Development Advisory Committee

Agenda

Wednesday, October 10, 2012
Meeting Time 5:30 p.m. – 7:30 p.m.
Martha Riley Library – Meeting Room #1
1501 Pleasant Grove Blvd.

Committee Members	
Scott Barber	Steve Pease
Brett Baumgarten	Betty Sanchez
Steve Hicks	Mark Sauer
Rick Jordan	Steve Schnable
Marcus Lo Duca	John Tallman
Jack Paddon	

City Staff
Chris Robles, *Community Development Manager*
Rob Jensen, *Assistant City Manager*
Bob Schmitt, *Assistant City Attorney*
Lonnye Heple, *Administrative Aide/DAC Secretary*

1. **Roll Call**

2. **Approval of Minutes of September 12, 2012 Meeting**

3. **Public Comment**

4. **Environmental Utilities Capital Improvement Program and Funding Sub Committee Report Out – Environmental Utilities - Derrick Whitehead**

5. **Update on the Dry Creek Watershed Flood Control Plan and Nexus Study Master – Public Works – Carl Walker**

6. **Meeting Procedure Changes – City Manager's Office – Chris Robles**

7. **Update from the City Manager's Office - Chris Robles**
   a. **Weekly Building Report**
   b. **DAC Policy Review**

8. **Comments from Committee Members**

9. **Adjournment**

Development Advisory Committee Meeting

311 Vernon Street, Roseville, CA 95678 (916) 774-5334

September 12, 2012
Draft Minutes

1. Roll Call

Committee Members Present: Brett Baumgarten, Marcus LoDuca, Jack Paddon, Betty Sanchez, Mark Sauer, Steve Schnable

Committee Members Absent: Scott Barber, Steve Hicks, Rick Jordan, Steve Pease, John Tallman

Staff Present: Chris Robles, Bob Schmitt, Lonnye Heple

2. Approval of Minutes of August 8, 2012 Meeting

Jack Paddon made a motion to approve the minutes from the August 8, 2012 meeting. Brett Baumgarten seconded the motion.

Motion Passed with 5 ayes and 1 abstention (Abstention: Betty Sanchez)

3. Public Comment

Chair LoDuca opened the floor for public comments. No comments.

4. High School Fees

Chris Robles led a discussion on High School Fees. The Committee asked to review the General Plan to see if there is a conflict with SB50.

No Action Required

5. Metro Study Information Presentation

Chris Robles provided a copy of the Sacramento, Californian Housing Market Executive Overview 2nd Quarter 2012 which provides an overview of the housing market in the six county regions.

No Action Required

6. Committee Format

It is expected that the Committee will conclude their review of City fees at the November meeting. They will then focus on policy issues. Each Committee member is to forward two specific policies unrelated to fees that they would like to review to Chris Robles prior to the next meeting. The review of these policies will drive future agendas.

Chris Robles and Bob Schmitt will discuss the possibility and procedure of extending the terms for those that are expiring in November 2012 and report back to the committee at the October 2012 meeting.

No Action Required

DRAFT

7. Update from the City Manager's Office

No Action Required

8. Comments from Committee Members & Staff

None

9. Adjournment – 7:40 p.m.

DRAFT

Development Advisory Committee
Staff Report – October 10, 2012

Contact: Derrick Whitehead
dwhitehead@roseville.ca.us

Agenda Item #4 – Environmental Utilities Capital Improvement Program and Funding Sub Committee Report Out

Recommendation

Receive a presentation from Environmental Utilities Director, Derrick Whitehead on the outcome of the Environmental Utilities Subcommittee meetings.

Attachments

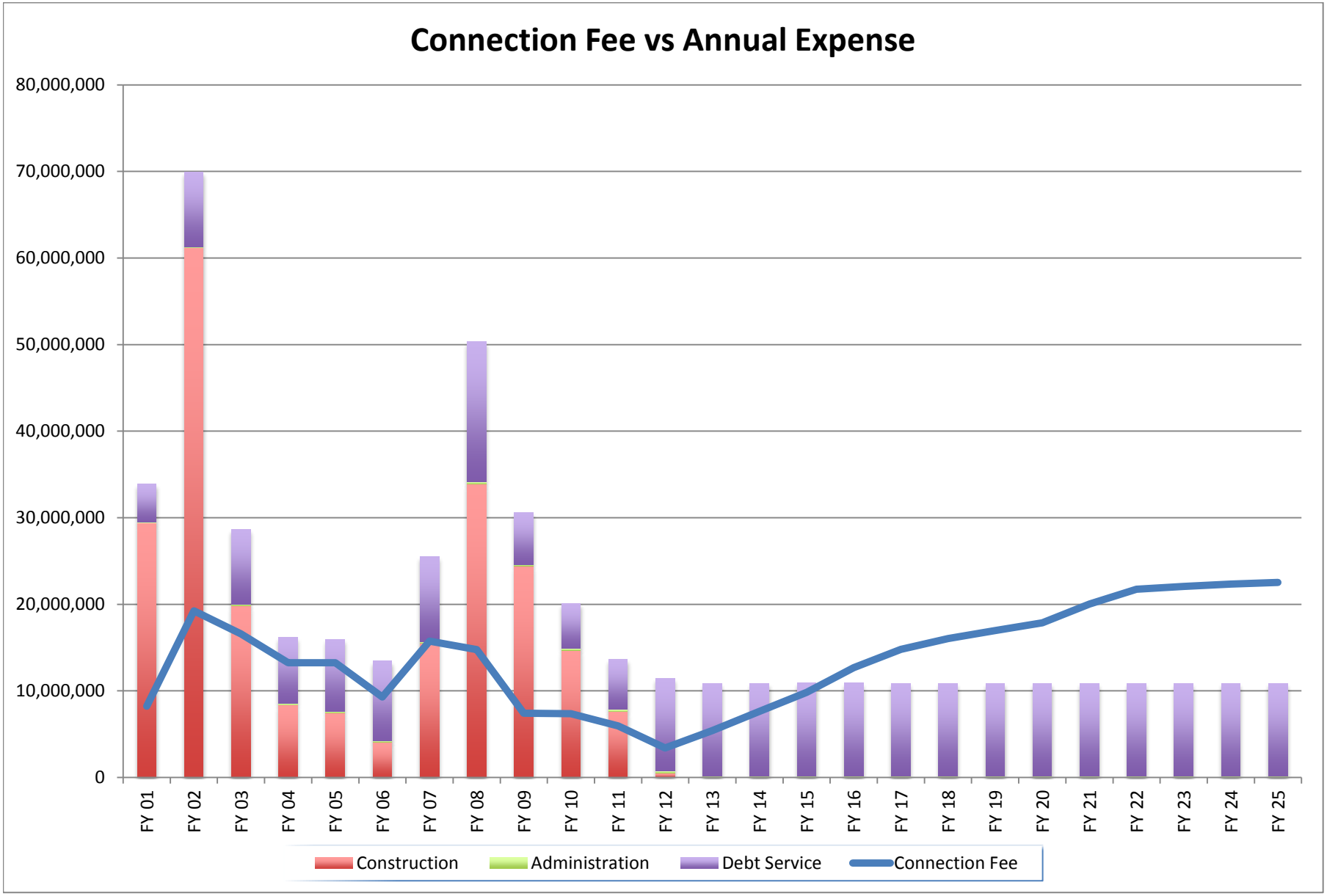
1. South Placer Waste Water Project Spending Spread Sheet

