 mph
Corner Curb Radius	--	varies
Travel Lanes	two, 2-way	varies
Medians	--	optional
Parking Lanes	--	--
Additional Transportation Provision	--	--
Walkways	sidewalk, both sides	5 feet minimum
Curbside Landscaping	continuous planting strip	8 feet minimum
Typical Street Tree Spacing	see section 5.7	varies
Typical Street Lighting	Per street standards, none in roundabout	--

Roundabouts are circular intersections whose features include a central island, truck aprons or mountable curbs, a circulatory roadway and splitter islands at each approach. Roundabouts are a safe and efficient traffic calming device which can be used at many of the same locations as traffic signals or stop controls. Roundabouts should be used where physical conditions allow, including approach grades and right of way width. Crosswalks should be located between 1-3 car lengths behind the yield line. A landscaped central island reinforces the geometry, encourages pedestrians to cross at designated crossing locations and helps to integrate the traffic device with the surrounding streetscape. Landscape design, design of the approach road and roundabout may provide visibility of the roundabout from a distance that will allow approaching drivers to see the roundabout in all weather and lighting conditions. Roundabout designs will require a case-by-case study of the design speed, geometry, capacity, existing conditions, and other factors, by the Public Works Director, or designee.



Typical plan view of a Roundabout.

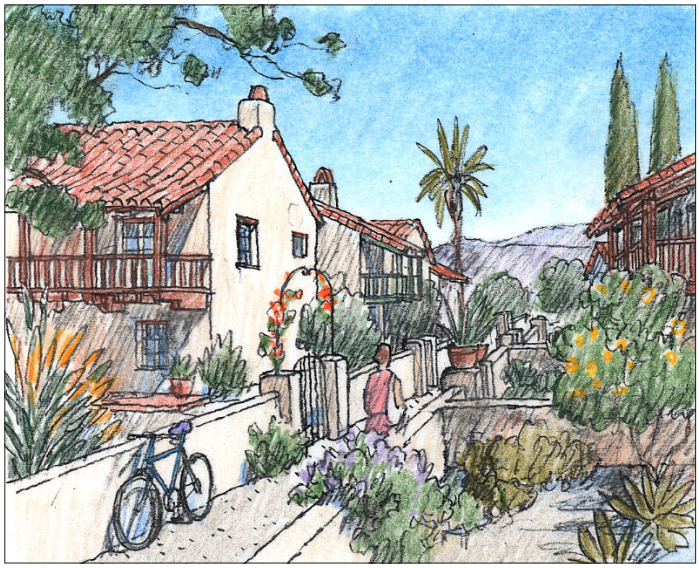
5.6.16. Trail



The trail is either paved or decomposed granite designed for use by pedestrians and/or cyclists. The trail will include a split rail fence to separate adjacent street traffic from trail use.

The trail pathways will meander nearly the entire west and east edges, and portions of the north edge, of the East Area 1 development.

5.6.17. Paseo



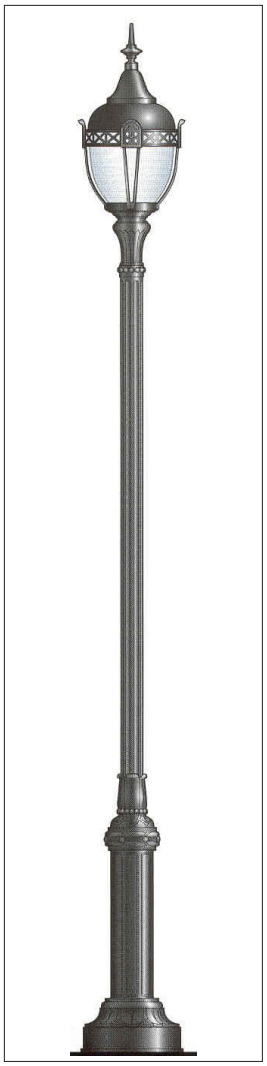
A pedestrian connector that passes between buildings and provides short cuts through long blocks or where the terrain is too steep for a street. Paseos may also connect parking lots in the rear with the building frontages.

5.6.19. Street Lighting Guidelines

Streets and other public spaces throughout East Area 1 may be carefully scaled and detailed for the safety and comfort of pedestrians. The location and scale of street trees, street lights, street furniture, and special accent pavement may be focused on creating comfortable spaces to walk, visit, and rest. Typical streetlights may be of the type illustrated on this page.

Spacing of luminaires shall be dictated by photometric studies performed by qualified consultants.

Recommended pole types include concrete or aluminum poles as manufactured by King Luminaire, Lumec/Philips, or similar. Poles with a distinct base element are recommended. Luminaires should be down-directed, cut-off type to avoid night sky illumination, and provided with high-efficiency lamps - LEDs are recommended.



Single-Head Column

5.7 Landscape Standards

5.7.1 Purpose

A. General requirements. Landscapes should preserve and promote the aesthetic character and value of East Area 1 in the following ways:

1. The landscape – including streets, greens, parks and front yards – should define, unify and enhance the public realm.
2. The landscape should be sensitive to its environmental context and utilize plant species that reduce the need for supplemental irrigation water.
3. Front yards should be landscaped with drought-tolerant plant materials and permanent underground low-flow irrigation systems.
4. Off-street parking should be screened and landscaped.
5. All landscapes should be in accordance with local and State Firescape guidelines, fire safe plant lists, and City of Santa Paula Resolution 3675.

B. Landscape for thoroughfares. Street trees should be consistent with species identified in the Street Tree Plan, Figure 5-5. Large trees with arching canopies should be planted in rows in continuous parkway strips or individual tree wells parallel to the adjacent curb on both sides of the street and in street medians where appropriate. Consistency in tree species and spacing should be used to establish a strong street identity.

C. Community Plant Palettes

1. Hallock Center and Civic District

a. Dominant Trees - 36" box minimum size

Cinnamomum camphora	Camphor Tree
Pistacia chinensis	Chinese Pistache
Platanus a. 'Bloodgood'	London Plane Tree
Washingtionia Robusta	Mexican Fan Palm

b. Background Trees - 24" box minimum size

Magnolia grandiflora	Southern Magnolia
Pinus eldarica	Afghan Pine
Pyrus calleryana	Evergreen Pear

c. Accent Trees - 24" box minimum size

Lagerstroemia indica	Crape Myrtle
Olea europaea'Swan Hill'	Fruitless Olive
Prunus c. 'Krauter Vesuvius'	Purple Leaf Plum
Pyrus calleryana	Flowering Pear

Common area green

Tree-lined street

Open space

2. Neighborhood Palette A

a. Dominant Trees - 24" box minimum size

Arbutus 'Marina'	Hybrid Strawberry Tree
Koelreuteria paniculata	Goldenrain Tree
Pinus canariensis	Canary Island Pine
Pinus pinea	Italian Stone Pine
Pistacia chinensis	Chinese Pistache
Platanus a. 'Bloodgood'	London Plane Tree
Quercus wislizenii	Interior Live Oak
Rhus lancea	African Sumac
Ulmus parvifolia 'Drake'	Evergreen Elm

b. Background Trees - 24" box minimum size

Liquidamber s. 'Festival'	American Sweet Gum
Liriodendron tulipifera	Tulip Tree
Magnolia grandiflora 'St. Mary's'	Southern Magnolia
Pyrun calleryana	Flowering Pear

c. Accent Trees - 24" box minimum size

Cercis occidentalis	Western Redbud
Lagerstroenia indica	Crape Myrtle
Olea europaea 'Swan Hill'	FruitlessOlive
Prunus c. 'Krauter Vesuvius'	Purple Leaf Plum
Pyrus calleryana	Flowering Pear

2. Neighborhood Palette B

a. Dominant Trees - 24" box minimum size

Arbutus 'Marina'	Strawberry Tree
Koelreuteria paniculata	Golden rain Tree
Platanus racemosa	Western Sycamore
Quercus wislizenii	Interior Live Oak
Rhus lancea	African Sumac
Ulmus parvifolia 'Drake'	Evergreen Elm

b. Background Trees - 24" box minimum size

Liriodendron tulipifera	Tulip Tree
Magnolia grandiflora 'St. Mary's'	Southern Magnolia
Pinus eldarica	Afghan Pine
Pyrun kawakamii	Evergreen Pear

c. Accent Trees - 15 gallon minimum size

Cercis occidentalis	Western Redbud
Lagerstroenia indica	Crape Myrtle
Prunus c. 'Krauter Vesuvius'	Purple-Leaf Plum

Drake Elm

Trees in parkway

Median tree planting

Figure 5-4: Master Street Tree Plan

Legend:

- Cinnamomum camphora - Camphora Tree
- Magnolia grandiflora - Southern Magnolia
- Plananus acerfolia 'Bloodgood' - London Plane Tree
- Quercus virginiana - Southern Live Oak
- Washington Robusta - Mexican Fan Palm
- Tipuana tipu - Tipu Tree
- Pheonix canariensis - Existing Canary Island Date Palm
- Ulmus parvifolia 'Drake' - Drake Elm
- Arbutus x Marina - Hybrid Strawberry Tree
- Pyrus calleryana 'Aristocrat' - Aristocrat Pear
- Lophostemon confertus - Brisbane Box
- Pistacia chinensis - Chinese Pistache
- Olea europea 'Swan Hill' - Fruitless Olive Tree
- Lagerstromia indica - Crape Myrtle
- Koelreuteria bipinnata - Chinese Flame Tree
- Jacaranda mimosifolia - Jacaranda

Source: MJS Design Group, Inc, 2014

2. Neighborhood Palette C

a. Dominant Trees - 24" box minimum size

Arbutus 'Marina'	Hybrid Strawberry Tree
Cinnaomoum camphora	Camphor Tree
Koelreuteria paniculata	Goldenrain Tree
Pinus canariensis	Canary Island Pine
Pistacia chinensis	Chinese Pistache
Platanus a. 'Bloodgood'	London Plane Tree
Quercus wislizenii	Interior Live Oak
Rhus lancea	African Sumac

b. Background Trees - 24" box minimum

Liquidamber s. 'Festival'	American Sweet Gum
Liriodendron tulipifera	Tulip Tree
Magnolia grandiflora 'St. Mary'	Southern Magnolia
Pyrus calleryana	Flowering Pear

c. Accent Trees - 15 gallon minimum

Cercis occidentalis	Western Redbud
Lagerstroemia indica	Crape Myrtle
Olea europaea 'Swan Hill'	Fruitless Olive
Prunus c. 'Krauter Vesuvius'	Purple Leaf Plum
Pyrus calleryana	Flowering Pear

4. Parks

a. Trees - 85% 24" box, 15% 15 gallon

Arbutus 'Marina'	Strawberry Tree
Cedrus deodara	Deodar Cedar
Cercis occidentalis	Western Redbud
Cinnamomum camphora	Camphor Tree
Koelreuteria paniculata	Goldenrain Tree
Lagerstroemia indica	Crape Myrtle
Liquidamber s. 'Festival'	American Sweet Gum
Liriodendron tulipifera	Tulip Tree
Magnolia grandiflora	Southern Magnolia
Pinus canariensis	Canary Island Pine
Pinus eldarica	Afghan Pine
Pinus pinea	Italian Stone Pine
Pistacia chinensis	Chinese Pistache
Platanus a. 'Bloodgood'	London Plane Tree
Platanus racemosa	Western Sycamore
Pyrus calleryana	Evergreen Pear
Quercus wislizenii	Interior Live Oak
Rhus lancea	African Sumac
Ulmus parvifolia 'Drake'	Evergreen Elm

Commercial Plaza

Tot lot at park

Active recreation at park

5. Open Space and Transition Lands

a. Trees - 15 gallon minimum size

Aesculus californica	California Buckeye
Heteromeles arbutifolia	Toyon
Platanus racemosa	Western Sycamor
Quercus berberidifolia	Interior Scrub Oak
Quercus lobata	Valley Oak
Quercus wislizenii	Interior Live Oak

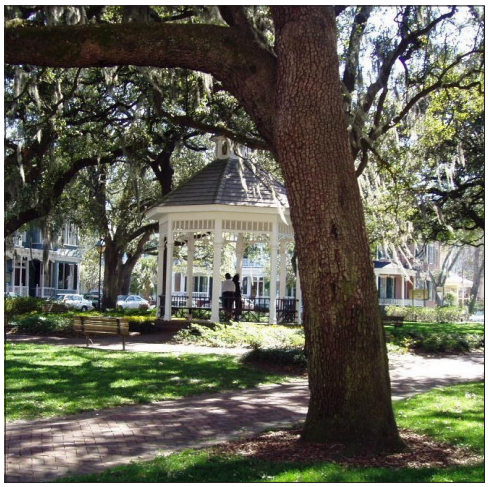
b. Large Shrubs (5′ + Tall) - minimum 1 gallon

Abelia "Edward Goucher"	Glossy Abelia
Baccharis sp.	Coyote Bush
Calyccanthus occidentalis	Spice Bush
Camellia japonica	Japanese Camellia
Ceanothus species	California Lilac
Cotoneaster lacteus	Cotoneaster
Dodonaea viscosa	Hopseed Bush
Escallonia fradesii	Escallonia
Fiejoa sellowiana	Pineapple Guava
Ilex cornuta	Chinese Holly
Juniperus chinensis	Juniper
Ligustrum texanum	Texas Privet
Photinia fraserii	Red-tip Photinia
Pittosporum tobira	Mock Orange
Podocarpus macrophyllus	Yew Pine
Prunus laurocerasus	English Laurel
Rhamnus californica	Coffeeberry
Rhamnis ilicifolia	Hollyleaf Redberry
Viburnum "Spring Bouquet"	Viburnum
Xylosma congestum	Shiny Xylosma

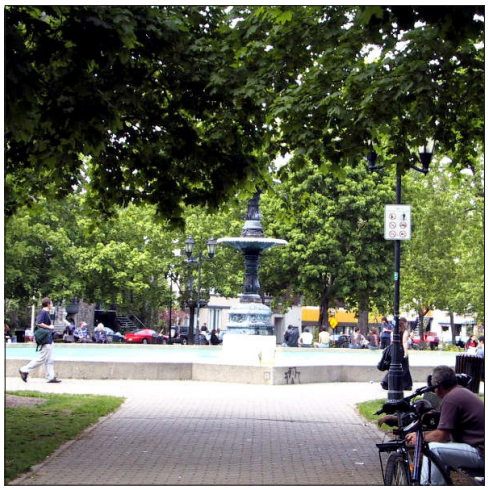
c. Medium Shrubs (3′ – 5′ Tall) - minimum 1 gallon

Azalea species	Southern Azalea
Berberis thunbergii	Japanese Barberry
Buxus japonica	Boxwood
Callistemon 'Little John'	Dwarf Bottlebrush
Camellia sasanqua	Sasanqua Camellia
Ceanothus sp.	California Lilac
Cistus sp.	Rock Rose
Dietes bicolor	Butterfly Iris
Grevellia noelii	Grevillea
Nandina domestica	Heavenly bamboo
Pennisetum rubrum	Red Fountain Grass
Raphiolepis indica sp.	India Hawthorn
Rose sp.	Rose

Parking with permeable paving



Neighborhood green



Plaza

d. Small Shrubs (1' – 3' Tall) - minimum 1 gallon)

Agapanthus africanus	Lily of the Nile
Artemesia sp.	Artemesia
Baccharis "Pigeon Point"	Dwarf Coyote Bush
Ceanothus sp.	Dwarf Ceanothus
Cotoneaster dammeri	Bearberry Cotoneaster
Hemerocallis hybrid	Evergreen Daylily
Heuchera sanguinea	Coral Bells
Juniperus horizontalis	Juniper
Lantana montevidensis	Lantana
Lavendula spp.	Lavender
Liriope gigantea	Liriope
Mahonia aquifolium "Compacta"	Dwarf Oregon Grape
Nandina "Harbor Dwarf"	Dwarf Heavenly Bamboo
Pittosporum t. "Wheeler's	Dwarf"Dwarf Mock Orange
Raphiolepis 'Clara'	India Hawthorn
Rosemarinus prostrata	Dwarf Rosemary
Salvia gregii	Salvia
Santolina rosmarinifolia	Santolina
Zauschneria canum	California Fuchsia

e. Groundcovers and Perennials - minimum 1 gallon or flatted rooted cuttings:

Arctostaphylos sp.	Dwarf Mazanita
Baccharis "Twin Peaks"	Dwarf Mazanita
Coprosma "Verde Vista"	Coprosma
Gazania sp.	Gazania
Hypericum calycinum	St. Johns Wort
Iris douglasiana	California Iris
Juniperus confeta	Shore Juniper
Myoporum pacificum	Myoporum
Trachelospermum jasminoides	Star Jasmine

f. Vines (minimum 1 gallon):

Campsis radicans	Blood-Red Trumpet Vine
Clytostoma sp.	Violet Trumpet Vine
Ficus pumila	Creeping Fig
Lonicera japonica	Japanese Honeysuckle
Parthenocissus quinquefolia	Virginia Creeper
Parthenocissus tricuspidata	Boston Ivy
Rosa sp.	Climbing Rose
Wisteria sinensis	Wisteria

g. Turf (seeded or sodded)

Water conserving tall-type fescue

Parks: GN 1 hybrid bermuda

6. Open Space Slopes

a. **Shrubs** -1 gallon minimum size

Arcotostaphylos spp.	Mazanita
Baccharis spp.	Coyote Bush
Calyccanthus occidentalis	Spice Bush
Ceanothus cuneatus	Buckthorn
Cercis occidentalis	Western Redbud
Fremontodendron californicum	Flannel Bush
Heteromeles arbutifolia	Toyon
Lupinus albifrons	Bush Lupine
Mahonia spp.	Oregon Grape
Quercus berberidifolia	Interior Scrub Oak
Rhamnis californica	Coffeeberry
Rhamnus ilicifolia	Hollyleaf Redberry

7. Creek Edge Conditions

a. Trees -15 gallon minimum size

Aesculus californica	California Buckeye
Junglans californica	Black Walnut
Populus fremontii	Fremont Cottonwood
Quercus wislizenii	Interior Live Oak

b. Shrubs - 1 gallon minimum size

Arcotostaphylos man. 'Dr. Hurd'	Dr. Hurd's Manzanita
Arcotostaphylos 'Green Supreme'	Green Supreme Bearberry
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Bush
Berberis aquifolium	Mahonia
Berberis a. var. repens	Creeping Mahonia
Ceanothus species	Ceanothus
Cercis occidentalis	Western Redbud
Epilobium canum	California Fuschia
Fremontodendron californicum	Flannel Bush
Heteromeles arbutifolia	Toyon
Lonicera hispidula var. vacillans	Pink Wild Honneysuckle
Muhlenbergia rigens	Deergrass
Ribes aureum	Golden Current
Ribes sanguinium	Red-Flowering Current
Rosa californica	California Wild Rose
Rubus ursinus	California Blackberry

8. **Community Olive Groves.** Privately Maintained by the Landscape Maintenance District

   a. Grove:

   Olea europaea 'Swan Hill' – Olives planted at 20' on-center

   b. Background Trees:

Pinus eldarica	Afghan Pine
Pinus halepensis	Aleppo Pine
Populus italica	Lombardy Poplar
Pyrus calleryana	Flowering Pear

   c. Complimentary Shrubs:

Lavendula spp.	Lavender
Ornimental Non-Invasive Grasses	Grasses
Prunus caroliniana	Carolina Laurel Cherry
Rosemarinus prostrate	Dwarf Rosemary

9. **Community Grape Vineyard.** Privately maintained and installed and managed by a specialty Contractor.

10. **Prohibited Plants.** The following plants are prohibited since they are inconsistent with the planting scheme.

