

APPENDIX T7
Fire/Medical Response Analysis

November 2, 2018

10798

Ms. Ninia Hammond
Integral Communities
2235 Encinitas Blvd., Suite 216
Encinitas, California 92024

Subject: North River Farms – Oceanside: Fire/Medical Response Analysis

Dear Ninia,

This letter provides a summary of Dudek's fire service response analysis for the North River Farms Project (Project) in Oceanside, California. This letter first summarizes the Oceanside Fire Department's (OFD) nearest existing fire protection resources, their modeled response time into and throughout the Project site, and their existing call volumes. An evaluation of the potential impacts of the Project on fire/emergency protection, and identification of appropriate mitigation, is then provided.

1 EXECUTIVE SUMMARY

The proposed 176.6-acre North River Farms Project site (project site) is located in the South Morro Hills area, within the north-eastern portion of the City of Oceanside, California (Figure 1). The project site is approximately 0.5 mile north of Highway 76 and approximately 0.7 mile east of Vandergrift Boulevard. North River Farms Road generally bisects the project site into north and south sections. The project site is currently in agricultural production, with a few single-family homes and structures related to farming operations also located on the project site. Existing agricultural uses and the San Luis Rey River are located south of the project site (Figure 2).

OFD has established a goal that response times to emergency calls should be within 5 minutes, 90% of the time. A portion of the site can be reached within five minutes from Fire Station #5; however most of the project site would exceed the response time goal. To address the response gap, additional fire facilities would be needed in proximity to the Project site.

While the Project would incrementally exceed the City's response time goals; the Project would not significantly increase call volumes; would provide sufficient fire flows; would provide enhanced project fire safety features; and would comply with fire fee requirements. In addition, the response time gaps are an existing condition for the area, and response time would comply with NFPA national guidelines. For these reasons, Project impacts to fire services would not

warrant development of new or physically altered Fire Department facilities to maintain existing fire service conditions in the Project area.

To comply with the City's goal of a 5 minute response time at the Project site, the applicant has proposed facilities within the Project site which would serve its residents, as well as existing residents of South Morro Hills. The proposed mitigation would require a temporary fire station be developed on-site, which would be staffed with a quick-attack paramedic unit. This is a smaller, faster response unit equipped to respond to medical emergencies, as well as provide initial size up and suppression activities at fire emergencies. The temporary station would ensure a less than five minute response to all structures located within the Project site, and would provide enhanced emergency response to existing area residents. This temporary station will continue to serve the area until it is determined that a permanent fire station in the area is warranted based on future growth.

2 ASSIGNMENT

Our assignment was to:

- Conduct an evaluation of existing, nearby OFD fire station travel times to the North River Farms Project site;
- Acquire existing call volumes for nearby stations to determine their current call load;
- Analyze generated information to determine if the Project site is within the City's response time goal; and
- Analyze call volume information to determine if the Project's additional projected call load would significantly impact the ability of existing stations to provide response.
- Develop appropriate mitigation, with the concurrence of OFD, to reduce or avoid identified impacts, if any.

3 PROJECT SUMMARY

The North River Farms Project envisions the development of a planned residential, mixed use, and sustainable community on existing agricultural land in the northeastern portion of the City. The proposed Project designates four separate districts that will support a variety of uses. Such uses could include an educational center, a boutique hotel, flexible retail and commercial uses for maker spaces, collaborative office spaces, a restaurant or community uses, estate style homes, traditional single-family detached, or cluster developments. The Project establishes an overall development range that could allow for a hotel, educational, commercial and residential uses with a

residential unit cap of 689 dwelling units. 31.6 acres would be dedicated to agriculture throughout the project site. Another 16.0 acres of the site are planned for park and open space features, including parks, buffers, trails, and farm plots.

4 METHODS

4.1 Travel Time Response Modeling

Dudek conducted GIS-based travel time coverage modeling in order to determine if the project meets the OFD's response goal. This modeling utilizes digital road data, input speeds, distances and intersections within a GIS network analyst program to calculate the area that can be reached within a specified travel time. OFD indicates "the minimum response standard for 911 medical emergencies in the City of Oceanside is to arrive within five minutes, 90% of the time." Further, the Oceanside General Plan (Public Safety Element) indicates a goal of maintaining an Insurance Services Office (ISO) rating of Class 5 City wide. This equates to having no structures over five road miles from the nearest fire station.

As indicated above, OFD has established internal goals for emergency response to all priority Level One or Emergency type calls within 5 minutes (3 minutes travel), 90% of the time.

Travel time is one part of the overall response time, together with dispatch and turnout times. Travel time is based largely on the distance from the fire station to the project. The analysis that follows bases evaluation on travel time and assumes the dispatch and turnout times as a constant in order to provide an accurate estimate of total response time.

4.2 GIS Response Travel Time Modeling

Following compilation of all necessary data layers received from project applicants and acquired via publicly available sources, Dudek verified that all data layers were in the correct coordinate system (geographic location on the earth's surface) with units in feet. A network data set was then created utilizing GIS based programs (ESRI's Network Analyst extension in the Arc Catalog; tutorial here: <http://help.arcgis.com/en/arcgisdesktop/10.0/pdf/network-analyst-tutorial.pdf>). The data set was created by merging the existing centerline street layer with the proposed North River Farms Project centerline street data, provided by project applicants, and assigning parameters to the created data set. Several parameters are available during the creation of a network data set and include elevation constraints, U-turn capabilities, curb approach direction and travel impedance.

Due to the emergency nature of the response scenarios modeled in this analysis, U-turns were permitted on every road. Curb approach determines on which side of the street the vehicle needs

to approach and includes three options, left, right, or either. The ‘either’ option was selected for all roads in this analysis based on the emergency nature of the response situations. Finally, travel impedance was utilized to include the effect of speed limits on response travel time. A custom impedance value was created for each road segment and was a function of road segment distance (miles) divided by speed (mph). This value was utilized in Network Analyst calculations for both modeling types and reflected the time necessary for a vehicle to cover the distance of the road segment. Speed was set at 35 mph, consistent with National Fire Protection Association (NFPA) 1142 Table C.11(b) and the Insurance Services Office (ISO) travel time formula ($T=0.65 + 1.7D$).

Once the network data set parameters were finalized, the route analysis was run using the Network Analyst extension in ArcGIS 10.2.2. This function determines the best route between a minimum of two points based on the parameters chosen.

The analysis evaluated response times from OFD Fire Station Nos. 5 through 8, which are the closest stations to North River Farms. A route analysis procedure, which is carried out by the Network Analyst program evaluates all potential routes from each respective fire station to a designated, remote location within the Project as the destination. The fastest route is then selected. The maps depicting each Station’s travel time along the fastest route are presented in Attachments 1 through 4.

4.3 Modeling Results

As indicated in Table 1 and Attachments 1 through 4, response to the Project site from the closest existing OFD fire station (Station 5) would achieve a 3 to 4 minute travel time (5.5 to 6.5 minute total response time) for the entire North River Farms Project site. This analysis indicates that the first arriving engine from Station 5 can respond within OFD’s five minute response goal to an estimated 5% of the project site with the remainder of the project site incrementally beyond five minutes, up to 6.5 minutes (including one minute for dispatch and 1.5 minutes for turnout).

Other modeled OFD Fire Stations (6, 7, and 8) are further away from the North River Farms Project site and would have response times ranging from 7.5 minutes to over 13 minutes.

