RANCHO SIMI RECREATION AND PARK DISTRICT

SPECIAL MEETING
BOARD OF DIRECTORS
SANTA SUSANA DEPOT
6503 KATHERINE ROAD, SIMI VALLEY, CA 93063

WEDNESDAY, JULY 31, 2013, 6:30 P.M.

AGENDA

I. CALL TO ORDER AND ROLL CALL

II. PUBLIC DISCUSSION

III. REVIEW OF PROPOSED COLTON LEE DEVELOPMENT CASE NO. GP05-0009/ZN05-0012/LU05-0121, AND DIRECTION TO STAFF AS TO ANY ACTION TO BE TAKEN FOR THE COUNTY OF VENTURA PLANNING COMMISSION PUBLIC HEARING SCHEDULED FOR AUGUST 1, 2013

IV. ADJOURNMENT

If any individual has a disability that may require accommodation to participate in this meeting, please contact Colleen Janssen at 805/584-4400. Upon advance notification of the need for accommodation, reasonable arrangements will be made to provide accessibility to the meeting.
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NOTICE OF SPECIAL MEETING

Notice is hereby given, pursuant to Section 54956 of the California Government Code, that the Board of Directors of the Rancho Simi Recreation and Park District, by call of the Chair of the Board of Directors, has ordered that it will hold a Special Meeting on Wednesday, July 31, 2013, beginning at 6:30 p.m., at the Santa Susana Depot, 6503 Katherine Road, Simi Valley, California. The purpose of the Special Meeting is to conduct the following business: Call to Order and Roll Call; Public Discussion; Review of Proposed Colton Lee Development Case No. GP05-0009/ZN05-0012/LU05-0121, and Direction to Staff as to Any Action to be Taken for the County of Ventura Planning Commission Public Hearing Scheduled for August 1, 2013.

Dated: July 30, 2013

Larry Peterson, District Clerk
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RANCHO SIMI RECREATION AND PARK DISTRICT
Interoffice Memorandum

DATE: July 31, 2013

TO: General Manager

FROM: Development Supervisor

SUBJECT: Review of Proposed Colton Lee Development Case No. GP05-0009/ZN05-0012/LU05-0121, and Direction to Staff as to Any Action to be Taken for the County of Ventura Planning Commission Public Hearing Scheduled for August 1, 2013

Background and Overview:

On February 5, 2007, Colton Lee Communities, LLC (Colton Lee) submitted an application for a leasehold manufactured housing community to allow for up to 110 dwelling units to be constructed on a 21 acre site in the Santa Susana Knolls area of Ventura County. On June 4, 2007, Colton Lee submitted a revised application to allow for up to 100 units on the site. The dwelling units would have consisted of nine (9) two-story manufactured homes and ninety-one (91) one-story manufactured homes ranging from 813 to 1344 square feet in size. After purchase, the manufactured homes would be delivered and assembled on a selected home site upon execution of a long term lease agreement with a property owner’s management agency.

District staff submitted preliminary review comments for the project on May 1, 2007, May 24, 2007 and July 26, 2007 (see Attachments A, B and C). Notable exceptions with the project included: (1) the omission of a Park District General Plan Multi-Purpose Public Recreational Trail Corridor through the project site; (2) non-payment of Park Dedication/Quimby In-lieu Fees; (3) the environmental impacts of the proposed Katherine Road widening on Santa Susana Park; and (4) negative traffic and parking impacts on Knolls Park. Even though there were unresolved issues with the project, County staff deemed the project complete for processing on November 21, 2007.

In response to the County’s Notice of Preparation of a Draft Environmental Impact Report for the project, staff formally presented the project to the Board for review and comment on February 21, 2008 (see Attachment D). Public testimony was received from the Knolls Community and the Board passed a motion instructing staff to:

- Retain the Trail in Accordance with the District’s General Plan
Negotiate a Park Dedication Fee

The District should not relinquish or transfer any portion of Santa Susana Park to the County for the widening of Katherine Road

Formal District correspondence summarizing the Board’s actions in regards to the project was transmitted to County staff on March 25, 2008 (see Attachment E). Prompted by an E-mail received on March 18, 2010 from County staff requesting the status of the negotiations between Colton Lee and the Park District in regards to the proposed Katherine Road widening, Park District Legal Counsel sent a letter to the County of Ventura on April 16, 2010 (see Attachment F) reaffirming the Board’s action taken on February 21, 2008.

A Draft Environmental Impact Report (EIR) for the project was issued for public review in February 2012. Staff quickly analyzed the document to ascertain the overall impacts affecting the Park District and the corresponding mitigation measures proposed by the author (Dudek). A draft response letter was prepared and presented to the Board of Directors for review and comment on March 15, 2012 (see Attachment G). A formal response to the Draft EIR was executed and sent to the County of Ventura on March 16, 2012 (see Attachment H). As part of the preparation of the Final EIR for the project, the County of Ventura requested specific information on how the Park District establishes Park Dedication In-Lieu Fees for residential development projects. An explanation letter was sent to the County on July 30, 2012 (see Attachment I). The Final EIR for the project was released for public review in December of 2012.

As part of the Draft EIR, the author (Dudek) not only evaluated the one-hundred (100) unit manufactured housing project, but also evaluated project alternatives that would allow for lesser densities on the project site. On April 20, 2012, Colton Lee submitted a conceptual plan for a 60 unit sub-division alternative (aka: “Julia Meadows Project Alternative”) consistent with the recommendations made in the Draft EIR. County staff informed Colton Lee that this project alternative would require an application for a Tentative Tract Map and a Residential Planned Development Permit in addition to possible changes to the Final EIR. In November of 2012 (during the completion of the Final EIR), Colton Lee confirmed with County staff that they were only seeking a decision on the legislative actions (i.e., General Plan Amendment and Zone Change) to allow for a maximum of 60 dwelling units on the project site. The revised project was originally calendared for review by the County Planning Commission on January 31, 2013. At the last minute, this project was pulled from the agenda to allow Colton Lee time to file a complete Tentative Tract Map for the Project.

Current Findings:

The current project is calendared for review and approval by the County’s Planning Commission on August 1, 2013. The proposed development is a sixty (60) unit “stick built” sub-division constructed under a Residential Planned Development (RPD) permit. The developed footprint of the proposed project is similar to the original 100 unit leasehold manufactured housing community. The proposed dwelling units would include one and two story single family for-sale homes. The dwelling units are expected to be 1372 to 1736 square feet in size situated on a
minimum 3600 square foot lot. As with the original 100 unit proposed development, this project will be required to widen portions of Katherine Road through Santa Susana Park.

Staff's analysis of the proposed roadway widening indicates that the greatest impact to the Park District will be at the bend in Katherine Road near the Railroad Depot. At this location, the developer is proposing to reconstruct a portion of the roadway and adjacent sidewalk, requiring the relocation of one “No Stopping” sign, one walkway light, and one light fixture illuminating the park entrance sign. These improvements are within the County’s dedicated right-of-way and do not impact or affect the characteristics or utilization of the Park. In addition, the roadway alignment through Santa Susana Park has been modified to avoid the removal of any mature Oak trees.