Aegilops triuncialus
Ailanthus altissima
Atriplex semibaccata
Brassaia nigra
Broussonetia papyrifera
Carprobrodus edulis
Centayrea species
Cortaderia selloana
Cynara cardunclus
Cynara skolymus
Cynondon dactylon
Cytisus
Delairea odorata
Foeniculum vulgare
hedera helix
Leontodon taraxacoides
Lolium species
Melilotus spp.
Mesembryanthemum nodiflorum
Oxalis pes-caprae
Picris echiodeso
Rhynchelytrum repens
Ricinus communis
Salsola salina

Silybum marianum
Spartium junceum
Tribulus terrestris
Tamarix spp.
Xanthium strumarium

D. Front Yard Landscapes. Planting in yard areas fronting on streets shall be appropriate to the scale, orientation, and purpose of the yard. Front yards must contribute to distinctive streetscapes throughout the residential portions of the community. Landscaping, hardscaping, and low walls or fences that are built adjacent to the streets will define the character of the various neighbor hoods within the community. Appropriate materials and designs for specific frontage yard types are listed below.

- Landscapes of drought tolerant and California native plant materials are encouraged.
- Lawn / Turf should be kept to a minimum and generally reserved for areas intended for active play.
- Shrubs and ground covers must be planted at the foundation of the building facade.
- 50% of the yard may be hardscape that may be designated access to the garage and for guest parking, front walks and courtyards. Hardscape may include brick, stone, in terlocking concrete pavers, textured concrete and/or impressed patterened concrete. The balance of the yard must be landscaped. Hardscape may be used for driving and parking of automobiles.

1. **Single Family Front Yards:** Drought tolerant groundcover and massed native shrubs and perennials are recommended between the building and the sidewalk. Rock and hardscape accents and limited turf areas may also be included. At facades, low shrubs and/or ground cover must be planted against the facade. At garden walls, low shrubs and wall vines, or taller shrubs or hardy perennials, should be planted against the wall.

2. **Single Family Attached Front Yards:** Turf, groundcover, and low shrubs may be planted in the area between the buildings and the sidewalk, but should not exceed fifteen feet in width. Shrubs must be massed or configured as maintained hedges. Three shapes, sizes and types must be planted as buffers and as definers of the edge of the private space, but at all times should be in proportion to the height and mass of the building facade.

E. Fuel Modification Measures. Fire-safe landscapes should reduce the chance of ignition. If ignited, they should minimize the amount of heat generated and the ability to transmit fire to structures. A fire safe landscape that incorporates horizontal and vertical separation between plants minimizes the transmission of fire from plant to your home.

Refer to the Ventura County Fire District Fire Hazard Reduction Program for a Plant Reference Guide and Prohibited Plant List.

5.8 Historic Features

To reinforce the EA1SP's connection with local tradition and history the following historic features are identified to be retained (see Figure 5-5 for locations):

1. The Well House, Park Avenue

2. The Packing House, 18245 East Telegraph Road

3. The Palm Trees, along both sides of Padre Lane

Structures To Be Preserved In Situ:

1. **The Well House.** Retain and rehabilitate the well house in situ within a proposed open space. Rehabilitate the well house for public use. The rehabilitation of the building must conform to the Secretary of the Interior's Standards for Rehabilitation.

2. **The Packing House.** Retain and rehabilitate the packing house in situ. The rehabilitation of the building must conform to the Secretary of the Interior's Standards for Rehabilitation.

Landscape Features To Be Preserved In Situ:

3. **The Padre Lane Palm Trees.** To the greatest extent possible retain the palm trees in situ to preserve a distinctive component of the ranch which is visible from East Telegraph Road. The palm trees must be incorporated into continuous planting strips. If the trees require removal for health and safety reasons, their condition must be evaluated by a certified arborist before their removal. Selective tree removal to accommodate cross streets is permitted.

Structures To Be Removed:

4. **The Barn.**

5. **The Superintendent's House.**

Figure 5-5: Historic Features

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6.1 Design Guidelines Overview

6.1.1 Design Objectives and Intent

The purpose of this section is to provide design guidelines for review and approval by the Director of individual projects for all buildings, structures and attendant site improvements proposed for construction within the Specific Plan Area.

As described in Chapter 2, development within East Area 1 neighborhoods will be characterized by a diverse range of well-designed housing types and well landscaped walkable neighborhood streets. These Design Guidelines identify the most important design considerations in achieving that goal.

The key to well-designed housing on walkable neighborhood streets is the design of the building frontages, front yards and streetscapes. Accordingly, these are the primary focus of these design guidelines. The main design elements that will compose the streetscape of East Area 1 include:

- **Well composed building facades** with windows overlooking the street and a pedestrian-scale main entry welcoming visitors, whether single family homes and small multi-family buildings in the neighborhoods, or larger multi-family buildings, neighborhood shops, and institutional buildings in the Hallock Center and Civic District.
- **Beautifully landscaped front yards** of each individual building and lot, as well as collectively of all the buildings along each street, whether the front yards and driveways of homes in the neighborhoods, or front yards and shopfronts in Hallock Center and the Civic District.
- **The landscape of streets** themselves – whether wider streets with trees in planters or parkway streets in the Hallock Center, the Civic District and along neighborhood avenues, or narrower streets and lanes of more varied designs throughout the neighborhood.

It is envisioned that working within the parameters established by these guidelines, a wide and interesting variety of architecture, landscape, and street configurations will be developed, unified by a few simple design principles:

- **Streetscapes should be richly landscaped,** integrating street and front yard plantings with architecture and site design, providing shade for pedestrians and distinctive and valuable addresses for each property.
- Every building frontage should have **clear, attractive front entries** that welcome the visitor from the street.
- Building facades and frontages should **emphasize the human scale**, managing and balancing larger elements – such as garage doors and driveways – with human-scale design elements such as front walks, forecourts, porches, balconies, trellises and other building and site design elements.

6.1.2 Organization of Design Guidelines.

To provide an organized set of recommendations for applying these principles to the design of each building and lot – while allowing and encouraging creative design of each type of housing that may be proposed for East Area 1 – these Guidelines are organized as described below.

These are recommendations (guidelines) not standards, and they by no means represent all design possibilities for making high quality neighborhood frontages, but they do identify the key considerations that should be taken into account when designing new streets and housing for the neighborhoods and districts of East Area 1.

- **Neighborhood Design Guidelines (Section 6.2)**

  This section provides general guidelines regarding site organization, building massing, and frontage design for pedestrian-oriented neighborhoods.

- **Hallock Center and Civic District Guidelines (Section 6.3)**

  This section provides general guidelines regarding site organization, building massing, and frontage design for the Hallock Center and the Civic District.

- **Architectural Design Guidelines (Section 6.4)**

  This section provides general architectural guidelines, with recommendations for building materials, configurations and detailing of walls, doors and windows, roofs, and architectural elements.

6.2 Neighborhood Design Guidelines

6.2.1 Site Design and Massing Guidelines

A. Introduction. The lot organization and massing design of the homes within the neighborhoods will create streetscapes of varying pattern and character, but which are consistently attractive, comfortable neighborhood spaces for walking, playing, bicycling and visiting with neighbors. This section provides design guidelines to help ensure that the architecture of the homes, landscaping of the front yards, and the design and landscaping of the streets themselves are balanced, coordinated and integrated to achieve this objective.

B. Design Guidelines for Frontage Composition. Garages and drives – given their large size relative to front doors and pedestrian walks – have the potential to dominate the streetscape and disrupt pedestrian movements along the street or from the street to the front doors of homes. On wider lots it is relatively simple to avoid such disruptions, and as lots get narrower greater design finesse is required to retain a balance in favor of human scale architecture and frontages.

The following basic design principles inform these guidelines, which have been prepared to help ensure such a balance:

1. Visitor access and entry – front doors and the walks and frontage spaces leading to them from the street – should be given as much, or more, emphasis than vehicular access and entry.
2. Driveway pavement should be as narrow as practical and carefully integrated into the front yard design.
3. Portions of front yards not occupied by driveways, should be carefully landscaped in ways that welcome visitors – and or create useful outdoor play or activity areas for the residents – and help to de-emphasize views of driveway pavement for passing pedestrians.
4. The massing and composition of homes should de-emphasize garage doors and balance them with human-scale architectural elements, such as porches, balconies, entry courts and dooryards.
5. When garage doors are located close to the street – and/or comprise a significant percentage of the facade width – their design, materials and detailing should make them an integral and contributing element to the architecture of the home.

C. Balancing Pedestrian and Vehicular Access. The guidelines of this section are organized by a number of basic lot configuration scenarios, of which there are no doubt many variations, combinations and hybrids. The aforementioned design principles apply to the following scenarios.

- **Garage Back (see Section 6.2.2.1).** This configuration naturally emphasizes the front door and entry by pulling it close to the street and naturally de-emphasizes the larger garage door by pushing it back.
- **Garage Forward – Front Access (see Section 6.2.2.2).** This configuration requires careful attention to the front door entry spaces to ensure that they are not overshadowed by the larger, closer garage. A number of techniques for emphasizing the visitor entry and balancing the garage with other architectural elements are illustrated and recommended.
- **Garage Forward – Side Access (see Section 6.2.2.3).** This configuration turns the garage to the side, in most cases generating an entry drive through which visitors approach the front door. Design and detailing of that drive as an "entry court" is recommended, as is the provision of balconies or arcades to add human scaled elements to this court.
- **Garage Rear - Front or Side Access (see Section 6.2.2.4).** This configuration places the garage at the rear of the lot, which not only allows the front yard to be almost entirely devoted to visitor entry and resident use, it also enables the provision of a second dwelling unit over the garage.
- **Garage Rear - Alley Access (see Section 6.2.2.5).** Similar to the previous configuration, this configuration places the garage at the rear of the lot, but with access from the alley, enabling the front yard to be entirely devoted to visitor entry and resident use. It also enables the provision of a second dwelling unit over the garage.
- **Hillside Lots (see Section 6.2.2.6).** Sloping lots, some on sloping streets, offer unique opportunities for massing houses and providing access for pedestrians and cars along these frontages.

Garage back: Covered front entry porch prioritizes human/visitor entry. (See Section 6.2.2.1)

Garage rear: Front entry porch and porte cochere. (See Section 6.2.2.4)

6.2.1.1 Garage Back

A. Description. This configuration applies primarily to single family homes – and potentially also to duplexes – with front door located closer to the street than the garage. In this situation, balancing the appearance of vehicular entry and pedestrian entry is simpler, but close attention should still be paid to emphasizing visitor entry. This scenario more naturally emphasizes the main entry of the home by bringing it forward, so fewer offsetting design elements may be needed to complete the composition.

B. Design Guidelines.

1. Emphasize the front entry to the home with architectural elements such as porches, stoops or balconies. Consider Define the entry yard should be well defined and landscaped to extend a welcoming gesture to the street.
2. Large-scale elements over garage doors – including balconies, projecting rooms and double or triple windows – help balance that facade composition.
3. Simple restrained massing is recommended rather than the alternative technique of adding many small gables and projections.
4. Where practical, a pair of one-car garage doors rather than a single double door can improve the scale of the facade. Double garage doors can also be simply designed to mimic the scale of a pair of single doors.

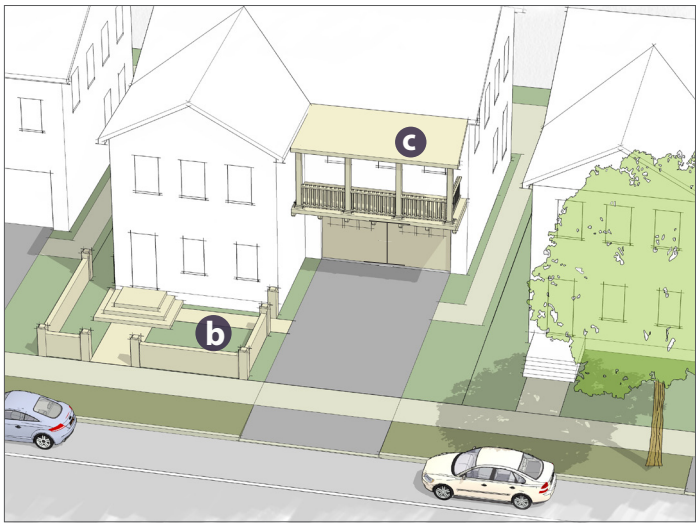
Front porch and garage door designed with panels and small windows.

Garage is scaled back, both in mass and location, related to the nicely-massed front facade of the home, which includes a covered stoop entry.

Front porch and single (or tandem) car garage.

Front porch and 2-car garage, with garage doors colored to match architectural composition of the home.

Porch and entry on 50' lot.



Dooryard, entry stoop, and projecting balcony on 50' lot.

Dooryard and overhang elements on 50' lot.

Projecting garage with Mediterranean architecture on 50' lot.

KEY

Garage recessed back from house entry.

- **a** Entry Porch / Stoop (covered), 6'- 8' depth
- **b** Dooryard or Entry Court with low fence or wall
- **c** Projecting architectural element
- **d** Single doors separated by column

6.2.1.2 Garage Forward - Front Access

A. Description. This configuration applies primarily to single-family homes – and might also apply to duplexes – where the garage is closer to the street than the front entry of the residence(s) and faces the street. In general, the Garage Back configuration is preferable to this one.

B. **Design Guidelines.**

1. Provide architectural and site design elements that bring the pedestrian entry visibly forward to balance the scale and appearance of the garage and drive. These generally include front or side porches, and/or front or side entry courts.
2. Locate street-facing garages in two-story buildings, with windows and strong architectural elements above, around or beside the garage doors to help balance their scale. Any potential scale benefits of "scaling down" the garage to a single story element are lost when that small facade is dominated by a garage door.
3. Consider using one or two single-bay garage doors rather than a single two-car door. Street-facing three-car garages are discouraged.
4. Garages may be set back approximately 10 feet with no parkable driveway to allow the front entry of the home to be closer to the street. In such cases, visitors may park on the street in front of the garage, replacing one of the temporary parking spaces that would otherwise have been provided on the driveway.

Enclosed entry court and landscaping balances human / visitor entry with vehicular entry. Enhanced paving material of parking apron contributes with the facade composition.

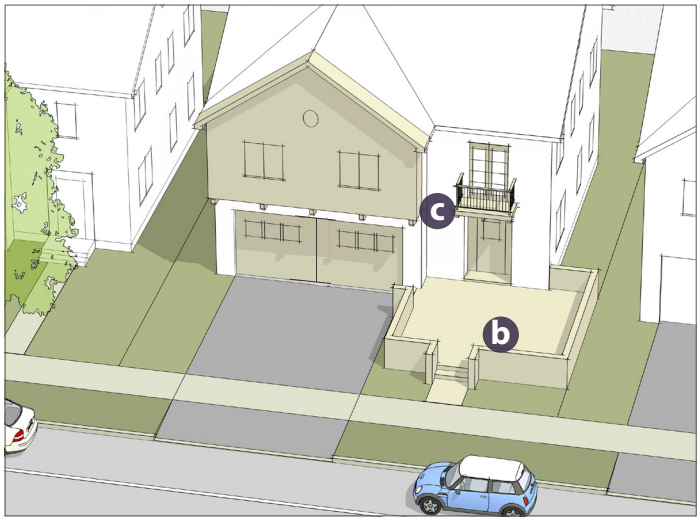
Balcony over garage with side access entry court to left. Single garage doors contribute to the architectural composition of the home.

Balcony over single garage door, porch entry (on 25' wide lot)

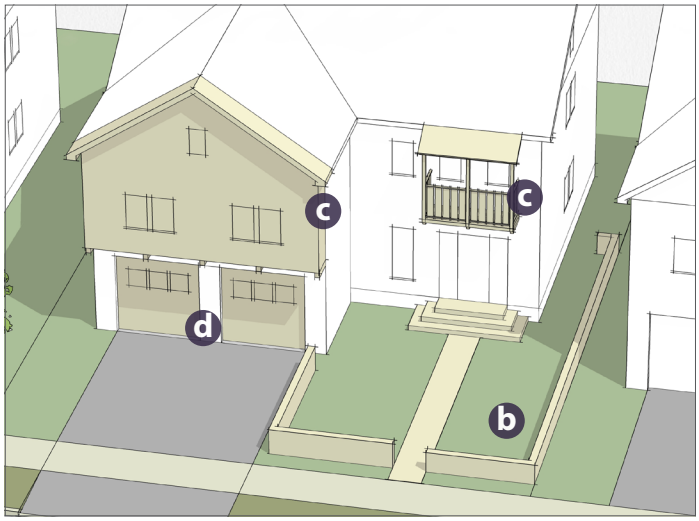
Recessed balcony above garage, and elegant garage door

Single garage, with covered porch and entry walk (on 25' lot)

Double garage, balcony, side entry court on 30-35' lot



Double garage, with projecting gable and dooryard on 40-45' lot



Double garage, balcony, side entry court on 30-35' lot

KEY

Garage recessed back from house entry.

- **a** Entry Porch (covered), 6'- 8' depth
- **b** Dooryard or Entry Court with low fence or wall
- **c** Projecting architectural element
- **d** Single doors separated by column
- **e** Enhanced Garage Door Material

6.2.1.3 Garage Forward - Side Access

A. Description. This configuration applies exclusively to single-family homes, generally on lots wider than 55 feet, and includes a garage with doors facing the side yard rather than the street. This helps to minimize the visual dominance of garage doors in the facade composition of the house, and can generate a pleasant forecourt for the house.

B. Design Guidelines.

1. Conceive of the driveway/backout area as a forecourt for the home – which it almost invariably is, since pedestrian approach the front door is through that space – and its design should include some form of enhanced pavement and low enclosing landscaping or a wall near the street.

2. Set back the garage at least 10 feet, and design the entry drive from the street to the court to be as narrow as practical.

3. For two-story garage masses, one significant architectural element – such as a trellis, balcony or projected rooms – is recommended over the garage door(s) to help balance the garage door and reinforce the appearance of the garage court as a forecourt for the home.

4. A garage for a third car may be provided at the rear of the garage court – facing the street and adjacent to the front entry to the home. That façade should be carefully designed to balance the scale of the garage door and the main entry. Because the front door is surrounded by garages in this configuration, it is especially important that the design of the garage doors themselves be integrated with and contribute to the architecture of the house.

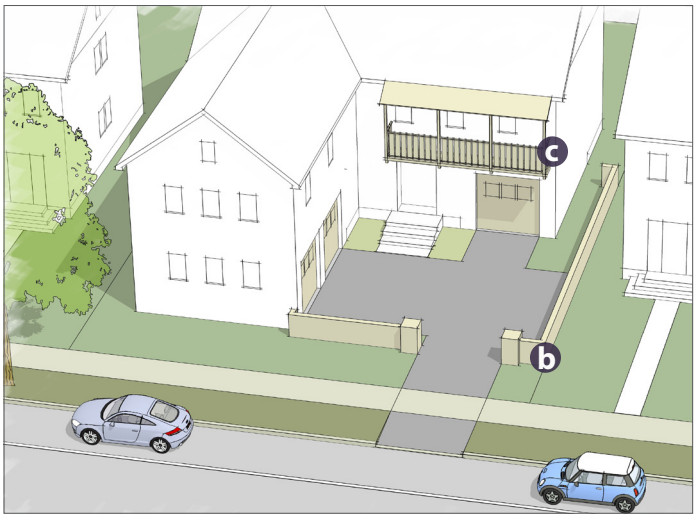
5. Provide street facing windows or other architectural elements in the street-facing facade of the garage, so that a blank wall does not face the street.

6. Side access garages – except perhaps on corner lots, where garages toward the rear of the lot may be accessed from the side street – are not recommended on lots less than 55 feet wide.