Table 1
Fire Station Travel Time Response to North River Farms

Call Response Times to North River Farms	Estimated Percent of North River Farms Achievable			
	Fire Station 5	Fire Station 6	Fire Station 7	Fire Station 8
Less than 5 minutes	5%	0%	0%	0%
5 to 6 minutes	90%	0%	0%	0%
6 to 7 minutes	100%	0%	0%	0%
7 to 8 minutes	100%	35%	0%	0%
8 to 10 minutes	100%	100%	0%	0%
Over 10 minutes	100%	100%	100%	100%

Based on this modeling, response times would exceed the 5 minute response time goal for most of the Project site, but would not substantially exceed the goal anywhere on the Project site.

5 CALL VOLUME ANALYSIS

As explained above, Fire Station 5 is the closest station to the Project site and would be the first engine due to arrive in response to a Project call (“first-due”). Dudek obtained and summarized reported call volumes from OFD Station 5 for the period 2011 through 2015. As indicated at Table 2, over this five year period, the station averaged 1,960 calls per year. This equals 5.4 calls per day. Call volumes since 2015 have increased incrementally according to OFD. In addition, each fire station’s work load availability is reduced by an estimated 15% (approximately 3.6 hours) when engine and crew are unavailable as either the engine is down for maintenance or the crew is receiving training. The existing call load for Station 5 is important for this analysis because if the station to provide permanent or interim response to the North River Farms Project, there must not be a significant impact on the station from additional Project-generated calls. Too many calls generated by a project on an already busy station would not support use of that station, even on an interim basis as it could significantly erode service to existing residents.

5.1 North River Farms Project Call Load

The estimated incident call volume at buildout from the North River Farms Project site is based on a conservative estimate of the maximum potential number of persons on site at any given time combining all phases and uses together (considered a “worst case” scenario). The project may include up to approximately 689 residential units, along with a mix of commercial, retail, office, and educational uses. The retail uses would be sized in accordance with the project residents’ needs and therefore it is anticipated that most of the additional on-site traffic at the retail centers would be Project related. A total population of 2,267 residents are calculated based on a household occupancy of 2.81 (U.S. Census Bureau 2016).

Table 2
Oceanside Fire Department Station 5 Call Volume

Annual Emergency Calls/Responses ¹	Fire Station 5 ²
2015	2103
2014	2084
2013	1786
2012	1970
2011	1861
Average Monthly Responses	164
Average Calls Per Day	5.4

¹ Data for 2016 and 2017 were not available at the time of this reports' preparation

² Call volume sourced from monthly Oceanside Fire Department Board Agenda Annual Reports

Table 3 summarizes the population calculations for each of the project’s uses to derive this population calculation of 2,267 people:

Table 3
The Ranch Population Calculations

Use	Formula	Population
Residential Areas	689 Dwelling Units x 2.81 PPH ¹	1,936
Commercial/Retail – Village Center	Additional persons (above and beyond resident population that may be on site)	281
Parks, Other Project Areas ²		50
Total Population		2,267

¹ The U.S. Census Bureau (2016) lists Oceanside with an average number of persons per household as 2.81.

² An additional 50 users (net of the project’s residents) was assumed to be using the parks or other areas of the project at any given time.

For a “worst case” scenario analysis in terms of call volumes, we have increased the per unit population to 3 and assumed an additional 200 people at the other on-site amenities.

The population within the OFD jurisdiction is approximately 175,000 (U.S. Census Bureau Website 2016). That population generated some 20,452 incidents requiring emergency calls that OFD responded to in 2015 (Annual Report). This call volume for 175,000 people equates to a per capita call generation factor of 0.117. This is equivalent to 117 calls per 1,000 persons. Our experience working in a large number of fire agency jurisdictions is that call generation of between 80 and 100 per 1,000 persons is typical. Although 117 per 1,000 persons is higher than the averages Dudek has observed, it is not considered excessively high where data issues may be at fault. Using the conservative 117 calls per 1,000 persons, North River Farms is calculated to generate up to 265 calls per year, or 0.73 emergency calls per day.

The call volume generated by North River Farms would incrementally increase the total calls responded to by the nearest stations by less than one call per day, and the majority of these calls (estimated between 60 and 90 percent according to industry standards – US Fire Administration 2016) would be medical calls (OFD call statistics indicate approximately 85% of calls are medical related). The addition of less than one call per day is considered less than significant given the current call volume experienced by Station 5 (5.4 calls per day). At build out, North River Farms would increase Station 5 calls from 5.4 per day to 6.1. For perspective, a busy fire station would be one that runs in excess of 10 calls per day while an average station runs about 5 calls per day. It is estimated that Station 5 would be able to absorb the additional calls from the Project without a significant, adverse effect.

6 DISCUSSION AND FINDINGS

6.1 Emergency Response

As explained above, the City's five minute response goal would not be strictly met at the North River Farms Project site as Station 5 is just outside the distance from which it could provide five minute response to the entire Project site. However, the Project site is within the City's General Plan goal of providing fire stations within five miles of all structures. Compliance with response goals is not necessarily required in all cases, as suggested by the allowance for 10% of calls to exceed 5 minutes (OFD goal is 5 minute response, 90% of the time). Because Station 5 can respond to a portion of North River Farms' structures within 5 minutes travel time, which is significantly conforming with the national standard set by NFPA, we believe it is appropriate to propose coverage from Station 5. Further, the Project would provide sufficient fire flows, an extensive list of fire safety features, and would pay the appropriate fire mitigation fees.

Because Station 5 is only incrementally beyond the five minute response goal, and considering otherwise adequate fire protection, a new station just to serve the North River Farms project is unwarranted. Further, requiring North River Farms to fund a new fire station would not be desirable or feasible based on the relatively small number of units that would be contributing toward the station's initial costs and ongoing operation costs.

It is important to note that the City has identified the Morro Hills area as having existing response gaps along with potential for additional population growth above and beyond North River Farms. The City has not conducted a focused capabilities assessment to provide gap analysis details, but the OFD indicates that additional resources may be necessary at some point, both on an interim basis and then a new fire station sited within Morro Hills when the population reaches a point that call demand/response times and funding meet required thresholds. A focused

capabilities assessment may be warranted as future planning documents come forward. The Project would pay the appropriate fire mitigation fees to help fund such future improvements as OFD deems necessary.

6.2 Call Volume/Load Discussion

North River Farms would generate emergency calls, primarily medical, proportionally with its population. At build out, there may be as many as 0.73 calls per day generated by the on-site population. The addition of less than one call per day to a station that is currently running less than 6 calls per day is not considered a significant increase. Given that 10 or more calls per day is typically considered a busy station, Station 5 would realize just over six calls per day and although there would be an increase in call volume, it would not be considered significant.

However, future development in the Morro Hills area, together with the Project, could require a new station to address cumulative and existing response gaps in the area, as explained above. The Project would pay the appropriate fire mitigation fees to help fund such future improvements as OFD deems necessary.

7 CONCLUSIONS

The adequacy of fire protection for an area takes into consideration response time, call volumes, fire flows, project fire safety features, service populations, compliance with fire fee requirements, and other considerations. The Project would not significantly increase call volumes received at local stations. The proposed water system would provide sufficient fire flows and meet fire hydrant requirements. In addition, an extensive list of fire safety features would be incorporated into the Project design to ensure adequate fire safety within the project site. The Project would also comply with regulatory compliance measures and pay the appropriate fire mitigation fees. With the payment of these fees and implementation of the measures discussed above, Project impacts would be minimized. However, the Project site would incrementally exceed the City's response time goals, which is an existing condition for not just the Project site but much of the surrounding area.

