

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: The Honorable City Council

FROM: Jeremy Laurentowski, Parks and Recreation Director 

BY: Jessica Sandifer, Senior Management Analyst 

DATE: June 24, 2015 (CC Meeting of 07/01/15)

SUBJECT: Consider Final Drought Action Plan, Approve Amendment #3 to Agreement with Venco Western, Inc. for Turf Conversion Projects and Resolution Amending Fiscal Year 2015/16 Budget

BACKGROUND

On June 3, 2015, staff presented a draft Drought Action Plan ("Plan") outlining the various actions the City should take to meet the State Water Resources Control Board (SWRCB) mandated water conservation reduction target of 32%. The plan not only outlines how the City should conserve water within City operations but also to promote water conservation City-wide. Both components of the plan are critical to meet the water conservation standard mandated by SWRCB. The City Council directed staff to notice the meeting to inform residents of the adoption of the Plan. The meeting notice was published in the Ventura County Star on June 20 and June 24, 2015 and an ad was placed in the Acorn. A press release was also prepared and sent to the Acorn and the Ventura County Star.

DISCUSSION

As discussed previously, the City of Moorpark is one of Ventura County Water Works District #1's (VCWWD) largest water customers and utilizes approximately 10% of VCWWD's total water production. As such, the City's efforts to reduce water will have a large impact on the ability of VCWWD's customers as a whole to meet the water conservation standard. However, in order to meet the reduction target, the City needs to implement additional measures to further reduce water use immediately.

Staff prepared a Drought Action Plan to guide the City's efforts in meeting the conservation standard mandated by SWRCB. The Drought Action Plan contains water conservation practices and associated action items. Several of the items need to be implemented immediately in order for the City to achieve a 32% overall reduction in

water use by the February 2016 deadline established by SWRCB. These items are summarized below:

- Action Item A.1.a – Retrofit Existing Facilities with low water use appliances and fixtures – estimated cost: \$59,000
- Action Item A.1.b – Retrofit Park Restrooms with low water use fixtures – estimated cost: \$3,000
- Action Item A.1.c – Install weather based irrigation controllers and drip irrigation – estimated cost: \$275,000
- Action Item A.1.d – Reduce operating hours of city owned and maintained fountains
- Action Item A.2.a – Implement turf conversion projects at all City parks – estimated cost, Phase I: \$141,645 (*original cost estimate \$1,600,000*) of which 100% will come from the General Fund
- Action Item A.2.b – Renovate planters and turf areas in Landscape Maintenance Districts (LMD's) and at City facilities with California native plants or other low water use landscaping – estimated cost, Phase I: \$1,981,205 (*original cost estimate \$1,500,000*) of which 64% or \$1,241,210 will be funded by the General Fund
- Action Item A.4.a – Implement and publicize a broken irrigation reporting system for City facilities, parks and LMD's – estimated cost: staff effort only
- Action Item B.1.a – Homeowner's Association (HOA) outreach - estimated cost: staff effort only
- Action Item B.1.b – Fast Track Landscape Renovation Approvals – estimated cost: \$35,000
- Action Item B.3.a – Community Outreach Campaign – estimated cost: \$2,000

At the June 3, 2015, City Council meeting staff summarized the items that will require considerable expenditures of funds and staff time. Staff is requesting funding to start on the following action items immediately: Item A.2.a and A.2.b. These items are discussed in detail below. With the exception of the facility retrofits, the remaining action items can be completed using existing funding. Staff will return to the City Council in August to request funding to retrofit the existing City facilities with low water use fixtures. Please note that the Metropolitan Water District (MWD) has rebate programs available for some of the drought action items. Rebate amounts are discussed in more detail in the fiscal impact section.

Action Item A.2.a - Turf Conversion Projects (Parks)

Phase I: Staff has prepared conceptual plans for each City park that outlines the turf areas proposed for removal and conversion to wood chips. The plans take into consideration usage at the parks by various sports leagues and other recreational

opportunities. Staff's concept is to remove turf areas that have very limited or no recreational value and convert these areas to other uses, such as planters with California native or drought tolerant plant species, trails or other park amenities. The approximate percentage of turf conversion at each site is summarized below and outlined in Attachment 1:

Turf conversion (parks)					
Park	Turf Conversion (s.f.)	Turf Conversion Acreage	Total Turf (s.f.)	Total turf Acreage	Turf Reduction
Campus Canyon Park	50,200	1.15	205,500	4.72	24%
Campus Park	45,000	1.03	127,000	2.92	35%
College View Park	70,600	1.62	135,900	3.12	52%
Community Center Park	21,600	0.50	57,500	1.32	38%
Country Trail Park	149,600	3.43	184,000	4.22	81%
Glenwood Park	83,400	1.91	182,600	4.19	46%
Mammoth Highlands Park	69,800	1.60	190,000	4.36	37%
Miller Park	47,000	1.08	200,000	4.59	24%
Mountain Meadows Park	58,600	1.35	254,000	5.83	23%
Peach Hill Park	76,100	1.75	302,000	6.93	25%
Poindexter Park	20,800	0.48	163,000	3.74	13%
Tierra Rejada Park	131,921	3.03	235,689	5.41	56%
Veteran's Memorial Park	1,630	0.04	1,630	0.04	100%
Virginia Colony Park	17,000	0.39	38,000	0.87	45%
TOTAL	843,251	19.36	2,276,819	52.27	37%