Since this project is now applicable to the County’s Sub-Division Map Act, the Park District is entitled to collect Park Dedication/Quimby In-Lieu Fees (preliminary estimate $179,160.00) and is entitled to the dedication, conveyance and rough grading of a multi-purpose public recreational trail corridor through the project site. The proposed alignment of the multi-purpose recreational trail corridor identified on the Tentative Tract Map for the project is acceptable to Park District staff.

One issue that still remains is the parking situation along the frontage of Knolls Park. In this location, the proposed widening of Katherine Road will effectively eliminate a portion of the dirt area parking area utilized by park patrons and the Simi Valley Little League. The Final EIR for the project identifies this impact (TA-3) and only indicates that the proposed development will not exacerbate the condition. It should be noted that the County of Ventura owns the dirt parking area and corresponding sixty (60) foot wide right-of-way in front of Knolls Park. Staff believes that a portion of the parking congestion at Knolls Park will be reduced by the relocation of the Challenger Little League program to the newly completed Challenger Field at Apollo High School this fall.

**Board Action Requested:**

That the Board review, discuss and direct staff as to any action to be taken for the County of Ventura Planning Commission Site Visitation (10:30 A.M.) and Public Hearing (1:00 P.M.) scheduled for August 1, 2013 for the Colton Lee Communities, LLC project GP05-0009, ZN05-0012, LU05-0121, and VTTM 5899.

Wayne Nakaoka
Development Supervisor

Attachments Index:
- Attachment A: Park District Correspondence dated May 1, 2007
- Attachment B: Park District Correspondence dated May 24, 2007
- Attachment C: Park District Correspondence dated July 26, 2007
Attachment D: Park District Staff Report dated February 21, 2008
Attachment E: Park District Correspondence dated March 25, 2008
Attachment F: Park District Legal Counsel Correspondence dated April 16, 2010
Attachment G: Park District Staff Report dated March 15, 2012
Attachment H: Park District Correspondence dated March 16, 2012
Attachment I: Park District Correspondence dated July 30, 2012
Attachment J: Copy of Proposed 100 Unit Manufactured Housing Site Plan
Attachment K: Copy of Proposed 60 Unit Sub-Division Site Plan
May 1, 2007

Mr. Dan Klemann, Case Planner
Resource Management Agency, Planning Division
County of Ventura
800 South Victoria Avenue, L#1740
Ventura, CA 93009

Subject: Colton Lee Communities, LLC, General Plan Amendment/Zone Change/Conditional Use Permit Case No. GP0009/ZN05-LU05-0121

Re: Project Review, Comments and Preliminary Conditions of Development

Dear Mr. Klemann:

The Rancho Simi Recreation and Park District (RSRPD) expresses its appreciation in providing us the opportunity to review, comment, and recommend preliminary conditions of development for the subject project. RSRPD was formed in 1961 and provides recreation and park services in southeast Ventura County. The RSRPD presently owns and operates 6,035 acres of parkland, including 48 individual park sites. Included in the District’s boundaries are the Knolls Community and the subject property.

Described below are preliminary comments as prepared by RSRPD staff. Please be advised that the District’s Board of Directors has not reviewed the proposed project. Because of the nature of the project and voiced opposition by the neighboring community, the District's formal comments will be submitted at a later date, with the project being formally agendized at a future Board meeting.

**Multipurpose Public Recreational Trail:** In conformance with RSRPD’s Recreation Trails Master Plan, a component of the 1986 General Plan for Parks, Recreation, and Open Space, RSRPD requests that the following conditions be placed on the project to secure the trail segment identified as Trail No. 15 (South), “Las Llajas to Black Canyon”.

RSRPD is requesting that the County condition the Applicant to dedicate to the RSRPD, a fourteen (14) foot wide multipurpose public recreational trail easement along the northerly developable portion of the subject property from Katherine Road to the westerly construction limits of the project. In addition, the Applicant will be required to dedicate a twenty (20) foot wide Multipurpose Public Recreational Trail easement through the remaining undeveloped portion of the property. Said easement shall extend along the northerly property boundary between the westerly terminus of the
aforementioned fourteen (14) foot wide trail easement and northwesterly corner of the subject property. This request is in conformance with Article 9 (Improvement Fees, Dedications and Reservations), Section 8209-3.4 (Other Easements), and Section 8209-4 (Reservations for Public Use), of the Ventura County Subdivision Ordinance.

Said easements must be conveyed by easement deed in a form acceptable to the RSRPD, free and clear of all encumbrances, except for those which will not interfere with the use of the property for development, maintenance and operation of a Multipurpose Public Recreational Trail, and which the RSRPD agrees to accept.

RSRPD is requesting that the County condition the Applicant to construct the Multipurpose Public Recreational Trail segment within and adjacent to the developed portions of the project. This trail segment shall be constructed to RSRPD standards, and shall be fourteen (14) feet in width with a four (4) inch thick compacted decomposed granite base trail surface. A concrete or plastic double rail fence shall be constructed along the northerly edge of the trail with a 2X redwood header to delineate and separate the trail from the 2:1 landscape slope. Upon completion and acceptance, the RSRPD shall assume full maintenance of the trail.

RSRPD also requests that the Applicant be required to construct a six (6) foot high masonry wall separating the Multipurpose Public Recreational Trail from the adjacent production homes.

**Park Dedication/Quimby In-Lieu Fees:** As stated above, RSRPD is the provider of park and recreational facilities in the immediate area of the subject property. Nearby parks include Knolls Park (across the street), Santa Susana Park, Rocky Pointe Natural Park, and Corriganville Park. Accordingly, the Applicant shall provide the Rancho Simi Recreation and Park District (RSRPD) with the equivalent “Fee In-Lieu of Land Dedication and Improvement” for 1.765 acres based upon Article 9 (Improvement Fees, Dedications and Reservations), Section 8209-6 (Fees and Dedications for Park and Recreational Facilities), of the Ventura County Subdivision Ordinance. Said funds must be deposited with the RSRPD prior to the recordation of a parcel or tract map. If the number or type of residential dwelling units changes prior to the recordation of the parcel or tract map, this park development condition will be modified to accurately reflect actual development. Pursuant to authorization by the RSRPD Board of Directors, it is anticipated the funds received from this development will be allocated to either Santa Susana Park, Knolls Park, Corriganville Park, or Rancho Santa Susana Community Park (the nearest community park site).

**Proposed Katherine Road Widening:** The proposed roadway widening of Katherine Road to a minimum of twenty-five (25) feet in width has the potential of impacting two existing RSRPD facilities: 1) Knolls Park (1300 Katherine Road), and 2) Santa Susana Park and Railroad Depot (6503 Katherine Road).