	Project	Total Project Cost	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
1	WWTP LANDSCAPE PROJECT	1,219,812		1,219,812	1,219,812	1,219,812	1,219,812	1,219,812	1,219,812	1,219,812	1,219,812	1,219,812	1,219,812	1,219,812	1,219,812	
2	POTABLE WATER LINE TO THE DCWWTP	183,838		183,838	183,838	183,838	183,838	183,838	183,838	183,838	183,838	183,838	183,838	183,838	183,838	
3	KASEBERG NORTHREACH TRUNK SEWER LINE	1,570,936		859,231	1,570,936	1,570,936	1,570,936	1,570,936	1,570,936	1,570,936	1,570,936	1,570,936	1,570,936	1,570,936	1,570,936	
4	PLEASANT GROVE WASTEWATER TREATMENT PLANT	123,896,978		48,840,884	95,589,896	111,538,643	116,817,013	117,500,000	119,250,000	122,400,000	123,896,978	123,896,978	123,896,978	123,896,978	123,896,978	
5	TRANSMISSION MAIN	3,525,013		3,525,013	3,525,013	3,525,013	3,525,013	3,525,013	3,525,013	3,525,013	3,525,013	3,525,013	3,525,013	3,525,013	3,525,013	
6	PLEASANT GROVE TRUNK SEWER	11,569,649		3,646,220	10,952,879	11,469,469	11,476,733	11,569,649	11,569,649	11,569,649	11,569,649	11,569,649	11,569,649	11,569,649	11,569,649	
7	LIME FEED SYSTEM FOR RECYCLED WATER DIST	75,309		75,594	75,594	75,594	75,594	75,594	75,594	75,594	75,594	75,594	75,309	75,309	75,309	
8	EMERGENCY STORAGE POND FLOOD CONTROL 1)	9,195,151		30,233	32,380	83,080	194,729	271,284	347,839	358,189	417,393	934,184	6,919,921	8,556,053	9,195,151	
9	BOIFILTER ODOR CONTROL SCRUBBING UNIT	622,995		623,341	623,341	623,341	623,341	623,341	623,341	623,341	623,341	623,341	622,995	622,995	622,995	
10	NRSP 30" RECYCLE LINE	1,898,988		1,898,988	1,898,988	1,898,988	1,898,988	1,898,988	1,898,988	1,898,988	1,898,988	1,898,988	1,898,988	1,898,988	1,898,988	
11	VIBRATION MONITORING AT WWTP	5,371		5,371	5,371	5,371	5,371	5,371	5,371	5,371	5,371	5,371	5,371	5,371	5,371	
12	RECYCLED WATER PUMPS UPGRADE	33,312		33,312	33,312	33,312	33,312	33,312	33,312	33,312	33,312	33,312	33,312	33,312	33,312	
13	MODIFY BACKWASH PUMP STATION	2,703		2,703	2,703	2,703	2,703	2,703	2,703	2,703	2,703	2,703	2,703	2,703	2,703	
14	KASEBERG SOUTHREACH TRUNK SEWER	613,601		397,828	613,529	613,601	613,601	613,601	613,601	613,601	613,601	613,601	613,601	613,601	613,601	
15	DIAMOND OAKS RECYCLE LINE	7,106,661		1,082,457	6,957,272	7,095,660	7,106,611	7106611	7106611	7106611	7,106,661	7,106,661	7,106,661	7,106,661	7,106,661	
16	WOODCREEK OAKS PRESSURE VALVE	5,745		5,745	5,745	5,745	5,745	5,745	5,745	5,745	5,745	5,745	5,745	5,745	5,745	
17	UPGRADE AERATION CONTROLS	124,048		92,811	117,029	124,049	124,048	124,048	124,048	124,048	124,048	124,048	124,048	124,048	124,048	
18	MECHANICAL MAINTENANCE BUILDING UPGRADE	161,511		16,927	160,959	161,886	161,511	161,511	161,511	161,511	161,511	161,511	161,511	161,511	161,511	
19	UPGRADE RECYCLED WATER SYSTEM	1,850,037		53,140	57,760	1,737,944	1,792,361	1,792,361	1,850,037	1,850,037	1,850,037	1,850,037	1,850,037	1,850,037	1,850,037	
20	DIAMOND CREEK CASCADE/OUTFALL	210,531		9,838	11,055	95,823	196,390	196,390	209,772	210,531	210,531	210,531	210,531	210,531	210,531	
21	DCWWTP/WEST DRY CREEK OUTFALL	153,370		1,562	2,901	100,485	140,972	147,171	153,369	153,369	153,369	153,370	153,370	153,370	153,370	
22	RWQCB BASIN PLAN AMENDMENT	384,282		2,202	137,449	390,659	384,282	384,282	384,282	384,282	384,282	384,282	384,282	384,282	384,282	
23	DCWWTP COOLING UNITS	3,139,986		0	0	782,403	3,105,684	3,122,835	3,139,986	3,139,986	3,139,986	3,139,986	3,139,986	3,139,986	3,139,986	
24	DCWWTP CONVERSION TO UV	37,523,160		0	0	80,467	208,424	7,000,000	9,000,000	21,271,588	28,939,720	36,106,107	37,232,333	37,254,367	37,523,160	
25	WEST DRY CREEK CFD RW CONNECTION	0		0	0	171,258	171,258	171,258	171,258	171,258	171,258	171,258	171,258	171,258	171,258	
26	DCWWTP DIGESTER HANDRAIL	5,760		0	0	0	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	
27	DCWWTP GATE SECURITY	47,530		0	0	47,530	47,530	47,530	47,530	47,530	47,530	47,530	47,530	47,530	47,530	
28	DCWWTP FILTER PLC UPGRADE	169,217		0	0	0	30,323	99,770	169,217	169,217	169,217	169,217	169,217	169,217	169,217	
29	REGIONAL PARTNER TELEMETRY	6,909		0	0	734	3,654	5,282	6,909	6,909	6,909	6,909	6,909	6,909	6,909	
30	CIP RESERVE	0		0	0	0	0	0	0	0	0	0	0	0	0	
31	DCWWTP FLOW METERS	522,629					62,194	63000	75,000	100000	522,629	522,629	522,629	522,629	522,629	
32	PGWWTP RECYCLED WATER SYSTEM	0		0	0	0	0	0	0	0	0	0	0	0	0	
33	PS DECOMMISIONING	130,897					0				132,750	132,750	130,897	130,897	130,897	
34	WW/RW SYSTEMS EVALUATION	1,300,000					12,271	13000	15,000	20000	1,075,874	1,080,439	1,090,201	1,095,577	1,300,000	
35	DCWWTP AERATION PLC UPGRADE	325,000									3,725	3,725	13,058	13,058	325,000	
36	DCWWTP FILTER BACKWASH RETURN PIPELINE UPGRADE	0				0	0	0	0	0	0	0	0	0	0	
37	DCWWTP OPERATIONS ADMIN BUILDGING	564,636									564,636	564,636	564,636	564,636	564,636	
38	WATER PURIFICATION PILOT PROJECT	420,567									409,284	412,266	420,567	420,567	420,567	
39	RW MODEL DEVELOPMENT	200,000									136,037	166,040	186,319	182,556	200,000	
40	NPDES PERMIT RENEWAL	869,006									337,714	407,875	622,939	561,340	869,006	
41	PGWWTP CONVERSION TO UV	0		0	0	0	0	0	0	0	0	0	0	0	0	
42	DCWWTP MAINTENANCE SHOP	4,013,440									2,389,445	4,013,401	4,013,440	4,220,075	4,220,075	
43	PGWWTP PROCESS IMPROVEMENTS	3,630,770									1,888,953	3,625,000	3,630,770	3,630,770	3,630,770	
44	SIA RW PIPELINE	0		0	0	0	0	0	0	0	0	0	0	0	0	
45	WW FORCE MAIN CONVERSION TO RW	1,200,000					0	0	0	0	568,506	639,357	799,345	900,164	1,200,000	
46	RELIABLILITY CENTERED MAINTENANCE	453,548					0	0	0	0	453,548	453,548	453,548	453,548	453,548	
47	EXPANSION OF PGWWTP	41,439,918					0	0	0	0	15,246,865	28,240,639	38,524,711	40,948,679	41,219,384	
48	EXPANSION OF DCWWTP	960,427					0	0	0	0	590,381	757,202	960,427	874,326	874,326	
49	RADIO TELEMETRY	150,000					0	0	0	0	23,026	25,496	27,072	27,072	150,000	
50	PROCESS CONTROL STANDARDS	90,000					0	0	0	0	75,208	76,808	76,808	76,808	90,000	
51	GREASE RECEIVING STATIOIN	150,000					0	0	0	0	52,099	102,376	111,497	111,497	150,000	
52	SERVICE AREA CEQA ANALYSIS	0				0	0	0	0	0	0	0	0	0	100,000	
	Total:	261,723,241	0	62,607,050	123,777,762	143,638,344	151,800,002	159,539,995	163,546,032	179,008,729	212,583,773	237,020,459	255,056,468	259,299,968	261,894,499	
							151,996,177	159,477,059	163,550,219	179,058,432	212,964,404	237,406,859	252,093,550	259,684,103	260,212,863	
				61,170,712	19,860,582	8,357,833	7,480,882	4,073,160	15,508,213	33,905,972	24,442,455	14,686,691	7,590,553	528,760		
			29,392,994	61,170,711	19,860,580	8,357,833	7,480,882	4,073,160	15,508,213	33,905,972	24,442,455	14,686,691	7,590,553	528,760		

						2004 Construction	2005 Construction	2006 Construction	2007 Construction	2008 Construction
1	WWTP LANDSCAPE PROJECT									
2	POTABLE WATER LINE TO THE DCWWTP									
3	KASEBERG NORTHREACH TRUNK SEWER LINE									
4	PLEASANT GROVE WASTEWATER TREATMENT PLANT							1,979,728	216585	
5	TRANSMISSION MAIN									
6	PLEASANT GROVE TRUNK SEWER									
7	LIME FEED SYSTEM FOR RECYCLED WATER DIST									
8	EMERGENCY STORAGE POND FLOOD CONTROL 1)							10,350	59204	
9	BOIFILTER ODOR CONTROL SCRUBBING UNIT									
10	NRSP 30" RECYCLE LINE									
11	VIBRATION MONITORING AT WWTP									
12	RECYCLED WATER PUMPS UPGRADE									
13	MODIFY BACKWASH PUMP STATION									
14	KASEBERG SOUTHREACH TRUNK SEWER									
15	DIAMOND OAKS RECYCLE LINE									
16	WOODCREEK OAKS PRESSURE VALVE									
17	UPGRADE AERATION CONTROLS									
18	MECHANICAL MAINTENANCE BUILDING UPGRADE									
19	UPGRADE RECYCLED WATER SYSTEM									
20	DIAMOND CREEK CASCADE/OUTFALL							759		
21	DCWWTP/WEST DRY CREEK OUTFALL									
22	RWQCB BASIN PLAN AMENDMENT							2,685	29040	
23	DCWWTP COOLING UNITS									
24	DCWWTP CONVERSION TO UV							390,378	7668132	7166387
25	WEST DRY CREEK CFD RW CONNECTION									
26	DCWWTP DIGESTER HANDRAIL									
27	DCWWTP GATE SECURITY									
28	DCWWTP FILTER PLC UPGRADE									
29	REGIONAL PARTNER TELEMETRY									
30	CIP RESERVE									
31	DCWWTP FLOW METERS									
32	PGWWTP RECYCLED WATER SYSTEM									
33	PS DECOMMISIONING							26,729	50231	
34	WW/RW SYSTEMS EVALUATION							515,980	20992	
35	DCWWTP AERATION PLC UPGRADE							3,682	44	
36	DCWWTP FILTER BACKWASH RETURN PIPELINE UPGRADE							0	0	
37	DCWWTP OPERATIONS ADMIN BUILDGING							499,531	28286	
38	WATER PURIFICATION PILOT PROJECT							39,048	349445	
39	RW MODEL DEVELOPMENT							358	27230	
40	NPDES PERMIT RENEWAL							37,548	69419	
41	PGWWTP CONVERSION TO UV							0		
42	DCWWTP MAINTENANCE SHOP							98,078	356421	
43	PGWWTP PROCESS IMPROVEMENTS							201,848	63571	
44	SIA RW PIPELINE							0	0	
45	WW FORCE MAIN CONVERSION TO RW							44,055	94652	
46	RELIABLILITY CENTERED MAINTENANCE							222,405	87764	
47	EXPANSION OF PGWWTP								6327916	
48	EXPANSION OF DCWWTP								24032	
49	RADIO TELEMETRY								553	
50	PROCESS CONTROL STANDARDS								34696	
51	GREASE RECEIVING STATIOIN								0	
52	SERVICE AREA CEQA ANALYSIS									
	Total:							4,073,162	15,508,213	