The total acreage of turf proposed to be removed is approximately 19.36 acres, representing 37% of all the turf acreage in the various City parks listed above. The recommended areas proposed for turf conversion are in addition to the turf removals that have already taken place. It's important to note that the plans staff has prepared are conceptual in nature and that the percentage of turf removal could fluctuate based on actual field conditions. Staff's goal is to maximize the conversion boundary by following parameters established by the layout of the existing irrigation systems. This will reduce additional costs of modifying the irrigation systems at a later date. As such the actual turf removal boundaries may need to be adjusted as the work commences.

Staff has received quotes from the City's park maintenance contractor, Venco Western, Inc. (Venco). The cost to remove the turf, retrofit the irrigation systems to maintain existing trees, and spread wood chips is \$123,169. Staff was able to realize considerable cost savings by reducing the work scope at the parks. Instead of removing all the turf and associated subgrade, staff proposes to eliminate the turf by utilizing chemical herbicides approved by the County of Ventura, Agricultural Commissioner's

office, mowing the remaining turf down to the subgrade, removing the turf only at locations adjacent to sidewalks and other hardscape areas and covering the areas with wood chips. The cost savings will be achieved by leaving considerable portions of the dead turf in place, thus lowering the amount of square footage of grass and subgrade that is actually removed. This change in the scope of work allowed the City to lower the estimated cost of the project by \$1,583,000, as compared to removing all the turf and associated subgrade. Currently, the City is eligible for rebates from the Metropolitan Water District (MWD) to offset a portion of these costs. As of May 26, 2015, the rebates for turf removal through MWD is \$2.00/s.f. up to 3,000 s.f. of turf area, \$1.00/s.f. for greater than 3,000 s.f. of turf area, with a limit of \$50,000 per property. The rebates for this work will offset the cost to remove the turf. It is important to note that the rebates are not guaranteed and applications are being processed and approved for rebate reservations on a first come, first serve basis until the funding runs out. Staff has submitted for the MWD rebates for each park. However, in order to get a jump start on the City's water conservation efforts, staff has already turned off the majority of the water within the proposed turf conversion areas. Once the rebates have been approved, the actual removal of the turf, irrigation system retrofits, and placement of wood chips will be initiated. Staff is recommending authorizing Venco to perform the work without obtaining additional bids, due to the fact that the City's Municipal Code does not specify cost parameters or any bidding requirements for service related contracts and the Public Contract Code Section 22000 et seq. exempts maintenance work from the definition of a public project for the purposes of informal bidding. Staff has discussed this issue with the City Attorney and has confirmed that this work can be completed under Venco's current maintenance contract due to the fact that very little turf will actually be removed. Staff believes that the proposal in the amount of \$123,196 submitted by Venco is competitive and accurate based on the amount of work required to complete the turf conversion projects at the City parks. In addition, Venco has demonstrated that they have the expertise to complete this work and has informed staff that they can start immediately.

As mentioned previously, Monte Vista Park has not been included in the above calculation due to the fact that this park already consists of native and drought tolerant plant species and Villa Campesina and Arroyo Vista Community Park are not included in the turf conversion calculation due to the use of well water at these sites. In addition, Walnut Acres Park has already been designed with the goal of minimizing irrigation water use. The turf area within this park is limited to a small recreational area consisting of Bermuda turf, the plant material consists primarily of California native plant species and the irrigation system has been installed with low volume spray heads, in addition to the many sustainable features designed into the park, such as below grade storm water infiltration systems and the use of permeable paving.

Phase II: Consists of the preparation of plans to replace converted turf areas with drought tolerant and/or California native plant species, or other recreational opportunities for review by the Parks and Recreation Commission and the City Council,

prior to the future development of these areas. Staff will return to the City Council to request additional funding for future phases if required at that time.

Action Item A.2.b – *Landscape Maintenance Districts and City Facility Landscape Renovations*

LMD Zone 7 (LA Ave – Shasta Ave to Gabbert Road), LMD Zone 8 (Shadyridge Buffer Zone), LMD Zone 12 (Carlsberg Specific Plan), LMD Zone 15 (Toll Brothers Tract 4928), LMD Zone 16 (Cabrillo Tract 5161), LMD Zone 18 (Colmer Tract 5307), and LMD Zone 22 (Pardee Tract 5045) have also been installed with high to moderate water use plant types and staff feels that there are opportunities to reduce water consumption within these LMD's, that can further help us meet the conservation standard, primarily the conversion of turf area to planters consisting of California native plant material.