Based on the schematics presented, the minimum twenty-five (25) foot roadway widening does not appear to negatively impact or affect the frontage of Knolls Park at this time. If the Applicant is ultimately conditioned by the County to complete the Katherine Road pave-out to include the soft shoulder area immediately adjacent to the frontage of Knolls Park, the RSRPD requests
that copies of the roadway improvement plans be provided to the RSRPD for review and acceptance prior to permit issuance.

The proposed widening of the existing Katherine Road by two (2) feet along the southerly edge-of-pavement that bisects Santa Susana Park may require minor slope grading, relocation of U.G. utilities, and reconstruction of existing minor park site improvements. Attributing that the Plan Sheet 5 of 6 for the Katherine Road Conceptual Access/Pavement Improvement Plan Set does not correctly reflect the existing roadways pavement limits, a more detailed construction plan must be submitted to the RSRPD for evaluation and comment.

It should be noted that when the County of Ventura conveyed Santa Susana Park to the RSRPD in 1971, the County inadvertently did not reserve a public right-of-way easement over Katherine Road. Over the years, numerous correspondences between our agencies have transpired to correct this situation without avail. If the widening of Katherine Road is approved for the project, the RSRPD is prepared to relinquish the public right-of-way in fee title or easement deed upon receipt of the conveyance documents. The preparation of the conveyance documents, including any associated preparation fees shall be borne by the Applicant or County.

Again, the above preliminary comments are those of RSRPD staff. The District's Board of Directors reserves the right to modify the proposed conditions or request the County to impose additional conditions on the project.

If you have any questions or concerns, please feel free to contact me at (805) 584-4418 or the Park District's Development Supervisor, Mr. Wayne Nakaoka at (805) 584-4428.

Sincerely,

Ed Hayduk
Assistant General Manager

Encls: (1) Site/Grading Plan for LU 05-0121, Highlighted to Reflect Requested Trail Easements

cc: General Manager
Development Supervisor
May 24, 2007

Mr. Dan Klemann, Associate Planner
Resource Management Agency, Planning Division
County of Ventura
800 S. Victoria Avenue, L#1740
Ventura, CA 93009-1740

Re: Colton Lee Communities, LLC General Amendment/Zoning Change/Conditional Use Permit Case No. GP 0009/ZN05-LU05-0121
Subject: Amendment to Project Review, Comments and Preliminary Conditions of Development

Dear Mr. Klemann:

Based on our recent telephone conversation regarding the dedication and conveyance of the multi-purpose trail easement through the referenced project, the Rancho Simi Recreation and Park District (RSRPD) is providing the following supplemental information and amended Conditions of Development.

**Background Information:**

As a component of the RSRPD’s General Plan for Parks, Recreation and Open Space (1986), a Recreation Trails Master Plan was established to identify off-street Multipurpose Public Recreation Trail corridors interconnecting significant recreational facilities and public open space within the District’s boundaries. In addition, this Recreation Trails Master Plan identifies potential trail links and/or corridors to adjacent local agency, county, state and federal recreation trails, parkland and open space (see Attachment "A").

Through the cooperative efforts between the City of Simi Valley, the County of Ventura, Mountains Recreation Conservation Authority (MRCA) and the Santa Monica Mountains Conservancy (SMMC), the RSRPD has been able to acquire and construct many of these trails creating unobstructed thoroughfares between parkland and open space areas.

As referenced in previous RSRPD correspondence dated May 1, 2007, the RSRPD is requesting the dedication and construction of a trail segment identified in the RSRPD Recreation Trails Master Plan as Trail No. 15 (South) “Las Llijas to Black Canyon” along the northerly developable portion of the subject property. This trail is a major corridor that will interconnect the “Arroyo Simi Equestrian Center” to “Corriganville Park” and outlying open space areas such as Rocky Peak Park (MRCA), Cheeseboro Canyon Park (NPS) and Santa Susana State Historical Park.
May 24, 2007
Page 2 of 3

To date, a portion of Trail No. 15 (South) and its intersecting trail link (Trail No. 16: South - "Black Canyon Trail") has been constructed within close proximity to the proposed project (see Attachment "B"). Trail No. 15 (South) currently extends from the Arroyo Simi Trail (Trail No. 18) at Los Angeles Avenue southeasterly through a residential development commonly known as "Parker Ranch" (Tracts 5164-1, 5164-2 and 5164-3) and culminates at the easterly terminus of said tract. Trail No. 16 (South) which starts at the intersection of the Arroyo Simi Flood Control Channel and White Oak Creek, traverses southerly through Tract 4923. A portion of this trail segment is readily apparent along the frontage of Katherine Road three (300) hundred feet north of the proposed Colton Lee Communities project.

Without the dedication and construction of that portion of Trail No. 15 (South) through the proposed Colton Lee Communities project to interconnect the aforementioned trails, the existing constructed segments will become isolated fragments prohibiting the ability of the RSRPD to complete a trail link between the Arroyo Simi Equestrian Center and Corriganville Park.

In conformance with Article 30 (Recreational Facilities) of the County of Ventura Initial Study Assessment Guidelines, the RSRPD is requesting the County of Ventura to implement the following amended Conditions of Development on the proposed Colton Lee Communities project for the dedication and construction of a multi-purpose recreational trail along its northerly property limits. This request is based on the entitlement that; 1) the proposed Colton Lee Communities project resides within the boundary of RSRPD to govern and provide park and recreational services, and 2) that this project will have a significant impact on recreation and would impede future development: of Regional Trails/Corridors.

Amended Conditions of Development for Multipurpose Public Recreational Trail:

RSRPD is requesting that the County condition the Applicant to dedicate to the RSRPD, a fourteen (14) foot wide multipurpose public recreational trail easement along the northerly developable portion of the subject property from Katherine Road to the westerly construction limits of the project. In addition, the Applicant will be required to dedicate a twenty (20) foot wide Multipurpose Public Recreational Trail easement through the remaining undeveloped portion of the property. Said easement shall extend along the northerly property boundary between the westerly terminus of the aforementioned fourteen (14) foot wide trail easement and northwesterly corner of the subject property.

Said easements must be conveyed by easement deed in a form acceptable to the RSRPD, free and clear of all encumbrances, except for those which will not interfere with the use of the property for development, maintenance and operation of a Multipurpose Public Recreational Trail, and which the RSRPD agrees to accept.
RSRPD is requesting that the County condition the Applicant to construct the Multipurpose Public Recreational Trail segment within and adjacent to the developed portions of the project. This trail segment shall be constructed to RSRPD standards, and shall be fourteen (14) feet in width with a four (4) inch thick compacted decomposed granite base trail surface. A concrete or plastic double rail fence shall be constructed along the northerly edge of the trail with a 2X redwood header to delineate and separate the trail from the 2:1 landscape slope. Upon completion and acceptance, the RSRPD shall assume full maintenance of the trail.

RSRPD also requests that the Applicant be required to construct a six (6) foot high masonry wall separating the Multipurpose Public Recreational Trail from the adjacent production homes.