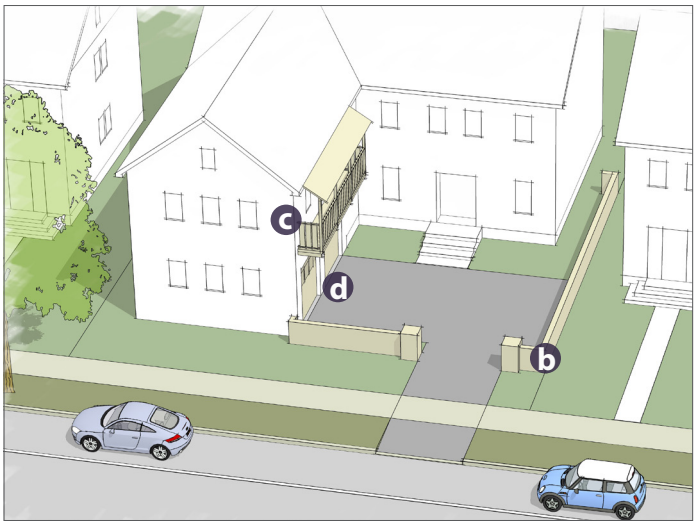
Two car garage rotated 90 degrees to street; third garage faces street

Garage forward - second floor porch over single garage doors

Two car garage rotated 90 degrees to street; large porch entry



Side Access: Dooryard parking court and projecting elements



Side Access: Dooryard parking court and projecting elements

KEY

Garage recessed back from house entry.

- **a** Entry Porch (covered), 6'- 8' depth
- **b** Dooryard or Entry Court with low fence or wall
- **c** Projecting architectural element
- **d** Single doors separated by column
- **e** Enhanced Garage Door Material

6.2.1.4 Garage Rear - Front or Side Access

A. Description. This configuration is applicable to single family houses on wider lots – generally over 55 feet – and may also apply to multi-family housing of many types where parking is located behind the building. This scenario enables a wide range of front yard design options. A drive from the street along one side of the lot provides access to a garage toward the rear of the house or lot. In the case of multi-family types the side drive may provide access to rear parking lots, carports or garages. This configuration can yield very attractive streetscapes, and when applied to single-family homes can provide very pleasant side yard areas for play or other outdoor activities. This scenario very naturally emphasizes the façade and main entry. The following guidelines apply to the site planning, architecture and front yard design of this scenario.

B. Design Guidelines.

1. Set the garage back 40 feet or more from the frontage line, with a narrow driveway leading from the street to the garage. Narrow bands of landscaping are recommended on either side of the driveway, and may be provided down the middle as well between the wheels of the vehicles.
2. Design driveways to be no wider than 10 or 12 feet.
3. For garages that house 2 or more cars, the driveway pavement may widen directly in front of the garage to provide back out and maneuvering area.
4. Garage doors may face toward the street, although side-access garages may also be provided on very wide lots, sharing back out and maneuvering room with the front-facing garage.
5. A porte-cochere over the driveway near the front of the house may be provided as an attractive way to emphasize the architecture of the façade, and to enclose the side drive space as a semi-private outdoor space for the home. This area may also be fenced and gated, providing a very safe area for small children to play.

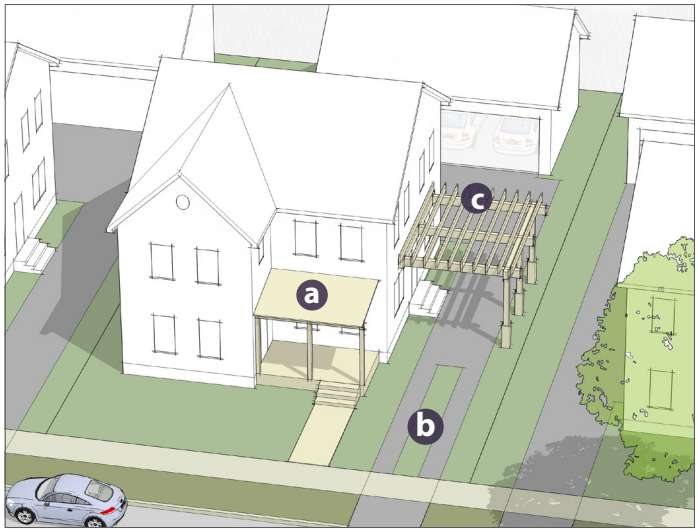
Split drive track reduces drive dominance

Porte cochere at side of house frames drive to garage

Alley Loaded Garage with Rear Yard Unit above

Garage Rear with porte cochere and dooryard

Porte cochere a classic covered porch entry



Garage Rear with porte cochere pergola and front porch

KEY

Garage recessed back from house entry.

- **a** Entry Element
- **b** Split-paving drive with landscape strip
- **c** Porte Cochere
- **d** Enhanced Garage Door Material

6.2.1.5. Garage Rear - Alley Access

A. Description. This configuration is applicable to single family houses on wider lots – generally over 55 feet – and may also apply to multi-family housing of many types where parking is located behind the building. This scenario enables a wide range of front yard design options. A drive from the street along one side of the lot provides access to a garage toward the rear of the house or lot. In the case of multi-family types the side drive may provide access to rear parking lots, carports or garages. This configuration can yield very attractive streetscapes, and when applied to single-family homes can provide very pleasant side yard areas for play or other outdoor activities. This scenario very naturally emphasizes the façade and main entry. The following guidelines apply to the site planning, architecture and front yard design of this scenario.

B. Design Guidelines.

1. Alley-accessed parking may be provided in a garage, carport, uncovered, or any combination of the above.
2. Open parking and carport parking should be screened from the view of the street, especially on the side-street side of corner lots.
3. Parking should be set back five feet from the alley right-of-way in order to provide sufficient back-up space from parking on the opposite side of the alley.
4. Rear yard fences along the alley should also be setback at least five feet from the alley to provide sufficient back-up space from parking on the opposite side of the alley and to provide some space for landscaping.
5. Habitable space – including second residential units – may be located above or adjacent to the garage and:
   - Alley-facing view windows are strongly recommended to provide eyes on the alley space and enhance security.
   - Alley-facing balconies or bay windows may also be provided for this purpose.

Alley-Accessed Garage: Two-car garage with apron and alley landscaping.

Alley-Accessed Garage: Two-car garage for primary residence and uncovered space for Second Unit.

Alley-Accessed Garage: Two-car garage for primary residence and one-car garage for Second Unit.

6.2.1.6. Hillside Lots

A. Description. In addition to the guidelines in the previous sections, which also apply to lots on sloping terrain, the following guidelines suggest specific strategies for houses on hillside lots.

B. Design Guidelines.

1. Front yards should connect from the street to the front entry, whether that entry is above or below the street.
2. Garages may be accessed at street grade, or by way of driveways that slope either up or down.
3. Lots that slope from side to side offer the opportunity to access the garage from the low side of the lot, in many cases allowing the garage to be below the ground living floor of the home and the front door of the home accessed directly from the street on the high side of the lot.
4. When the garage is located below the main living floor, a tandem garage and service spaces may occupy that lower level.

Garage at street level on lot that slopes up to rear. Front yard is elevated with stairs leading to front door.

Home takes advantage of the lots sloping terrain to tuck forward-facing garage into the basement level, screened by a projecting balcony above.

Front-access garage entered at low side of lot, with living room facing front yard.

Garage court entry on downhill corner lot.

6.2.2 Neighborhood Housing Types

6.2.2.1 Houses, Duplexes, Triplexes, Quadplexes

A. Description. The following guidelines apply to the site planning, architecture and front yard design for lots that provide access to on-site parking from the rear alley. Such access enables high quality frontages and high "curb appeal" while delivering development intensities that provide as little as 10 feet of frontage per residence.

B. Design Guidelines.

1. Design small multi-family building types to be compatible in scale and character with houses.
2. Provide direct access from the street – or from a shared entry court, entry garden or "rosewalk" – to the front entry of each unit in order to provide each unit with a clear address. Multiple upper floor units may share an internal or external stair.
3. These building types are generally limited to 2 stories, but may be up to 2 1/2 stories, with third floor space located within the second story roof mass, expressed by two-story eaves and dormers.

Alley-loaded single family houses with porch frontages and side yards.

Alley loaded quadplex with common front porch to 4 unit entries.

Alley-loaded single family houses with raised front yards and covered entries.

An alley-loaded triplex, with units accessed from both the side street and fronting street.

6.2.2.2 Townhouses

A. Description. These product types are attached dwellings that each have their own frontage.

B. Design Guidelines.

1. To provide each unit with a clear address, direct access from the street – or from a shared entry court, entry garden or "rosewalk" – to the front entry of each unit is recommended.

2. Depending on the context, town houses may be massed as "house-form" buildings for compatibility with nearby houses – recommended for the Central Neighborhood Area – or as "block-form" buildings for compatibility with nearby apartment buildings or mixed-use buildings – recommended for the Hallock Center Area.

3. Such attached dwellings – if provided with a flexible ground floor space with larger windows fronting the street – may be suitable for live-work (or "flex") occupancy, with the ground floor either occupied by a small business or used as an integral part of the residence. In such cases, more hardscape can be provided within the front setback to emphasize the business use, if so desired. This type is recommended for the Hallock Center Area only.

House-form townhouses with porch frontages.

House-form townhouses fronting a shared entry garden or "rosewalk", with small porches defining the entry to each residence.

House-form townhouses with dooryards and balconies.

House-form townhouses with overhanging second story balconies and step-up entries.

6.2.2.3 Apartment Buildings and Courtyard Buildings

A. Description. Apartment buildings and Courtyard Buildings in the Neighborhood contain more than four dwellings and are massed and designed as house-scale buildings. Courtyard Buildings are a group of attached or detached dwelling units arranged to share one or more common courtyards, with pedestrian visitor access taken from the courtyard, Primary Street, and/or Side Street. The courtyard is intended to be a semi-public outdoor area that is visible from and accessed from the Primary Street.

B. Design Guidelines.

1. Each building should have a clear front entry from the street, which may lead to the dwellings inside by way of a courtyard, garden, or lobby and corridors.
2. Visitor parking – ideally on the street – should be conveniently located near the entry.
3. Resident parking should generally be located behind the buildings. Parking may also be located beside/between buildings, and if so should be screened with a low wall or hedge roughly aligned with the building face at the back of sidewalk.
4. Ground floor units may or may not have their own independent entries from an adjoining street, courtyard, shared garden or "rosewalk."
5. Apartment and courtyard buildings may be up to two stories tall and up to 100 feet wide. Portions of the building that face the Primary Street should be no wider than 60 feet and should be separated from adjacent, Primary Street facing buildings by an opening to the sky that is at least 15 fifteen wide and provides access from the street to the courtyard. In general the facades of wider buildings should be organized into increments of 25 to 30 feet in width, to maintain a residential scale.
6. Recommended frontage types include porch, stoop, forecourt and courtyard.

Hillside house-scale apartment buildings, with common entry.

A house-scale apartment building with corner, double-story porch and entrance stoop.

House-scale, detached buildings arranged around a shared courtyard.

6.2.3. Neighborhood Frontage

6.2.3.1 Front Yards

A. Description. Front yards define the appearance of a neighborhood, define the image and "curb appeal" of each house or small multi-family building, provide the pathway through which visitors enter the home, and in many cases provide a useful outdoor living space in which the residents can play or visit with neighbors. Buildings with well landscaped front yards – and the well landscaped streets that they front – increase in value over time, as the landscape matures, often helping to offset the natural aging and weathering of the house itself.

B. Design Guidelines.

1. Yards with edges defined by low plantings, walls or fences are recommended to create a strong foreground for the house.
2. A walk directly from the street to the front door – passing through the defined front yard space – is generally recommended. When this is not practical – due to the lot layout, a narrow lot width, or sloping terrain – a walk connecting the front door to the driveway is recommended.
3. Landscapes of drought tolerant and California native plant materials are encouraged as an alternative to turf and shrubs.
4. Natural modular paving materials – such as brick and stone – and synthetic materials that faithfully simulate such natural materials are encouraged as an alternative to plain concrete for walks and driveways.

Enhanced front entry and driveway pavement.

A front yard planted with drought tolerant landscape.

Lush front yard landscaping with dooryards on downhill sloping lots

6.2.3.2 Garages and Drives

A. Description. Like every other design element of an East Area 1 home – large garage doors and paved areas should be well integrated into the architectural composition through their scale, composition, material and detailing. When such large elements are necessarily in the foreground of the streetscape composition of the house, the quality of the materials, design and detailing becomes critical to the success of the overall design of the house.

B. Design Guidelines.

1. Whenever possible make garage doors an integral element of the facade composition by aligning or otherwise composing second floor openings and projecting elements in relation to the garage door.
2. Provide garage doors with windows that relate to the other windows on the facade provides a simple unifying design element.
3. Employ garage doors with panels that provide vertical as well as horizontal emphasis to relieve their essential horizontality and to relate to the vertical proportions of other openings.
4. Use garage doors constructed of natural materials – or synthetic materials that faithfully simulate natural materials – particularly for forward projecting garage configurations.
5. Design driveways to be an integral element of front yard design. The pavement should be no larger than necessary, and its materials, colors, textures and configuration should be integrated with the overall yard and house design.

Double-garage door designed to appear as four small bays.

Garage door materials and design integrated with building entry architecture and landscape.

6.2.3.3 Frontage Types

This section describes a range of frontage prototypes that are applicable to the neighborhood. Other types are also allowed, and inventive combinations of the types shown are encouraged. The intention of these frontage types is to provide a varied and attractive streetscape, oriented and scaled particularly to the pedestrian, and to provide an appropriate degree of privacy for the front rooms of each building in relation to passers-by.

A. Porch. A roofed, unenclosed room attached to the exterior of a building that provides a physical transition between the sidewaalk and the building. Porches may be provided on buildings that are set back from the Primary and/or Side Street property lines and may encroach into the front yard and side street yard.

Example of a porch frontage type.

B. Stoop. A stair and landing leading directly from the sidewalk or front yard to a building entrance. The ground floor of the building is raised to provide privacy for the rooms facing the public street. This frontage type is ideal for ground floor housing that is near the street.

Example of a stoop frontage type.

C. Dooryard. An elevated or at-grade garden or terrace in the front yard setback that is enclosed by a low wall located at or near the property line. For raised Door Yards, access from the sidewalk to the Door Yard is via a stair or ramp.

The Door Yard can accommodate a variety of activities, ranging from dining patios for commercial uses to patios for residential uses. In addition, the interior building spaces are separated from the adjacent sidewalk by the depth of the Door Yard and in the case of raised Door Yards, by the terrace height.

Example of a dooryard frontage type.

6.3 Hallock Center and Civic District Design Guidelines

6.3.1 Site Design and Massing Guidelines

A. **Introduction.** Residential buildings, such as apartment buildings, have small front yards, provide street-facing windows, and are accessed via porches, stoops, and lobbies.

Tree-lined streets are designed for vehicles and pedestrians, providing a comfortable walking environment for pedestrians while slowing vehicular traffic down.

This section provides design guidelines to help ensure that the architecture of the buildings and their frontages and the design and landscaping of the streets themselves are balanced, coordinated and integrated to achieve this objective.

6.3.2 Hallock Center and Civic District Building Types

Specific guidelines for Apartment and Courtyard Buildings and Commercial Buildings in the Hallock Center Civic Districts are provided below. All other residential building types allowed in these Districts shall follow the applicable neighborhood design guidelines above.

6.3.2.1 Apartment Buildings and Courtyard Buildings

A. Description. Apartment buildings and Courtyard Buildings in the Hallock Center contain more than four dwellings and may be massed and designed as either house-form buildings or block-form buildings. Courtyard Buildings in the Hallock Center consist of attached dwelling units arranged around one or more common courtyards, with pedestrian visitor access taken from the courtyard, Primary Street, and/or Side Street. The courtyard is intended to be a semi-public outdoor area that is visible from and accessed from the Primary Street.

B. Design Guidelines.

1. Each building should have a clear front entry from the street, which may lead to the dwellings inside by way of a courtyard, garden, or lobby and corridors.
2. Visitor parking – ideally on the street – should be conveniently located near the entry.
3. Resident parking should generally be located behind the buildings. Parking may also be located beside/between buildings, and if so should be screened with a low wall or hedge roughly aligned with the building face at the back of sidewalk.
4. Ground floor units may or may not have their own independent entries from an adjoining street, courtyard, shared garden or "rosewalk."
5. Apartment and courtyard buildings may be up to three stories tall and up to 100 feet wide. In general the facades of wider buildings should be organized into increments of 30 to 40 feet in width, to maintain a small town or village center scale.
6. Recommended frontage types include porch, stoop, forecourt and courtyard.

Three-story units face a shared courtyard arranged around a fountain.

Two-story units face shared courtyard arranged around a fountain and landscaped with potted plants.

A three-story urban apartment building facing a large shared courtyard.

6.3.2.2 Commercial Buildings

A. Description. These one- to three-story buildings are designed for occupancy by retail, service, and/or office uses. The upper floor may be accessed directly from the street via a stair or through a street-level lobby. Ground floor setbacks between zero and ten feet are recommended for retail uses, with large storefront windows facing a wide sidewalk and on-street parking. Alternatively storefronts may face into forecourts or paseos between buildings.

B. Design Guidelines.

1. Facades should generally be designed based on 20 to 35 shopfront bays, with upper floor windows stacked or otherwise organized in relation to the shopfronts.
2. Good quality masonry or smooth plaster is recommended, particularly at the ground floor where pedestrians pass along the building face.
3. Awnings or other projections are recommended above shopfronts, to provide shade for pedestrians and to reduce glare on shopfront windows.
4. Parking should generally be located behind the buildings. Parking may also be located beside/between buildings, and if so should be screened with a low wall or hedge roughly aligned with the building face at the back of sidewalk.
5. The primary visitor entry to upstairs residences or offices should be a prominent element of the street facade.
6. Additional entries for tenants and visitors may also be provided directly from the parking areas.

A new mixed-use building with ground-floor storefronts that employs pilasters to divide its facade into vertical bays.

A three-story mixed-use building designed in a traditional Mediterranean architectural style.

A new mixed-use building comprised of simple masses and street-facing windows and entries.

6.3.3. Hallock Center and Civic District Frontage Types

This section describes a range of frontage prototypes that are applicable to the Hallock Center and Civic District. Other types are also allowed, and inventive combinations of the types shown are encouraged. The intention of all frontage types is to provide a varied and attractive streetscape, oriented and scaled particularly to the pedestrian, and to provide an appropriate degree of privacy.

A. Stoop. A stair and landing leading directly from the sidewalk or front yard to a building entrance. The ground floor of the building is raised to provide privacy for the rooms facing the public street. This frontage type is ideal for ground floor housing that is near the street.

Example of a stoop frontage type.

B. Dooryard. An elevated or at-grade garden or terrace in the front yard setback that is enclosed by a low wall located at or near the property line. For raised Door Yards, access from the sidewalk to the Door Yard is via a stair or ramp.

The Door Yard can accommodate patios for residential uses. In addition, the interior building spaces are separated from the adjacent sidewalk by the depth of the Door Yard and in the case of raised Door Yards, by the terrace height.

Example of a dooryard frontage type.

C. Forecourt. Forecourts are created by setting back a portion of a building's facade, typically the central portion. Forecourts typically provide access to a central lobby of a larger building, but may also be combined with other frontage types that provide direct access to the portions of the facade that are close to the sidewalk. Larger Forecourts may accommodate vehicular access.

D. Arcade. Arcades are facades with a ground floor colonnade that supports the upper stories of the building or, for one-story buildings, the roof. Arcades contain ground-floor shopfronts, making them ideal for retail or restaurant use, as the arcade shelters the pedestrian while shading the storefront glass, preventing glare that might obscure views of merchandise.

Vines may be located at the arcade columns and should be planted on grade in vine pockets located between the columns and the property line. Planter boxes or pots may be placed in between the columns to provide enclosure for such uses as cafe seating.