The inability to meet the response time standard results in a significant impact regarding fire and medical emergency response. To mitigate this emergency response time deficiency, the project proposes a temporary fire facility within the planned community to provide additional response resources. Mitigating this significant impact requires that emergency personnel are capable of responding to the entire North River Farms Project site within the OFD's five minute response standard. This requires a facility near or within the Project site and response resources that are customized to the type of emergency calls most anticipated. Because the majority of all fire

department responses in virtually every urban fire department are medical emergencies (US Fire Administration 2016). Over 70% of OFD's emergency calls are medical, which is higher than the national average, but lower than some neighboring fire departments. The response resources positioned at or near the North River Farms Project would be optimized by a quick-attack, paramedic unit, which is a smaller, faster response unit equipped to respond to medical emergencies as well as provide initial size up and suppression activities at fire emergencies. This approach is being used in San Diego Fire Department, was recently approved by Chula Vista Fire Department, and is in use in four San Diego County Fire Stations (Jacumba, Palomar Mountain, De Luz, and Shelter Valley) to temporarily or permanently close identified response gaps. The equipment and staffing proposed for the quick-attack paramedic unit is detailed below.

8 MITIGATION

The identified significant impact associated with an emergency response time deficiency requires additional response resources in order to mitigate the impact. Based on concurrence with OFD, a temporary fire station facility would be located at the North River Farms site and staffing would need to be appropriate for the types of emergency calls that would be experienced. The positioning of the facility would need to provide response that is consistent with OFD's five minute response time standard.

To that end, North River Farms Project proposes to develop a temporary fire station, Temporary Fire Station #9, to serve the Project and existing area residents; and to fund the ongoing operations of a two person paramedic crew for that station. The two person paramedic crew is appropriate for the types of emergency calls the Project is anticipated to experience, which will be predominantly medical emergencies. The paramedic crew would also have the capability to provide initial fire size-up and suppression activities due to its inclusion of a 200 to 300 gallon tank and a pump, along with compressed air foam, while additional units respond. In doing so, the significant impact identified as a result of deficient fire response time (exceeding the City standard of 5 minutes) from OFD Fire Station #5 to the entire Project site would be alleviated, and the impact would be reduced to less than significant. This additional resource would also benefit existing area residents who are currently located in the area and experiencing existing response time deficiencies.

Proposed Condition and Mitigation Measure

Prior to the last certificate of occupancy, the Project will:

1. Provide a location for a temporary fire station (Fire Station #9) within the project or South Morro Hills (with a 5 minute response time to all of North River Farms) that is deemed to be temporary in nature. The temporary station will provide emergency response throughout the South Morro Hills, including to the North River Farms project, until a future date, when, based on call volumes and/or response times associated with future development, a permanent station is considered necessary by OFD. Once the station is constructed and operational, the temporary station will be closed.
2. At the location of the temporary fire station, provide housing accommodations for two (2) personnel to staff the fire station. The fire station shall include a minimum of 1,000 sf of residential facility to include bedrooms, bathrooms and a kitchen.
3. The temporary fire station location is to include storage accommodations for a fire service apparatus. This has typically been provided as a shed like structure often used to cover an RV.
4. Project Applicant to pay the City actual cost up to \$350,000 for the City to purchase an appropriate fire apparatus for use at the temporary fire station. The apparatus shall be similar to an HME Type 6 Wildlands.
5. Project to contribute funding to the ongoing staff operations cost for a 2 person staffing of the temporary fire station (refer to Fiscal Impact Analysis and Projected Revenue for Fire Services, prepared by Development Planning & Financial Group, Attachment 5).
6. City agrees that 100% of public safety CFD proceeds, net of reasonable CFD administrative fees, can be applied to temporary fire station #9 and to any future permanent station that replaces the temporary station.
7. Future projects to be processed in the district of South Morro Hills, including but not limited to agritourism uses, residential, marijuana growing facilities, bed and breakfasts / lodging uses, restaurants, breweries, tasting rooms, shall be conditioned to provide a CFD covering their allocable share of fire service costs for the region, including the temporary or permanent staffing and facilities of fire station #9. As the CFD proceeds are received by the City from future projects, the public safety CFD applicable to the Project (Item 4 in table above) shall be reevaluated and the levy reduced for property owners within the Project.

This proposed emergency response configuration would provide faster arrival to existing residents in the area as well as provide OFD consistent response times for the North River Farms project. The temporary facility would be capable of providing service until, based on future development in the Morro Hills area occurs, a permanent fire station is sited, funded, and


Ninia Hammond

Subject: North River Farms – Oceanside: Preliminary Fire/Medical Response Analysis

constructed. Revenues from North River Farms will continue to be provided and would represent the Project's fair-share funding for fire and emergency medical services.

Please feel free to contact me if you have any questions or need any additional information. I look forward to continuing to work with you on this project's fire safety considerations.

Sincerely,



Michael Huff

Principal Fire Protection Planner

Att: Figures 1 and 2

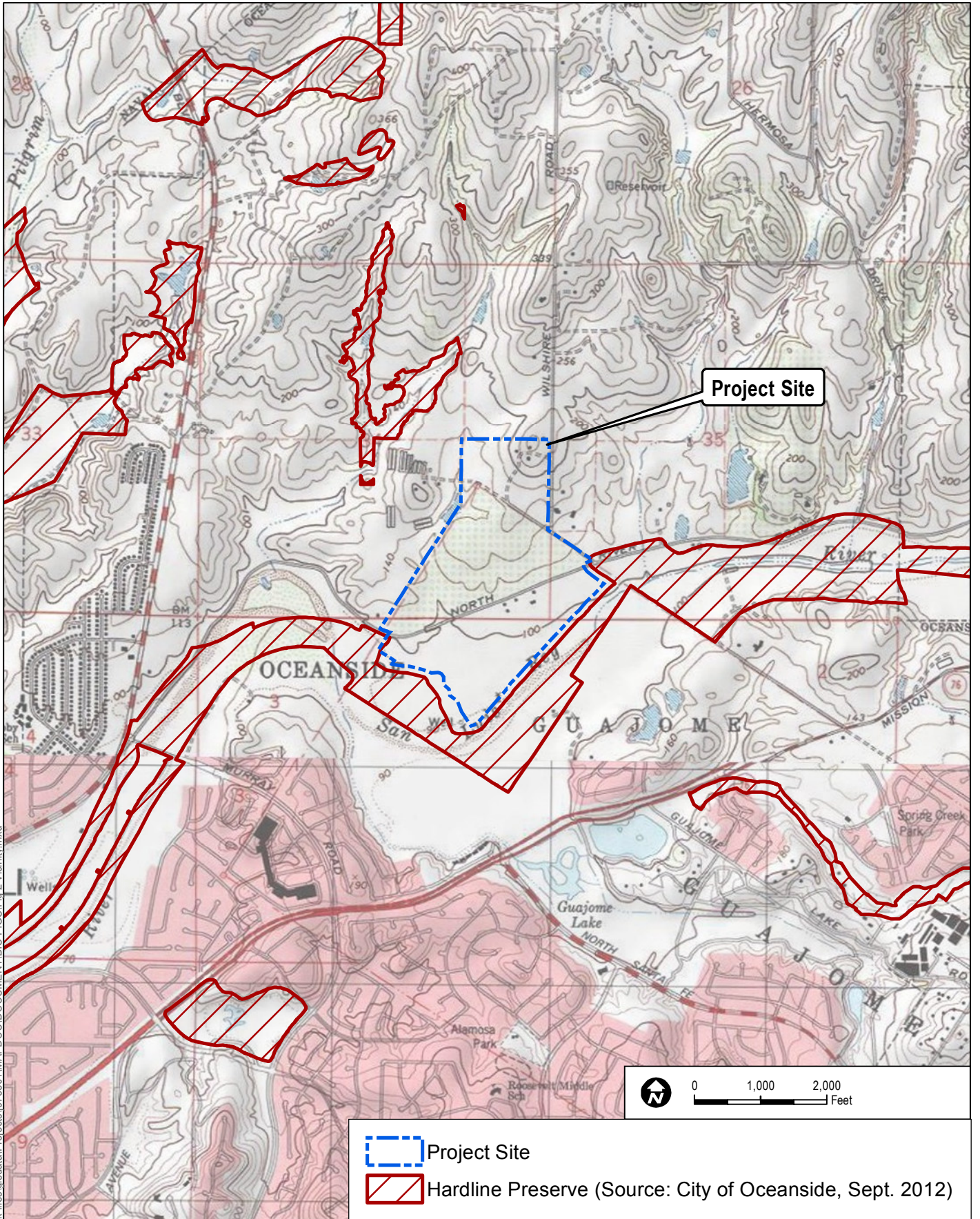
Attachment 1: Travel Time Response to Project from Existing Oceanside Fire Station 5