**Amended Condition of Development for Park Dedication/Quimby In-Lieu Fees:**

The Applicant shall provide the Rancho Simi Recreation and Park District (RSRPD) with the equivalent “Fee In-Lieu of Land Dedication and Improvement” for 1.765 acres based upon Article 9 (Improvement Fees, Dedications and Reservations), Section 8209-6 (Fees and Dedications for Park and Recreational Facilities), of the Ventura County Subdivision Ordinance and as referenced in Article 4.10 (Park and Recreation) of the Ventura County General Plan. Said funds must be deposited with the RSRPD prior to the recordation of a parcel or tract map. If the number or type of residential dwelling units changes prior to the recordation of the parcel or tract map, this park development condition will be modified to accurately reflect actual development. Pursuant to authorization by the RSRPD Board of Directors, it is anticipated the funds received from this development will be allocated to either Santa Susana Park, Knolls Park, Corriganville Park, or Rancho Santa Susana Community Park (the nearest community park site).

If you have any question or concerns, please feel free to contact me at (805) 584-4424.

Sincerely,

Wayne I. Nakaoka
Development Supervisor

Encls: (1) Attachment “A”: 8” X 11” Trails Map Master Plan, Circa 1986
(1) Attachment “B”: Trail Dedication Plan

c. Assistant General Manager
July 26, 2007

Mr. Dan Klemann, Associated Planner
Resource Management Agency, Planning Division
County of Ventura
800 South Victoria Avenue, L#1710
Ventura, CA 93009-1740

Re: Colton Lee Communities, LLC, General Plan Amendment/Zone Change/Conditional
Use Permit Case No. GP05-0009/ZN05-0012/LU05-0121
Subject: Request for Project Review

Dear Mr. Klemann:

The Rancho Simi Recreation and Park District (RSRPD) appreciates the additional time afforded us to review and prepare the following comments in regards to the revised plans for the referenced project.

Comments Regarding Multi-Purpose Public Recreational Trail:

Even though the applicant has made an attempt to incorporate the requested RSRPD Recreational Trails Master Plan - Trail No 15 (South) within the 2:1 slope contiguous the railroad right-of-way, the proposed four (4) foot width as shown on detail section 'A-A' is too narrow to accommodate two-way user traffic and/or access for maintenance and emergency vehicles. Please widen this trail to the RSRPD’s minimum standard width of fourteen (14) feet. In addition, the surface wear course of the trail needs to be identified as a four (4) inch thick section of Decomposed Granite with 2X redwood header boards.

Please have the applicant show the twenty (20) foot wide Multi Purpose Public Recreational Trail easement requested through the westerly undeveloped portion of the property as referenced in RSRPD correspondence dated May 24, 2007.

Comments Regarding Katherine Road Widening and Safety Improvement Plan:

The decision to transfer any portion of Santa Susana Park for the proposed widening of Katherine Road will need to be agenized and presented to the RSRPD Board of Directors.

Comments Regarding Park Dedication/Quimby In-Lieu Fees:

Based on verbal notification that this project maybe exempt from the County's Subdivision Ordinance, the RSRPD is requesting that the County Board of Supervisors and County Staff take appropriate reformatory actions to enforce that portion of the Subdivision Ordinance pertaining to the "Fees and Dedication for Park and Recreational
Facilities" (Article 9, Section 8209-6) collectively known as the "Quimby Ordinance". The premise of this request is based on the additional population generated by the proposed development within the boundary of the RSRPD to provide park and recreational services.

In calculating the additional population generated by the proposed development in conformance with the arithmetic computation provided in Section 8209-6, the RSRPD would be entitled to "Fees In-Lieu of Land Dedication and Improvement" equivalent to 1.605 acres of parkland to offset the additional 321 resident increase in population served by the RSRPD. This revenue in its entirety would be used for the construction, renovation and/or amenity up-grades at various park sites within local proximity of the proposed development. Exclusion of the entire Subdivision Ordinance for this project due to a technicality in the application process circumvents the general intention of the "Quimby Ordinance" and eliminates a valuable source of capital improvement funds for the RSRPD.

If you have any questions or concerns, please feel free to contact me at (805) 584-4424.

Sincerely,

Wayne I. Nakaoka
Development Supervisor

Encs: (1) Copy of Park District Correspondence dated May 24, 2007
      (1) Copy of Park District Correspondence dated May 1, 2007
      c. Assistant General Manager
RANCHO SIMI RECREATION AND PARK DISTRICT
INTEROFFICE MEMORANDUM

DATE: February 21, 2008
TO: General Manager
FROM: Assistant General Manager
SUBJECT: Review and Discussion of Notice of Preparation of a Draft Environmental Impact Report (EIR) for the Colton Lee Manufactured Housing Community Located at the Corner of Katherine Road and Pepper Tree Lane West (Santa Susana Knolls Community)

The County of Ventura has issued a Notice of Preparation of a Draft Environmental Impact Report (EIR) for the manufactured housing community proposed to be developed within that area known as the Santa Susana Knolls Community (former horse ranch property). On September 6, 2007, representatives of the Knolls Community spoke during the Public Discussion portion of the Board agenda expressing their concern regarding the project.

A Notice of Preparation is routinely sent to responsible agencies, affected cities, and other governmental agencies advising of a proposed project and requesting input on the content of the Initial Study and the proposed scope of the EIR. Once the scope of the EIR is finalized, the County will then proceed with the Environmental Study.

The project consists of a General Plan Amendment, Zone Change, and Conditional Use Permit in order to develop a leasehold manufactured housing community. The Applicant proposes to develop 100 dwelling units on the 21-acre site (nine two-story manufactured homes and 91 one-story manufactured homes), a community clubhouse and pool, and a pedestrian pathway.

It is staff’s intention to provide a comment letter on the Notice of Preparation to the County of Ventura in the near future. To date the District has sent three comment letters on the project to the County. Copies of these letters are attached. Also attached for the Board’s review and comment are the Notice of Preparation, Section 30 (the Recreation Portion of the Project Description as prepared by the County of Ventura), and a site plan.

It is anticipated staff’s letter response regarding the Notice of Preparation will be based on the following three identified issues:

1. **Multi-Purpose Recreational Trail:** The District’s *1986 General Plan for Parks, Recreation, and Open Space* shows a trail segment (Las Llajas to Black Canyon) through the proposed project site. The Applicant has not provided, however, adequate space to construct the trail to District standards and has not provided assurances that an
easement will be granted through the western undeveloped portion of the property. This issue remains unresolved.

2. **Park Dedication Fees**: The report issued by the County of Ventura indicates that the District is on record as stating that the project will have a significant service impact on the District's park system (approximately 303 people are expected to reside in the complex). However, pursuant to the Ventura County Subdivision Ordinance, manufactured housing communities are exempt from paying park fees. This issue, therefore, has not been resolved.