E. Gallery. Galleries are facades with ground floor colonnades that support a cantilevered shed roof or a deck that covers the sidewalk. Galleries contain ground floor storefronts, making them ideal for retail use. Railing on top of the gallery is only required if the gallery roof is accessible as a deck.

Landscaping may be located at the gallery columns and if present, should be planted on grade in vine pockets located between the columns and street curb. Planter boxes or pots may be placed in between columns to provide enclosure for such uses as cafe seating, provided that adequate throughway access is maintained.

6.4 Architectural Design Guidelines

6.4.1 Purpose and Applicability

A. Purpose and applicability. The guidelines in this section provide direction for the design of buildings, appurtenances and site elements within the Specific Plan area. The materials, methods, and forms are standard. All other materials, methods, and forms are prohibited, unless explicitly approved in writing through the Development Plan Review process (see Section 4.9.3), based on a finding that they conform to the design intent of this Specific Plan or are otherwise required by law.

B. **Relationship to Urban Guidelines**. The Building Setback and Height Standards in Section 5.4 define the location and massing of buildings and site elements on the lots, focusing on the relationship of the building to the lot, the block and the neighborhood. These Architectural Design Guidelines define the permitted range of architectural design possibilities, ensuring a degree of authenticity and cohesion for the overall urban design.

C. Range of materials. Within each style, a range of finish materials - from affordable to fine - are permitted. With any combination of building type and architectural style, the skilled architect will be able to design a wide range of buildings, accommodating a broad range of uses, household types and construction budgets.

1. A key attribute required of all buildings within the Specific Plan area is that they genuinely draw from the pre-1940 tradition of building in the County. Authentic, natural building materials for a building's skin and other visible elements are preferred. These include wood (Note: The use of wood may be approved by the Ventura County Fire District), brick, smooth plaster, stone, tile, slate, and naturally weathering metals, as listed in these Guidelines. Such materials age gracefully, while many synthetic materials do not. Synthetic materials proposed for use within the Specific Plan area will be evaluated and approved for use only if:
   a. The material faithfully simulates the appearance of the natural material it imitates; and
   b. The material has a demonstrated ability to weather gracefully, aging similarly to or better than the natural material it imitates.
2. It is specifically intended that houses within the Specific Plan area not be conventional "tract houses" to which a few "special details" are applied. The scale and detailing of the stylistic elements of the architecture may be appropriate to the chosen architectural style.
3. While most materials and styles are permitted within all zones, it is intended that the Civic District (CD) zone be characterized by heavier materials, such as brick, stone and stucco, while the Neighborhood (N) zone be characterized by a greater use of wood or wood- simulating cementitious boards. Note: The use of wood may be approved by the Ventura County Fire District.

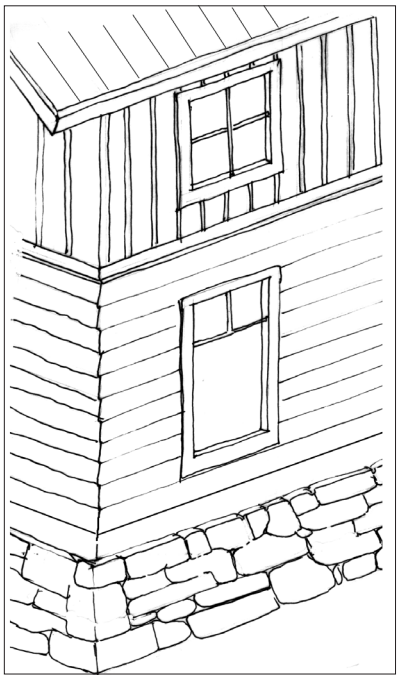
D. Conflicting requirements. The materials, configurations and methods in this section apply to buildings, appurtenances and site elements throughout the Specific Plan area.

6.4.2 Walls

A. Materials.

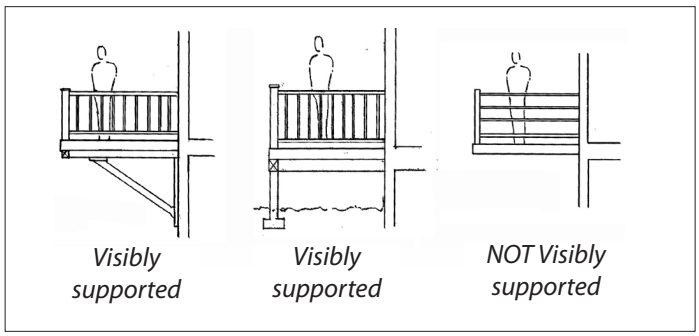
1. Building walls may be clad in wood clapboard, wood shingle, wood drop siding, wood board and batten, stucco, brick or stone. Additionally, walls may be clad in cementitious siding simulating permitted wood materials if approved through the Development Plan Review process (see Section 4.9.3). Note: The use of wood may be approved by the Ventura County Fire District.
2. Building walls may be trimmed in wood, cementitious boards simulating wood, stone, or cast stone.

Figure 6-1: Vertical Configuration of Materials



Lighter materials above heavier ones.

Figure 6-2: Visible Support of Projecting Elements



B. Configurations.

1. Two or more wall materials may be combined on one facade only with one above the other - lighter materials above those more substantial (e.g. wood above stucco or masonry, or stucco above masonry). See Figure 6-1.
2. All building elements that project from the building wall by more than 16 inches, including without limitation decks, balconies, porch roofs and bays, may be visibly supported by brackets, posts, or beams that are sized at minimum six inches in nominal width or diameter. See Figure 6-2.
3. Exterior chimneys may be finished in brick, stone, or stucco.
4. Walls clad in wood may be stained or painted with colors approved through the Development Plan Review process (see Section 4.9.3).

10. The undercroft of decks and porches may be enclosed with lattice or vertical pickets.

C. Methods.

1. Clapboard cannot exceed six inches to the weather. Shingles may not exceed eight inches to the weather. Drop siding cannot exceed ten inches to the weather. Board and batten cannot exceed twelve inches and four inches to the weather, alternately.
2. Board trim at corners and around openings cannot exceed six inches, except at the front door surround, which may be of any size or configuration approved through the Development Plan Review process (see Section 4.9.3). Board trim may be applied directly to the sheathing.
3. Brick and cut stone may be laid in true bonding pattern.
4. River and rubble stone may be laid in the natural manner, with smooth or beaded mortar joints. Stone for these areas may be cut with a smooth surface or cut with a textured surface (split-faced stone) and may be in a running bond (coursed) or Ashlar style.
5. Brick and cut stone mortar joints may be struck.
6. Stucco may be smooth, semi-smooth and sand finish only.

7. Exposed wood may be painted or stained.

6.4.3 Miscellaneous Building Elements

A. Materials.

1. Posts and porches may be made of wood.
2. Columns, piers, and arches may be made of or clad in wood, brick, cast stone, or stucco.
3. Foundation piers may be made of brick, stone, or concrete.
4. Stoops may be made of brick, stone, or concrete.
5. Balconies may be made of wood, wrought iron, or metal. Balconies may be open or covered.
6. Porch, balcony and other railings may be made of wood, wrought iron, or metal.
7. Window boxes, if provided, may be made of finished painted wood, and may be supported by visible brackets, detailed in a manner consistent with porch or eave details of the house.
8. Entry coverings may include canvas awnings, or projected shed or gabled roofs supported by brackets made of wood, wrought iron or metal.
9. Bay windows may be made of materials identical to or compatible with the building's wall finish and windows.

B. Configurations.

1. Porches may be elevated a maximum of 36" above average adjacent grade.
2. Front porch depth may vary depending on the buildings' architectural style. The porch length may vary but cannot be less than its depth.
3. Stoops may have a minimum depth of 6 feet and a minimum length of 5 feet.
4. Balconies encroaching into the public right-of-way may provide at minimum 10 feet clear in height above the sidewalk. Such balconies may be at least 6 feet deep.
5. Colonnades and arcades may have a depth of 8 feet from the building face to the inside column face; the outside column face may be within 24 to 30 inches from the face of curb. Colonnades and arcades may provide at minimum 10 feet clear in height above the sidewalk.
6. Spindles and balusters on balconies, porches, and decks cannot exceed six inches on center, or as required by the SPMC as may be amended, whichever is less. Standard pipe rails, horizontal and vertical, are prohibited.
7. Bay windows cannot be wider than 8 feet and may have a height that is equal to or greater than its width. Bays may be a minimum of three feet from any building corner or other bay. The bay's street facing facade may consist of at least 50% transparent glazing.
8. All mechanical and electrical equipment - including, without limitation, air-conditioning units, antennas, and satellite dishes - whether roof-mounted, ground-mounted or otherwise, shall be completely screened from public view. Such equipment and related screening may be shown on drawings submitted for Development Plan Review see Section 4.9.3).
9. Parapet walls along the frontage may be articulated with corbelled patterned brick, projected cornices, or projected roofs.
10. There may be a physical demarcation/band separating the Shopfront area from the upper portion of the facade.

C. Methods.

1. Foundation piers cannot be less than 12 inches x 12 inches.
2. Masonry and stucco arches (square or round) cannot be less than 12 inches in depth. Piers cannot be less than 12 inches by 12 inches. Wood posts cannot be less than 5-1/2 inches by 5-1/2 inches and may be articulated at their base and top.

6.4.4 Roofs

A. Materials.

1. Roofs of buildings primarily clad in wood or wood-simulating cementitious siding may be finished with concrete tile or dimensional composition shingles faithfully simulating wood shingles or shakes.
2. Roofs of primarily stucco buildings may be finished with clay tile, concrete tile faithfully simulating clay tile, slate, or dimensional composite shingles simulating slate roofing.
3. Roofs of primarily brick or stone buildings may be finished with clay tile, concrete tile faithfully simulating clay tile, wood shingles, or dimensional composition shingles.
4. Narrow standing seam metal roof may be used if approved through the Development Plan Review process (see Section 4.9.3).
5. Gutters and downspouts may be made of galvanized steel, wood, copper, or painted aluminum.

B. Configurations.

1. Building roofs may be gabled or hipped, except for styles where flat roofs are typical. Flat roofs may be accompanied by parapet walls.
2. Shed (monopitch) roofs can only be attached to the principal building walls, with a minimum slope of 2:12.
3. Skylights may be flat (non-bubble) only, and are discouraged within roofs visible from the public way.
4. Dormers may be placed not closer than 36 inches to building sidewalls or another dormer.
5. Gutters may be half-round or ogee.
6. Canvas awnings may cover balconies or shopfronts but only in shed configurations. Quarter sphere or quarter cylinder configurations are prohibited.
7. Parapet walls may be used to conceal flat roof (minimum slope) areas. Parapets may be faced with a pitched roof appropriate to the historic style. Exceptions include Shopfront canopy roofs and bay window roofs, which may have a minimum slope without a parapet.

C. Methods.

1. Overhanging eaves may have exposed rafter tails at the tip, or may be finished with a profiled cornice, as shown for each permitted house style herein.
2. Exposed rafter tails may have a minimum nominal dimension of three inches by four inches.
3. Brackets, when provided at eaves, may have a minimal nominal dimension of five inches.

6.4.5 Windows and Doors

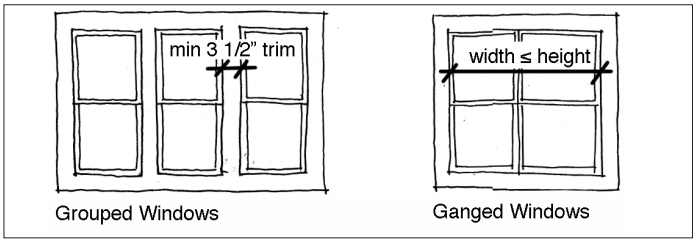
A. Materials.

1. Windows and doors may be made of wood, vinyl-clad wood, aluminum-clad wood, fiberglass or metal.
2. Glazing may be clear glass with not more than 10 percent daylight reduction (tinting). Glazing cannot be reflective (mirrored).
3. Windows may have the following accessories: shutters sized to match their openings, opaque canvas awnings (except quarter sphere and quarter cylinder configuration), and planter boxes supported by visible brackets.

B. Configurations.

1. Window openings may have vertical proportions, or may be square. See 6-3.
2. Windows may additionally be circular, elliptical, octagonal or hexagonal - recommended maximum two per facade.
3. Total fenestration for facades cannot be more than 33 percent of the facade area, except within shopfronts.
4. Windows may be recessed not less than two inches from the building facade.
5. Garage doors cannot be wider than sixteen feet.

Figure 6-3: Window Configurations



C. Methods.

1. Windows on facades may be double hung, single hung, or hinged casement. On side or rear elevations, windows may be horizontal sliders to be located at least six feet from the facade. Horizontal sliders are prohibited on the side facades of corner buildings.
2. Circular or hexagonal windows may additionally be pivoted or hopper configuration.
3. Dormer windows may be hinged casement or hopper configuration, or may be fixed.
4. Mullions may be on the exterior of the windows.
5. All windows above the first floor may be of a consistent proportion and arranged in a grid pattern.
6. Doors can only be side hinged, except garage doors facing an alley which may be overhead, and sliding glass doors which may face backyards or sideyards.

6.4.6 Shopfronts

Shopfronts are composed of storefronts, entrances, awnings or sheds, signage, lighting, cornices, and other architectural elements (see Figure 6-4: Shopfront Assembly, and Figure 6-5: Storefront Configurations). Shopfronts are created by inserting storefronts with substantial glazing into the ground floor facade of a building. The facade is aligned with the property line, although partially recessed storefronts, such as recessed entrances, are also common. All regulations regarding doors and windows in Section 6.4.5 apply to the doors and windows that are a part of a Shopfront.

A. Materials

1. Storefront infill assemblies may be made of painted or varnished wood. When approved by the Director, they may additionally be made of aluminum-clad wood or painted metal.

B. Configurations

1. At minimum 50% of the facade area between 2 and 10 feet above the ground floor may consist of transparent fenestration.
2. Shopfronts may be at minimum 10 feet tall. A solid base or bulkhead may be provided with a maximum height of 24 inches above sidewalk grade.
3. A cornice or horizontal band may be provided to differentiate the Shopfront from upper levels of the building. In limited instances where storefronts include entablature trim, the horizontal band may be omitted with the approval of the Director.
4. Storefront infill assemblies may be painted in semi-gloss or matte colors.
4. Awnings and shed roofs are allowed to be incorporated in the shopfront area over entries or storefront assemblies.
5. Lighting may be mounted on the storefront wall, preferably centered on the piers between windows/doors or centered above the windows/doors of the shopfront. In instances where projected shed roofs are used over entries the lighting may be mounted in the underside of the shed element.

Figure 6-4: Shopfront Assembly

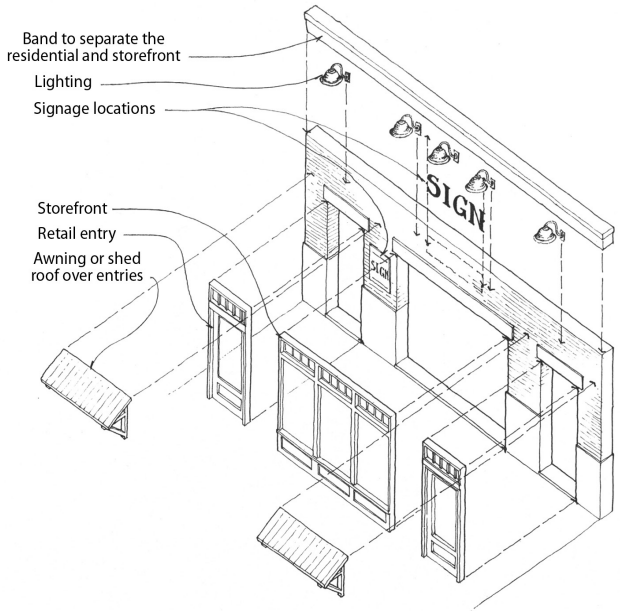
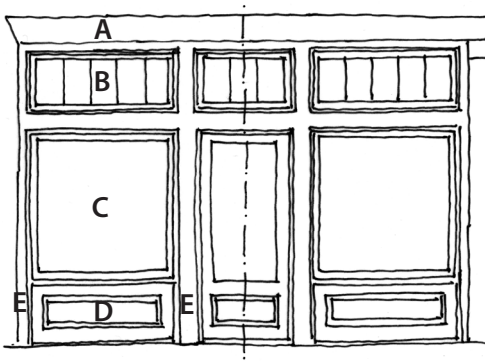


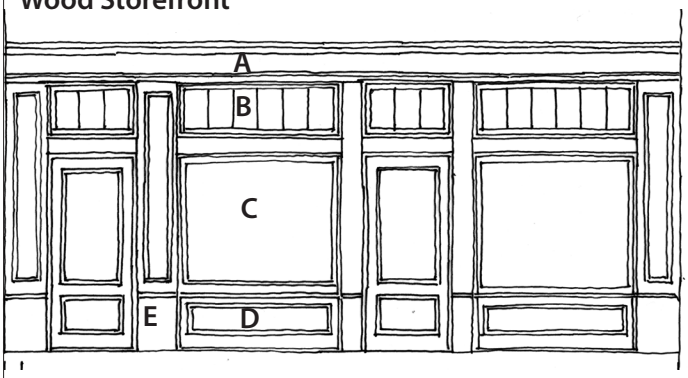
Figure 6-5: Storefront Configurations

Stucco or Masonry Storefront



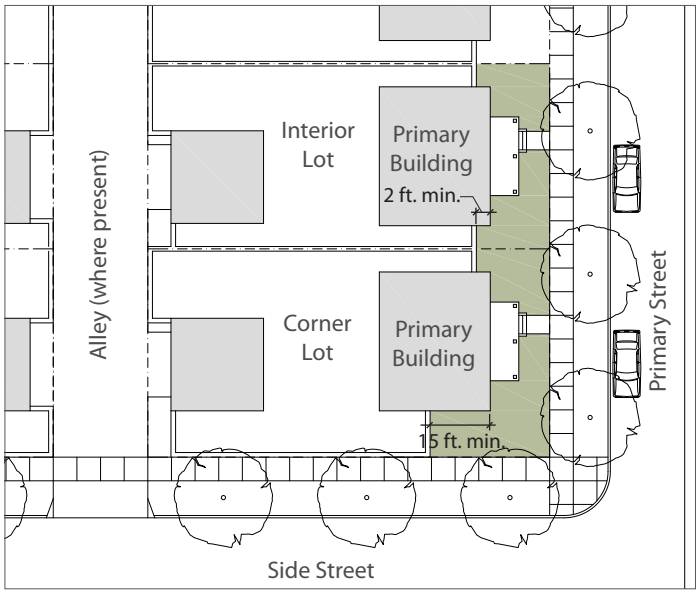
A Header may either be 4 or 5 brick course high, and project out 1 inch from face of the building.
B Transom windows may be equally divided and consistent across the facade.
C Shopfront windows may be equal in size and recessed a minimum of 2 inches from stucco, masonry or wood piers as adjacent materials.
D Base panels or bulkhead cannot exceed 24 inches in height.
E The brick mould may be equal at the top and sides, with interior divisions of equal to or twice the size of the sides.

Wood Storefront



A Entablature may consist of architrave, frieze and cornice.
B Transom windows may be equally divided and consistent across the facade.
C Shopfront windows may be equal in size and recessed a minimum of 2 inches from stucco, masonry or wood piers as adjacent materials.
D Base panels or bulkhead should not exceed 24 inches in height.
E Pier bases may align with horizontal elements on the shopfront, such as sills.

Figure 6-6: Fence Height and Placement



Legend

Frontage Setback Area.

6.4.7 Fences and Garden Walls

A. Materials

1. Garden walls, and retaining walls exposed to public view, should be made of slumpstone blocks or clad in brick, stone,or stucco compatible with the design of the principal building.
2. Fences and trellises should be made of finished wood, vinyl, or wrought iron. Wrought iron fences should have iron posts and/or brick or stone piers.