Attachment 2: Travel Time Response to Project from Existing Oceanside Fire Station 6

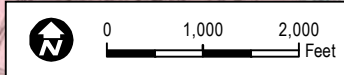
Attachment 3: Travel Time Response to Project from Existing Oceanside Fire Station 7

Attachment 4: Travel Time Response to Project from Existing Oceanside Fire Station 8

Attachment 5: Fiscal Impact Analysis and Projected Revenues for Fire Service



Project Site



- Project Site
- Hardline Preserve (Source: City of Oceanside, Sept. 2012)

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DUDEK

SOURCE: USGS 7.5-Minute Series Quadrangle.

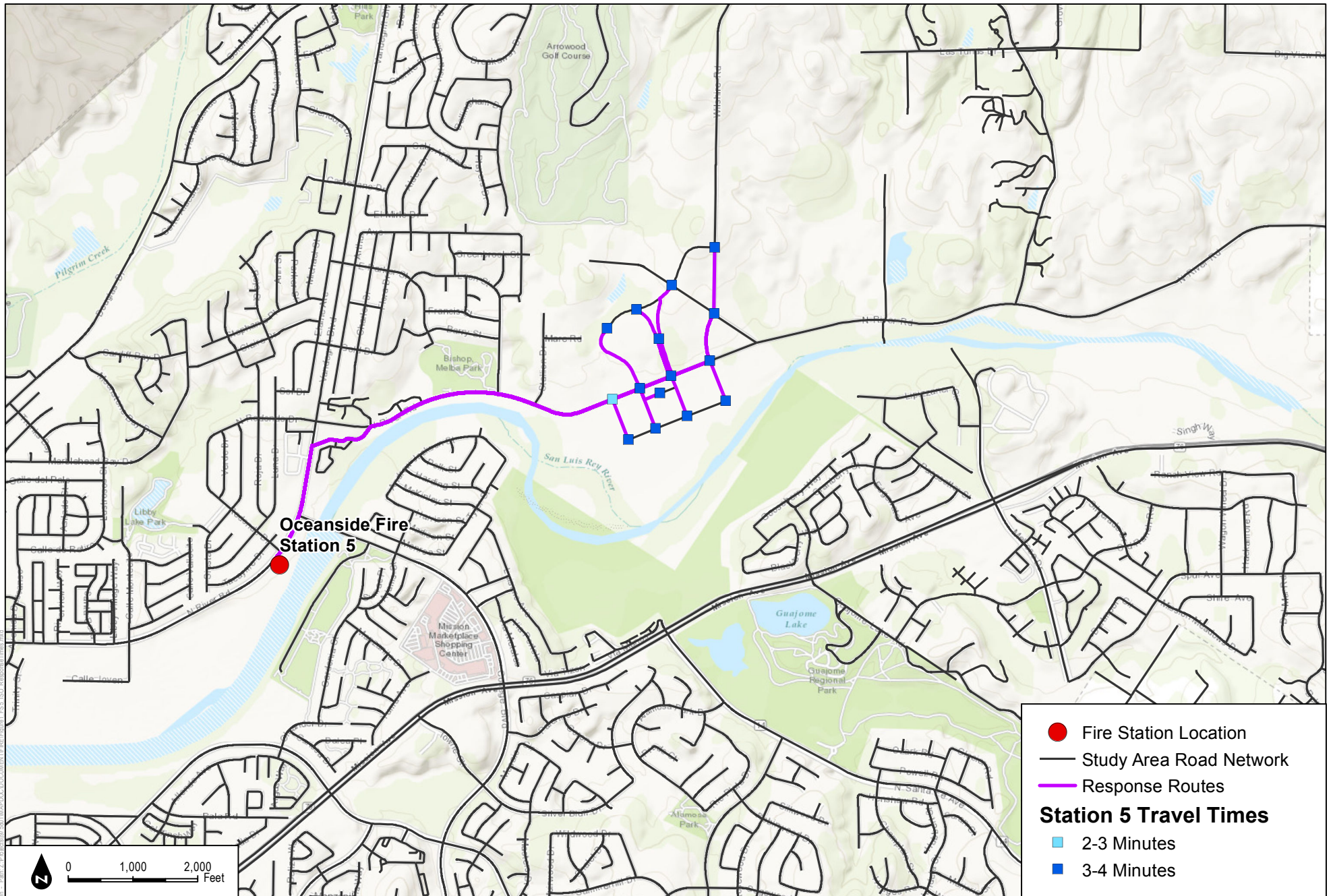
**FIGURE 2
Vicinity Map**

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Fire Service Analysis for the North River Farms Project

ATTACHMENT 1

*Travel Time Response to Project from
Existing Oceanside Fire Station 5*



SOURCE: ESRI 2015; SANGIS 2015; Hunsaker 2015

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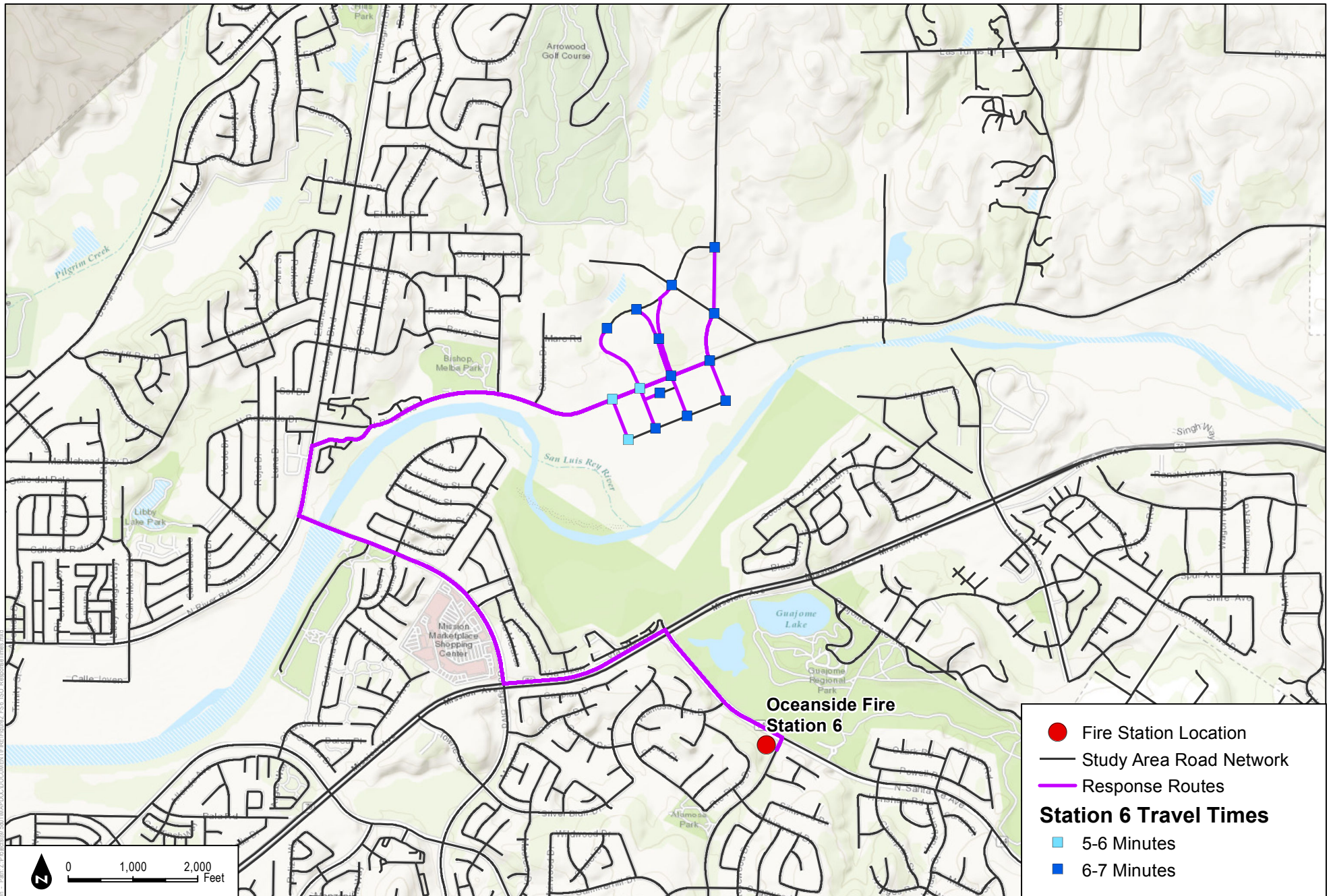
North River Farms