		Total Project Cost	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		Total
1	WWTP LANDSCAPE PROJECT	1,219,812	1,219,812.00	0	0	0	0	0	0	0	0	0	0	0			1,219,812
2	POTABLE WATER LINE TO THE DCWWTP	183,838	183,383.00	0	0	0	0	0	0	0	0	0	0	0			183,383
3	KASEBERG NORTHREACH TRUNK SEWER LINE	1,570,936	859,231.00	711,705	0	0	0	0	0	0	0	0	0	0			1,570,936
4	PLEASANT GROVE WASTEWATER TREATMENT PLANT	123,896,978	25,000,000.00	46,749,012	15,948,747	5,278,370	682,987	1,750,000	3,150,000	1,496,978	0	0	0	0			100,056,094
5	TRANSMISSION MAIN	3,525,013	352,013.00	0	0	0	0	0	0	0	0	0	0	0			352,013
6	PLEASANT GROVE TRUNK SEWER	11,569,649	35,000,000.00	7,306,659	516,590	7,264	92,916	0	0	0	0	0	0	0			42,923,429
7	LIME FEED SYSTEM FOR RECYCLED WATER DIST	75,309	75,309.00	0	0	0	0	0	0	0	0	-285	0	0			75,024
8	EMERGENCY STORAGE POND FLOOD CONTROL 1)	9,195,151		2,147	50,700	111,649	76,555	76,555	10,350	59,204	516,791	5,985,737	1,636,132	639,098			9,164,918
9	BOIFILTER ODOR CONTROL SCRUBBING UNIT	622,995	622,995.00	0	0	0	0	0	0	0	0	-346	0	0			622,649
10	NRSP 30" RECYCLE LINE	1,898,988	1,898,988.00	0	0	0	0	0	0	0	0	0	0	0			1,898,988
11	VIBRATION MONITORING AT WWTP	5,371	5,371.00	0	0	0	0	0	0	0	0	0	0	0			5,371
12	RECYCLED WATER PUMPS UPGRADE	33,312	33,312.00	0	0	0	0	0	0	0	0	0	0	0			33,312
13	MODIFY BACKWASH PUMP STATION	2,703	2,703.00	0	0	0	0	0	0	0	0	0	0	0			2,703
14	KASEBERG SOUTHREACH TRUNK SEWER	613,601	397,828.00	215,701	72	0	0	0	0	0	0	0	0	0			613,601
15	DIAMOND OAKS RECYCLE LINE	7,106,661		5,874,815	138,388	10,951	0	0	0	50	0	0	0	0			6,024,204
16	WOODCREEK OAKS PRESSURE VALVE	5,745	5,745.00	0	0	0	0	0	0	0	0	0	0	0			5,745
17	UPGRADE AERATION CONTROLS	124,048		24,218	7,020	-1	0	0	0	0	0	0	0	0			31,237
18	MECHANICAL MAINTENANCE BUILDING UPGRADE	161,511		144,032	927	-375	0	0	0	0	0	0	0	0			144,584
19	UPGRADE RECYCLED WATER SYSTEM	1,850,037		4,620	1,680,184	54,417	0	57,676	0	0	0	0	0	0			1,796,897
20	DIAMOND CREEK CASCADE/OUTFALL	210,531		1,217	84,768	100,567	0	13,382	759	0	0	0	0	0			200,693
21	DCWWTP/WEST DRY CREEK OUTFALL	153,370		1,339	97,584	40,487	6,199	6,199	0	0	1	0	0	0			151,808
22	RWQCB BASIN PLAN AMENDMENT	384,282		135,247	253,210	-6,377	0	0	0	0	0	0	0	0			382,080
23	DCWWTP COOLING UNITS	3,139,986		0	782,403	2,323,281	17,151	17,151	0	0	0	0	0	0			3,139,986
24	DCWWTP CONVERSION TO UV	37,523,160		0	80,467	127,957	6,791,576	2,000,000	12,271,588	7,668,132	7,166,387	1,126,226	22,034	268,793			37,523,160
25	WEST DRY CREEK CFD RW CONNECTION	0		0	171,258	0	0	0	0	0	0	0	0	0			171,258
26	DCWWTP DIGESTER HANDRAIL	5,760		0	0	5,760	0	0	0	0	0	0	0	0			5,760
27	DCWWTP GATE SECURITY	47,530		0	47,530	0	0	0	0	0	0	0	0	0			47,530
28	DCWWTP FILTER PLC UPGRADE	169,217		0	0	30,323	69,447	69,447	0	0	0	0	0	0			169,217
29	REGIONAL PARTNER TELEMETRY	6,909		0	734	2,920	1,628	1,628	0	0	0	0	0	0			6,909
30	CIP RESERVE	0		0	0	0	0	0	0	0	0	0	0	0			0
31	DCWWTP FLOW METERS	522,629		0	0	62,194	806	12,000	25,000	422,629	0	0	0	0			522,629
32	PGWWTP RECYCLED WATER SYSTEM	0		0	0	0	0	0	0	0	0	0	0	0			0
33	PS DECOMMISIONING	130,897		0	0	0	0	0	0	132,750	0	-1,853	0	0			130,897
34	WW/RW SYSTEMS EVALUATION	1,300,000		0	0	12,271	729	2,000	5,000	1,055,874	4,565	9,762	5,376	204,423			1,300,000
35	DCWWTP AERATION PLC UPGRADE	325,000		0	0	0	0	0	0	3,725	0	9,333	0	311,942			325,000
36	DCWWTP FILTER BACKWASH RETURN PIPELINE UPGRADE	0		0	0	0	0	0	0	0	0	0	0	0			0
37	DCWWTP OPERATIONS ADMIN BUILDGING	564,636		0	0	0	0	0	0	564,636	0	0	0	0			564,636
38	WATER PURIFICATION PILOT PROJECT	420,567		0	0	0	0	0	0	409,284	2,982	8,301	0	0			420,567
39	RW MODEL DEVELOPMENT	200,000		0	0	0	0	0	0	136,037	30,003	20,279	-3,763	17,444			200,000
40	NPDES PERMIT RENEWAL	869,006		0	0	0	0	0	0	337,714	70,161	215,064	-61,599	307,666			869,006
41	PGWWTP CONVERSION TO UV	0		0	0	0	0	0	0	0	0	0	0	0			0
42	DCWWTP MAINTENANCE SHOP	4,013,440		0	0	0	0	0	0	2,389,445	1,623,956	39	206,635	0			4,220,075
43	PGWWTP PROCESS IMPROVEMENTS	3,630,770		0	0	0	0	0	0	1,888,953	1,736,047	5,770	0	0			3,630,770
44	SIA RW PIPELINE	0		0	0	0	0	0	0	0	0	0	0	0			0
45	WW FORCE MAIN CONVERSION TO RW	1,200,000		0	0	0	0	0	0	568,506	70,851	159,988	100,819	299,836			1,200,000
46	RELIABLILITY CENTERED MAINTENANCE	453,548		0	0	0	0	0	0	453,548	0	0	0	0			453,548
47	EXPANSION OF PGWWTP	41,439,918		0	0	0	0	0	0	15,246,865	12,993,774	10,284,072	2,423,968	270,705			41,219,384
48	EXPANSION OF DCWWTP	960,427		0	0	0	0	0	0	590,381	166,821	203,225	-86,101	0			874,326
49	RADIO TELEMETRY	150,000		0	0	0	0	0	0	23,026	2,470	1,576	0	122,928			150,000
50	PROCESS CONTROL STANDARDS	90,000		0	0	0	0	0	0	75,208	1,600	0	0	13,192			90,000
51	GREASE RECEIVING STATIOIN	150,000		0	0	0	0	0	0	52,099	50,277	9,121	0	38,503			150,000
52	SERVICE AREA CEQA ANALYSIS	0		0	0	0	0	0	0	0	0	0	0	100,000			100,000
	Total:	261,723,241	65,656,690.00	61,170,712	19,860,582	8,161,658	7,739,993	4,006,037	15,462,697	33,575,044	24,436,686	18,036,009	4,243,500	2,594,531			264,944,139
			29,392,994	61,170,711	19,860,580	8,357,833	7,480,882	4,073,160	15,508,213	33,905,972	24,442,455	14,686,691	7,590,553	528,760			

	Project	Total Project Cost	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1	WWTP LANDSCAPE PROJECT	1,219,812												
2	POTABLE WATER LINE TO THE DCWWTP	183,838												
3	KASEBERG NORTHREACH TRUNK SEWER LINE	1,570,936												
4	PLEASANT GROVE WASTEWATER TREATMENT PLANT	123,896,978												
5	TRANSMISSION MAIN	3,525,013												
6	PLEASANT GROVE TRUNK SEWER	11,569,649												
7	LIME FEED SYSTEM FOR RECYCLED WATER DIST	75,309												
8	EMERGENCY STORAGE POND FLOOD CONTROL 1)	9,195,151												
9	BOIFILTER ODOR CONTROL SCRUBBING UNIT	622,995												
10	NRSP 30" RECYCLE LINE	1,898,988												
11	VIBRATION MONITORING AT WWTP	5,371												
12	RECYCLED WATER PUMPS UPGRADE	33,312												
13	MODIFY BACKWASH PUMP STATION	2,703												
14	KASEBERG SOUTHREACH TRUNK SEWER	613,601												
15	DIAMOND OAKS RECYCLE LINE	7,106,661												
16	WOODCREEK OAKS PRESSURE VALVE	5,745												
17	UPGRADE AERATION CONTROLS	124,048												
18	MECHANICAL MAINTENANCE BUILDING UPGRADE	161,511												
19	UPGRADE RECYCLED WATER SYSTEM	1,850,037												
20	DIAMOND CREEK CASCADE/OUTFALL	210,531												
21	DCWWTP/WEST DRY CREEK OUTFALL	153,370												
22	RWQCB BASIN PLAN AMENDMENT	384,282												
23	DCWWTP COOLING UNITS	3,139,986												
24	DCWWTP CONVERSION TO UV	37,523,160												
25	WEST DRY CREEK CFD RW CONNECTION	0												
26	DCWWTP DIGESTER HANDRAIL	5,760												
27	DCWWTP GATE SECURITY	47,530												
28	DCWWTP FILTER PLC UPGRADE	169,217												
29	REGIONAL PARTNER TELEMETRY	6,909												
30	CIP RESERVE	0												
31	DCWWTP FLOW METERS	522,629												
32	PGWWTP RECYCLED WATER SYSTEM	0												
33	PS DECOMMISIONING	130,897												
34	WW/RW SYSTEMS EVALUATION	1,300,000												
35	DCWWTP AERATION PLC UPGRADE	325,000												
36	DCWWTP FILTER BACKWASH RETURN PIPELINE UPGRADE	0												
37	DCWWTP OPERATIONS ADMIN BUILDGING	564,636												
38	WATER PURIFICATION PILOT PROJECT	420,567												
39	RW MODEL DEVELOPMENT	200,000												
40	NPDES PERMIT RENEWAL	869,006												
41	PGWWTP CONVERSION TO UV	0												
42	DCWWTP MAINTENANCE SHOP	4,013,440												
43	PGWWTP PROCESS IMPROVEMENTS	3,630,770												
44	SIA RW PIPELINE	0												
45	WW FORCE MAIN CONVERSION TO RW	1,200,000												
46	RELIABLILITY CENTERED MAINTENANCE	453,548												
47	EXPANSION OF PGWWTP	41,439,918												
48	EXPANSION OF DCWWTP	960,427												
49	RADIO TELEMETRY	150,000												
50	PROCESS CONTROL STANDARDS	90,000												
51	GREASE RECEIVING STATIOIN	150,000												
52	SERVICE AREA CEQA ANALYSIS	0												
	Total:	261,723,241	29,392,994	61,170,711	19,860,580	8,357,833	7,480,882	4,073,160	15,508,213	33,905,972	24,442,455	14,686,691	7,590,553	528,760


Connection Fee vs Annual Expense
80,000,000
70,000,000
60,000,000
50,000,000
40,000,000
30,000,000
20,000,000
10,000,000
0
FY 01
FY 02
FY 03
FY 04
FY 05
FY 06
FY 07
FY 08
FY 09
FY 10
FY 11
FY 12
FY 13
FY 14
FY 15
FY 16
FY 17
FY 18
FY 19
FY 20
FY 21
FY 22
FY 23
FY 24
FY 25
Construction
Administration
Debt Service
Connection Fee

	Construction	Admin	Debt	Conn Fees
Dec-00	2,935,708	2,685	190,610	725,822
Jan-01	3,966,275	20,167	133,096	1,873,081
Feb-01	234,466	4,694	184,721	928,840
Mar-01	3,181,180	2,491	164,685	1,019,934
Apr-01	3,161,899	11,568	2,744,774	1,131,174
May-01	4,931,854	8,114	-91,321	586,798
Jun-01	10,981,612	13,817	1,091,854	1,977,368
Jul-01	1,611,321	11,757	135,685	0
Aug-01	5,044,951	5,140	121,110	861,699
Sep-01	8,155,986	162	137,203	1,516,729
Oct-01	9,417,780	12,270	3,860,820	713,189
Nov-01	6,567,325	0	142,739	1,449,686
Dec-01	3,653,288	2,803	63,665	2,257,638
Jan-02	3,007,910	13,656	68,303	2,514,777
Feb-02	6,538,548	3,245		1,148,874
Mar-02	3,496,800	23,023	159,686	1,597,009
Apr-02	2,606,083	30,298	2,825,793	1,036,042
May-02	3,677,641	3,961	144,477	2,609,899
Jun-02	7,393,078	18,682	996,776	3,544,281
Jul-02	42,787	15,797		0
Aug-02	1,495,239	346	-737,239	1,360,245
Sep-02	2,796,391	3,193		1,350,755
Oct-02	1,887,993	24,612	4,984,192	1,721,838
Nov-02	2,329,461	5,250	146,701	3,444,976
Dec-02	2,362,920	4,432	147,671	1,807,943
Jan-03	398,075	21,894	5,500	921,974
Feb-03	2,290,082	9,639	76,327	912,010
Mar-03	548,709	16,292	53,026	452,352
Apr-03	1,996,298	30,197	2,730,641	1,470,164
May-03	547,691	11,810	117,928	938,977
Jun-03	3,164,934	24,205	1,082,644	2,213,543
Jul-03	41,878	19,544		0
Aug-03	460,407	18,672	67,911	877,731
Sep-03	-364,999	19,459	-822,267	1,025,025
Oct-03	743,977	35,572	2,983,260	501,201
Nov-03	461,019	711	1,964,399	2,134,373
Dec-03	1,309,695	6,254	430,762	1,547,543
Jan-04	325,751	17,381	499,302	1,246,759
Feb-04	446,869	2,022	290,272	1,251,500
Mar-04	1,023,120	1,338	302,970	818,647
Apr-04	583,980	40,908	847,777	653,333
May-04	287,308	2,736	303,400	1,055,867
Jun-04	3,038,828	13,904	806,029	2,144,085
Jul-04	37,895	20,589	162,082	0
Aug-04	79,382	4,826	379,717	872,965
Sep-04	-1,704,571	2,369	59,901	999,780
Oct-04	5,039,581	17,229	3,843,550	1,399,435
Nov-04	513,484	547	558,038	724,859
Dec-04	216,776	9,637	287,386	466,871