B. Configurations

1. Garden walls cannot be less than six inches wide and capped by a top, overlapping the wall below by not less than 1/2-inch on each side. Exceptions to this requirement may be allowed in accordance with the Development Plan Review process (see Section 4.9.3).

2. Wood and vinyl fences and gates on Frontages may be constructed with vertical pickets or lattice with no more than 3-inch gaps in between. Wrought iron fences and gates may be made of wrought iron, or steel bar that faithfully simulates true wrought iron, with bars with no less than a four-inch space between.
3. Fences built parallel to the frontage between houses or other structures should be set back a minimum two feet behind the facade line, except walls that are an integral part of the architecture of the house, which may be flush with the facade or set back from it as approved through the Development Plan Review process (see Figure 6-6).
4. Wood and vinyl fences at interior side and rear property lines should provide fronts to both sides of the property line ("good neighbor fencing"), for example by alternating members from one side of the fence to the other.
5. Retaining walls within the frontage setback area - and to the line of the side yard enclosing fence or wall - may be made of slumpstone block or clad in materials as specified in these Architectural Design Guidelines. Retaining walls behind the fence line and substantially obscured from views from the public way may be relieved of this requirement.
6. Parking, utilities, trash receptacles and similar service functions and equipment should be screened from public view by opaque walls or fences meeting the requirements of this EA1SP.
8. Trash receptacles should be screened from public view by opaque walls or fences meeting the requirements of these Guidelines and City regulations.
9. Fence and Wall Height:
   a. Fences and garden walls within frontage setback areas may be between 30 inches and 42 inches high (see Figure 6-6). The frontage setback area is defined as the front yard area within the Primary Street setback. For corner lots, the frontage setback area also includes the area between the Primary Building, the Side Street property line, and a distance of fifteen (15) feet behind the Primary Street facing facade line
   b. Rear yard and side yard fences and garden walls behind the frontage setback area may be up to 6 feet high (see Figure 6-6).
   c. Retaining walls along Primary Street and Side Street frontages may be up to three feet high, as approved through the Development Plan Review process (see Section 4.9.3).
   d. Parking lots that abut and/or are visible from street views should be screened by a wall or fence 36" to 48" in height, enhanced with landscaping.

6.4.8 Signage

A. Sign design. The following design criteria should be used in reviewing the design of individual signs. Substantial conformance, as determined by the Director, with each of the following design criteria is required before a sign permit or Building Permit can be approved.

1. Color. Colors on signs and structural members may be harmonious with one another and relate to the dominant colors of the buildings on the site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with building colors.
2. Design and construction.
   a. Except for banners, flags, temporary signs, and temporary window signs conforming with the requirements of this section, each sign may be constructed of permanent materials and may be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
   b. Each permanent sign may be designed by a professional (e.g., architect, building designer, landscape architect, interior designer, or others whose principal business is the design, manufacture, or sale of signs), or who is capable of producing professional results.

c. Each permanent sign may be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation, or others capable of producing professional results. The intent is to ensure public safety, achieve signs of careful construction, with neat and readable copy, and durability, to reduce maintenance costs and prevent dilapidation.

3. Materials and structure.

   a. Sign materials (including framing and supports) may be representative of the type and scale of materials used on the site where the sign is located. Sign materials may match those used on the building(s) on site and any other signs on the site.

   b. Signs should not include reflective material.

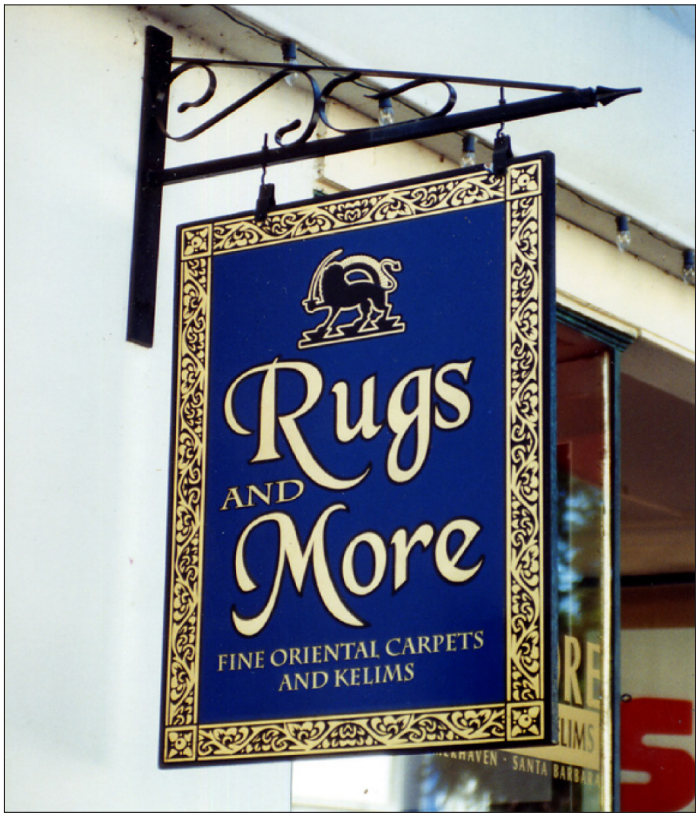
   c. Materials for permanent signs may be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.

   d. The size of the structural members (e.g. columns, crossbeams, and braces) may be proportional to the sign panel they are supporting.

4. Street address. The Fire Chief or Director may require that a sign include the street address of the site, where it determines that public safety and emergency vehicle response would be more effectively served than if the street address were displayed solely on one or more buildings on the site.

5. Copy design guidelines. The Planning Department does not regulate the message content (copy) of signs. However, the following principles of copy design and layout are identified to enhance the readability and attractiveness of signs. Copy design and layout should be reviewed by Planning for consistency with these principles.

   a. Sign copy relates only to the name and/or nature of the business or commercial center.



Examples of projecting signs

b. Copy is conveyed briefly or by logo, symbol, or other graphic manner to increase the readability of the sign and thereby enhance the identity of the business.

c. The area of letters or symbols does not exceed 40 percent of the background area in commercial districts or 60 percent in residential districts.

d. Freestanding signs contain the street address of the parcel or the range of addresses for a multi-tenant center.

6. Sign lighting. Sign lighting may be designed to minimize light and glare on surrounding rights-of-way and properties.

a. External light sources should be directed and shielded so that they do not produce glare off the site, on any object other than the sign.

b. Sign lighting should not blink, flash, flutter, or change light intensity, brightness, or color.

c. Colored lights should not be used at a location or in a manner so as to be confused or construed as traffic control devices.

d. Neither the direct nor reflected light from primary light sources should create hazards for pedestrians or operators of motor vehicles.

e. For energy conservation, light sources may be hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited.

B. Sign maintenance.

1. Each sign and supporting hardware, including temporary signs and awning signs, may be maintained in good repair and functioning properly at all times. Any damage to a sign or its illumination, including the failure of illumination may be repaired within 14 days from the date of damage or failure.

2. A repair to a sign may be of materials and design of equal or better quality as the original sign.

3. When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required may be removed.

C. Sign Guidelines by Zone. Signs are allowed within the Neighborhood (N), Hallock Center (HC) and Civic District (CD) zones. Each sign may comply with the guidelines provided in Table 6-1.

Example of a wall mounted sign

Examples of window signs

Table 6-1: Sign Guidelines

Residential

Allowed Sign Types	Maximum Sign Height	Maximum Number of Signs Allowed per Parcel	Maximum Sign Area Allowed per Parcel	Notes
Wall or freestanding	Wall signs: below edge of roof; Freestanding: 48 in.	1 of either allowed type per entrance or street frontage	12 sf each; 24 sf total all signs	

Non-Residential

Allowed Sign Types	Maximum Sign Height	Maximum Number of Signs	Maximum Sign Area	Notes
Awning	Should be entirely on awning valence; lettering max 66% of valence height; valence height max 18 inches.	1 sign max per each separate awning valence.	50% of the area of the valence front.	
Projecting or Suspended	16 inches. Bottom of sign should be no closer than 8 ft above side-walk surface below.	1 sign allowed per business frontage with pedestrian entrance	6 sf No dimension greater than 3 ft	Sign may be redwood sandblasted, hand carved, or architecturally designed equivalent.
Wall	2 ft below parapet or eave. Individual letters 18 inches;	1 sign allowed per business frontage with pedestrian entrance.	1 sf per lf of primary business frontage Side street or rear entrance wall sign max 50% of the pri-mary sign area.	Mounting 1-story: above 1st floor windows Mounting multi-story: between windows
Window - Permanent	Within window area	1 sign allowed per window	15% of total window area.	
Window - Temporary	Within window area	1 sign allowed per window (in addition to Permanent Window sign, if exists)	25% of total window area.	Allowed for display a maxi-mum of 15 days at 1 time, up to 3 times in 12-month period.

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APPENDIX A

Approved Administrative Modifications

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ADMINISTRATIVE MODIFICATIONS APPROVED THROUGH FEBRUARY 2018			
Modification	**Date**	**Section**	**Comments / Actions**
(1) Revise bridge cross section and extend Class I Bike Lane East of Bridge	4/7/2016	SP - 5.6.7	Public Works Approved the extension of the Bike Lane with crossing to the park at Park Loop Rd (Now Harvest Loop) 6' walkway on the north side, two (2) 15' travel lanes, and a 12' class I bike lane on the south side of the bridge, for a total ROW of 48' to meet with existing City & County bike lanes.
(2) Haun Creek Drive (Now Autumn Path Lane) Cross Section Revisions. Also street changed from public street to private street	4/7/2016	SP - 5.6.10	Tree Wells to be used in lieu of tree planters in gravel shoulders. Multi-Use Trail will now be curb adjacent. Trees within Haun Creek Linear Park will be located in back of multi-use trail with minimum spacing of 75' on center. The street was also changed to a cul-de-sac with no connection to Foothill Collector.
(3) A portion of Palm Lane (Now Limoneira Lane) was changed from a public street to a private street.	4/7/2016	SP - 5.6.11	Palm Lane, from Haun Creek Drive to Park Blocks was change to a private street.
(4) Hallock Parkway Right-of-Way Width and Cross Section Revision	6/23/2016	SP - 5.6.5	Curb adjacent parking eliminated. Right-of-Way reduced from 120' to 104'. Cross Section is now 16' median, 30 travel lanes, 8' parkways, 6' sidewalks.
(5) Neighborhood Streetlight Spacing	8/23/2016	SP - 5.6.19	Spacing will be determined by photometric study to be reviewed and approved by Public Works Department
(6) Water reservoir locations, size and types were modified.	8/23/2016	SP - 3.3	The 3MG tank will now be a pre-stressed concrete structure which will be partially buried. The 2 MG reservoir was reduced to 1.5 MG and the location was moved to northwest of the 3MG reservior due to geologic constraints.
(7) Roundabout Harvest Loop/Santa Paula Street	2/23/2017	SP - 5.6.10 10'-12' min parkway 5.6.15 8' min parkway 5.6.17 Trail II	For peds/bikes to allow for a 12' trail, expansion from 10' trail. 8' parkway at roundabout, 10'-12' parkway down to Santa Paula Street will be amended to be 8'.
(8) Street Light Standard	2/23/2017	SP - 5.6.19	Where street lights required to be placed in areas that will be altered with future development in the near future, standard street lights will be placed on Telegraph Road in lieu of Nostalgic Street light poles as required in the Specific Plan.
(9) Hallock Drive Cross Section Change	9/7/2017	SP - 5.6.5	Amend to 4'-8" parkway, 5' sidewalk, and 1'-2" planter for vines from 4'x4' tree wells and 14' walkways
(10) Cluster Product Drive Approach	2/1/2018	SP - 6.2.1.4	Public Works Approves a 24' Drive Approach for cluster product.

EXHIBIT B

General Plan Amendments. City Council approves the following amendments to the 2040 General Plan.

A. The introductory paragraphs under subheading ”Specific Plans” and the description of the “SP-3 East Area 1 Specific Plan” on Page 2-32 of the Land Use Element of the 2040 General Plan is amended as follows (where ~~stricken~~ text denotes deletions, and underlined text additions):

“**Specific Plans and Expansion Areas**

Specific Plans

A specific plan is a regulatory tool that local governments use to guide development in a localized area and to systematically implement the General Plan. Specific plans contain detailed development standards, distribution of land uses, infrastructure requirements, and implementation measures for the development of a specific geographic area.

The City requires specific plans for all expansion areas prior to development, except for annexations of minor acreage within areas that are already substantially developed. Details regarding siting, design, infrastructure, provision of open space, and financing are established through the specific plans. Each specific plan must address locations for land uses identified by the Land Use Element, as well as mitigation of environmental impacts and design standards for new development.

As of ~~2019~~ 2024 the following specific plans have been adopted. The locations of these specific plans are shown in **Figure 2-1** (page 2-20). Development regulations for these areas are established within each specific plan as summarized below.

SP-3 East Area 1 Specific Plan. East Area 1 encompasses approximately 501 acres located east of Santa Paula Creek, west of Haun/Orcutt Creeks, south of the Topatopa Mountains, and north of Telegraph Road. At buildout, the Specific Plan anticipates ~~1,500~~ 2,050 residential units, 25,000 square feet of light industrial, ~~215,000~~ 10,000 square feet of commercial, and ~~20.2~~ 8.3 acres of institutional uses. ~~Public facilities to be provided include a police substation, an elementary school, a high school, and a post-secondary institution/community college~~. These 8.3 acres are set aside as a site for school facilities for use by the Santa Paula Unified School District. A total of 225.3 acres of open space will also be provided, including agricultural preserve, open space preserve, parks/greenways and public athletic fields.[6]”

B. Footnote 6 on Page 2-32 of the Land Use Element of the 2040 General Plan is amended as follows (where stricken text denotes deletions, and underlined text additions):

"6 East Area 1 Specific Plan, Table 2-1 (~~January 2015~~ February 2024)"

C. The second to the last paragraph of Subsection 1, Overview, of Section E, Education, on page 6-13 of the Public Services and Utilities Element of the 2040 General Plan is amended as follows (where stricken text denotes deletions, and underlined text additions):

"~~The East Area 1 Specific Plan identifies a site for a K-8 school centrally located in the Specific Plan area. The Specific Plan also designates land in the Civic District for additional high school facilities. The high school site adjoins planned public athletic fields.~~ The East Area 1 Specific Plan identifies a site for a future Santa Paula Unified School District facility centrally located in the Specific Plan area. Under California law, public school districts are independent of city governments; however, cooperation between school districts and cities is required in the planning, design and construction of new schools, school facilities, major additions to existing school facilities, and recreation and park facilities in the community."

STANLEY R. HOFFMAN ASSOCIATES

11661 San Vicente Boulevard Suite 306
Los Angeles, California 90049
310.820.2680, 310.820.8341 fax
www.stanleyrhoffman.co

Memorandum

To: David Lauletta, Vice President - Regional Planned Communities
Lewis Management Corporation

From: Bravish Mallavarapu, Director and Principal Economist

Date: June 30, 2023

Subject: ***Harvest at Limoneira Projected Fiscal Impacts and Assumptions***

SRHA Job No.: 1391

This memorandum is an update to the analysis prepared previously in March 2022 presenting the projected fiscal impacts to the City of Santa Paula for Harvest at Limoneira and the assumptions for the projected impacts. Harvest at Limoneira includes the combined annexed areas formerly known as East Area 1 and Santa Paula Gateway Project (East Area 2). The following fiscal analysis is based on the current land use phasing for Harvest at Limoneira and a new 35-acre sports park.

Fiscal Impacts

Table 1 summarizes the projected cumulative fiscal impacts to the City for Harvest at Limoneira. Table 1 also includes estimated net new street maintenance costs; as well as the projected net City benefits when these new obligations are subtracted from the projected surplus for Harvest at Limoneira. Based on the current development agreement, it is assumed that approximately two-thirds of the sports park maintenance costs would be borne by the city with the balance by the School District. Compared to the 2016 study, **the study area has undergone a major reallocation of property tax revenues**, with the City General Fund share decreasing from 16.06% to 3.84% of the 1% property tax, while a newly created allocation for the Ventura County Fire District now receives 14.44% share of the 1 percent property tax.

Table 1
Summary of Phased Projected Fiscal Impacts
Harvest at Limoneira Fiscal Analysis, City of Santa Paula
(In Constant 2023 Dollars)

Category	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028	7 2029	7-Year Total Undiscounted
A. HARVEST AT LIMONEIRA GENERAL FUND CUMULATIVE FISCAL IMPACTS								
Recurring Revenues	$970,821	$1,184,109	$2,316,050	$3,287,003	$3,879,684	$4,317,370	$4,725,025	$20,680,062
Recurring Costs	682,513	842,046	1,197,989	1,871,065	2,347,138	2,729,422	3,019,280	$12,689,455
GENERAL FUND CUMULATIVE SURPLUS (CS)	**$288,307**	**$342,062**	**$1,118,061**	**$1,415,938**	**$1,532,546**	**$1,587,948**	**$1,705,745**	**$7,990,607**
General Fund Revenue to Cost Ratio	**1.42**	**1.41**	**1.93**	**1.76**	**1.65**	**1.58**	**1.56**	
Cumulative Housing Units	586	707	957	1,557	1,855	2,109	2,348	
Cumulative Non-Residential Square Feet	0	0	130,000	461,560	461,560	461,560	461,560	
MINUS								
B. NET NEW CITY CUMULATIVE FISCAL OBLIGATIONS								
Two-Thirds of New Sports Park Maintenance	$0	$0	$608,653	$608,653	$608,653	$608,653	$608,653	$3,043,265
New Street Maintenance Obligation (net Gas Tax)	63,022	52,630	58,564	29,073	1,020	(20,794)	(41,320)	$142,196
LESS CFD No. I IA-A Special Tax B @ $93 per unit	(54,498)	(65,751)	(89,001)	(121,551)	(144,801)	(168,423)	(190,650)	(834,675)
TOTAL NET NEW CITY CUMULATIVE OBLIGATIONS (CO)	**$8,524**	**($13,121)**	**$578,216**	**$516,175**	**$464,872**	**$419,436**	**$376,683**	**$2,350,786**
EQUALS								
C. NET CITY CUMULATIVE FISCAL BENEFIT (CS-CO)	**$279,783**	**$355,183**	**$539,845**	**$899,763**	**$1,067,674**	**$1,168,512**	**$1,329,062**	**$5,639,821**
D. VENUTRA COUNTY FIRE DISTRICT								
Property Tax (14.4 % of 1% Property Tax)	**$575,602**	**$694,455**	**$1,053,073**	**$1,592,954**	**$1,928,684**	**$2,173,015**	**$2,399,257**	**$10,417,040**

Sources: Stanley R. Hoffman Associates, Inc.
City of Santa Paula, Adopted *Revenue and Expenditure Report, Fiscal Year 2022-2023*
Lewis Management Company

Harvest at Limoneira General Fund Cumulative Fiscal Impacts. As shown in Panel A of Table 1, a recurring surplus to the City General Fund is projected for all years of development and after buildout of the Harvest at Limoneira project. The Year 1 surplus of about $288,307 increases to the projected surplus of about $1.705 million at buildout in Year 7. **The total projected cumulative surpluses over the 7-Year period are about $7.99 million in undiscounted dollars.** This updated analysis does not include the property tax revenues foregone by the City General Fund now accruing to the Ventura County Fire District, and therefore, also does not include fire services costs.

Net New City Cumulative City Fiscal Obligations. Panel B of Table 1 presents the City's projected annual obligations for approximately two-thirds share of operations and maintenance costs for the new sports park in Harvest at Limoneira, the City's net new obligation for public street maintenance offset by projected state gasoline tax from the project, and net revenues collected by the City from CFD No. I IA-A Special Tax B used for landscape maintenance, tree maintenance, streetlights, and catch basins.