3. **Widening of Katherine Road**: The Applicant is proposing to widen Katherine Road from the project site to Santa Susana Pass Road in order to provide emergency access to the project site. As part of the widening, it appears that two mature Oak trees will be removed in Santa Susana Park. The decision to transfer any portion of Santa Susana Park to the County of Ventura for the widening of Katherine Road will need to be made by the Board of Directors.

**Board Action Requested:**

That the Board Review and Discuss the Notice of Preparation of a Draft Environmental Impact Report (EIR) for the Colton Lee Manufactured Housing Community Located at the Corner of Katherine Road and Pepper Tree Lane West (Santa Susana Knolls Community)

[Signature]

Ed Hayduke
Assistant General Manager

EH:bjm
VIA FACSIMILE AT (805) 654-2509 AND FIRST CLASS MAIL

March 25, 2008

Ventura County Resource Management Agency, Planning Division
Attn: Dan Klemann, M.A., Senior Planner
800 So. Victoria Avenue, L#1740
Ventura, CA 93009

SUBJECT: Response to Notice of Preparation of a Draft Environmental Impact Report (EIR) for the Colton Lee Manufactured Housing Development in the Santa Susana Knolls, Case No. GP05-0009/ZN05-0012/LU05-0121

Dear Mr. Klemann:

The Rancho Simi Recreation and Park District (RSRPD) is responding to your agency’s Notice of Preparation of a Draft Environmental Impact Report (EIR) for the proposed Colton Lee Manufactured Housing Development in the Santa Susana Knolls, Case No. GP05-0009/ZN05-0012/LU05-0121. This letter supplements the three comment letters on the project previously sent to your office (dated May 1, 2007, May 24, 2007, and July 26, 2007).

It is the District’s understanding that the proposed project would include the development of a leasehold manufactured housing community on a 23.57-acre site within that area of Ventura County known as the Santa Susana Knolls. The project would include nine two-story manufactured homes and 91 one-story manufactured homes, a community clubhouse and pool, and a pedestrian pathway.

RSRPD is an independent Special District formed through a vote of the people in October 1961. RSRPD encompasses 113 square miles and is bordered by the Ventura County boundary line to the east and south, west to the edge of the city limits of the City of Moorpark, and north to the Santa Susana Mountains. RSRPD owns and manages a total of 6,154 acres of parkland, including 49 park sites, two public golf courses, and 5,635 acres of dedicated public open space.

The proposed project lies within the jurisdictional boundaries of the RSRPD. The District owns and operates three parks in close proximity to the project:
Knolls Park – This 2.5-acre park site is located at Katherine Road and Sylvan Drive (directly across the street from the proposed project). This park includes a baseball field operated by Simi Valley Little League, a small community building with restrooms, and two small playgrounds. Parking is limited and includes a small (approximately fifteen stalls) gravel parking lot located off Sylvan Drive.

Santa Susana Park – This 16.16-acre park site is located on Katherine Road and Sarta Susana Pass Road. This park is exceptionally rich in natural features, such as large rock outcroppings and centuries-old oak trees. The park includes a baseball field operated by Simi Valley Little League, two restroom buildings, a large picnic pavilion, basketball and sand volleyball courts, playground, and the historic Santa Susana Railroad Depot, which functions as a historic railroad museum. The park has three parking lots which adequately serve park visitors.

Rocky Pointe Natural Park – This 12.92-acre park site is located on Kuehner Drive and Smith Road directly across the railroad right-of-way from Santa Susana Park. This is a natural park and features wetlands, rock formations, oak trees, and informal trails. The park has no parking lot.

At its meeting of February 21, 2008, RSRPD’s Board of Directors reviewed the Notice of Preparation of a Draft Environmental Impact Report (EIR) for the project. A copy of the staff report for this agendized item was sent via facsimile to the office of Colton Lee Manufactured Housing Community on February 19, 2008. Representatives of Colton Lee did not attend the meeting. Several residents of the Knolls Community attended the meeting and testified on the project. The RSRPD Board of Directors authorized submittal of the following comments regarding the Notice of Preparation for the EIR.

1. **Park Dedication Fees:** RSRPD believes that the project will have a significant service impact on RSRPD’s park system. Approximately 303 people are expected to reside in the project. A majority of the new residents will be families which will further impact our existing parks. Knolls Park and Santa Susana Park are located within walking distance of the proposed project (Knolls Park is across the street). The proposed project will impact these parks through anticipated increased use by the new residents. The project’s new residents will also significantly impact the use of existing sport fields in the vicinity of the project (i.e., youth baseball fields, youth soccer fields, youth football facilities, etc.). These facilities are presently programmed at a maximum level, and development of new active sport fields continues to be of the highest priority for RSRPD. In addition, the project will potentially impact the District’s Knolls After-School Club Program that is located at Knolls Elementary School. Currently, enrollment in the program is beyond capacity, and therefore either an additional portable classroom will potentially need to be acquired to accommodate the projected additional 100 new residences, or program users will have to be turned away from participating in the Knolls After-School Program.
The Ventura County Subdivision Ordinance (Quimby Ordinance) allows for the payment of fees to help mitigate the impact on existing recreational facilities. However, manufactured housing communities are exempt from the Ordinance. Therefore, payment into the Quimby Fee Program cannot be relied upon in order to offset the incremental increase in the demand for public recreational facilities generated by the proposed project. The project will therefore have a significant impact on the area’s existing park and recreational facilities, and this impact must be studied as part of the EIR.

The RSRPD Board of Directors believes that the project should be assessed a mitigation fee by the County of Ventura to help mitigate the impact on the local park system. RSRPD has an adopted fee schedule in place (which is subject to revisions every two years) which sets an impact fee based upon type of unit and density of the project. RSRPD believes that the County of Ventura should require that the Applicant pay said fees to RSRPD as a condition of the project. These funds would be used for upgrades to parks in the immediate area (Knolls Park and Santa Susana Park) and/or to the nearest community park (Santa Susana Community Park) for development of new recreational facilities or upgrades to existing facilities.

2. **Multi-Purpose Recreational Trail**: The RSRPD’s *General Plan for Parks, Recreation and Open Space (1986)* includes a “Recreational Trails Master Plan” which identifies multi-purpose (hiking, biking, equestrian use) recreational trail corridors within RSRPD’s boundaries. The “Recreational Trails Master Plan” identifies Trail No. 15 (south), “Las Llajas to Black Canyon”, along the northerly boundary of the proposed project site. This trail is a major corridor that will interconnect the “Arroyo Simi Equestrian Center” to “Corriganville Park” and outlying open space areas such as Rocky Peak Park, Cheeseboro Canyon Park, and Santa Susana State Historical Park.

To date, large segments of the “Las Llajas to Black Canyon” trail have been completed west of the proposed project as part of the “Hidden Oaks” development (Tract 5164-1, 2, & 3) and to the north and east along Katherine Road (Tract 4923). The importance of this trail cannot be understated. The connection between RSRPD’s Arroyo Simi Equestrian Center and Corriganville Park is of special interest to RSRPD, the residents in the vicinity of the proposed project, and the community at large. Recently, RSRPD and the City of Simi Valley have been working on a comprehensive trail enhancement plan for the Arroyo Simi and its tributaries. The Las Llajas to Black Canyon Trail is an integral part of that study.