Yr	Construction	JPA Admin	Debt	Annual Expense	Total Connection Fees	RSF Balance
FY 01	29,392,994	63,536	4,418,419	33,874,949	8,243,017	98,742,998
FY 02	61,170,711	124,997	8,656,257	69,951,965	19,249,823	116,217,268
FY 03	19,860,580	167,667	8,607,391	28,635,638	16,594,777	129,016,971
FY 04	8,357,833	178,501	7,673,815	16,210,149	13,256,064	135,690,765
FY 05	7,480,882	141,625	8,339,288	15,961,795	13,256,064	141,582,579
FY 06	4,073,160	183,433	9,180,528	13,437,121	9,279,114	146,964,832
FY 07	15,508,213	190,606	9,791,702	25,490,521	15,742,293	159,359,915
FY 08	33,905,972	235,477	16,171,939	50,313,388	14,775,731	130,883,643
FY 09	24,442,455	176,923	5,971,503	30,590,881	7,419,948	112,341,882
FY 10	14,686,691	209,912	5,226,682	20,123,285	7,368,012	101,030,063
FY 11	7,590,553	260,205	5,791,207	13,641,965	5,948,105	94,036,991
FY 12	528,760	200,000	10,711,684	11,440,444	3,401,367	85,997,914
FY 13		200,000	10,676,346	10,876,346	5,400,056	80,521,624
FY 14		200,000	10,680,240	10,880,240	7,623,916	77,265,299
FY 15		200,000	10,696,652	10,896,652	9,837,125	76,205,773
FY 16		200,000	10,688,634	10,888,634	12,690,673	78,007,811
FY 17		200,000	10,655,772	10,855,772	14,807,573	81,959,613
FY 18		200,000	10,685,690	10,885,690	16,050,600	87,124,522
FY 19		200,000	10,677,363	10,877,363	16,957,303	93,204,462
FY 20		200,000	10,669,072	10,869,072	17,848,497	100,183,887
FY 21		200,000	10,659,486	10,859,486	20,032,254	109,356,655
FY 22		200,000	10,661,917	10,861,917	21,737,361	120,232,099
FY 23		200,000	10,650,568	10,850,568	22,067,378	131,448,909
FY 24		200,000	10,662,805	10,862,805	22,346,908	142,933,012
FY 25		200,000	10,662,982	10,862,982	22,529,859	154,599,889

The connection fees shown are based on a very aggressive growth scenario

Jan-05	215,981	22,783	466,787	886,036
Feb-05	61,986	1,746	278,006	665,372
Mar-05	1,564,190	30,915	540,293	553,327
Apr-05	255,106	17,308	950,768	1,295,788
May-05	173,715	1,200	296,410	730,195
Jun-05	1,027,357	12,476	516,350	1,713,186
Jul-05	21,122	29,039	211,523	0
Aug-05	9,928	7,685	495,190	722,597
Sep-05	328,383	13,345	537,626	1,138,714
Oct-05	1,735,921	24,713	3,869,621	972,618
Nov-05	170,811	320	541,355	499,809
Dec-05	278,095	5,182	426,402	663,029
Jan-06	463,631	25,399	525,546	737,927
Feb-06	37,812	12,956	534,402	433,284
Mar-06	281,540	27,206	563,907	385,450
Apr-06	92,155	25,256	564,131	645,580
May-06	199,936	2,326	241,593	476,468
Jun-06	453,826	10,006	669,232	2,603,638
Jul-06	20,640	24,583	500,750	0
Aug-06	99,538	1,499	408,284	822,818
Sep-06	146,411	29,663	517,967	1,966,494
Oct-06	504,912	32,037	4,098,469	2,485,718
Nov-06	197,118	484	513,757	442,559
Dec-06	1,996,319	9,314	236,861	593,851
Jan-07	281,020	21,103	562,217	582,397
Feb-07	298,254	4,605	509,603	555,219
Mar-07	2,321,971	5,622	563,368	785,999
Apr-07	1,519,930	36,263	779,807	1,668,432
May-07	2,166,409	325	565,647	997,485
Jun-07	5,955,691	25,108	534,972	4,841,321
Jul-07	45,701	31,929	425,911	0
Aug-07	2,447,668	919	544,127	450,085
Sep-07	716,599	453	492,814	1,265,766
Oct-07	3,254,856	41,946	4,155,015	684,782
Nov-07	4,351,469	882	230,717	768,770
Dec-07	2,153,217	1,059	525,680	2,149,568
Jan-08	2,231,571	30,619	368,640	1,087,202
Feb-08	1,602,404	26,005	536,905	211,481
Mar-08	3,705,751	8,223	1,310,148	285,717
Apr-08	3,546,251	28,213	6,531,760	660,549
May-08	1,934,237	13,479	538,155	942,286
Jun-08	7,916,248	51,750	512,067	6,269,525
Jul-08	41,725	99,917	143,234	0
Aug-08	1,431,074	1,922	209,697	310,608
Sep-08	472,300	525	142,867	461,122
Oct-08	4,454,442	14,060	1,525,109	228,024
Nov-08	2,288,196	937	526,663	770,821
Dec-08	1,765,928	10,276	255,494	370,775
Jan-09	2,105,853	5,013	697,700	249,692
Feb-09	1,734,828	3,222	242,433	293,206
Mar-09	698,862	8,849	368,549	238,916
Apr-09	3,148,683	2,713	654,268	367,860
May-09	2,279,308	1,655	330,258	1,533,806

Jun-09	4,021,256	27,834	875,231	2,595,118
Jul-09	27,890	101,569	46,024	0
Aug-09	795,306	4,546	285,774	314,526
Sep-09	776,368	14,535	265,967	518,629
Oct-09	880,632	1,116	1,290,753	314,411
Nov-09	947,928	2,745	265,995	308,040
Dec-09	524,532	7,453	286,656	393,311
Jan-10	475,140	5,125	555,910	273,431
Feb-10	1,323,787	15,228	266,257	369,516
Mar-10	637,343	9,516	285,528	818,494
Apr-10	157,739	1,171	580,810	368,187
May-10	4,593,144	7,793	281,205	331,091
Jun-10	3,546,882	39,115	815,803	3,358,376
Jul-10	36,640	87,564	43,482	0
Aug-10	1,016,031	1,616	276,144	126,003
Sep-10	1,116,639	3,731	279,587	429,879
Oct-10	962,851	4,593	1,328,926	464,294
Nov-10	1,502,536	30,034	246,701	237,337
Dec-10	1,046,419	13,648	245,837	384,274
Jan-11	521,732	24,155	539,762	572,183
Feb-11	134,373	8,809	249,117	109,755
Mar-11	466,956	14,989	247,519	335,819
Apr-11	344,733	14,950	564,372	365,770
May-11	47,664	23,692	304,004	192,678
Jun-11	393,979	32,424	1,465,756	2,730,113
Jul-11	8,583	70,242	-739,036	0
Aug-11	23,648	4,656	274,296	304,172
Sep-11	115,007	3,212	279,933	425,647
Oct-11	27,523	2,101	4,886,332	315,701
Nov-11	129	20,068	272,843	781,950
Dec-11	107,323	688	456,744	230,813
Jan-12	12,843	21,143	369,635	154,247
Feb-12	88,056	6,515	255,823	522,385
Mar-12	128,772	4,425	362,401	253,402
Apr-12	16,876	13,740	1,866,163	413,050

Development Advisory Committee
Staff Report – October 10, 2012

Contact: Carl Walker
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(916) 746-1349

Agenda Item #5 – Update to the Dry Creek Watershed Flood Control Plan

Recommendation

Receive a staff presentation on the update to the Dry Creek Watershed Flood Control Plan and Drainage Impact Fee Nexus Study and provide staff with a recommendation to support the updated impact fee to the Placer County Flood Control and Water Conservation District Board of Directors.

Background

In November 2011, the Placer County Flood Control and Water Conservation District (District) accepted the Update to the Dry Creek Watershed Flood Control Plan (Plan Update) prepared by Civil Engineering Solutions and RBF Consulting.

The Plan Update was the first comprehensive review of the District's original Dry Creek Watershed Flood Control Plan that was prepared in 1992. The original flood control plan, and the Plan Update, identifies capital improvement projects for flood control and to mitigate increases in the one-percent annual chance storm, or "100-year storm event" peak flow, attributed to new development within the Dry Creek Watershed. Local jurisdictions within the Dry Creek Watershed include Placer County, Sacramento County, City of Roseville, City of Rocklin, and Town of Loomis.

The Plan Update considered three options to achieve 100-year peak flow mitigation:

- Option 1: Implementation of the Antelope Creek Flood Control Project. This option will provide an estimated 999 cubic feet per second reduction in peak flow as measured at the location of the Vernon Street Bridge across Dry Creek. Estimated cost: $4,121,000

- Option 2: Implementation of the Antelope Creek and Secret Ravine Flood Control Projects. This option would attenuate approximately 1,100 cfs in peak flow as measured at the Vernon Street location. Estimated Cost: $6,835,000

- Option 3: Implementation of five regional flood control projects within the Dry Creek Watershed for an estimated reduction in peak flow of 1,200 cfs at Vernon Street. Estimated Cost: $9,794,000

All three options assume benefits from the use of Low Impact Development (LID) measures in all future development within the Dry Creek Watershed and $234,000 in system upgrades to the flood alert warning system.

During the development of the Plan Update, the District was able to obtain $741,000 in Proposition 84 grant funding for Option 1, the Antelope Creek Flood Control Project, making this project the most cost effective option. Therefore, at the direction of the District Board of Directors, the draft Nexus Study calculated the new development impact fees required to fund the cost of "Option 1A" – Antelope Creek Flood Control Project, including upgrades to the flood alert warning system.

The following table compares the current Dry Creek Watershed Drainage Impact Fee with the proposed fee as calculated within the draft Nexus Study, excluding fees collected in Sacramento County:

Dry Creek Watershed Drainage Impact Fee
Comparison of Current and Proposed Development Impact Fees

Land Use	2010 Development Impact Fee	Proposed Development Impact Fee
Residential Single Family (4 du/acre and less)	$224 to $826 per Unit	$170 per Unit
Residential High Density (greater than 4 du/acre)	$113 to $231 per Unit	$65 per Unit
Commercial/Industrial	$1,350 to $2,763 per Gross Acre	$888 per Impervious Acre

The Nexus Study also provides a proposed cost allocation per jurisdiction for the annual Operation & Maintenance (O&M), including replacement costs, of the Miners Ravine Off-Channel Detention Basin, proposed Antelope Creek Flood Protection Project, and proposed flood alert system upgrades.