FIGURE 1

Fire Station 5 - ISO Travel Time Analysis

ATTACHMENT 2

*Travel Time Response to Project from
Existing Oceanside Fire Station 6*



- Fire Station Location
 - Study Area Road Network
 - Response Routes
- Station 6 Travel Times**
- 5-6 Minutes
 - 6-7 Minutes

SOURCE: ESRI 2016; SANGIS 2016; Hunsaker 2016

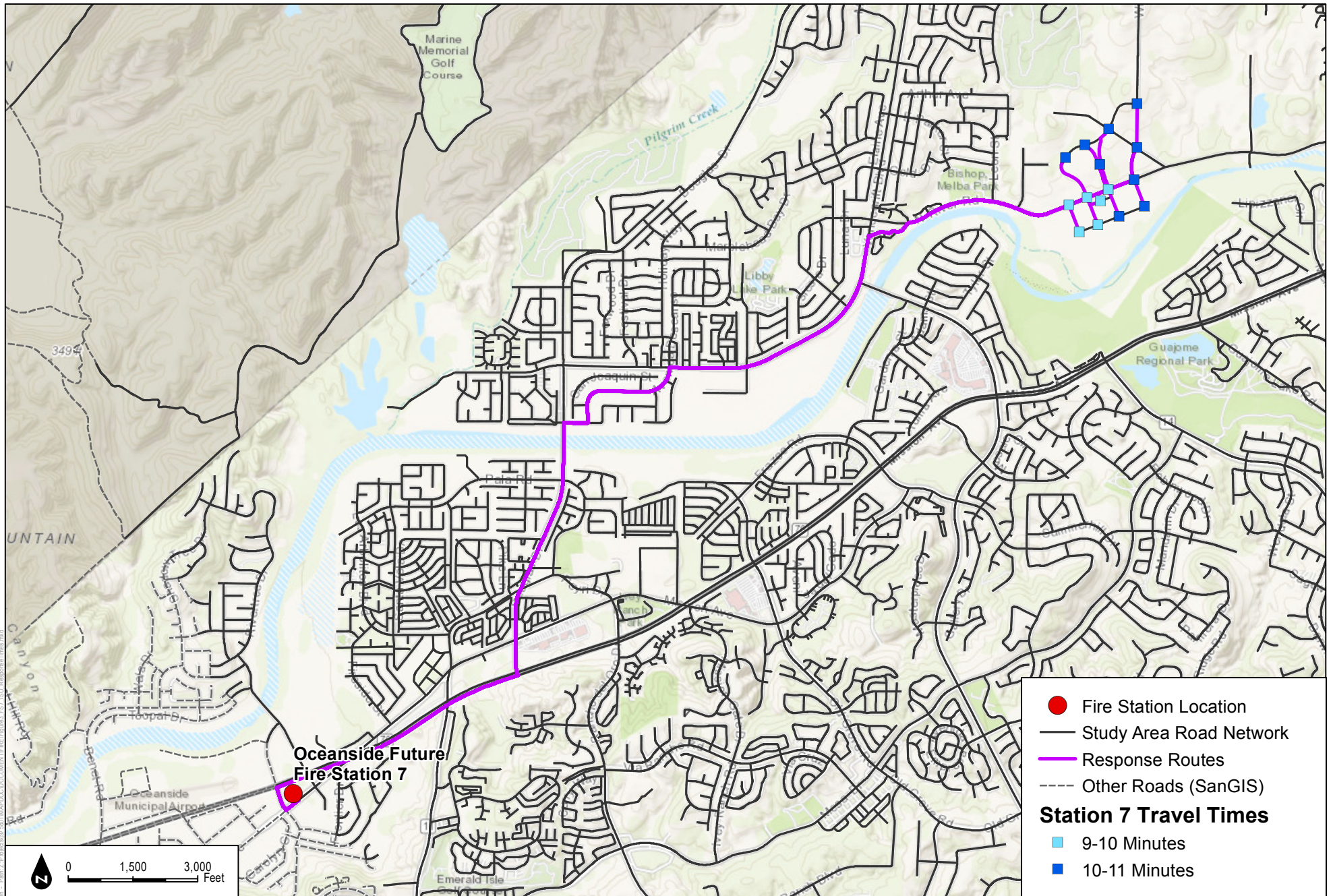


North River Farms

FIGURE 2
Fire Station 6 - ISO Travel Time Analysis

ATTACHMENT 3

*Travel Time Response to Project from
Existing Oceanside Fire Station 7*



SOURCE: ESRI 2016; SANGIS 2016; Hunsaker 2016

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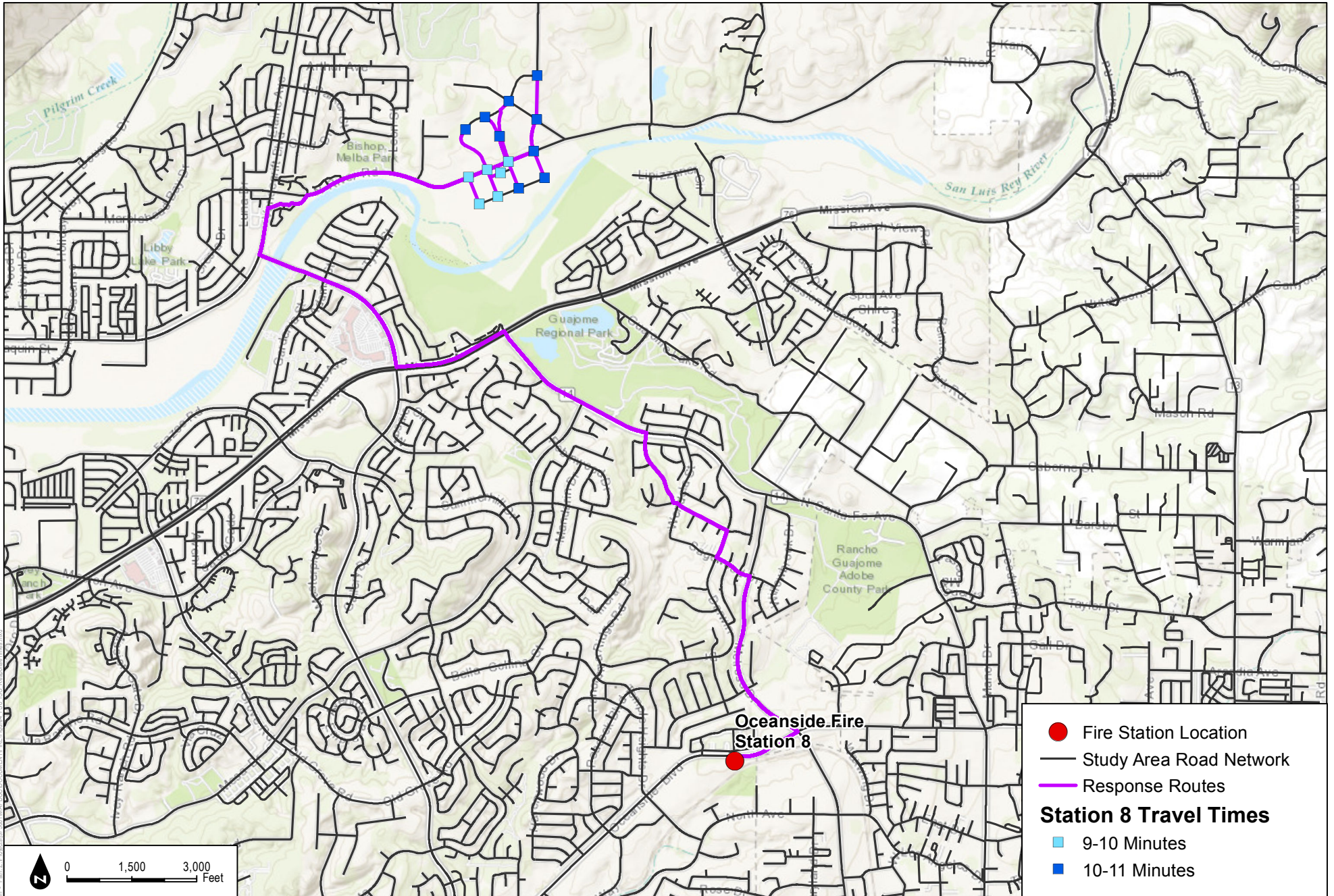
North River Farms

FIGURE 3

Fire Station 7 - ISO Travel Time Analysis

ATTACHMENT 4

*Travel Time Response to Project from
Existing Oceanside Fire Station 8*



SOURCE: ESRI 2016; SANGIS 2016; Hunsaker 2016

DUDEK

North River Farms

FIGURE 4

Fire Station 8 - ISO Travel Time Analysis

ATTACHMENT 5
*Fiscal Impact Analysis and
Projected Revenues for Fire Service*

Memorandum

To: Ninia Hammond, Integral Communities
From: Sunit Patel, Principal
Date: September 28, 2018
Re: North River Farms – Fiscal Impact Analysis and Projected Revenues for Fire Services

Ninia,

Per your request, we have prepared this memorandum to identify projected revenues for fire services based on the Fiscal Impact Analysis for the North River Farms project (“Project”) as peer reviewed by the City’s consultant Keyser Marston Associates (“KMA”).

A. BACKGROUND

DPFG prepared an updated Fiscal Impact Analysis (“Updated FIA”) for the Project dated May 9, 2018. KMA conducted a peer review of the Updated FIA dated July 16, 2018 (“KMA Peer Review”).

In the Updated FIA the Project is anticipated to generate a **\$673,000** surplus to the City on an annual basis at buildout and stabilization. The breakdown by land use type is shown in the table below, with further detail provided Exhibit “A” attached hereto.

DPFG Updated FIA (5/9/2018)					
	Market Rate Residential	Commercial	Hotel	Agricultural	Project Total
Fiscal Surplus (Deficit)	\$225,283	\$91,759	\$355,174	\$829	\$673,045
Per Unit	<i>\$327 /Unit</i>	<i>\$3.06 /SF</i>	<i>\$3,552 /Rm.</i>	<i>\$28 /Acre</i>	<i>\$977 /Unit</i>

See Exhibit “A” for detail.

KMA was in agreement with the majority of the inputs, assumptions, and conclusions in the Updated FIA. However, certain adjustments were made, which resulted in an overall decrease in the Project’s estimated total annual surplus by approximately 21% resulting in an annual fiscal surplus of **\$532,000**.