Accounting for the above, City net new obligations are projected at $8,524 in Year 1 and increase to $376,683 at buildout. The total City net new obligations over the 7-Year period are projected at about $2.35 million in undiscounted dollars. This accounts for $834,675 in CFD revenues over this period.

In Year 3, with the City's approximately two-thirds O&M cost share of the new sports park (or about 23.33 acres), the City's sports park obligation is estimated at $608,653 for the remainder of the 7-Year period. The total City obligations over the 7-Year period for the sports park are projected at about $3.04 million in 2023 undiscounted dollars. According to the project development agreement, the sports park is the joint responsibility between the City and School District, and therefore the balance one-third of sports park O&M costs are borne by the School District.

Net annual street maintenance costs are estimated at $63,022 in Year 1 and continue to decline over the 7-year period as the State Gas tax increases constantly with population growth, and offsets increasing portions of these street maintenance costs. Gas tax offsets these costs completely after Year 5. Cumulatively, net City obligations for street maintenance over the 7-year period are projected at about $142,196 in undiscounted 2023 dollars.

Net City Cumulative Fiscal Benefit: As shown in Panel C of Table 1, when the Harvest at Limoneira revenue surplus is matched against the City obligations, net City benefits are projected throughout the development-period and at buildout. *The lowered share of City General Fund property tax revenue from tax rate area (TRA) reallocations between the City and the Ventura County Fire District since 2016, has the effect of reducing overall property tax revenues relative to projected development-related costs.* The net benefits increase from $279,783 in Year 1 to $1.33 million at buildout. **The total net City benefit over the 7-year period is projected at $5.64 million in undiscounted dollars.**

Ventura County Fire District: As shown in Panel D of Table 1, a large portion of the property tax revenues previously going to the City General Fund prior to the TRA reallocations now accrues to the Ventura County Fire District. These revenues increase from about $575,602 in Year 1 to $2.34 million by Year 7 for a cumulative 7-year total of $10.42 million in undiscounted dollars.

Detailed Fiscal Impacts. Table 2 presents the detailed projected cumulative fiscal impacts to the City General Fund, the new City cumulative fiscal obligations and the net City cumulative fiscal benefit of Harvest at Limoneira.

Table 2
Detailed Projected Phased Fiscal Impacts
Harvest at Limoneira Fiscal Analysis, City of Santa Paula
(In Constant 2023 Dollars)

Category	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028	7 2029	Percent of Buildout
A. HARVEST AT LIMONEIRA GENERAL FUND CUMULATIVE FISCAL IMPACTS								
General Fund Annual Recurring Revenues								
Property Tax	$153,008	$184,602	$279,931	$423,443	$512,688	$577,637	$637,777	13.5%
Residential Property Transfer Tax:								
Initial Sale	404	1,358	3,362	4,526	3,835	2,791	2,584	0.1%
Turnover	6,575	7,933	11,295	15,821	19,656	22,447	25,031	0.5%
Property Tax in Lieu of VLF [1]	453,523	559,127	849,207	1,328,905	1,627,209	1,844,303	2,045,325	43.3%
Retail Sales and Use Tax (On-Site and Off-Site)	109,037	131,552	447,568	582,842	646,440	692,724	735,581	15.6%
Non-Retail Sales and Use Tax	0	0	0	0	0	0	0	0.0%
Franchise Fee Tax	52,327	63,132	87,817	130,209	159,376	182,057	203,399	4.3%
Transient Occupancy Tax	0	0	306,600	306,600	306,600	306,600	306,600	6.5%
Business License Tax	0	0	3,413	16,959	16,959	16,959	16,959	0.4%
Animal Licenses	935	1,129	1,517	2,065	2,586	2,992	3,373	0.1%
Fines and Forfeitures	6,081	7,337	10,206	15,132	18,522	21,158	23,638	0.5%
Rents and Concessions	12,048	14,536	19,540	26,600	33,316	38,538	43,452	0.9%
Other Revenue from Other Agencies	22,244	26,837	36,076	49,111	61,510	71,151	80,223	1.7%
Charges for Recurring Services	59,628	71,940	100,069	148,375	181,611	207,457	231,776	4.9%
Other Revenues	1,957	2,361	3,285	4,871	5,962	6,810	7,608	0.2%
Overhead Transfers In	93,052	112,266	156,163	231,546	283,414	323,748	361,699	7.7%
Total Recurring Revenues	**$970,821**	**$1,184,109**	**$2,316,050**	**$3,287,003**	**$3,879,684**	**$4,317,370**	**$4,725,025**	**100.0%**
General Fund Annual Recurring Costs								
General Government	$149,716	$184,711	$262,791	$410,437	$514,868	$598,726	$662,309	21.9%
Police	435,833	525,826	731,431	1,084,506	1,327,442	1,516,352	1,694,107	56.1%
Fire [2]	0	0	0	0	0	0	0	0.0%
Buildings and Grounds Maintenance	51,226	61,804	85,970	127,470	156,024	178,227	199,120	6.6%
Street Maintenance	4,534	4,534	5,607	5,607	5,607	5,607	5,607	0.2%
Other Public Works	35,073	42,316	58,861	87,275	106,825	122,028	136,332	4.5%
Neighborhood Parks Maintenance	0	0	0	55,800	111,600	167,400	167,400	5.5%
Building & Safety	0	0	0	0	0	0	0	0.0%
Planning	2,250	9,814	27,095	56,771	77,190	93,068	108,008	3.6%
Community Services	3,880	13,042	26,233	43,199	47,582	48,013	46,396	1.5%
Total Recurring Costs	**$682,513**	**$842,046**	**$1,197,989**	**$1,871,065**	**$2,347,138**	**$2,729,422**	**$3,019,280**	**100.0%**
HARVEST AT LIMONEIRA								**7-Year Total Undiscounted**
GENERAL FUND CUMULATIVE SURPLUS (CS)	**$288,307**	**$342,062**	**$1,118,061**	**$1,415,938**	**$1,532,546**	**$1,587,948**	**$1,705,745**	**$7,990,607**
GENERAL FUND REVENUE TO COST RATIO	**1.42**	**1.41**	**1.93**	**1.76**	**1.65**	**1.58**	**1.56**	
Cumulative Housing Units	*586*	*707*	*957*	*1,557*	*1,855*	*2,109*	*2,348*	
Cumulative Non-Residential Square Feet	*0*	*0*	*130,000*	*461,560*	*461,560*	*461,560*	*461,560*	
MINUS								**7-Year Total Undiscounted**
B. NEW CITY CUMULATIVE FISCAL OBLIGATIONS								
Two-Thirds of New Sports Park Maintenance [3]	$0	$0	$608,653	$608,653	$608,653	$608,653	$608,653	**$3,043,265**
plus								
New Net Street Maintenance Costs								
Street Maintenance Costs [4]	$113,349	$113,349	$140,186	$140,186	$140,186	$140,186	$140,186	$927,629
(LESS) State Gasoline Tax Revenue [5]	($50,327)	($60,719)	($81,622)	($111,113)	($139,166)	($160,980)	($181,506)	($785,433)
Net New Street Maintenance Obligation	$63,022	$52,630	$58,564	$29,073	$1,020	($20,794)	($41,320)	$142,196
equals								
(LESS) CFD No. I IA-A Special Tax B Revenue @ $93 per unit [6]	($54,498)	($65,751)	($89,001)	($121,551)	($144,801)	($168,423)	($190,650)	($834,675)
equals								
TOTAL NEW CITY CUMULATIVE OBLIGATIONS (CO)	**$8,524**	**($13,121)**	**$578,216**	**$516,175**	**$464,872**	**$419,436**	**$376,683**	**$2,350,786**
EQUALS								**7-Year Total Undiscounted**
C. NET CITY CUMULATIVE FISCAL BENEFIT (CS-CO)	**$279,783**	**$355,183**	**$539,845**	**$899,763**	**$1,067,674**	**$1,168,512**	**$1,329,062**	**$5,639,821**
D. VENUTRA COUNTY FIRE DISTRICT								**7-Year Total Undiscounted**
Property Tax (14.4 % of 1% Property Tax)	**$575,602**	**$694,455**	**$1,053,073**	**$1,592,954**	**$1,928,684**	**$2,173,015**	**$2,399,257**	**$10,417,040**

Note: 1. Property tax in-lieu of the Vehicle License Fee (PTVLF) is based on cumulative increase of new valuation since project inception.
2. Based on the Tax Rate Area (TRA) allocations for the study area, Fire Services provided by the Ventura County Fire District are funded directly by a share of 14.4 percent of the 1 percent property tax, and not by the City General Fund.
3. Based on the project development agreement, the operations and maintenance (O&M) costs of the sports park is a shared responsibility between the City and the school district. It is assumed that the City is responsible for approximately two-thirds of the O&M costs, with the balance one-third borne by the school district.
4. O&M costs for streets obtained from the 2016 study adjusted for inflation for 2023.
5. State gasoline tax is earmarked for road related expenditures.
6. East Area 1 falls within the boundaries of CFD No. 1 IA-A, and will be charged "Special Tax B" at $93 per residential unit for landscape maintenance, tree maintenance, street lights, and catch basins.

Sources: Stanley R. Hoffman Associates, Inc.
City of Santa Paula, Adopted *Revenue and Expenditure Report, Fiscal Year 2022-2023*
Lewis Management Company

Development Description

Table 3 presents the development description after buildout for Harvest at Limoneira. The phased units, population, non-residential square feet, employment, park acres and road square feet are included in **Table 4**.

Acres. Harvest at Limoneira includes approximately 632.7 gross acres, with about 547.9 gross acres located in East Area 1 and about 84.9 acres located in the Santa Paula Gateway Project.

Residential Development. As shown in Panel B of Table 3, Harvest at Limoneira includes a total of 2,348 residential units with an estimated population of 7,032 after buildout. East Area 1 includes a total of 2,050 units (1,750 single family units and 300 apartments), while East Area 2 includes a total of 298 units (250 apartments, including 50 active adult units, and 48 townhomes).

Non-Residential Development. Harvest at Limoneira, East Area 2, includes a total of 461,560 square feet, including supermarket and GAFO retail (Area B), 100-room hotel (Area C), and hospital, medical and general office, and an assisted living center (Area D), as shown in Panel C of Table 3. Total employment generated by these uses is estimated at 1,093 after buildout.

Publicly Maintained Infrastructure. As shown in Panel E of Table 3, a total of 674,160 square feet of publicly maintained streets are estimated for the total Harvest at Limoneira project after buildout, with about 81 percent of the new roadways located in East Area 1. About 8.37 acres of neighborhood parks are in East Area 1 after buildout. Also, a 35-acre community sports park is planned in East Area 1, with the City responsible for approximately two-thirds and the School District for the balance one-third O&M costs, according to the project development agreement.

Assessed Valuation and Property Tax After Buildout

Table 5 includes the estimated assessed valuation, General Fund property tax and General Fund property tax in lieu of VLF for Harvest at Limoneira.

Assessed Valuation. Values per unit are provided by the developer. As shown in Panel B of Table 5, residential valuation in East Area 1 is estimated at about $1.35 billion after buildout. Combined with the estimated residential and non-residential valuation in East Area 2 of $309.19 million, total Harvest at Limoneira valuation after buildout is estimated at about $1.54 billion. For East Area 1, when the estimated assessed valuation <u>at project inception</u> of $45.12 million is subtracted from the new overall project valuation, net new valuation (since project inception) is estimated at about $1.31 million. For East Area 2, when the current assessed valuation of $22.25 million, in constant 2023 dollars, from the County Assessor 2020-2021 tax roll is subtracted from the new valuation, net new valuation is estimated at about $286.93 million at project buildout (development projected to commence starting 2025).

Property Tax. Based on the total assessed valuation, the one percent property tax levy is projected at about $16.61 million after buildout. Based on the tax rate area in which the project is located, the City General Fund receives about 3.84 percent of the basic one percent levy for a total of $637,777 after buildout.

Property Tax in Lieu of VLF. As part of the State's 2004-2005 budget agreement, the State began to allocate property tax revenues to cities and counties to offset the State reduction of VLF. Property tax in lieu of VLF is projected based on the net increase in assessed valuation from the proposed project since inception, which is estimated at the Citywide average of $1,283 per million of new assessed valuation. Based on this assumption and the project's net assessed valuation increase, projected property tax in lieu of VLF is projected at about $1.68 million for EA1 and $368,263 for EA2 after buildout for a total of $2.05 million for Harvest at Limoneira.

Table 3
Development Summary After Buildout
Harvest at Limoneira Fiscal Analysis, City of Santa Paula

Category		East Area 1 (EA1)	Santa Paula Gateway (EA2)	TOTAL HARVEST AT LIMONEIRA
A. Gross Acres		547.9	84.9	632.7
B. Residential Development				
Residential Units				
Single Family Units		1,750	48	1,798
Apartments		300	250	550
TOTALS		**2,050**	**298**	**2,348**
Population	**Persons Per Household**			
Single Family (incl. Townhomes)	3.33	5,823	160	5,983
Apartments	1.91	572	477	1,049
		6,395	**637**	**7,032**
C. Non-Residential Development				
Non-Residential Square Feet				
Super Market (EA2 -B)		0	30,000	30,000
GAFO Retail (EA2-B)		0	55,000	55,000
100 Room Hotel (EA2-C)		0	45,000	45,000
Hostpital Uses (EA2-D)		0	160,560	160,560
Medical Office (EA2-D)		0	71,500	71,500
Future Pad (Office Use) (EA2-D)		0	9,500	9,500
Assisted Living (EA2-D)		0	90,000	90,000
Total Square Feet		0	461,560	461,560
Employment	**Square Feet Per Employee**			
Super Market (EA2 -B)	500	0	60	60
GAFO Retail (EA2-B)	500	0	110	110
100 Room Hotel (EA2-C)	2 Rms/Emp	0	50	50
Hostpital Uses (EA2-D)	350	0	459	459
Medical Office (EA2-D)	250	0	286	286
Future Pad (Office Use) (EA2-D)	250	0	38	38
Assisted Living (EA2-D)	1,000	0	90	90
Total Employment		0	1,093	1,093
D. Service Population				
Population		6,395	637	7,032
Employment at 50% of Total		0	547	547
Total Service Population		6,395	1,184	7,579
E. Publicly Maintained Infrastructure				
Public Roads Square Feet		545,100	129,060	674,160
Public Signalized Intersections		2	0	2
Neighborhood Public Park Acres		8.37	0	8.37

Sources: Stanley R. Hoffman Associates, Inc.
Lewis Management Companny

Table 4
Phased Residential Units and Non-Residential Square Feet
Harvest at Limoneira Fiscal Analysis, City of Santa Paula

Category	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028	7 2029
Cumulative Residential Units							
Single Family Units	586	707	807	1,007	1,305	1,559	1,798
Apartments	0	0	250	500	550	550	550
Total Residential Units	**586**	**707**	**1,057**	**1,507**	**1,855**	**2,109**	**2,348**
Cumulative Population	**1,950**	**2,352**	**3,162**	**4,305**	**5,391**	**6,237**	**7,032**
Cumulative Non-Residential Square Feet							
Super Market (EA2 -B)	0	0	30,000	30,000	30,000	30,000	30,000
GAFO Retail (EA2-B)	0	0	55,000	55,000	55,000	55,000	55,000
100 Room Hotel (EA2-C)	0	0	45,000	45,000	45,000	45,000	45,000
Hostpital Uses (EA2-D)	0	0	0	160,560	160,560	160,560	160,560
Medical Office (EA2-D)	0	0	0	71,500	71,500	71,500	71,500
Future Pad (Office Use) (EA2-D)	0	0	0	9,500	9,500	9,500	9,500
Assisted Living (EA2-D)	0	0	0	90,000	90,000	90,000	90,000
Total Square Feet	**0**	**0**	**130,000**	**461,560**	**461,560**	**461,560**	**461,560**
Cumulative Employment	0	0	220	1,093	1,093	1,093	1,093
Cumulative Service Population							
Population	1,950	2,352	3,162	4,305	5,391	6,237	7,032
Employment at 50% of Total	0	0	110	547	547	547	547
Total Service Population	**1,950**	**2,352**	**3,272**	**4,851**	**5,938**	**6,783**	**7,578**
Cumulative Park Acres							
Neighborhood	0.00	0.00	0.00	2.79	5.58	8.37	8.37
Cumulative Public Road Square Feet	674,160	674,160	674,160	674,160	674,160	674,160	674,160

Sources: Stanley R. Hoffman Associates, Inc.
Parkstone Companies
Lewis Operating Corporation

Table 5
Projected Assessed Valuation, Property Tax and Property Tax VLF
Harvest at Limoneira Fiscal Analysis, City of Santa Paula
(In Constant 2023 Dollars)

Category	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028	7 2029
PROPERTY TAX							
East Area 1							
Total Residential Valuation [1]	$398,487,000	$480,768,445	$631,238,301	$852,228,012	$1,026,034,799	$1,195,183,824	$1,351,810,445
1 percent Property Tax	$3,984,870	$4,807,684	$6,312,383	$8,522,280	$10,260,348	$11,951,838	$13,518,104
EA1 City General Fund Share [2]	$153,008	$184,602	$242,378	$327,232	$393,969	$458,918	$519,058
East Area 2 [3]							
Residential Valuation	$0	$0	$53,300,000	$106,600,000	$165,218,000	$165,218,000	$165,218,000
Non-Residential Valuation	$0	$0	$44,500,000	$143,968,000	$143,968,000	$143,968,000	$143,968,000
EA 2 Total Valuation	$0	$0	$97,800,000	$250,568,000	$309,186,000	$309,186,000	$309,186,000
1 percent Property Tax	$0	$0	$978,000	$2,505,680	$3,091,860	$3,091,860	$3,091,860
EA2 City General Fund Share [1]	$0	$0	$37,553	$96,211	$118,719	$118,719	$118,719
Total Harvest at Limoneira							
Total Valuation	$398,487,000	$480,768,445	$729,038,301	$1,102,796,012	$1,335,220,799	$1,504,369,824	$1,660,996,445
1 percent Property Tax	$3,984,870	$4,807,684	$7,290,383	$11,027,960	$13,352,208	$15,043,698	$16,609,964
Total City General Fund Share [1]	**$153,008**	**$184,602**	**$279,931**	**$423,443**	**$512,688**	**$577,637**	**$637,777**
PROPERTY TAX IN LIEU OF VLF							
East Area 1							
Total Valuation	$398,487,000	$480,768,445	$631,238,301	$852,228,012	$1,026,034,799	$1,195,183,824	$1,351,810,445
Minus Valuation at Project Inception [4]	$45,123,015	$45,123,015	$45,123,015	$45,123,015	$45,123,015	$45,123,015	$45,123,015
Net New Valuation	$353,363,985	$435,645,430	$586,115,286	$807,104,997	$980,911,784	$1,150,060,809	$1,306,687,430
PTVLF @ $1,283 per $1million net new valuation	$453,523	$559,127	$752,247	$1,035,875	$1,258,946	$1,476,040	$1,677,062
East Area 2							
Total Valuation	$0	$0	$97,800,000	$250,568,000	$309,186,000	$309,186,000	$309,186,000
Minus Valuation at Project Inception [4]	$0	$0	$22,252,895	$22,252,895	$22,252,895	$22,252,895	$22,252,895
Net New Valuation	$0	$0	$75,547,105	$228,315,105	$286,933,105	$286,933,105	$286,933,105
PTVLF @ $1,283 per $1million net new valuation	$0	$0	$96,961	$293,030	$368,263	$368,263	$368,263
Total Harvest at Limoneira PTVLF	**$453,523**	**$559,127**	**$849,207**	**$1,328,905**	**$1,627,209**	**$1,844,303**	**$2,045,325**

1. Represents the projected valuation of total new development.
2. The City of Santa Paula receives a share of 3.84 percent of the 1% propoerty tax for tax rate area (TRA) 04028.
3. Fiscal impacts, including revenues and costs for East Area 2, are not assessed until after 2025 when the area is projected to develop.
4. This represents the assessed valuation of the land parcels and development in 2016 within East Area 1 prior to project inception in constant 2023 dolalrs, and assessed valuation for East Area 2 in 2021 in constant 2023 dollars.