Since the annual O&M cost would not be subject to the collection of development impact fees, and since the City of Roseville does not have a funding mechanism in-place for collecting annual O&M costs, implementation of the improvements in the Plan Update will cost the City approximately $55,426 per year in General Funds and in-kind services.

District staff has asked all member agencies to submit comments to the draft Nexus Study at the next Technical Advisory Committee meeting, held on Thursday, October 4th, at 10:00am at the Placer County Community Development Resource Center. District staff plans to ask their Board of Directors to adopt the Nexus Study at their next meeting on Monday, October 22nd.

Action

Provide staff with a recommendation of support from the DAC for the update of the Dry Creek Watershed Flood Control Plan and Drainage Impact Fee Nexus Study to the Placer County Flood Control and Water Conservation District Board of Directors.

Attachments

1. Update to the Dry Creek Watershed Flood Control Plan

DRAFT

Drainage Impact Fee AB 1600 Nexus Study
and
Operations & Maintenance (O&M) Plan

Update to the Dry Creek Watershed Flood Control Plan

Prepared for

Placer County Flood Control and Water Conservation District

Prepared by

Keyser Marston Associates, Inc.

September 2012

I. INTRODUCTION

This Nexus Study presents the maximum development impact fees related to the Update of the Dry Creek Watershed Flood Control Plan, dated November 2011, prepared by Civil Engineering Solutions and RBF Consulting ("Plan Update"). This Nexus Study has been prepared by Keyser Marston Associates, Inc. which contracted with the Placer County Flood Control and Water Conservation District ("District") to update the fees imposed on new development for its share of drainage improvements. A separate purpose of this report is to address the funding of operations and maintenance ("O&M") costs related to the drainage facilities and implementation policies thereto.

Local jurisdictions with land area in the Dry Creek Watershed include Placer County, Sacramento County, City of Roseville, City of Rocklin, and Town of Loomis. The 2011 Plan Update analyzed flood and drainage conditions within the Dry Creek Watershed and developed a plan for drainage improvements that would mitigate flood risks.

The enactment of AB 1600 (Government Code §66000 et. seq.) and related case law produced formal requirements for documenting the basis for valid development impact fees in California. The goal of this Nexus Study is to calculate impact fees in accordance with AB 1600, which will provide the funds required to construct various improvements attributable to new development. As per AB 1600, development impact fees cannot address existing capital deficiencies.

The Plan Update incorporated Capital Improvement Plans (CIPs) for drainage infrastructure. The adoption of the CIPs, the establishment of accounts, and the appropriation of funds for the improvements in the CIPs are all required for collecting the development impact fees. Consistent with AB 1600, the process for calculating the development impact fees can be broken down into the following basic tasks:

1. Facilities Requirements: The Plan Update identified drainage improvements to correct some of the existing drainage deficiencies as well as to accommodate drainage needs caused by new development.

2. Funding Sources: Following the identification of facilities requirements, available fund balances are accounted for and commitments from other sources of funds are evaluated. The result is a dollar amount that can be funded by new development through impact fees.

3. Allocation of Responsibility to Pay: The fees on new development are calculated based on the mitigation required to offset the relative drainage impacts caused by each of the land uses. New development will pay only its fair share portion of the overall costs.

Since the District's original flood control plan was prepared in 1992, drainage improvements in the Dry Creek Watershed have been funded with a combination of government grants and

development impact fees. As they are collected, development fees are held in the Dry Creek Trust Fund. As explained in Section III of this report, the current Trust Fund balance is accounted for in the calculation of the new impact fees.

II. CURRENT DRAINAGE FEES

Currently, each of the jurisdictions in the Dry Creek Watershed has its own set of development fees and those fees vary depending on the sub-basin in which the development is located. Each jurisdiction except Sacramento County currently collects a separate development fee for single family residential (four dwelling units per acre and less), high density residential (greater than four dwelling units per acre), and commercial/industrial uses. The development fees vary for each of these land uses due to the relative drainage impacts (measured by impervious surface area). Sacramento County has come up with its own development fee calculations and therefore its fee schedule is structured differently from the other jurisdictions.

2010 Development Impact Fees
Dry Creek Watershed

	2010 Development Impact Fee*
Single Family Residential	$224 to $826/unit
High Density Residential	$113 to $231/unit
Commercial/Industrial	$1,350 to $2,763/gross acre

*Sacramento County's fee schedule differs from the other jurisdictions. For example, Sacramento County has 10 different residential fee categories and fees are calculated on a per-acre basis rather than per-unit.

The Plan Update recommended a uniform schedule of fees across all sub-basins in the Dry Creek Watershed. The reason for this is that the updated hydrology models indicate that it would be more appropriate for the costs of drainage facilities to be shared more or less equally for properties throughout the watershed upstream from the point where Dry Creek crosses the Placer County and Sacramento County line. The potential projects were conceived using a watershed-wide approach and the potential benefits of the projects were also considered based on regional benefits, not only benefits local to the projects. Therefore, it would not be appropriate to have a variable allocation of the costs of the recommended drainage facilities among the various sub-basins in the Dry Creek Watershed. Finally, a uniform fee schedule will provide for ease of implementation.

III. DRAINAGE FACILITIES AND COST ALLOCATION

The design criteria of the Plan Update are based on correcting some of the existing drainage deficiencies and accommodating future development in the Dry Creek area. The Plan Update considered three options to achieve these goals. According to the Plan Update, each of the three options could have reasonably been justified and the District had the option of selecting

which was deemed to be most appropriate. The options presented in the Plan Update were as follows:

- Option 1: Implementation of the Antelope Creek flood flow reduction project plus the ALERT system upgrades. This option would provide an estimated 999 cfs of peak flow reduction and assumes low impact development (LID) measures are fully implemented. Estimated cost in Plan Update: $3,601,000.

- Option 2: Implementation of the Antelope Creek and Secret Ravine flood flow reduction projects plus the ALERT system upgrades. This option would provide a more conservative total amount of peak flow reduction as compared to Option 1, with up to 1,174 cfs of reduction at Vernon Street, including the benefit assumed from LID measures. Estimated cost in Plan Update: $6,835,000.

- Option 3: Implementation of all five flood flow reduction projects plus ALERT system upgrades. This option provides the largest amount of peak flow reduction of all three options at up to 1,227 cfs at Vernon Street, including the benefit assumed from LID measures. Estimated cost in Plan Update: $9,794,000.

A fourth option, Option 1A, was presented in the Plan Update which was the improvements specified in Option 1 (Antelope Creek project plus ALERT system upgrades) but taking into account the expected Proposition 84 state grant funds (at the time estimated at $500,000). At its regularly scheduled meeting of _____, 2011, the Board of Directors of the District elected to pursue Option 1A. Therefore, this Nexus Study calculates the development impact fees needed to fund the costs of the Option 1A facilities.

A listing of the improvements and the most recent cost estimate for Option 1A is included in Appendix A Table 1 of this report. As shown, the total costs of the Antelope Creek flood flow reduction project is estimated at $4,121,000[1]. The current balance of the Dry Creek Trust Fund ($1.05 million) is treated as an offset to the Antelope Creek project costs in order to pay for the portion of the Antelope Creek project that addresses unmitigated impacts to date. Another cost offset is the final amount of the Proposition 84 state grant that the District has secured ($741,000). After taking these two existing funding sources into account, the net cost of the Antelope Creek project is $2,330,000. Finally, the cost of the ALERT system upgrades is estimated at $234,000. These are the costs that will be funded with new development impact fees.

As far as existing deficiencies, the Plan Update determined that the mitigation to date has not fully mitigated for impacts to date and that existing deficiencies remain in the flood control system from pre-1992 Plan condition. The Plan Update determined that using the existing funds

[1] The cost estimate has increased since the time of the 2011 Plan Update due to more refined cost estimating by RBF Consulting and HDR.

in the Dry Creek Trust Fund to fund part of the Antelope Creek flood flow reduction project could essentially fully mitigate for the impacts from 1992 to 2010 that have not been fully mitigated. The Plan Update concluded that non-structural flood control measures, such as the elevation and buy-out program, will be the most cost effective method to correct pre-1992 existing deficiencies. Elevation buy-out programs are typically funded through federal or state grant programs that require local matching funds from the private property owner for up to 25% of the total cost. The number of private properties that may ultimately participate in an elevation and buy-out program is not known and, considering this and potential federal funding sources, the costs of such a program have not been quantified.

IV. CALCULATION OF THE DEVELOPMENT IMPACT FEES

The demand for drainage facilities in the Dry Creek watershed is generated by the land uses that are being developed and by the residents, employees and visitors that are being served. Once the relationship between the facilities to be constructed and the anticipated land uses has been established, the burden of financing is to be distributed to each land use in proportion to its use of, or benefit from, these facilities. RBF Consulting has prepared impervious acreage figures for new residential and non-residential development in the Dry Creek Watershed. These impervious areas reflect the relative potential for producing runoff from each of the applicable land uses. In this study, these impervious acres are applied to the Option 1A drainage facility costs to derive the development impact fee for each land use.

The District desires a per-unit fee for residential uses and a per-impervious acre fee for non-residential uses. The application of a per-impervious acre fee is a change from the existing non-residential fee which is on a per-gross acre basis. The change is being made to a per-impervious acre calculation so that the development fees for non-residential properties can accurately reflect the actual impervious area to be built on a certain property rather than an amount based on an assumed average impervious acre-to-gross acre ratio.

Appendix A Tables 2-4 contain the calculation of the development fees. The fees are calculated by dividing the costs of the Option 1A facilities by the impervious acres. The costs are then allocated to each land use based on the amount of projected impervious acreage. It is noted that the costs of the Antelope Creek project have been allocated to all jurisdictions in the Dry Creek Watershed but that the costs of the ALERT system upgrades have excluded Sacramento County because Sacramento County will not benefit from these upgrades. The resulting development fees are summarized as follows:

Updated Development Impact Fees
All Jurisdictions except Sacramento County

Land Use	Development Impact Fee
Residential Single Family (4 du/acre and less)	$170 per Unit
Residential High Density (greater than 4 du/acre)	$65 per Unit
Commercial/Industrial	$888 per Impervious Acre

Updated Development Impact Fees
Sacramento County

Land Use	Development Impact Fee
Residential Single Family (4 du/acre and less)	$154 per Unit
Residential High Density (greater than 4 du/acre)	$59 per Unit
Commercial/Industrial	$805 per Impervious Acre

The proposed development fees are lower than the current fees for all three land use categories (see p. 2 of this report).

V. OPERATION & MAINTENANCE (O&M) COSTS

The District's costs for ongoing operations and maintenance (O&M) will increase as additional drainage facilities are built and as upgrades are made to the ALERT system. Current annual maintenance costs for the ALERT system and the Miners Ravine Off-Channel Detention Basin are approximately $38,500 per year. Additionally, the estimated life cycle replacement cost for the Miners Ravine Off-Channel Detention Basin is $32,000 per year, for total O&M and capital replacement costs of $70,500 per year. Inclusion of the Antelope Creek flood flow reduction project and ALERT system upgrades would result in total O&M and capital replacement costs of $166,500 per year. See Appendix A Table 5 for further detail.