RSRPD has expressed the requirement of the trail in the three previous letters sent to the County. The District has also met with the Applicant on the issue. To date, the plan has been modified to only include a four-foot-wide trail within the
proposed 2:1 slope contiguous to the railroad right-of-way. As shown, the trail would be unusable and, in fact, unsafe. The District’s standard is for a 20-foot multi-purpose trail component and the construction of a trail which is 14-feet in width.

The project will therefore obstruct or adversely impact access to a public recreational facility, the “Las Llajas to Black Canyon Trail”. The project’s impact on the Las Llajas to Black Canyon Trail should be considered to be potentially significant and should be analyzed as part of the EIR.

The RSRPD Board of Directors believes that the County of Ventura should strongly suggest to the Applicant that the plans be modified to reflect the trail segment, that the trail segment should be designed to RSRPD standards, and that the Applicant should be conditioned by the County of Ventura to provide the appropriate trail easement to RSRPD.

3. **Widening of Katherine Road:** The proposed project includes the widening of Katherine Road from the project site to Santa Susana Pass Road in order to provide emergency access to the project site. As part of the widening, project plans indicate that two mature oak trees will be removed in Santa Susana Park. Public testimony from RSRPD’s Board of Directors’ meeting on February 21, 2008 indicated that three trees will be impacted and will need to be removed as part of the proposed project. RSRPD requests that the number of oak trees to be impacted be verified.

Santa Susana Park was acquired by RSRPD from the County of Ventura in 1971. RSRPD is the owner in fee title of the park site, including the existing Katherine Road. In previous correspondence, RSRPD indicated that transfer of any portion of Santa Susana Park to the County of Ventura for the widening of Katherine Road will need to be made by the Board of Directors.

At its meeting of February 21, 2008, the Board of Directors discussed the issue of the widening of Katherine Road and its impact on existing oak trees. The RSRPD Board formally took the position that RSRPD should not relinquish or transfer any portion of Santa Susana Park to the County of Ventura to accomplish the widening of Katherine Road. It is also the intent of RSRPD to protect in place the existing mature oak trees that would be impacted by the proposed widening project.

4. **Parking at Knolls Park:** The proposed project will have a direct impact on user parking at Knolls Park. As stated above, this small park contains a youth baseball field operated by Simi Valley Little League. Off-street parking is limited to an unimproved gravel lot located behind Ventura County Fire Station No. 43, which only accommodates approximately fifteen (15) vehicles. Historically, users of the
baseball field have parked along the unimproved Katherine Road right-of-way in front of the park and on a vacant, privately-owned lot located near Fire Station No. 43, which is presently fenced off to accommodate construction of a new home. Assuming that visitors to the proposed new project will park on occasion in front of Knolls Park, the proposed project will have a significant impact on the park, specifically the patrons of Simi Valley Little League. The park is fully developed, and therefore construction of additional parking facilities at the park is not possible without removing the baseball field. It is likely that some park users will be forced to park on nearby streets. A discussion of the impact of the loss of parking at Knolls Park during baseball games should be discussed in the EIR along with any potential impact to the adjacent neighborhood.

The Rancho Simi Recreation and Park District looks forward to working with the County of Ventura regarding the processing of the proposed project. RSRPD’s staff is available to provide any additional information needed. Again, thank you for the opportunity to comment on the proposed project.

Sincerely,

Larry Peterson
General Manager

/bjm

cc: Board of Directors
Assistant General Manager
Legal Counsel
April 16, 2010

Mr. Dennis Hawkins
Senior Planner
Ventura County Resource Management Agency - Planning Division
800 S. Victoria Avenue
Ventura, CA 93009

Re: Colton Lee Communities, Katherine Road Right of Way, Santa Susana Park
Case No. GP05-0009/ZN05-0012/LU 05-0121

Dear Mr. Hawkins:

I am District Legal Counsel for the Rancho Simi Recreation and Park District ("District"). In that capacity, I am responding to your March 18, 2010 email to the District (copy attached for your reference) in which you request information regarding "the status of negotiations between Colton Lee Communities regarding potential widening of Katherine Road with Santa Susana Park."

As background, your inquiry is regarding the proposed Colton Lee Manufactured Housing Development in the Santa Susana Knolls. A requirement of that project is the widening of Katherine Road from the project site to Santa Susana Road. Impacted by the proposed road widening is the District's Santa Susana Park, which was acquired by Rancho Simi in 1971 from the County of Ventura.

At its meeting of February 21, 2008, the District's Board of Directors ("Board") discussed the issue of the widening of Katherine Road and its impact on Santa Susana Park, including the removal of two mature oak trees. The Board formally took the position that Rancho Simi should not relinquish or transfer any portion of Santa Susana Park to the County of Ventura to widen Katherine Road so that a new housing development could be constructed. The Board considers the character of Katherine Road to be important to that part of the community and to the look and feel of our adjacent Santa Susana Park and historic Railroad Depot. The approved motion of February 21, 2008 is copied below:
Mr. Dennis Hawkins  
April 16, 2010  
Page 2

"Director Freeman moved to Retain the Trail in Accordance with District Master Plan, Negotiate a Park Dedication Fee, and That the District Should Not Relinquish or Transfer Any Portion of Santa Susana Park to the County for the Widening of the Road; Director Hosteller seconded the motion. Motion carried."

The Board has declared its position on this issue, and staff as well as members of this community has relied upon this conclusion as a result of these actions. The Board has not altered their position on this issue, nor indicated any intention of revisiting or reversing it.

Please direct any and all correspondence regarding this issue to my attention. Thank you for your cooperation.

Sincerely,

BURKE, WILLIAMS & SORENSEN, LLP

BRIAN A. PIERIK

BAP:lcl.

cc:  Board of Directors  
     General Manager  
     Assistant General Manager  
     Development Supervisor
RANCHO SIMI RECREATION AND PARK DISTRICT
INTEROFFICE MEMORANDUM

DATE: March 15, 2012

TO: General Manager

FROM: Assistant General Manager

SUBJECT: Review and Approval of Response Letter for Draft Environmental Impact Report for Colton Lee Communities, LLC Manufactured Housing Community (Katherine Meadows)

Attached for review by the Board of Directors is a draft response letter from the Park District to the Ventura County Planning Division regarding the County's Draft Environmental Impact Report for the Colton Lee Manufactured Housing Development in the Santa Susana Knolls. The deadline for the Park District to provide its written comments on the project is March 19, 2012. This issue has been brought to the Board for discussion on several occasions, and has been the subject of several comment letters sent by the Park District to the County (May 1, 2007; May 24, 2007; July 26, 2007; March 25, 2008; April 16, 2010).