B. BREAKING DOWN KMA’S RESULTS

The KMA Peer Review results did not provide a breakdown by land use type as did the Updated FIA. In order to compute the results by land use type, DPGF determined the relative proportion of revenues and expenditures of each land use component within the Updated FIA and applied those ratios to the totals

found in the KMA Peer Review. Accordingly, we are estimating the breakdown by land use type under the KMA analysis to be as follows:

KMA FIA Peer Review (7/16/2018) – Breakdown Estimated by DPGF					
	Market Rate Residential	Commercial	Hotel	Agricultural	Project Total
Fiscal Surplus (Deficit)	\$91,110	\$86,935	\$353,850	\$105	\$532,000
Per Unit	\$132 /Unit	\$2.90 /SF	\$3,539 /Rm.	\$4 /Acre	\$772 /Unit

See Exhibit “B” for detail.

Please refer to Exhibit “B” attached hereto for the detailed breakdown corresponding to the table above. Please note the estimated breakdown of the KMA Peer Review results are preliminary and presented herein to facilitate ongoing discussions with the City regarding potential sources of funding for fire services. It is our understanding that KMA will ultimately issue a revised peer review that will reflect a breakdown of results by land use type similar to that presented here.

C. PROJECTED REVENUES FOR FIRE SERVICES (*RESIDENTIAL ONLY*)

Based on the KMA Peer Review, it is estimated that of the \$532,000 annual fiscal surplus, approximately \$91,000 is attributable to Market Rate Residential.

Furthermore, the KMA Peer Review estimates the Project’s total annual cost of fire services at \$275,000 of which we are estimating \$269,000 is attributable to Market Rate Residential. In other words, this means that approximately \$269,000 of the projected fiscal revenue from Market Rate Residential is allocable to fire services.

When taking both of the above-mentioned revenue sources together, there is approximately \$360,000 annually that could potentially be applied to fire services from solely the residential component of the Project. Please note, the two amounts are highlighted in yellow on Exhibit “B” for ease of reference. It should be noted that the non-residential land uses of the Project may generate additional fiscal surplus for the City to apply to fire or other public services, although such amounts are not specifically included in the revenue sources identified herein.

Upon review please do not hesitate to contact me with any questions.