The funding mechanisms that are potentially available to the jurisdictions to fund the costs to correct existing deficiencies and ongoing O&M costs include the following:

- County Service Areas (CSA)
- Mello Roos Community Facilities Districts (CFD)
- Utility Fees
- Government Grants
- General Funds
- In-kind services from local jurisdictions

Since each jurisdiction in the Dry Creek Watershed faces a unique set of local circumstances, the funding solutions that are utilized by one jurisdiction may not necessarily be ideal for another. For example, Mello Roos CFD financing is often utilized in large land development projects because in those projects land is typically controlled by a small number of property owners and therefore the voting requirements needed to adopt the district are more easily satisfied. Thus, jurisdictions that have the potential for large land development projects are more likely to be able to utilize CFD financing than those that do not.

The costs to fund ongoing O&M and life cycle replacement costs should be shared equitably among the jurisdictions comprising the Dry Creek watershed. One approach to such an allocation is to spread the costs based on a proportionate share of impervious area. Appendix A Table 6 presents two options for making the allocations. Option 1 is to base the allocation on the change in impervious area from 1992 to build-out, considering the time frame of the 1992 Plan and the Plan Update. Option 2 is to base the allocation on the total impervious area that is expected at build-out. Actual O&M and life cycle costs would need to be adjusted over time as the projects are implemented. Appendix A Table 6 lists the allocation of current O&M and facilities replacement costs ($70,500 per year) and it similarly lists the allocation of O&M and facilities replacement costs with the implementation of the Antelope Creek flood flow reduction project and ALERT system upgrades ($166,500).

The following tables summarize the cost allocations for Options 1 and 2.

O&M Cost Allocation Options
Current O&M and Capital Replacement Costs

Land Use	Option 1 Annual Cost	Option 2 Annual Cost
Placer County	$24,513	$24,829
City of Roseville	$23,469	$22,271
Sacramento County	$2,394	$2,418
City of Rocklin	$15,005	$16,301
Town of Loomis	$5,118	$4,680
Total	$70,500	$70,500

Note: Figures may not total due to rounding.

O&M Cost Allocation Options
O&M and Capital Replacement Costs after
Option 1A Facilities Constructed

Land Use	Option 1 Annual Cost	Option 2 Annual Cost
Placer County	$57,893	$58,640
City of Roseville	$55,426	$52,598
Sacramento County	$5,655	$5,711
City of Rocklin	$35,438	$38,499
Town of Loomis	$12,088	$11,053
Total	$166,500	$166,500

Note: Figures may not total due to rounding.

VI. IMPLEMENTATION CONSIDERATIONS

The Placer County Flood Control and Water Conservation District will continue to have responsibility for administering the flood control plan including planning, design, and construction of regional drainage facilities, and maintaining the hydrologic computer models. Each of the independent jurisdictions comprising the Dry Creek Watershed will also play an important role in implementing the plan; each will be responsible for updating and collecting development fees consistent with this plan update so that the fee revenue will be adequate to construct drainage facilities as new development occurs. In addition, local solutions will be needed to fund the costs to correct existing deficiencies and ongoing operations and maintenance. As discussed, there are various funding mechanisms that could be utilized to fund these costs and the appropriate solution will depend on the particular circumstances facing each jurisdiction. As is always the case with regional drainage plans involving multiple jurisdictions, coordination and cooperation among the jurisdictions is essential to successful implementation of the plan.

The fees calculated in this report are subject to revision due to several factors including variations in the cost of construction and variation in the standards that may be applicable in the future to the design of individual drainage improvements. Fees should be updated annually to reflect inflation in construction costs and should also reflect any changes in design standards or costs of projects that will have occurred.

Finally, to provide guidance to its member jurisdictions, the District is recommending the following implementation guidelines:

1. Annual inflationary adjustments to all fees based on the published State of California Department of Industrial Relations Consumer Price Index (CPI) – California for “All Urban Consumers” shall be considered on July 1st of each year by each local agency. Sacramento County elects to make adjustments based on published Engineering News Record Construction Cost Indices.

2. An “In-lieu of Detention” type fee policy shall not be considered since local detention requirements will only be required in instances where specific local impacts from new development require on-site mitigation be constructed.

3. Commercial/Industrial fee calculations shall be based on net acreage of impervious surface area created and may be assessed in a phased approach if the local agency has pre-approved development in a phased manner. The definition of impervious surface areas shall be as detailed within local agency ordinances.

4. Residential zoned parcels proposing remodel with greater than 2,500 square feet of impervious surface area increase (as defined by local agency ordinance) shall be subject to a new development fee, even if a new development fee has previously been assessed.

5. Commercial/industrial zoned parcels proposing remodel with greater than 2,500 square feet of increase in impervious surface areas (as defined by local agency ordinance) shall be subject to new development fees, even if a new development fee has previously been assessed. Calculation of the new development fee shall be based on the entire gross acreage increase of impervious surface area resulting from the remodel.

6. Parcels re-zoned from Single Family Residential to High Density Residential or Commercial/Industrial shall again be subject to new development fees based on the building permit applied for with credit given for previously collected fees.

7. Agricultural out buildings which add more than 2,500 square feet in impervious surface areas (as defined by local ordinance), whether constructed on residential or commercial/industrial zoned parcels, shall be subject to a commercial/industrial new development fee. The new fee shall apply whether or not a residential or commercial/industrial fee has previously been collected, with credit given for previously collected fees. Calculation of the new development fee shall be based on the entire gross acreage increase of impervious surface area.

8. New construction that is rebuilding development that has been destroyed or damaged by fire or other catastrophe is exempt from another new development fee providing the construction is not adding more than 2,500 square feet or more impervious surface for residential or commercial/industrial parcels.

9. New development fees shall be collected prior to building permit issuance by the local agency and submitted on a quarterly basis to the Placer County Flood Control and

Water Conservation District, or more frequently as-is currently possible by Placer County.

VII. CAVEATS AND LIMITATIONS

As with any analysis of this type, this report makes use of data and information from sources such as the District, the District's engineers, and other public agencies. KMA does not warrant the accuracy of such data and information. This Nexus Study report should be updated regularly to reflect changes in expectations regarding future land uses, revisions in the cost estimates for drainage facilities, and alternative financing resources.

Appendix A Table 1.
Proposed Drainage Facilities and Costs
Dry Creek Watershed Flood Control Plan
Placer County Flood Control & Water Conservation District

WORKING DRAFT

Option 1A: Antelope Creek Flood Flow Reduction Project plus ALERT System Upgrades	Phase 1	Phase 2	Total Cost
Antelope Creek Flood Flow Reduction Project			
Land Acquisition (Flood Easements)	$30,000	$140,000	$170,000
Cost Share with Cresleigh Homes	$0	$130,000	$130,000
Con-Span Arch	$200,000	$150,000	$350,000
Reinforced Concrete Footings	$20,000	$20,000	$40,000
Excavation	$300,000	$200,000	$500,000
Asphalt Paving / Bicycle Path Paving	$50,000	$90,000	$140,000
Heavy Duty Turf Reinforcement Mat	$120,000	$75,000	$195,000
Rip-rap Slope Protection	$200,000	$150,000	$350,000
ALERT stream level and precip gages	$25,000	$0	$25,000
RR Drainage Outfall Improvements	$25,000	$25,000	$50,000
Signage	$2,000	$4,000	$6,000
Rootwad and Boulder Placements	$25,000	$40,000	$65,000
Re-Landscaping	$40,000	$35,000	$75,000
Indirect Costs & Contingency [(1)]	$1,019,000	$1,006,000	$2,025,000
Subtotal - Antelope Creek Project	$2,056,000	$2,065,000	$4,121,000
(Less) Current Dry Creek Trust Fund Balance [(2)]			($1,050,000)
(Less) Proposition 84 State Grant Funds			($741,000)
Net Cost - Antelope Creek Project			$2,330,000
ALERT System Upgrades			$234,000

Source: RBF Consulting and Placer County Flood Control District.

[(1)] Indirect costs include mobilization, restoration, geotech, construction management, engineering, administration, mitigation and permitting.
[(2)] The proposed projects will both mitigate impacts generated by new development as well as correct the existing deficiencies from 1992 to 2010, the period during which fees comprising the Dry Creek Trust Fund were collected.

Appendix A Table 2.
Drainage Impact Fees Applicable to New Development - Antelope Creek Project
Dry Creek Watershed Flood Control Plan
Placer County Flood Control & Water Conservation District

WORKING DRAFT

Land Use	Projected Acres of New Development at Build-out [1]	New Impervious Acres [2]	Cost Allocation Total Cost	Cost Allocation Per Impervious Acre	Assumed DU/Acre (avg)[3]	Total Units	Development Impact Fee
Residential							
Single Family (4 du/acre and less)	10,213.7	1,565.4	$1,260,547	$805	0.80	8,171	$154 /unit
High Density (greater than 4 du/acre)	525.2	270.7	$217,999	$805	7.00	3,676	$59 /unit
Commercial/Industrial	2,194.8	1,057.4	$851,454	$805			$805 /impervious acre
Total	12,933.7	2,893.5	$2,330,000	$805		11,847	

[1] New development based on the difference between the estimated acreage at General Plan buildout and 2007 conditions, excluding the downstream areas in Sacramento County where the impacts from new development will not be mitigated by the proposed drainage facilities. Source: RBF Consulting.
[2] Source: RBF Consulting.
[3] Dwelling units per acre based on assumptions in 1992 Dry Creek plan. For single family residential, based on weighted average.

Appendix A Table 3.
Drainage Impact Fees Applicable to New Development - ALERT System Upgrades
Dry Creek Watershed Flood Control Plan
Placer County Flood Control & Water Conservation District

WORKING DRAFT

Land Use	Projected Acres of New Development at Build-out [1]	New Impervious Acres [2]	Cost Allocation Total Cost	Cost Allocation Per Impervious Acre	Assumed DU/Acre (avg)[3]	Total Units	Development Impact Fee
Residential							
Single Family (4 du/acre and less)	9,740.9	1,510.9	$124,932	$83	0.80	7,793	$16 /unit
High Density (greater than 4 du/acre)	512.3	264.3	$21,852	$83	7.00	3,586	$6 /unit
Commercial/Industrial	2,191.6	1,054.8	$87,216	$83			$83 /impervious acre
Total	12,444.8	2,830.0	$234,000	$83		11,379	

[1] New development based on the difference between the estimated acreage at General Plan buildout and 2007 conditions, excluding the downstream areas in Sacramento County where the impacts from new development will not be mitigated by the proposed drainage facilities. Source: RBF Consulting. Excludes land area in Sacramento County, as Sacramento County will not benefit from ALERT system upgrades.
[2] Source: RBF Consulting.
[3] Dwelling units per acre based on assumptions in 1992 Dry Creek plan. For single family residential, based on weighted average.

Appendix A Table 4.
Summary of Development Impact Fees
Dry Creek Watershed Flood Control Plan
Placer County Flood Control & Water Conservation District

WORKING DRAFT

	Impact Fees Attributable to		Total Impact Fees
	Antelope Creek Flood Project	ALERT System Upgrade	
I. All Jurisdictions Except Sacramento County [1]			
Residential			
Single Family (4 du/acre and less)	$154 /unit	$16 /unit	$170 /unit
High Density (greater than 4 du/acre)	$59 /unit	$6 /unit	$65 /unit
Commercial/Industrial	$805 /impervious acre	$83 /impervious acre	$888 /impervious acre
II. Sacramento County [1]			
Residential			
Single Family (4 du/acre and less)	$154 /unit	NA	$154 /unit
High Density (greater than 4 du/acre)	$59 /unit	NA	$59 /unit
Commercial/Industrial	$805 /impervious acre	NA	$805 /impervious acre

(1) All jurisdictions in the Dry Creek Watershed will contribute equally to the Antelope Creek project based on impervious area. Sacramento County will not benefit from the ALERT system upgrades; therefore the costs of the ALERT system upgrades have been allocated to all jurisdictions except Sacramento County.