The following items will also be attached to the Park District’s response letter to the County:
- Simi Valley Little League Traffic Impact Photographs for Katherine Road (four pages);
- Copy of Park District correspondence dated March 25, 2008; and
- Copy of Park District Legal Counsel correspondence dated April 16, 2010.

Staff is requesting that the Board review the draft response letter and provide direction to staff.

A copy of the Draft Environmental Impact Report is available for review at the Building B-2 counter at the Sycamore Drive Community Center, 1692 Sycamore Drive, Simi Valley, California.

Board Action Requested:
Review, Revise as Appropriate, and Approve the Response Letter for the Draft Environmental Impact Report for the Colton Lee Communities, LLC Manufactured Housing Community (Katherine Meadows), and Authorize the Board Chair to Execute the Response Letter on Behalf of the Park District.

[Signature]
Ed Hayduk
Assistant General Manager

EH/rw
Mr. Dennis Hawkins, Senior Planner  
Ventura County Planning Division  
Resource Management Agency  
800 South Victoria Avenue  
Ventura, CA 93009

Re: Colton Lee Communities, LLC (Case No. GP05-0009/ZN05-0012/LU05-0121)  
Subject: Response to Draft Environmental Impact Report (SCH No. 2008011092)

Dear Mr. Hawkins:

The Rancho Simi Recreation and Park District (RSRPD) is responding to your agencies Draft Environmental Impact Report for the Colton Lee Manufactured Housing Development in the Santa Susana Knolls. This letter supplements the District's five comment letters for the project previously sent to your office (dated May 1, 2007, May 24, 2007, July 26, 2007, March 25, 2008, and April 16, 2010).

The proposed project lies within the jurisdictional boundaries of the RSRPD. The District owns and operates three parks in close proximity to the project:

Knolls Park – This 2.5 acre park site is located at Katherine Road and Sylvan Drive (directly across the street from the proposed project). This park includes a baseball field operated by Simi Valley Little League, a small community building with restrooms, and two small playgrounds. Parking is limited and includes a small (approximately fifteen stalls) gravel parking lot located off Sylvan Drive.

Santa Susana Park – This 16.16-acre park site is located on Katherine Road and Santa Susana Pass Road. This park is exceptionally rich in natural features, such as large rock outcroppings and centuries-old oak trees. The park includes a baseball field operated by Simi Valley Little League, two restroom buildings, a large picnic pavilion, basketball and sand volleyball courts, playground, and the historic Santa Susana Railroad Depot, which functions as a historic railroad museum. The park has three parking lots which adequately serve park visitors.

Rocky Pointe Natural Park – The 12.92-acre park site is located on Kuehner Drive and Smith Road directly across the railroad right-of-way from Santa Susana Park. This is a natural park and features wetlands, rock formations, oak trees, and informal trails. The park has no parking lot.

RSRPD requests clarification, additional analysis and/or revisions for the following:
Public Parkland Clarification:

The description of "Impact REC-1" in the Executive Summary, and Sections 4.6.3 and 4.6.4 of the Draft EIR contains language that this project will provide common open space and private recreation amenities that would be functionally equivalent to the local parkland standard of RSRPD and therefore can be considered consistent with the County's General Plan Policy 4.10.2-1. This is an erroneous assumption since the General Plan Policy only relates to "public" parkland dedications (Quimby Ordinance) requiring developers to either provide public parkland dedications and/or in-lieu fees based on the increased population generated by a housing development. Nowhere does this policy provide for exceptions allowing common open space and private recreational amenities to be substituted or considered as off-set mitigation for public parklands dedications. These sections should be revised to indicate that this project is a leasehold manufactured housing community and is not subject to the County's Subdivision Ordinance and Quimby requirements and therefore is "not" consistent with Policy 4.10.2-1.

Additional Traffic Impact and Analysis:

Section 4.7 (Transportation and Tactical Access) of the Draft EIR and associated Traffic Study (Appendix F) prepared by Associated Transportation Engineers neglected to consider and incorporate the additional vehicular traffic and parking congestion associated with afternoon and weekend use of Knolls and Santa Susana Park by the Simi Valley Little League. Enclosed for the record are photographs depicting examples of the vehicular traffic and parking congestion along Katherine Road adjacent to Knolls Park on a typical little league weekend. Based on this information, the Park District is requesting that a supplemental traffic and parking analysis be performed incorporating the Little Leagues use of both park sites during peak season play. The results of this supplemental analysis and there associated impact on traffic and tactical access for Katherine Road should be address as part of the Draft EIR.

Regional Trail/Corridor:

The Park District concurs with the analysis provided for mitigation measures REC-1 and REC-2 in Section 4.6 (Recreation) regarding the extension of the "Llajas to Black Canyon" trail identified as Trail No 15 (south) as described per Park District correspondence to the dated March 25, 2008 (copy attached). These mitigation measures require that the project be redesigned to provide a minimum twenty (20) foot wide trail easement along the northerly boundary of the site and payment of fees to cover deficiencies in trail length required to satisfy the projects contribution to Regional Parks/Facilities. The Park District is requesting that the analysis for REC-1 include language stipulating that the location and alignment of the trail must be acceptable to the Park District as part of the developer's redesign process.

Katherine Road Widening:

The Draft EIR fails to reference that a significant portion of Katherine Road that runs through Santa Susana Park (+/- 1200 lineal feet) is owned by the Rancho Simi Recreation and Park District. At its meeting of February 21, 2008, the Park District's
Board of Directors discussed the issue of the widening of Katherine Road and its impact on Santa Susana Park including the removal of the mature oak trees. The Park District's Board formally took the position that the Park District should not relinquish or transfer any portion of Santa Susana Park to the County of Ventura to widen Katherine Road so that a new housing development could be constructed. Formal correspondence notifying the County of Ventura Resource Management Agency of this action was provided by Park District Legal Counsel on April 16, 2010 (copy enclosed). To date, the Park District's Board of Directors has not altered their position on this issue, nor indicated any intention of revisiting or reversing it.

Katherine Road Tree Removals:

As part of the Draft EIR Project Description in Section 2.0, Figure 2-4e indicates that there are three (3) possible trees to be removed within the limits of Santa Susana Park to accommodate the widening of Katherine Road. Two of these trees may meet the requirements for "Heritage Tree" status under the Ventura County Tree Protection Ordinance. Since these trees are located on Park District property, the Park District is requesting that a definitive determination be made as to their removal as part of the Draft EIR analysis of Katherine Road. It is the Park District's position that the existing mature oak trees should be protected and preserved.

County Subdivision Ordinance Clarification:

Section 6.0 (Alternatives) needs to be revised to clearly indicate that the "No Project Alternative" and "Julia Meadows Reduced Project Alternative 2" will be subject to the County's Subdivision Ordinance as it pertains to the public parkland dedication requirements (Quimby Ordinance). The "Recreation" narrative for both of these alternatives should include language that the developer will be required to provide the Rancho Simi Recreation and Park District with the equivalent "Fees In-Lieu of Land Dedication and Improvement" in conformance with Article 9 (Improvement Fees, Dedications and Reservation), Section 8209-6 (Fees and Dedications for Park and Recreational Facilities), of the Ventura County Subdivision Ordinance and as referenced in Article 4.10 (Park and Recreation) of the Ventura County General Plan.