Source: Stanley R. Hoffman Associates, Inc.

Sales and Use Tax

As shown in Panel C of Table 6, sales and use tax is projected at $751,151 after buildout of Harvest at Limoneira. On-site Taxable sales for EA2 are projected at about $21.4 million based on the taxable sales per square foot factors shown in Table 6. Use tax is projected at 23 percent of projected sales tax based on the latest 2022 information from the California Department of Tax and Fee Administration (CDTFA). Total off-site taxable sales associated with household and employee spending is estimated at $39.7 million. Total sales and use tax at buildout for Harvest at Limoneira is estimated at $751,151.

Table 6
Projected Sales and Use Tax
Harvest at Limoneira Fiscal Analysis, City of Santa Paula
(In Constant 2023 Dollars)

	FACTORS	1	2	3	4	5	6	7
		2023	2024	2025	2026	2027	2028	2029
ON-SITE TAXABLE SALES								
EAST AREA 2								
Cumulative Square Feet								
Super Market		0	0	30,000	30,000	30,000	30,000	30,000
GAFO Retail		0	0	55,000	55,000	55,000	55,000	55,000
Total		**0**	**0**	**85,000**	**85,000**	**85,000**	**85,000**	**85,000**
Cumulative Taxable Sales	Taxable Sales per Sq.Ft.							
Super Market	$72	$0	$0	$2,160,000	$2,160,000	$2,160,000	$2,160,000	$2,160,000
GAFO Retail	$350	0	0	19,250,000	19,250,000	19,250,000	19,250,000	19,250,000
Total On-Site Taxable Sales		**$0**	**$0**	**$21,410,000**	**$21,410,000**	**$21,410,000**	**$21,410,000**	**$21,410,000**
Sales Tax	1%	$0	$0	$214,100	$214,100	$214,100	$214,100	$214,100
Use Tax (@ 23.0% Sales Tax)	23.0%	$0	$0	$49,243	$49,243	$49,243	$49,243	$49,243
On-Site Sales and Use Tax Total		**$0**	**$0**	**$263,343**	**$263,343**	**$263,343**	**$263,343**	**$263,343**
OFF-SITE TAXABLE SALES								
EAST AREA 1								
Households Retail Spending Capture [1]	50%	$8,864,812	$10,695,259	$14,042,638	$18,958,814	$22,825,350	$26,588,269	$30,072,612
EAST AREA 2								
Households Retail Spending Capture	50%	$0	$0	$0	$2,371,442	$3,675,469	$3,675,469	$3,675,469
Employee Retail Spending Capture	50%	$0	$0	$935,000	$4,645,250	$4,645,250	$4,645,250	$4,645,250
Total EA1 and EA2		$8,864,812	$10,695,259	$14,977,638	$25,975,506	$31,146,068	$34,908,987	$38,393,331
Sales Tax	1%	$88,648	$106,953	$149,776	$259,755	$311,461	$349,090	$383,933
Use Tax (@ 23.0% Sales Tax)	23.0%	$20,389	$24,599	$34,449	$59,744	$71,636	$80,291	$88,305
Total Off-SiteSales and Use Tax		**$109,037**	**$131,552**	**$184,225**	**$319,499**	**$383,097**	**$429,381**	**$472,238**
TOTAL SALES AND USE TAX		**$109,037**	**$131,552**	**$447,568**	**$582,842**	**$646,440**	**$692,724**	**$735,581**

1. Represents 50% of the total household spending on retail sales tax generating expenditures.

Sources: Stanley R. Hoffman Associates, Inc.

Transient Occupancy Tax

Transient occupancy tax (TOT) is projected at $306,600 after buildout of the hotel planned for Harvest at Limoneira. Based on *a web-based survey of room rates*, hotel room receipts are based on an average room rate of $120 per night and an average occupancy rate of 70 percent, as shown in Table 7. The City's TOT rate is 10 percent of gross room receipts.

Table 7
Projected Transient Occupancy Tax After Buildout
Harvest at Limoneira Fiscal Analysis, City of Santa Paula
(In Constant 2023 Dollars)

Number of Rooms	Average Nightly Room Rate [1]	Annual Room Receipts at 70% Occupancy [1]	Estimated Annual TOT at 10% of Room Receipts
100	$120	$3,066,000	**$306,600**

Note: 1. The average nightly room rate and average occupancy rate are based on a online survey of room rates for Santa Paula and surrounding areas in Ventura County.

Sources: Stanley R. Hoffman Associates, Inc.

Fiscal Assumptions

Table 8 presents the revenue assumptions and Table 9 presents the cost assumptions for Harvest at Limoneira fiscal projections. Fiscal assumptions are based on the *City of Santa Paula, Revenue and Expenditure Report, Fiscal Year 2022-2023* and discussion with City staff and consultants. Supporting fiscal assumption tables are presented in Appendix A.

Table 8
Summary of Recurring Revenue Factors [1]
Harvest at Limoneira Fiscal Analysis, City of Santa Paula
(In Constant 2023 Dollars)

Fund and Category	Fiscal Year 2022-23	Projection Basis	Projection Factor
A. GENERAL FUND			
Property Taxes	$1,017,000	Assessed Valuation (AV)	3.8% GF allocation of 1% levy
Real Property Transfer Tax	$125,000	Property Turnover Rate and AV of Turnover Amount	3.0% annual residential turnover rate 0.0% annual non-residential turnover rate [4] $0.55 per $1,000 AV of turnover
Property Tax in Lieu of Motor Vehicle License Fees (MVLF)	$3,783,163	AV	$1,283 per $1,000,000 increase assessed valuation
Sales and Use Tax	$3,300,000	Sales Tax Based on Taxable Sales Use Tax Based on Sales Tax	1.0% of taxable sales 23.0% of sales tax
Franchise Fee Tax	$925,000	Service Population = 34,466	$26.84 per service population
Transient Occupancy Tax	$110,000	Room Receipts	10% of room receipts
Business License Fee	$133,000	Employment = 8,572	$15.52 per employee
Animal Licenses	$15,000	Household Population = 31,267	$0.48 per capita
Fines and Forfeitures	$107,500	Service Population = 34,466	$3.12 per service population
Rents and Concessions	$194,175	Population = 31,423	$6.18 per capita
Other Revenue from Other Agencies	$358,496	Population = 31,423	$11.41 per capita
Charges for Services (excluding one-time charges)	$1,054,051	Service Population = 34,466	$30.58 per service population
Other Revenues	$34,600	Service Population = 34,466	$1.00 per service population
Overhead Transfers In: (@ 75 percent of projected revenues)	$1,644,903	Service Population = 34,466	$47.73 per service population
B. GAS TAX FUND			
State Gasoline Tax	$811,100	Population = 31,423	$25.81 per capita

Sources: Stanley R. Hoffman Associates, Inc.
City of Santa Paula, Adopted *Revenue and Expenditure Report, Fiscal Year 2022-23*
City Finance Department

Table 9
Summary of General Fund Cost Factors
Harvest at Limoneira Fiscal Analysis, City of Santa Paula
(In Constant 2023 Dollars)

General Fund	Fiscal Year 2022-23 Budget Amount	Fiscal Year 2022-23 Net Cost	Projection Basis	Projection Factor
General Government	$4,569,988	$3,427,491	Citywide Overhead Costs Adjusted by 75%	28.1% of direct General Fund costs
Police	$7,704,315	$7,704,315	Service Population = 34,466	$223.53 per service population
Buildings and Grounds Maintenance	$905,542	$905,542	Service Population = 34,466	$26.27 per service population
Other Public Works:				
Street Maintenance			Case Study: East Area 1	$107,163 total annual cost - East Area 1
			General Fund Share = 4% of total costs	$4,287 General Fund annual cost - East Area 1
			Case Study: Santa Paula Gateway Project	$25,372 total annual cost - Santa Paula Gateway
			General Fund Share = 4% of total costs	$1,015 General Fund annual cost - Santa Paula Gateway
				$132,535 total Harvest at Limoneira annual costs
				$5,301 total General Fund annual costs
Other Public Works	$908,000	$620,000	Service Population = 34,466	$17.99 per service population
Building & Safety [1]	$751,177	($1,302,509)	Service Population = 34,466	$0.00 per service population
Planning	$933,548	$647,548	Service Population = 34,466	$18.79 per service population
Community Services	$1,017,951	$1,017,951	Population = 31,423	$32.40 per capita
Parks Maintenance				
Neighborhood Parks			Park Acres	$20,000 per park acre
New Sports Park			Case Study	$710,851 net annual O&M costs
			Total Sports Park Acres = 35	$20,310 per park acre
			Acres Allocated to East Area = 11.67	33.3% Harvest at Limoneira share of new sports park
			times	
			Annual O&M per Acre = $20,310	
			equals	
			Harvest at Limoneira Share = $236,950	
			plus	
			City Annual O&M = $473,901	66.7% City share of new sports park
			Total Annual O&M = $710,851	

1. Building and safety costs are not projected in this analysis, as there are no net costs to the City, and are assumed to be covered by processing fees.

Sources: Stanley R. Hoffman Associates, Inc.
City of Santa Paula, Adopted *Revenue and Expenditure Report, Fiscal Year 2022-23*
City Finance Department

APPENDIX A
SUPPORTING TABLES FOR FISCAL ASSUMPTIONS

Table A-1
Summary of City General Assumptions
Harvest at Limoneira Fiscal Analysis, City of Santa Paula

Assumption	Description
	2023 Population and Housing [1]
31,267	Household Population
156	Group Quarters
31,423	Total Resident Population
9,449	Occupied Housing Units (Households)
9,735	Total Housing Units
3.31	Average Household Size
	2023 Estimated Employment [2]
8,572	Total Employment
times	
71%	Estimated Share of Total Employment Commuting into the City [3]
equals	
6,086	Estimated Employment Commuting into the City [3]
	2023 Estimated Service Population
31,423	Total Population
plus	
3,043	Estimated Employment at 50 Percent of Employment from Outside the City [4]
equals	
34,466	Estimated Total Service Population

Note: 1. Population and housing estimates are January 1, 2023 estimates provided by the California Department of Finance (DOF).
2. The total employment estimate is for 2023 based on an interpolation of the 2016 and 2045 estimates from the Southern California Association of Governments, (SCAG) *RTP 2020 Growth Forecast*.
3. The total estimated City employment is weighted by 71 percent based on the Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) Survey estimates of the share of total employment that commutes into the City, as shown in Appendix Table A-2 and Appendix Table A-3.
4. The total estimated employment from outside the City was weighted by 50% to account for the estimated less frequent use of City public services by employment versus population.

Sources: Stanley R. Hoffman Associates, Inc.
State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State--January 1, 2021-2023,* Sacramento, California, May 2023
Southern California Association of Governments (SCAG), Adopted 2020 Regional Transportation Plan (RTP) Growth Forecast
U.S. Census Bureau, Longitudinal Employer-Household Dynamics (LEHD) Program, *OnTheMap for Santa Paula, California*, 2020.

Table A-2
Employment Working and Living in Santa Paula
Harvest at Limoneira Fiscal Analysis, City of Santa Paula

Category	Total	Working and Living in Santa Paula	
		Amount	Percent [2]
Employment [1]	5,430	1,592	29%

Note: 1. Employment is based on the Longitudinal Employer-Household Dynamics (LEHD) program which shows where people live and where people work, as shown in Appendix Table A-3.
2. Based on the LEHD data, about 71 percent of the total employment in the City represents workers commuting into the City.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Census Bureau, OnTheMap Application and Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics, Santa Paula, California, 2020

Table A-3
General Fund Revenues
Harvest at Limoneira Fiscal Analysis, City of Santa Paula
(In Constant 2023 Dollars)

Revenue Category	Fiscal Year 2022-23	One-Time Fees/Permits	Recurring Revenues Not Projected in This Fiscal Analysis	Projected Net Recurring Revenues
A. GENERAL FUND				
Property Taxes	*$1,017,000*	*$0*	*$0*	*$1,017,000*
Real Property Transfer Tax	*$125,000*	*$0*	*$0*	*$125,000*
Property Tax In Lieu of MVLF	*$3,783,163*	*$0*	*$0*	*$3,783,163*
Property Tax In Lieu of Sales Tax	*$0*	*$0*	*$0*	*$0*
Sales & Use Taxes	*$3,300,000*	*$0*	*$0*	*$3,300,000*
Franchise Fee Tax	*$925,000*	*$0*	*$0*	*$925,000*
Transient Occupancy Tax	*$110,000*	*$0*	*$0*	*$110,000*
Business License Fee	*$133,000*	*$0*	*$0*	*$133,000*
Licenses & Permits				
Animal Licenses	$15,000	$0	$0	$15,000
Building Permits	900,000	900,000	0	0
Miscellaneous Permits	0	0	0	0
Electrical/Plumbing/Mechanical/Development-Related	1,153,686	1,153,686	0	0
Hazmat Permits/CUPA	0	0	0	0
Fire Annual Permits	0	0	0	0
Fire New Construction	0	0	0	0
Special Events Permits	22,000	0	22,000	0
Subtotal Licenses & Permits	*$2,090,686*	*$2,053,686*	*$22,000*	*$15,000*
Fines and Forfeitures	*$107,500*	*$0*	*$0*	*$107,500*
Investments and Rents				
Investment Earnings	$140,000	$0	$140,000	$0
Community Center Endowment	8,500	0	8,500	0
Rents and Concessions	194,175	0	0	194,175
Rents from Railroad Depot	2,000	0	2,000	0
Rents from Utilities	11,865	0	11,865	0
Southdown Royalty	0	0	0	0
Subtotal Investments & Rents	*$356,540*	*$0*	*$162,365*	*$194,175*
Revenue From Other Agencies				
Motor Vehicle In-Lieu	$0	$0	$0	$0
P.O.S.T. Reimbursement	15,000	0	0	15,000
State Mandated Costs	0	0	0	0
State Reimbursement - Mutual Aid	0	0	0	0
Miscellaneous Grant Funding	25,000	0	25,000	0
Proposition 172-1/2 Sales Tax for Public Safety	343,496	0	0	343,496
Subtotal Revenue From Other Agencies	*$383,496*	*$0*	*$25,000*	*$358,496*
Charges For Current Services				
Recreation Administration and User Fees	$45,000	$0	$0	$45,000
Zoning, Subdivision, Environmental Review and Planning Fe	40,000	40,000	0	0
Public Works Fees and Permits	72,500	72,500	0	0
Fire Safety Inspections and Special Services	0	0	0	0
School Resource Officer	263,251	0	263,251	0
Attorney Services Fees	0	0	0	0
Sale of Reports, Maps, Publications	5,000	0	0	5,000
Fingerprints	0	0	0	0
Miscellaneous Police Services	500	0	0	500
Police False Alarm Charges	20,000	0	20,000	0
Contract Planning Fees Reimbursement	0	0	0	0
Park Reservation Fees	500	0	0	500
Parks and Field User Fees	12,000	0	0	12,000
Filming Fees	34,000	0	34,000	0
Facilities Cleanup	500	0	0	500
Miscellaneous Department Reimbursements	990,551	0	0	990,551
Subtotal Charges for Current Services	*$1,483,802*	*$112,500*	*$317,251*	*$1,054,051*
Other Revenues				
Reimbursements for Damages	$0	$0	$0	$0
Fee Study Update and East Area Permitting	0	0	0	0
Workers Compensation Reimbursement-Miscellaneous	0	0	0	0
Cable TV Announcements	100	0	0	100
Utility Application Fee	25,000	0	0	25,000
City Donations	0	0	0	0
Miscellaneous	9,500	0	0	9,500
Subtotal Other Revenues	*$34,600*	*$0*	*$0*	*$34,600*
Overhead Transfers				
Overhead From-Parkland Facilities	$68,888	$0	$0	$68,888
Overhead From-Traffic Impact	$45,940	0	0	45,940
Overhead From Gas Tax Fund	$263,759	0	0	263,759
Overhead From LTF	$46,134	0	0	46,134
Overhead From Sewer Fund	$622,749	0	0	622,749
Overhead From Water Fund	$1,017,528	0	0	1,017,528
Overhead From Equip Maint	$128,206	0	0	128,206
Subtotal Overhead Transfers	*$2,193,204*	*$0*	*$0*	*$2,193,204*
TOTAL GENERAL FUND	*$16,042,991*	*$2,166,186*	*$526,616*	*$13,350,189*
B. GAS TAXES				
State Gasoline Tax	*$811,100*	*$0*	*$0*	*$811,100*

Sources: Stanley R. Hoffman Associates, Inc.
City of Santa Paula, *Revenue and Expenditure Report, Fiscal Year 2022-23 Estimates*
City Finance Department

Table A-4
Tax Rate Area (TRA) Property Tax Allocations: TRA 04018
Harvest at Limoneira Fiscal Analysis, City of Santa Paula

Agency[1]		City of Santa Paula TRA 04028
1045	EL SCH GEN ST PAULA	21.5%
2010	UNIFIED SCH-ST PAULA	15.3%
2015	VTA COM COLLEGE GEN	5.5%
2019	VTA COLLEGE CHILD CTR	0.0%
4001	COUNTY GENERAL FUND	18.0%
4002	ERAF 92-93 SHIFT	4.0%
4004	ERAF 93-94 SHIFT	9.7%
4005	VENTURA CO OFFICE EDUC	2.4%
6001	*** FIRE PROTECTION DIST**	**14.4%**
6100	* VCWPD ADMIN	0.2%
6120	* VCWPD ZONE	2.5%
7586	BLANCHARD/SANTA PAULA LIB	1.8%
7770	UNITED WTR CONS DIST	0.6%
8050	**CITY SANTA PAULA**	**3.8%**
	TOTAL	**100.0%**

Sources: Stanley R. Hoffman Associates, Inc.
Ventura County Auditor Controller, Property Tax Division,
AB 8 TRA History Report, 2022-2023 Tax Year

Table A-5
Estimated Annual Turnover Rate
Harvest at Limoneira Fiscal Analysis, City of Santa Paula
(In Constant 2023 Dollars)

City of Santa Paula	Owner Occupied Housing Units	Percent of Total
A. Estimated Owner Occupied Turnover Units, 2010-2019		
Year Moved In, 2010-2019		
Moved in 2015 or later	360	
Moved in 2010 to 2014	1,085	
Total Moved In, 2010-2019	1,445	
B. Estimated Turnover Rate		
Estimated Annual Owner Occupied Turnover Units, 2010-2019 [1]	161	
Total City Owner Occupied Units [2]	4,658	100.0%
Estimated Annual Turnover Rate, 2010-19 [1]	**161**	**3.0%**

Note: 1. The annual turnover rate is based on the assumption of 9 years for the 2010-2019 period.
2. Total City owner occupied units are from the American Community Survey, as referenced below.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Census Bureau, 2019 *American Community Survey (ACS) 5-Year Estimate, Tenure by Year Householder Moved Into Unit, Report B25038, Santa Paula, California*

Table A-6
Calculation of Use Tax Factor
Harvest at Limoneira Fiscal Analysis, City of Santa Paula

Category	2022 Half-Year Amount
A. Santa Paula Sales Tax	
Point-of-Sale	$1,499,500
County Pool	344,169
State Pool	637
Total Sales Tax	$1,844,306
B. Calculation of Use Tax Factor	
County Pool plus State Pool	$344,806
divided by	
Point-of-Sale	$1,499,500
equals	
Estimated Use Tax Factor	**23.0%**

Sources: Stanley R. Hoffman Associates, Inc.
California Department of Taxation and Fee Administration (CDTFA)

Table A-8
Summary of General Fund Expenditures
Harvest at Limoneira Fiscal Analysis, City of Santa Paula
(In Constant 2023 Dollars)

General Fund Expenditures	Fiscal Year 2022-23 Total	General Government	Departmental Costs
General Government			
City Council	$114,533	$114,533	
City Clerk	130,096	130,096	
City Attorney	394,000	394,000	
City Manager	610,362	610,362	
Administration - PERS and Employee Relations	387,492	387,492	
Administration - Risk Management	1,064,018	1,064,018	
Administration - IT	797,202	797,202	
Finance	722,544	722,544	
Non-Departmental Administration	349,743	349,743	
Non-General Government			
Police	$7,704,315		$7,704,315
Buildings and Grounds Maintenance	905,542		905,542
Other Public Works	908,000		908,000
Building and Safety	751,177		751,177
Planning	933,548		933,548
Community Services	1,017,951		1,017,951
General Fund Total	**$16,790,521**	**$4,569,988**	**$12,220,534**

B. CALCULATION OF GENERAL GOVERNMENT OVERHEAD COSTS

General Government Expenditures	**$4,569,988**	
	divided by	
Direct General Fund Costs		**$12,220,534**
	equals	
Current General Government Overhead Costs Share of Direct Costs		**37.4%**
75% Marginal Increase in General Government Overhead Costs Share of Direct Costs		**28.1%**

Note: 1. Fiscal Year 2021-2022 expenditures are provided by City Finance staff.
2. General government costs for the project are not assumed to increase on a one-to-one basis. Therefore, the fiscal analysis projects general government overhead costs at a marginal rate of 75 percent, or 26.7 percent of direct recurring costs.