Appendix A Table 5.
O&M and Capital Replacement Cost Estimate Calculations
Placer County Flood Control & Water Conservation District

WORKING DRAFT

Capital Replacement Costs		i= 6.0%	
		n= 50	
Project	50-year basis	Future Replacement	Annualized Replacement
Miners Ravine Off-channel Detention Basin	$500,000	$9,210,077	$31,722
Antelope Creek at Atlantic Street	$684,000	$12,599,386	$43,396

Current O&M & Capital Replacement Costs	
Miners Ravine Off-channel Detention Basin	
Annual Maintenance	$11,000
Special Liability Insurance Policy	$17,000
Contingency	$2,500
ALERT System	$8,000
Total O&M	$38,500
Miners Ravine Annualized Replacement Cost	$32,000
Total Current O&M + Capital Replacement Costs	$70,500

Future O&M & Capital Replacement Costs	
Current O&M + Capital Replacement Cost	$70,500
Antelope Creek O&M	$21,000
Antelope Creek Annualized Replacement Cost	$43,000
Annual Software Maintenance & Technical Support	$6,000
Annual Gage Maintenance (7 new sites – 2 visits per year)	$26,000
Total Future O&M & Capital Replacement Costs	$166,500

Source: Preliminary budgeting for discussion purposes.

Appendix A Table 6.
O&M Cost Allocation Options
Placer County Flood Control & Water Conservation District

WORKING DRAFT

I. Basis for O&M Cost Allocation Options

	Option 1		Option 2	
	Added Impervious Area 1992 to Build-out (sq. mi.)	Percent of Total	Impervious Area at Build-out (sq. mi.)	Percent of Total
Placer County	4.99	34.8%	7.73	35.2%
City of Roseville	4.78	33.3%	6.94	31.6%
Sacramento County	0.49	3.4%	0.75	3.4%
City of Rocklin	3.06	21.3%	5.08	23.1%
Town of Loomis	1.04	7.3%	1.46	6.6%
Total Dry Creek Watershed	14.36	100.0%	21.96	100.0%

II. Allocation Options for Current O&M and Capital Replacement Costs

	Option 1		Option 2	
	Allocation ($/yr)	Allocation %	Allocation ($/yr)	Allocation %
Placer County	$24,513	34.8%	$24,829	35.2%
City of Roseville	$23,469	33.3%	$22,271	31.6%
Sacramento County	$2,394	3.4%	$2,418	3.4%
City of Rocklin	$15,005	21.3%	$16,301	23.1%
Town of Loomis	$5,118	7.3%	$4,680	6.6%
Total Dry Creek Watershed	$70,500	100.0%	$70,500	100.0%

III. Allocation Options for O&M and Capital Replacement Costs after Completion of Antelope Creek Project and ALERT Upgrades

	Option 1		Option 2	
	Allocation ($/yr)	Allocation %	Allocation ($/yr)	Allocation %
Placer County	$57,893	34.8%	$58,640	35.2%
City of Roseville	$55,426	33.3%	$52,598	31.6%
Sacramento County	$5,655	3.4%	$5,711	3.4%
City of Rocklin	$35,438	21.3%	$38,499	23.1%
Town of Loomis	$12,088	7.3%	$11,053	6.6%
Total Dry Creek Watershed	$166,500	100.0%	$166,500	100.0%

Development Advisory Committee
Staff Report – October 10, 2012

Contact: Chris Robles
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(916) 774-5421

Agenda Item #6 – Committee Format

Recommendation

Staff recommends that the Committee take action to recommend to City Council to adopt the revised meeting procedures and reappoint the Development Advisory Committee members that have volunteered for continued service.

Background

At the September 12th Committee meeting the pending expiration of four member's terms were discussed. The four terms will expire at the conclusion of the November 14th meeting following this meeting the Committee will not have a quorum under the existing meeting procedures. Therefore Staff requested input on the structure of the Committee going forward. Specifically staff identified four options for the Committee as follows:

1. Move forward with a Council appointed recruitment of six new members reseating the Committee at thirteen members.
2. Modify the meeting procedures to operate with seven members and continue meeting monthly.
3. Modify the meeting procedures to operate with seven members and meet on an as needed basis.
4. Find the Committee has met its purpose and disband the Committee at the end of the year. Direct staff to continue outreach on development matters with the BIA, Chamber, development customer groups, annual Building Division stake holder meeting and initiate an annual improvement plan stake holder meeting.

The Committee discussed the four options and provided staff with direction as follows:

> Recommend to the City Council that the meeting procedures be modified to operate with seven members and meet on an as needed basis and allow for City Council reappointments of Committee members where a Committee member volunteers to extend their term.

The attached meeting procedures have been modified to reflect the direction by the Committee. Staff recommends that the Committee confirm the modifications provided in the revised meeting procedures and recommend to City Council to adopt the revised meeting procedures and reappoint the members that have volunteered for continued service.

Attachment

1. Revised Meeting Procedures in Redlined Format

Development Advisory Committee Purpose and Meeting Procedures

October ~~November~~ 10~~2~~, 2012~~1~~

The Development Advisory Committee is a committee of the City Council with review and recommendation authority. Its purpose is to provide a forum for the public and staff to introduce and discuss suggestions, comments, and concerns regarding the city's development services function. The Development Advisory Committee shall represent the voice of the customer providing input into delivery of development services, cost of services, construction standards, development impact fees, and other development service policy areas. The Committee shall function as a liaison building relationships between the City and development community to foster and support development investment.

The purpose of these guidelines is to provide standardized procedures for conducting Development Advisory Committee meetings. These meeting procedures are intended for the use of the Committee, City staff, and general public.

It is the City's hope that by providing clear guidelines for conducting meetings, the public will be more comfortable in participating and will have stronger public participation in the process.

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MEETING PROCEDURES OF THE CITY OF ROSEVILLE DEVELOPMENT ADVISORY COMMITTEE

I. PURPOSE AND RESPONSIBILITIES

A. Purpose of Development Advisory Committee

The Development Advisory Committee is a committee of the City Council with review and recommendation authority. Its purpose is to provide a forum for the public to introduce and discuss suggestions, comments, and concerns regarding the city's development services. The Development Advisory Committee shall represent the voice of the customer providing input into delivery of development services, cost of services, construction standards, development impact fees, and other development service policy areas. The Committee shall function as a liaison building relationships between the City and development community to foster and support development investment.

B. Responsibilities of Development Advisory Committee

1. The Development Advisory Committee shall consist of a seven (7) ~~nine (9)~~ to thirteen (13) member Committee appointed by the City Council. The composition of the Committee shall reflect the diversity in the City's development customers.

2. Review and make recommendations to City Council and staff on the delivery of development services, cost of services, construction standards, development impact fees, and other development service policy areas.

3. The Development Advisory Committee will host public meetings to hear public comments before providing its recommendations to City Council.

4. The Development Advisory Committee shall be established for a four (4) year term. At the four (4) year anniversary of the first Development Advisory Committee meeting the committee shall be disbanded and have no further responsibilities unless reauthorized by the City Council. Committee members shall be appointed for a term ranging from two (2) years to a maximum of four years. Committee members may volunteer to extend thier terms and may be reappointed at the discretion of the City Council.

C. Purpose of Staff to the Development Advisory Committee

The purpose of the staff to the Development Advisory Committee is to recommend and assist in the implementation of the goals, objectives, and policies of the City as they relate to development services.

D. Responsibilities of Staff to the Development Advisory Committee

1. Confers with architects, builders, contractors, developers, engineers and the public concerning development services, procedures, and interpretation and application of City development policies and ordinances.

2. Prepares projects or topics for review by the Development Advisory Committee which includes; preparing the Committee agendas and minutes; preparing staff reports including a recommendation; attending the Committee hearings and presenting reports to the Committee.

3. Serves as technical advisor to the Committee on development services.

4. Forwards Development Advisory Committee recommendations and actions to the City Council.

5. Provides information to the Development Advisory Committee upon its request to the extent that the information is readily accessible (published, report, etc.), related to work which is identified in the work program for that fiscal year, or directly relates to an agenda item. Requests for specific studies or other information beyond this scope must be approved by the City Council.

II. MEETINGS

A. ~~Regular~~ Meetings

~~Regular m~~Meetings of the Development Advisory Committee shall be the second Wednesday of each month at the hour of 5:30 p.m. Meetings shall be scheduled on an as needed basis and agendas shall be publicly posted three days in advance of a meeting. If a ~~regular~~ meeting date falls on a legal holiday for the City of Roseville, the meeting shall be canceled. The staff liaison will consult with the Chair to determine if a special/additional meeting is needed and schedule one accordingly.

B. Meeting Place

All regular meetings shall, if practicable, be held in the Riley Library meeting room. If the meeting is to occur elsewhere, notice of such alternative meeting place shall be made in accordance with law.

C. Special Meetings

Special meetings may be called by the City Manager or designee at the request of the Chair.

D. Adjourned Meetings

The Committee may adjourn any regular, adjourned regular, special or adjourned special meeting to a time and place specified in the order of adjournment. A copy of the order or notice of adjournment shall be posted in accordance with law.

E. Quorum

1. Defined

The quorum shall be based on the majority number of Committee members that are active and in good standing (has not resigned, forfeited office, or been removed from office). For a Committee of seven (7) a quorum shall be four (4) members; for a Committee of eight (8) to nine (9) a quorum shall be five (5) members; for a Committee of ten (10) to eleven (11) a quorum shall be six (6) members; and for a Committee of twelve (12) to thirteen (13) a quorum shall be seven (7) Committee members present and qualified to act and transact business at Committee meetings.

2. Lack of Quorum

a. In the absence of a quorum not known prior to a scheduled meeting, the Presiding Officer shall adjourn the meeting or postpone any business to a later time, provided that twenty (20) minutes shall have elapsed after the hour set for such meeting.

b. If the staff liaison is aware of a lack of a quorum prior to the meeting, a notice shall be posted at the entrance to the meeting place a notice stating that the meeting has been canceled and continued to a date certain due to a lack of a quorum.

III. CHAIR

A. Defined

The Chair is the Presiding Officer of the meeting. In the absence of the Chair, the Vice Chair shall be the Presiding Officer of the meeting. In the absence of the Vice Chair, a temporary Chair shall be elected from among the members present and shall be the Presiding Officer of the meeting. Upon the arrival of the Chair or Vice Chair, the temporary Chair shall relinquish the chair immediately upon the conclusion of the item of business before the Committee.

B. Election

The Chair and Vice Chair shall be elected by the members of the Committee during the first meeting and annually thereafter from this date. The length of a term for the Chair and Vice Chair shall be one year. However, there are no limitations on the number of consecutive terms the Chair or Vice Chair may serve, provided they are current members of the Committee.

C. Limitations

The Presiding Officer should not make a motion, but may second a motion. The Presiding Officer shall have the right to debate subject only to such limitations of debate as are imposed on all members, and shall be deprived of none of the rights or privileges of a Committee member by reason of occupying the Chair.

D. Duties

The Presiding Officer shall preside and preserve order at all meetings of the Committee.