Please direct any or all questions or inquiries regarding this matter to Mr. Wayne Nakoka, Development Supervisor at (805) 584-4424.

Sincerely,

Kate O'Brien
Chair of the Board of Directors
Rancho Simi Recreation and Park District

Encls:  (1) Simi Valley Little League Traffic Impact Photographs for Katherine Road (4 Pages)
(1) Copy of Park District Correspondence dated March 25, 2008
(1) Copy of Park District Legal Counsel Correspondence dated April 16, 2010
RANCHO SIMI RECREATION AND PARK DISTRICT
1692 Sycamore Drive, Simi Valley, California 93065 • (805) 584-4400 • FAX (805) 526-7025
Web Page: www.rsrd.org

July 30, 2012

Mr. Daniel Klemann, Manager, Residential Permit Section
County of Ventura
Resource Management Agency – Planning Division
800 South Victoria Avenue
Ventura, CA 93009

Re: Colton Lee Development (Case No GP05-0009/ZN05-0012/LU05-0121)
Subject: Park Dedication Fee Calculation

Dear Daniel:

On February 10, 1992, the City of Simi Valley adopted Ordinance No. 772 which established the City’s Park Dedication Ordinance. This Ordinance requires new residential projects to contribute toward the creation of public parks and recreation facilities. The law allows this requirement to be met in several ways: dedication of land for parks, payment of a fee in lieu of dedication of land, or a combination of both at the discretion of the Rancho Simi Recreation and Park District.

When a developer is required to pay "In Lieu Park Dedication Fees" within the boundary of the City of Simi Valley, a fee schedule commonly known as the "Table of Values" is utilized. A copy of the current table is attached. The Table of Values assesses a value to Single Family dwelling units and Multi-Family residential developments based on "Density" of the project (number of units per acre) and number of bedrooms for Multi-Family residential developments.

If we were to apply the Table of Values to the Colton Lee project for one hundred (100) pre-manufactured housing units on a single merged parcel of 23.57 acres, the Density of the project would be 4.24 units per acre (100 units / 23.57 acres = 4.24) placing them in the Low Density Single Family category of $ 2,986.00 per unit. Applying this value over one hundred (100) pre-manufactured housing units would result in an in-lieu fee of $ 298,600.00 (100 units X $ 2,986.00 per unit).

The "Fee In-Lieu of Land Dedication and Improvements" are calculated based on the established guidelines under the "Quimby Ordinance" as outlined by the State Sub-Division Map Act to fund the development and renovation of neighborhood and community recreational facilities. With little variation, this formula is identical to methodology identified in Section 8, Chapter 2, Section 8209-6 of the Ventura County Sub-Division Ordinance.
Example In-Lieu Park Dedication Fee Equation:

\[
\text{Per Unit Fee} = (\text{People per Household}) \times (5 \text{ Acres of Land Dedication per 1000 People}) \times 0.005 \times (\text{Value of Land}) \times (20\% \text{ Increase for Off-Site Improvements per G.C. 66477})
\]

Example Calculation for Low Density Single Family Dwelling Units:

People per Household = 3.23 for Single Family Dwelling Units
5 Acres of Land Dedication per 1000 People = 0.005
Value of Land = $154,105.00 (For Low Density Projects)
20% Increase for Off-Site Improvements = Multiplier of 1.20

\[
\text{Per Unit Fee} = (3.23 \text{ People per Household}) \times (5 \text{ Acres of Land Dedication per 1000 People}) \times 0.005 \times (\text{Value of Land}) \times (20\% \text{ Increase for Off-Site Improvements Multiplier of 1.20})
\]

Per Unit Fee = $2,986.55 (The Park District rounded down the dollar value to the nearest whole dollar of $2,986.00 per unit).

This same equation can be expanded to determine the increase in population to be served by the Rancho Simi Recreation and Park District, the required acreage of parkland dedication and/or verify the aggregate in-lieu fees due for a project. These parameters have been applied to the proposed Colton Lee project as follows:

a. 100 Pre-Manufactured Homes \times 3.23 People per Household = 323 Person increase in population served by the Rancho Simi Recreation and Park District.

b. 323 People \times 5 Acres of Land per 1000 People = 1,615 Acres of Required Parkland Dedication.

c. 1,615 Acres \times $154,105.00 (Low Density per Acre Land Value) = $248,879.58.

d. $248,879.58 \times 1.20 (20\% \text{ Increase for Off-Site Improvements}) = $298,655.49 (Total fee based on the "Table of Values" should be less than the calculated value due to rounding down of the "Per Unit Fee" to the nearest whole dollar).

Please be advised that the aforementioned information assumes that the entire 23.57 acres (currently 5 parcels) will be merged under one parcel for the entire one hundred (100) pre-manufactured housing unit project without any remainder parcels withheld by the developer. If the developer withholds parcels or portions of the property
for custom lots, etc, the “Density” of the development may increase from “Low” to “Medium” with a corresponding increase in fees.

If you have any questions, please feel free to contact me at (805) 584-4424.

Sincerely,

[Signature]

Wayne I. Nakaoka  
Development Supervisor

Encls: (1) In-Lieu Park Dedication Fee Schedule – Table of Values (2 Pages)

c. Assistant General Manager
In-Lieu Park Dedication Fee Schedule
Table of Values

(NOTE: Payments Made by Credit or Debit Card Will Be Charged a 2% Transaction Fee by the Park District)

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ADOPTED 2/28/05
CITY COUNCIL
ADOPTED 3/3/05
RSRPD BOARD
NOTE 1: Table is based on the following population factors*:

- Single family: 3.23 persons per household
- 3-bedroom: 3.15 persons per household
- 2-bedroom: 2.39 persons per household
- 1-bedroom: 1.45 persons per household
- Mobile home: 2.30 persons per household
- Senior: 1.70 persons per household

* The population factors shall be updated based upon the most recent available population data pursuant to Government Code Section 66477(b).

NOTE 2: Dollar values include an added twenty percent (20%) for off-site improvements as permitted by the Quimby Act (G.C.66477) and in effect since 1980.

NOTE 3: For affordable and senior housing projects, the market units are calculated at the Simi Valley Residential Unit Rate. For example, on a 100 unit project of which 20 units are affordable, 80 of the units would pay the Simi Valley Residential Unit Rate and 20 units would pay the Affordable Unit Rate. The same example would apply to a senior housing project.

NOTE 4: Land values utilized in this Fee Schedule are as follows:

- Low Density: $154,105 per acre
- Medium Density: $199,087 per acre
- Moderate Density: $200,753 per acre
- High density: $201,586 per acre
- Very High Density: $209,916 per acre
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