Sources: Stanley R. Hoffman Associates, Inc.
City of Santa Paula, *Revenue and Expenditure Report, Fiscal Year 2022-23 Estimates*
City Finance Department

Table A-9
Calculation of General Fund Net Building and Safety, Planning and Public Works Costs
Harvest at Limoneira Fiscal Analysis, City of Santa Paula
(In Constant 2023 Dollars)

Category		Fiscal Year 2022-23
A. BUILDING AND SAFETY NET COSTS		
Total Building and Safety Costs		$751,177
	minus	
One-Time Permits and Fees		
Building Permits		$900,000
Miscellaneous Permits		0
Electrical/Plumbing/Mechanical/Development-Related		1,153,686
Total One-Time Fees		$2,053,686
	equals	
Net Recurring Building and Safety Costs		($1,302,509)
	divided by	
City Service Population [1]		34,466
Net Building and Safety Cost Factor per Service Population [2]		**($37.79)**
B. PLANNING NET COSTS		
Total Planning Costs		$933,548
	minus	
One-Time Permits and Fees		
Design Review		16,000
Zoning and Subdivision Fees		105,000
Environmental Review Fees		25,000
Contract Planning Fees		115,000
Plan Check Fees		25,000
Total One-Time Fees		$286,000
	equals	
Net Recurring Planning Costs		$647,548
	divided by	
City Service Population [1]		34,466
Net Planning Cost Factor per Service Population		**$18.79**
C. PUBLIC WORKS NET COSTS		
Other Public Works Costs		$908,000
	minus	
One-Time Permits and Fees		
Permit Issuance, Inspection		$193,000
Oversize/Overweight Permits		5,000
Hazardous Material Permits		57,000
Construction Plan Check		29,000
Subdivision Map Approval		3,500
Studies and Investigations		500
Total One-Time Fees		$288,000
	equals	
Net Recurring Other Public Works Costs		$620,000
	divided by	
City Service Population [1]		34,466
Other Public Works Cost Factor per Service Population		**$17.99**

Note: 1. Service population is based on the estimated Santa Paula resident population plus employment weighted at 50%.

2. Building and safety costs are not projected in this analysis, as there are no net costs to the City, and are assumed to be covered by processing fees.

Sources: Stanley R. Hoffman Associates, Inc.
City of Santa Paula, *Revenue and Expenditure Report, Fiscal Year 2022-23 Adopted.*

Table A-10
Estimated Annual Street Maintenance Costs
Harvest at Limoneira Fiscal Analysis, City of Santa Paula
(In Constant 2023 Dollars)

Year	Square Feet of Streets [1]	Annual Cost per Square Foot [2]			Maintenance Schedule [2]			Total Maintenance Cost
		Slurry Seal	Cape Seal	Grind & Overlay	Slurry Seal at 7 Years	Cape Seal at 14 Years	Grind & Overlay at 21 Years	
East Area 1								
1	545,100	$0.96	$1.28	$2.12	$525,073	$700,098	$1,155,161	$2,380,332
Santa Paula Gateway Project								
1	129,060	$0.96	$1.28	$2.12	$124,318	$165,758	$273,500	$563,577
TOTAL	674,160				$649,392	$865,856	$1,428,662	$2,943,909

B. ANNUALIZED STREET MAINTENANCE COST (annualized over 21 years)

East Area 1	**$113,349**
Santa Paula Gateway	**$26,837**
TOTAL	**$140,186**

Note: 1. Street square feet for East Area 1 is provided by Jensen Design and Survey Inc. Square feet for the Santa Paula Gateway Project is provided by Lewis Management Company.
2. Costs per square foot and the maintenance schedule for slurry seal, cape seal and grind & overlay are provided by City public works staff.

Sources: Stanley R. Hoffman Associates, Inc.
Lewis management Corporation

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: Caesar Hernandez, Management Analyst

Subject: DISCUSSION OF SENATE BILL 567 AMENDMENTS TO THE TENANT PROTECTION ACT OF 2019

Date: March 20, 2024

Agenda Item: 11.A

RECOMMENDATION:

Staff recommends City Council receive an update on recent tenant protection legislation, Senate Bill 567, and provide further direction to staff.

Presented by: Caesar Hernandez, Housing Management Analyst

BACKGROUND:

At the February 13, 2024 City Council meeting, Vice Mayor Chavez requested that Staff provide an update on Senate Bill 567 ("SB 567") as it relates to additional tenant protections and the housing affordability crisis, for City Council to consider.

In recent years, State and local governments have responded to high housing costs and low housing inventory by enacting laws that aim to facilitate housing production and affordability and to strengthen tenant protections. A number of local governments across California have enacted “anti-displacement” policies and regulations in an effort to protect residents and preserve existing affordable housing. The Tenant Protection Act of 2019 (also known as Assembly Bill (“AB”) 1482 codified at Civil Code Sections 1946.2 and 1947.12, hereafter, the "Act") established statewide just-cause eviction protections and rent stabilization for residential tenants, but it also authorized cities to enact more protective local regulations that supersede state law.

AB 1482's provisions expressly permit an owner to evict a tenant to “substantially remodel” the rental unit. “Substantially remodel” is defined as:

“the replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit from a governmental agency, or the abatement of hazardous materials, including lead-based paint, mold, or asbestos, in accordance with applicable federal, state, and local laws, that cannot be reasonably accomplished in a safe manner with the tenant in place and that requires the tenant to vacate the residential real property for at least 30 days” (Civ. Code § 1946.2(b)(2)(D)(ii). Cosmetic improvements alone, including painting, decorating, and minor repairs, or other work that can be performed safely without having the residential real property vacated, do not qualify as substantial

rehabilitation."

Loopholes in AB 1482 have led to abuses that leave many covered renters vulnerable to displacement or eviction in instances where an owner terminates a tenancy under the guise of substantially remodeling a unit when the owner has no intent to actually perform a substantial remodel. Without more protective local just cause eviction provisions, "substantial remodel" evictions that do not actually qualify as substantial remodel evictions will result in displacing tenants, some of whom may become homeless. SB 567 amends the Act to curb those abuses of substantial remodel evictions.

Effective April 1, 2024, SB 567 will require an owner who proposed to displace a tenant to substantially remodel or demolish a unit to first provide the tenant with written notice with specified information, including a description of the substantial remodel to be completed and the expected duration of the repairs, or the expected date by which the property will be demolished, and a copy of permits required to undertake the substantial remodel or demolition, as specified.

ANALYSIS:

Since its passage in 2019, the Act and its provisions have protected tenants from unrestrained rent increases and unexpected evictions, but tenants across the state have nevertheless been evicted from their rental units for stated reasons that were in compliance with the Act but were exaggerated or never materialized. SB 567 was passed in October 2023 to strengthen the Act with additional just-cause and noticing requirements, such as meeting minimum occupancy requirements after displacing a tenant for owner move-in and providing proof/copies of building permits obtained for substantial remodeling. The law will take effect April 1, 2024.

Santa Paula residents have been experiencing a housing affordability crisis, which is causing homelessness and displacement of residents. Since April 2020, residential tenants were generally protected from evictions by a variety of temporary COVID-19-related governmental measures, such as: (1) the California Judicial Council's temporary emergency measures that effectively provided for a moratorium on all evictions; and (2) the State of California's eviction moratorium (ultimately codified through Assembly Bill 3088 (2020), Senate Bill 91 (2021), and Assembly Bill 81 (2021)). These eviction protections are no longer in place. The City has determined from directly responding to residential tenant complaints, that tenants throughout the City of Santa Paula are experiencing a surge of threats of eviction. In recent months, Staff has been informed of a number of possible evictions occurring due to purported "substantial remodeling" of residential properties where permits have not been sought, or approved, for the work to be undertaken. SB 567 would protect tenants from illegitimate substantial remodel evictions statewide.

The law provides additional tenant protections by requiring landlord's notice of termination of the lease to include all of the following information:

1. A statement informing the tenant of the owner's intent to demolish the property or substantially remodel the rental unit property.
2. The following statement: "If the substantial remodel of your unit or demolition of the property as described in this notice of termination is not commenced or completed, the owner must offer you the opportunity to re-rent your unit with a rental agreement containing the same terms as your most recent rental agreement with the owner at the

rental rate that was in effect at the time you vacated. You must notify the owner within thirty (30) days of receipt of the offer to re-rent of your acceptance or rejection of the offer, and, if accepted, you must reoccupy the unit within thirty (30) days of notifying the owner of your acceptance of the offer."

3. A description of the substantial remodel to be completed, the approximate expected duration of the substantial remodel, or if the property is to be demolished, the expected date by which the property will be demolished, together with one of the following:
    a. A copy of the issued permit or permits required to undertake the substantial remodel or demolition.
    b. If the remodel does not require any permit, a copy of the signed contract with the contractor hired by the owner to complete the substantial remodel, that reasonably details the work that will be undertaken to abate the hazardous materials at issue.
4. A notification that if the tenant is interested in reoccupying the rental unit following the substantial remodel, the tenant shall inform the owner of the tenant's interest in reoccupying the rental unit following the substantial remodel and provide to the owner the tenant's address, telephone number, and email address.

Because SB 567 applies statewide as of April 1, 2024, no local legislation is required to extend these protections to Santa Paula residents.

STRATEGIC PLAN:

Though this item does not promote an express objective of the Two-Year Strategic Plan, it is consistent with Goal F (Community Vitality): Provide the residents of Santa Paula with sustainable resources and programs to make this a great place to live and grow.

FISCAL IMPACTS:

There is no fiscal impact related to this item.

OPTIONS:

City Council has the following option:

1. Provide staff further direction as desirable.

ATTACHMENTS:

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: Clete Saunier, Public Works Director

Subject: ESTABLISHMENT OF SEWER AND WATER RATE AD HOC COMMITTEE

Date: March 20, 2024

Agenda Item: 11.B

RECOMMENDATION:

Staff recommends City Council:

1. Adopt Resolution No. 7504 establishing the Ad-hoc Sewer and Water Rate Committee to evaluate and make recommendations regarding City's sewer and water rates.
2. Appoint two councilmembers to the Sewer and Water Rate Committee.

Presented by: Clete Saunier, Public Works Director

BACKGROUND:

The City of Santa Paula has several "standing" and "ad hoc" committees. The Brown Act (Gov. Code, § 5495) and Section 6.4(b) of the 2023 Manual of Procedural Guidelines for the Conduct of City Council and Constituent Body/Commission Meetings ("Council Manual") authorizes the City Council to establish advisory committees. Standing committees have either some "continuing subject matter jurisdiction" or a meeting schedule fixed by the legislative body's formal action, whereas the Brown Act open meeting requirements do not apply to "ad hoc" committees. An ad hoc committee consisting solely of less than a quorum of the legislative body, may be established if it does not have some "continuing subject matter jurisdiction," and does not have a meeting schedule fixed by formal action of a legislative body. Thus, ad hoc committees generally serve only a limited or single purpose, they are not perpetual, and they are dissolved when their specific task is completed.

Adoption of the attached Resolution would formally establish the Sewer and Water Rate Ad Hoc Committee.

ANALYSIS:

The City's Sewer and Water Rate Ad Hoc Committee ("Committee") reviews and analyzes the methodology and policies used in setting sewer and water rates. The City will begin exploring setting its sewer and water rates and seeks to establish the Committee to assist in making this determination. The Mayor will be authorized to appoint two members to the Committee.

The Committee would have the following responsibilities and tasks:

- Review and analysis the methodology and policies used in setting sewer and water rates;
- An understanding of the operation and maintenance of the City's sewer and water infrastructure, including the Water Recycling Facility;
- The review of the Water and Sewer Enterprise Funds, including the capital needs and debt levels;
- The identification of existing and future capital projects and equipment needs;
- The implementation of the City's sewer rebate program; and
- The performance of such related duties as the Council may from time-to-time assign.

The Committee would be advisory and may provide periodic reports to the City Council, upon request. The Committee would meet as necessary to work with staff and review the findings of the rate setting consultant.

STRATEGIC PLAN:

The Project supports the currently adopted Strategic Plan in achieving the following goals:

Infrastructure, Transportation & Mobility

Goal: Maintain and develop the City's infrastructure to be safe, sustainable, innovative and cost-efficient.

FISCAL IMPACTS:

There are no direct fiscal impacts associated with the creation of the committee.

PERSONNEL IMPACTS:

Staff liaison for the committee would be Clete Saunier, Public Works Director.

OPTIONS:

As an alternative to Staff's recommendation, City Council may:

1. Decline to approve Staff's recommendation.
2. Provide staff further direction.

ATTACHMENTS:

Santa_Paula_-_Reso_No._7504_-_Establishing_Sewer_and_Water_Rate_Ad Hoc.docx

RESOLUTION NO. 7504

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA PAULA, CALIFORNIA, ESTABLISHING THE SEWER AND WATER RATE AD HOC COMMITTEE

The City Council of the City of Santa Paula does hereby resolve as follows:

SECTION 1: The City Council finds and declares as follows:

A. At its regular meeting on December 21, 2022, the City Council voted to eliminate the Sewer and Water Rate Standing Committee ("Committee") since the City was still two years away from a new rate review study.

B. Section 6.4(b) of the 2023 Manual of Procedural Guidelines for the Conduct of City Council and Constituent Body/Commission Meetings ("Council Manual") authorizes the City Council to establish advisory committees and delegate to those committees authority to make recommendations to the Council on the various matters presented to it.

C. Pursuant to that authority, the City Council now desires to establish the Sewer and Water Rate Ad Hoc Committee and define the Committee 's responsibilities.

SECTION 2: The City Council establishes the Sewer and Water Rate Standing Committee as an ad hoc committee of the City Council pursuant to the Brown Act and Section 6.4 (b) of Council Manual. The Committee will not be subject to the open meeting requirements of the Brown Act as it is composed of less than a quorum of the City Council, does not have continuing subject matter jurisdiction, and will convene only as needed.

SECTION 3: The City Council assigns to the Sewer and Water Rate Ad Hoc Committee the responsibility of assisting in the next sewer and water rate study, which will consist of the following tasks:

- Revie wand analysis of the methodology and policies used in setting sewer and water rates;
- Understanding the operation and maintenance of the City's sewer and water infrastructure, including the Water Recycling Facility;
- Review of the Water and Sewer Enterprise Funds, including the capital needs and debt levels;
- Identification of existing and future capital projects and equipment needs;
- Implementation of the City's sewer rebate program; and
- Performance of such related duties as the Council may from time to time assign.

SECTION 4: The Mayor is authorized to appoint two members to the Sewer and Water Ad Hoc Committee.

SECTION 5: The Sewer and Water Ad Hoc Committee will automatically cease to exist upon the establishment of the City's updated water and sewer rates.

SECTION 6: This Resolution becomes effective immediately upon adoption.

PASSED AND ADOPTED this 20th day of March, 2024.

_____
Leslie Cornejo, Mayor

ATTEST:

_____
Julie Latshaw, City Clerk

APPROVED AS TO FORM:

_____
Monica Castillo, City Attorney

APPROVED AS TO CONTENT:

_____
Dan Singer, City Manager

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF VENTURA) ss
CITY OF SANTA PAULA)

I, Julie Latshaw, City Clerk of the City of Santa Paula, California, DO HEREBY CERTIFY that above RESOLUTION NO. 7504 was duly passed and adopted by the City Council of the City of Santa Paula at a regular meeting thereof held on the 20th day of March, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City this 20th day of March, 2024.

Julie Latshaw, City Clerk
Of the City of Santa Paula,
California
(SEAL)

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: Dan Singer, City Manager

Subject: FUTURE AGENDA ITEMS

Date: March 20, 2024

Agenda Item: 12.A

RECOMMENDATION:

Staff recommends City Council review future agenda items.

BACKGROUND:

The attached Future Agenda Items forecast identifies anticipated agenda items for upcoming Council meetings as well as Study Session topics and long-range discussion items. Placing this forecast on the agenda affords the Council and the public the opportunity to discuss such topics and to make any recommendations. It should be noted this is only a forecast and may change over the course of time or based on feedback by the Mayor and City Manager during review of future agendas.

ANALYSIS:

Should a member of the City Council wish to introduce a future agenda topic, it should be done in compliance with the Council's adopted Manual of Procedural Guidelines, Section 5.1. Items introduced by a member of the Council during a Council meeting requires a second and should be reserved for time-sensitive matters needing attention within the proceeding 45 day period.

STRATEGIC PLAN:

FISCAL IMPACTS:

OPTIONS:

ATTACHMENTS:

3.13.24_Future_Agenda_Items.docx

Santa Paula City Council Tentative Agenda Schedule

	April 3, 2024 AGENDA ITEMS	
Admin	City Manager Department Report	April
PR	Arbor Day Proclamation	April
Admin	Gun Violence Restraining Orders – D.A. Presentation	April
CDD	Bond & Tax Credit "Arrive Santa Paula" TEFRA	April
CDD	Red Tail Funding Agreements	April
PW	Rule 20A Undergrounding District	April
PW	2024 Wastewater Master Plan Update Report	April
	April 17, 2024	
PW	Public Works Department Report	April
PW	Sports Park Partial Acceptance	
PW	Disaster Recovery & Emergency Funding Reimbursement Update & Payment Plan	
CDD	Wayfinding Design Options	
PD	AB481 Reporting	
Fire	Ventura County Fire Department Report	
	STUDY SESSION TOPICS	
Admin	No Smoking Ordinance	
Finance	Development Impact Fees (DIF)	
CDD	Cultural Arts	
CDD	Municipal Code Overview – Joint Meeting with Council and Planning Commission	April
	FUTURE AGENDA ITEMS	
Finance	Additional Revenue Options	May
P&R	Union Oil Building Tenant Selection	May
Finance	Update on Utility Bills	
PW	Plans & Specifications for 8th Street Streetlight Repair Project	
CDD	ADU Ordinance	
Legal	Fire MOU Amendment	
CDD	Appointment of Housing Trust Fund Oversite Committee	
PW	Crosswalk Improvements Project Contract Award	

Updated 2/29/2024