E. Authority

The Presiding Officer shall decide all questions of order without debate, subject, however, to advice from the City Attorney.

IV. ORDER OF BUSINESS

A. Regular Meetings

The order of business at all regular meetings of the Committee will substantially be as follows:

1. ROLL CALL
2. ORAL COMMUNICATION (Public Comment)
3. PRESENTATIONS/REPORTS/WORKSHOPS
4. REPORTS/COMMENTS/COMMITTEE/STAFF
5. ADJOURNMENT

B. Change of Order

The order of business herein prescribed may be changed at any time by the Presiding Officer or by consensus of the Committee.

V. CONDUCT OF BUSINESS

A. Agendas

Agendas shall be prepared by the City Managers Office or designee, and shall consist of items requiring consideration by the Committee. In addition, an item may be listed on a future agenda if requested by the Chair or by majority vote of members of the Committee, provided such item is within the jurisdiction of the Committee.

B. Session

The Presiding Officer shall at the appointed hour immediately call the Committee to order.

C. Roll Call

The roll of the members shall be called by the Presiding Officer and shall be entered in the minutes.

D. Reading of Minutes

If practicable, ~~within thirty (30) days of the Committee meeting~~ the minutes shall be listed on an agenda for Committee approval at the next Committee meeting and copies of the approved minutes will be forwarded to the City Council.

E. Oral Communications

"Oral Communications" is intended to allow the public to address the Committee on matters not listed on the agenda. The Committee shall not engage in debate regarding, or take any action on, any matter not on the agenda except to refer the matter to staff or to determine that the matter should be included on a future agenda.

G. Presentations/Reports/Workshops

1. Order of Presentation

The order of presentation shall be:

Opening of the item by Presiding Officer
Presentation by staff
Comments by public
Committee discussion
Committee action

2. Committee Comments and Questions

a. The Committee may ask questions of staff or any member of the public who testifies prior to the close of the hearing. Committee members should refrain, to the greatest extent possible, from asking questions of the public after the hearing has been closed.

b. Committee members should not express opinions on the application, or indicate the manner in which they intend to vote, until after the Presiding Officer has closed the public hearing and Committee discussion has begun.

c. In order to facilitate Committee discussion and the asking of questions, the Presiding Officer may temporarily close a hearing and allow additional testimony prior to formal closing. The Presiding Officer shall formally close the hearing prior to any motion being made, and shall take care to note whether a hearing is closed on a temporary or formal basis.

4. Reopening Hearing

After a hearing has been formally closed but prior to Committee action on the item, the hearing may be reopened to receive additional testimony only after public notice in accordance with law.

H. Reports/Comments/Committee/Staff

1. Requests for Information

The Committee may request information from staff to the extent that the information is in a readily accessible form (published, report, etc.), the information is related to work which is identified in the work program for that fiscal year, or it directly relates to an agenda item. Requests which will require significant staff time to research or produce new reports must first be approved by the City Manager.

2. Limitations

The Committee shall not discuss any matter which may require future Committee action, and is not otherwise listed as an agenda item, unless it is to request staff to put the item on a future agenda.

I. Motion to Adjourn

A motion to adjourn shall not be debatable. It shall be in order at any time, except as follows:

1. When repeated without intervening business or discussion.

2. When made as an interruption of a member while speaking.

3. When the previous question has been ordered.

4. While a vote is being taken.

A motion to adjourn "to another time" is debatable only as to the time to which the meeting is adjourned. Once adjourned, the meeting may not be reconvened.

J. Standards of Decorum

1. While the Committee is in session, the presiding officer must preserve order and decorum. No individual present shall, either by conversation or otherwise, delay or interrupt the proceedings or the peace of the Committee or disturb any member while speaking or refuse to obey the orders of the Committee or its Presiding Officer. The Presiding Officer shall ensure order and decorum.

2. Any person making personal, impertinent or slanderous remarks or who shall become boisterous while addressing the Committee, shall be forthwith, by the Presiding Officer, barred from further audience before the Committee during that meeting, unless permission to continue is granted by consensus of the Committee. In the event of a delay, interruption or disturbance, the Presiding Officer may impose a brief recess, or with the consent of the Committee continue the item or continue the meeting.

K. Manner of Addressing Committee

1. Public Comment

Persons addressing the Committee shall provide their name and address. All remarks should be addressed to the Committee as a body and not to any Committee member or staff. No person, other than a member of the Committee and the person having the floor, shall be permitted to enter into any discussion without the permission of the Presiding Officer.

2. Oral Communications

For items not specifically listed on the agenda, a person shall be limited to five (5) minutes, unless such time is extended by the Presiding Officer.

3. Spokesperson for Group of Persons

Whenever any group of persons wishes to address the Committee on the same subject matter, it shall be proper for the Presiding Officer to request that a spokesperson be chosen by the group to address the Committee and, in case additional matters are to be presented at the time by any member of said group, to limit the number of persons so addressing the Committee, so as to avoid unnecessary repetitions before the Committee. The Presiding Officer may set a time limit for each side of the issue or individual comments.

4. Presentation Material

Any material to be presented to the Committee should be submitted to the City Managers Office at least 24 hours in advance of the meeting. Any audio, video graphic or similar electronically communicated material must be submitted to the City Manager‘s Office for staff review at least 72 hours in advance of the meeting with a label noting the contact person and daytime telephone number. Audio, video graphic or similar electronically communicated material may be presented to the Committee at the discretion of the Chair. Any material, including but not limited to, videotape, 35 mm slides and photographs presented to the Committee are part of the public record and will be kept by the City Managers Office in accordance with the applicable record retention schedule.

VI. OFFICIAL RECORD

A. Preparation of Minutes

The minutes of the Committee shall be kept by the City Managers Office shall be printed and kept in a permanent binder, with a record of each action taken. The staff liaison shall be required to make a record only of actions of the Committee, and shall not be required to record remarks of Committee members, or of any other person except at the special request of a member of the Committee, provided further, that a record shall be made of the names and addresses of persons (when provided) addressing the Committee, the subject matter to which their remarks related and whether they spoke in support of or in opposition to such matter.

VII. VOTING

A. Majority Vote

Except where provided by law, all business requiring approval of the Committee shall be carried by a majority vote of all Committee persons who are present and qualified to act. No business requiring approval of the Committee shall be carried by the affirmative vote of less than four (4) Committee members. In the event a motion on an item fails to obtain a majority vote or results in a tie vote, then no action has occurred and the item, at the discretion of the Presiding Officer, shall require another motion, be continued, or referred to the City Council without recommendation. The number of motions that may be made on an item shall be at the discretion of the Presiding Officer. Once a motion has been made and seconded, discussion should be limited to clarification on the motion only.

B. Abstention

An abstention shall be where a Committee person, although qualified to vote on a motion chooses not to register his or her vote, and instead cast no vote whatsoever. An abstention constitutes a "yes" vote on the motion then pending. However, when a member, pursuant to section IX(C)(1) Conflict of Interest casts no vote, the lack of a vote by that member shall not be considered an abstention under this section.

C. Conflict of Interest

1. Participation Prohibited

No Committee person shall make, participate in making or in any way attempt to use his or her official position to influence a decision on any issue when prohibited from so doing by the Political Reform Act of 1974, as amended (Government Code Section 87100 et seq.). A Committee person shall, when the item is called, declare that a Conflict of Interest exists, state what the Conflict of Interest is, and shall disqualify and remove himself or herself from the dais during the discussion. The Committee member's removal shall be noted on the record by the Presiding Officer, who shall also note the member's return when the item is concluded.

2. Majority Vote

Failure of a member of the Committee to vote when prohibited from doing so by the Political Reform Act of 1974 as amended shall not be considered for purposes of determining a majority vote.

VIII. COMMITTEE MEMBER MEETING ATTENDANCE POLICY

Any member of the Committee, who has three unexcused absences in a calendar year, shall forfeit his/her office. Excused absences include illness, work commitments and personal emergency. In addition, excused absences may also include those matters in which the staff liaison finds similar or comparable with the excused absences listed above. To the extent possible Committee members shall notify the recording secretary in advance of an absence. The recording secretary of the Committee shall certify the absences to the City Council, with a copy to the City Clerk. The Mayor may follow up with a letter to the Committee member, with a copy to Councilmember's, requesting the member either justify their absences and request a waiver to the attendance policy, or resign. If the member resigns, the Council is then notified. ~~and the Clerk begins the recruitment process to fill an unexpired term.~~ If a waiver is requested or there is no response by the member, the item is listed on a subsequent agenda for Council action. In addition, the recording secretary is to submit Committee member attendance records, ~~either quarterly or~~ semi-annually, for Council review.

IX. SUSPENSION OF PREEMPTED MEETING PROCEDURE(S)

In the event there is a conflict between any of these procedures and preemptive law, the Presiding Officer may, subject to the advice of the City Attorney, suspend the conflicting meeting procedure(s).

Development Advisory Committee
Staff Report – October 10, 2012

Contact: Chris Robles
crobles@roseville.ca.us
(916) 774-5421

Agenda Item #7: Update from the City Manager's Office

Discussion

a. Weekly Building Report

Attached for the Committee is the Weekly Building Report (Attachment 1) quantifying the permit activity for the week and year to date with a comparison for the same time last year.

b. Development Policy Review

At the meeting of September 12, 2012 the Committee consensus was to have each Committee member forward two City development policies that are non–fee related that warrant retirement or modification. The policies received were to be assembled to redirect the Committees work program toward a policy focus. Staff received the following two policy items in response to this request.

1. Delete Implementation Measure D.3 in the Public Facilities Element of the Roseville General Plan calling for mutual benefit fee agreements with 100% school facility financing. Modify Impmentation Measure D.5 on the same page to delete the following sentence: "The City shall ensure that specific plans include strong policy language for the provision of school facilities through development agreements."

2. Adopt a General Plan policy and, if needed, City ordinance opting out of prevailing wage requirements for public improvements as allowed under recent judicial ruling.

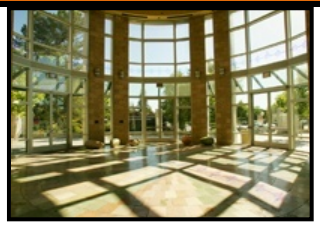
Attachments:
1. Weekly Building Report

The Weekly Building Report

***Applied* Building Permits**	**9/24 - 9/28**	**2011**	**2012 YTD**
New Commercial	0	5	11
Hybrid Commercial	0	13	17
Multi Family	0	0	0
Tenant Improvements	2	385	342
SFD	4	41	200
WR SFD	11	113	291
Total SFD & WR SFD ***Applied***	15	154	491
All Other Misc Permits	80	2583	3314
Total Permits	97	3140	4175

***Issued* Building Permits**	**9/24 - 9/28**	**2011**	**2012 YTD**
New Commercial	0	2	5
Hybrid Commercial	0	11	18
Multi Family	0	0	0
Tenant Improvements	6	350	313
SFD	3	87	193
WR SFD	7	213	285
Total SFD & WR SFD ***Issued***	10	300	**478**
All Other Misc Permits	63	2217	2598
Total Permits	79	2880	3412

Fee Deferral Applications	**To Date**
SFD Fee Deferrals ***ISSUED***	187
SFD Fee Deferrals ***Applied but not reviewed to date*** (17 non-deferred)	16
SFD Fee Deferrals ***Approved but not Issued*** (10 non-deferred)	17
SFD Fee Deferrals ***FINALED***	1654

Customers At Permit Center	**9/24 - 9/28**	**YTD**
	217	9395

Your Permit Center