EXHIBIT A
DPFG 5/9/18 ANALYSIS

North River Farms
Fiscal Impact Analysis Summary (DPFG)
September 28, 2018

FISCAL IMPACT SUMMARY

	Market Rate Residential	Commercial	Hotel	Agricultural	Project Total
	<i>689 Units</i>	<i>30,000 SF</i>	<i>100 Rooms</i>	<i>30 Acres</i>	<i>689 Units</i>
Recurring Revenues:					
Property Tax	\$ 688,948	\$ 19,674	\$ 17,222	\$ 1,950	\$ 727,794
Property Tax in-lieu of VLF	304,818	8,705	7,620	863	322,005
Property Transfer Tax	23,323	333	292	33	23,980
On-site Sales Tax	0	70,403	0	0	70,403
Off-site Sales Tax	161,675	0	0	0	161,675
Transient Occupancy Tax	0	0	332,150	0	332,150
Other Revenues	<u>397,651</u>	<u>10,358</u>	<u>2,777</u>	<u>1,790</u>	<u>412,576</u>
Total Recurring Revenue	\$ 1,576,415	\$ 109,473	\$ 360,060	\$ 4,635	\$ 2,050,582
Recurring Expenditures:					
General Government	65,043	951	262	197	66,453
Police	587,270	8,584	2,368	1,776	599,999
Fire	307,910	4,501	1,242	931	314,584
Public Works	162,079	2,369	654	490	165,592
Development Services	89,547	1,309	361	271	91,488
Community/Cultural Services	<u>139,282</u>	<u>0</u>	<u>0</u>	<u>140</u>	<u>139,422</u>
Total Recurring Expenditures	\$ 1,351,132	\$ 17,714	\$ 4,886	\$ 3,805	\$ 1,377,537
Total Fiscal Surplus (Deficit)	\$ 225,283	\$ 91,759	\$ 355,174	\$ 829	\$ 673,045
	<i>\$327 /Unit</i>	<i>\$3.06 /SF</i>	<i>\$3,552 /Rm.</i>	<i>\$28 /Acre</i>	<i>\$977 /Unit</i>

EXHIBIT B
KMA 7/16/18 FIA PEER REVIEW WITH BREAKDOWN BY LAND USE ESTIMATED BY DPF

North River Farms
Fiscal Impact Analysis Summary (KMA)
September 28, 2018

FISCAL IMPACT SUMMARY					
	Market Rate Residential	Commercial	Hotel	Agricultural	Project Total
	<i>689 Units</i>	<i>30,000 SF</i>	<i>100 Rooms</i>	<i>30 Acres</i>	<i>689 Units</i>
Recurring Revenues:					
Property Tax	\$ 689,143	\$ 19,680	\$ 17,227	\$ 1,950	\$ 728,000
Property Tax in-lieu of VLF	304,813	8,705	7,619	863	322,000
Property Transfer Tax	23,342	333	292	33	24,000
On-site Sales Tax	0	70,000	0	0	70,000
Off-site Sales Tax	162,000	0	0	0	162,000
Transient Occupancy Tax	0	0	332,000	0	332,000
Other Revenues	<u>183,127</u>	<u>4,770</u>	<u>1,279</u>	<u>824</u>	<u>190,000</u>
Total Recurring Revenue	\$ 1,362,426	\$ 103,488	\$ 358,417	\$ 3,670	\$ 1,828,000
Recurring Expenditures:					
General Government	42,088	615	170	127	43,000
Police	599,017	8,756	2,415	1,812	612,000
Fire	269,166	3,934	1,085	814	275,000
Public Works	166,394	2,432	671	503	170,000
Development Services	55,791	815	225	169	57,000
Community/Cultural Services	<u>138,860</u>	<u>0</u>	<u>0</u>	<u>140</u>	<u>139,000</u>
Total Recurring Expenditures	\$ 1,271,316	\$ 16,553	\$ 4,566	\$ 3,565	\$ 1,296,000
Total Fiscal Surplus (Deficit)	\$ 91,110	\$ 86,935	\$ 353,850	\$ 105	\$ 532,000
	<i>\$132 /Unit</i>	<i>\$2.90 /SF</i>	<i>\$3,539 /Rm.</i>	<i>\$4 /Acre</i>	<i>\$772 /Unit</i>

ATTACHMENT #2

North River Farms

CFD Analysis

EXHIBIT A

Preliminary Draft

**Integral Communities - North River Farms
Proposed City of Oceanside CFD
Summary of Projected CFD Proceeds
September 28, 2018**

Project Land Use/Baseline Assumptions					
Total Units	Avg. Home Size (SF)	Avg. Home Price	Avg. Facilities CFD Tax (a)	Maint. CFD (Estimate)	Total Tax Rate
689	2,442	\$ 615,456	\$ 1,624	\$ 500	1.57%

Estimated Bond Proceeds		
	Total	per Unit
Total Bond Proceeds	\$ 14,401,875	\$ 20,903

Surplus Special Taxes to City of Oceanside		
	Total	per Unit
Initial Annual Surplus (b)	\$ 101,127	\$ 147
Total PV of Surplus (c)	\$ 4,411,363	\$ 6,403

Potential City of Oceanside Public Safety CFD	
Total Annual CFD Tax Revenues for Fire (excluding Admin)	\$ 479,873
Annual CFD Tax per Unit (d)	\$ 726

Footnotes:

- (a) Facilities CFD Special Tax rates set to target-fund \$14.4 Million.
- (b) Annual surplus at first year of project buildout (i.e., Year 3 on Exhibit C), escalates 2% each fiscal year. See Exhibit C for full detail.
- (c) Based on 6.00% Discount Rate and 40-year period; See Exhibit C for cash flow detail.
- (d) Includes amount for annual administrative costs based on \$20,000 total.

**Integral Communities - North River Farms
Proposed City of Oceanside CFD
CFD Bond Sizing and Total Tax Rate Analysis
September 28, 2018**

LAND USE INFORMATION						TOTAL TAX RATE ANALYSIS						CFD REVENUE		
Neighborhood/Product	Units	Est. Avg. Home Size	Est. Base Price	Less Home-owner's Exemption	Net Taxable Value	Ad-Valorem Taxes (1.1139%)	Fixed Charges/ Assessments	Potential City Public Safety CFD (estimate)	Proposed City Maintenance CFD (estimate)	Proposed City CFD for Facilities/Fees	Total Property Taxes per Unit	Total Tax Rate	Proposed City CFD Revenue	
		(a)	(b)	(c)	(d)	(e)								
1	2 Story Row	130	1,500	\$ 450,000	\$ (7,000)	\$ 443,000	\$ 4,935	\$ 51	\$ 726	\$ 500	\$ 865	\$ 7,077	1.57%	\$ 112,503
2	5-Pack	98	1,956	579,645	(7,000)	572,645	6,379	51	726	500	1,460	9,116	1.57%	143,092
3	4,000	146	2,369	602,000	(7,000)	595,000	6,628	51	726	500	1,563	9,467	1.57%	228,149
4	5,000	138	2,645	650,304	(7,000)	643,304	7,166	51	726	500	1,784	10,227	1.57%	246,226
5	6,600	72	3,137	711,667	(7,000)	704,667	7,849	51	726	500	2,066	11,192	1.57%	148,732
6	8,400	105	3,417	760,667	(7,000)	753,667	8,395	51	726	500	2,291	11,963	1.57%	240,503
Total / Wtd. Avg.		689	2,442	\$ 615,456	\$ (7,000)	\$ 608,456	\$ 6,778	\$ 51	\$ 726	\$ 500	\$ 1,624	\$ 9,679	1.57%	(1) \$ 1,119,205

CFD BOND SIZING AND NET CONSTRUCTION PROCEEDS	ALLOCATION OF PROCEEDS
Total Annual Special Taxes for Bonding (1) - \$25,000 Admin. Charge x 2 Improvement Areas ÷ 110% coverage)	\$ 972,004
Bond Interest Rate	5.50%
Bond Amount (30 Year Term and 2% Annual Escalation)	\$ 18,030,000
Underwriter Discount (2.0%)	(360,600)
Reserve Fund (125% of Avg. Annual Debt Service)	(1,675,875)
Capitalized Interest (12 mos.)	(991,650)
Incidental Costs (Estimate)	(600,000)
Total Net Construction Proceeds	\$ 14,401,875
Total Net Construction Proceeds Per Unit	\$ 20,903
	Per Unit Total
	City of Oceanside Fees/Facilities \$ 20,903 \$ 14,401,875
	Total \$ 20,903 \$ 14,401,875

Footnotes:

- (a) Total FY 2017/18 Ad-Valorem tax rate of 1.1139% includes general 1.00% Prop 13 tax plus, a 0.04415% tax levied by Oceanside Unified Bond - Prop H Series 2008 A, a 0.00513% tax levied by Oceanside Unified Bond - Prop G Series 2009 Refunding, a 0.00479% tax levied by Oceanside Unified Bond - Prop G Series 2010 Refunding, a 0.01300% tax levied by Oceanside Unified Bond - Prop G Series 2012 Refunding, a 0.01308% tax levied by Oceanside Unified Bond - Prop G Series 2014 Refunding, a 0.01013% tax levied by Oceanside Unified Bond - Prop H Series 2015 Refunding, a 0.00572% tax levied by Oceanside Unified Bond - Prop H Series 2008 D, a 0.01443% tax levied by Mira Costa Community College Bond - Prop MM Series 2016 A, a 0.00350% tax levied by MWD D/S remainder of San Diego County Water Authority.
- (b) Fixed Charges and Assessments: (1) The CWA imposes an annual direct assessment of \$10.00 per parcel for parcels less than one acre. This pay- as-you-go assessment is used to fund capital improvements and will continue to be levied for an indefinite period; (2) The MWD imposes an annual direct assessment of \$11.50 per year for parcels less than one acre. This assessment is used to fund capital improvements of the distribution system and the construction and maintenance of reservoirs and will continue to be levied for an indefinite period; (3) Represents Mosquito surveillance charge of \$9.00 per parcel per year; (4) Represents Vector Disease Control imposed by the San Diego County Department of Environmental health as an annual direct assessment on all property within the County at the rate of \$5.00 per parcel; (5) Represents estimated City street lighting maintenance assessment of \$15.80.
- (c) Estimated allowance for City public safety services. Assumes 100% of the revenues generated by this special tax will be allocable to Fire Services. **This is only a preliminary placeholder amount for purposes of this analysis.**
- (d) Estimated allowance for City maintenance services. **This is only a preliminary placeholder amount for purposes of this analysis. Actual amount to be determined based on specific facilities to be maintained.**
- (e) **Proposed New City of Oceanside CFD for City facilities and/or fees. Assumes 2% special tax escalation. Eligible facilities and/or fees yet to be determined.**

Note: This analysis assumes the CFD will be structured with two (2) "Improvement Areas" with one bond issuance per Improvement Area.

EXHIBIT C

Preliminary Draft

**Integral Communities - North River Farms
Proposed City of Oceanside CFD
Summary of CFD Cash Flows and Surplus Taxes
September 28, 2018**

Year	Developed Property Assigned Special Tax Revenue	Assumed Developed Property Levy (a)	Admin	CFD Revenues available for Debt Service	Bond Debt Service (b)	Capitalized Interest (c)	Reserve Fund Recapture (d)	Surplus Special Taxes
1	\$ 1,119,205	\$ 167,881	\$ (50,000)	\$ 117,881	\$ -	\$ -	-	N/A (f)
2	1,141,589	456,636	(51,000)	405,636	991,444	585,809	-	-
3	1,164,421	1,164,421	(52,020)	1,112,401	1,011,273	-	-	101,127
4	1,187,709	1,187,709	(53,060)	1,134,649	1,031,499	-	-	103,150
5	1,211,463	1,211,463	(54,122)	1,157,342	1,052,129	-	-	105,213
6	1,235,692	1,235,692	(55,204)	1,180,488	1,073,171	-	-	107,317
7	1,260,406	1,260,406	(56,308)	1,204,098	1,094,635	-	-	109,463
8	1,285,614	1,285,614	(57,434)	1,228,180	1,116,527	-	-	111,653
9	1,311,327	1,311,327	(58,583)	1,252,744	1,138,858	-	-	113,886
10	1,337,553	1,337,553	(59,755)	1,277,799	1,161,635	-	-	116,164
11	1,364,304	1,364,304	(60,950)	1,303,355	1,184,868	-	-	118,487
12	1,391,590	1,391,590	(62,169)	1,329,422	1,208,565	-	-	120,857
13	1,419,422	1,419,422	(63,412)	1,356,010	1,232,736	-	-	123,274
14	1,447,811	1,447,811	(64,680)	1,383,130	1,257,391	-	-	125,739
15	1,476,767	1,476,767	(65,974)	1,410,793	1,282,539	-	-	128,254
16	1,506,302	1,506,302	(67,293)	1,439,009	1,308,190	-	-	130,819
17	1,536,428	1,536,428	(68,639)	1,467,789	1,334,354	-	-	133,435
18	1,567,157	1,567,157	(70,012)	1,497,145	1,361,041	-	-	136,104
19	1,598,500	1,598,500	(71,412)	1,527,088	1,388,261	-	-	138,826
20	1,630,470	1,630,470	(72,841)	1,557,629	1,416,027	-	-	141,603
21	1,663,079	1,663,079	(74,297)	1,588,782	1,444,347	-	-	144,435
22	1,696,341	1,696,341	(75,783)	1,620,558	1,473,234	-	-	147,323
23	1,730,268	1,730,268	(77,299)	1,652,969	1,502,699	-	-	150,270
24	1,764,873	1,764,873	(78,845)	1,686,028	1,532,753	-	-	153,275
25	1,800,171	1,800,171	(80,422)	1,719,749	1,563,408	-	-	156,341
26	1,836,174	1,836,174	(82,030)	1,754,144	1,594,676	-	-	159,468
27	1,872,897	1,872,897	(83,671)	1,789,227	1,626,570	-	-	162,657
28	1,910,355	1,910,355	(85,344)	1,825,011	1,659,101	-	-	165,910
29	1,948,563	1,948,563	(87,051)	1,861,511	1,692,283	-	-	169,228
30	1,987,534	1,987,534	(88,792)	1,898,742	1,726,129	-	-	172,613
31	2,027,284	2,027,284	(90,568)	1,936,716	1,760,651	-	1,675,875	1,851,940
32	2,067,830	2,067,830	(92,379)	1,975,451	-	-	-	1,975,451
33	2,109,187	2,109,187	(94,227)	2,014,960	-	-	-	2,014,960
34	2,151,370	2,151,370	(96,112)	2,055,259	-	-	-	2,055,259
35	2,194,398	2,194,398	(98,034)	2,096,364	-	-	-	2,096,364
36	2,238,286	2,238,286	(99,994)	2,138,291	-	-	-	2,138,291
37	2,283,052	2,283,052	(101,994)	2,181,057	-	-	-	2,181,057
38	2,328,713	2,328,713	(104,034)	2,224,678	-	-	-	2,224,678
39	2,375,287	2,375,287	(106,115)	2,269,172	-	-	-	2,269,172
40	2,422,793	2,422,793	(108,237)	2,314,555	-	-	-	2,314,555
Total	\$ 67,602,185	\$ 65,965,908	\$ (3,020,099)	\$ 62,945,809	\$ 40,220,994	\$ 585,809	\$ 1,675,875	\$ 24,868,617
Subtotal - Present Value of Surplus Taxes (Years 2 - 31) (d)								\$ 1,895,170
Subtotal - Present Value of Full Assigned Special Tax Levy Yrs 32 to 40 (e)								\$ 2,516,193
Total Present Value of Surplus Special Taxes @ 6.00% Discount Rate								\$ 4,411,363

Footnotes:

(a) Assumed Developed Property at 15% Year 1, 40% Year 2, and 100% Year 3 and after.

(b) Debt Service Coverage Ratio of 110%.

(c) Assumes bonds are issued in "Year 2" above and Capitalized Interest covers Debt Service not covered by Developed Property levy in first bond year.

(d) Reserve fund realized in the final year of the life of the Bonds.

(e) Assumed Discount Rate of 6.00%.

(f) Special tax collections prior to bond issuance assumed to finance eligible facilities/fees.