Similar to the turf conversion projects within the City parks, staff is recommending the renovation of the landscaping within the Landscape Maintenance Districts and at City facilities. Staff has prepared a phased approach that will allow immediate water savings to be achieved while allowing time to design a drought tolerant or low water use plant palette for the designated renovation areas. Phase I includes removal of ornamental and high water use plant material, the removal of all turf areas, modification of the irrigation to maintain the health of affected trees, and placement of wood chips.

As mentioned previously, in addition to the need to remove turf within all the LMD areas, the majority of the Tierra Rejada Road streetscape consists of 'red fescue' a high water use groundcover, similar to turf. The Tierra Rejada Road streetscape lies within LMD Zone 2 (Steeple Hill Area Tract 2865), LMD Zone 5 (Pheasant Run Tracts 3019 & 3525) and LMD Zone 10 (Mountain Meadows Planned Community). At this time staff is uncertain whether or not 'red fescue' will qualify for rebates under the guidelines established by MWD. However, staff has submitted rebates for each water meter along the Tierra Rejada Road corridor in hopes that this plant material will qualify for rebates.

Staff has identified the areas for removal which are summarized below:

Turf Conversion - Landscape Maintenance Districts	Turf Conversion (s.f.)	Turf Conversion Acreage	Turf Reduction	Est Cost
* Zone 2 (Steeple Hill Tract 2865)	147,000	3.37	100%	\$316,050.00
* Zone 5 (Pheasant Run Tract 3019 & 3525)	62,400	1.43	100%	\$134,160.00
Zone 7 (LA Ave - Shasta to Gabbert)	7,500	0.17	100%	\$16,125.00
Zone 8 (Shadyridge Buffer Zone)	147,000	3.37	84%	\$316,050.00
* Zone 10 (Mountain Meadows)	202,000	4.64	100%	\$434,300.00
Zone 12 (Carlsberg Specific Plan)	1,800	0.04	100%	\$3,870.00
Zone 15 (Toll Brothers Tract 4928)	83,000	1.91	100%	\$178,450.00
Zone 16 (Cabrillo Tract 5161)	1,200	0.03	100%	\$2,580.00
Zone 18 (Colmer Tract 5307)	2,400	0.06	100%	\$5,160.00
Zone 22 (Pardee Tract 4045)	90,000	2.07	100%	\$193,500.00
Citywide Zones	1,200	0.03	100%	\$2,580.00
SUB-TOTAL:	745,500	17.11		\$1,602,825.00
* Conversion consists of the removal of 'red fescue' - staff is uncertain at this time if this plant material will qualify for rebates under the current guidelines established by MWD				
Median Landscape Removal		Landscape Removal (s.f.)		Est Cost
Tierra Rejada Rd. (btwn Courtney Lane & Spring Road)		130,000		\$350,000
SUB-TOTAL:				\$350,000
Turf Conversion - Facilities	Turf Conversion (s.f.)	Turf Conversion Acreage	Turf Reduction	Est Cost
Ruben Castro Human Services Center	4,500	0.10	100%	\$9,675.00
Moorpark Public Services Facility	400	0.01	100%	\$860.00
Police Services Center	3,800	0.09	100%	\$8,170.00
Miscellaneous City Properties	4,500	0.10	100%	\$9,675.00
SUB-TOTAL:	13,200	0.30		\$28,380.00
GRAND TOTAL:	758,700	17.42		\$1,981,205.00

Staff received a preliminary estimate from our landscape maintenance contractors for turf conversion in LMD zones 7, 15 and 22 of \$559,000 or approximately \$2.15/ sq.ft. The higher cost of the turf conversions in the LMD's is due to the need to fully remove the turf and several inches of subgrade below the turf so that the mulch can be installed level with the surrounding finished surfaces, such as curbs and sidewalks. Using the preliminary cost estimate of \$2.15/sq.ft., the cost to remove the 17.11 acres of turf in all of the LMD's is estimated to cost \$1,602,825. The cost at the City facilities is estimated at \$28,380 for a total removal cost of \$1,631,205.00. The turf removal work in Zones 2,

5, and 10 will be a part of the larger project to renovate the landscaping on Tierra Rejada Road. Staff is exploring other opportunities to remove the turf at the City facilities and LMD areas that will require funding from the General Fund, primarily Zones 7, 8, 12, 16, and 18. In addition to completing a portion of this work with in-house City staff, staff has been contacted by several volunteer organizations looking for service projects and will seek assistance from local service organizations. Staff estimates that the turf rebates available for the turf removal work will total \$1,294,000. Staff is currently in the process of submitting the rebate applications to secure the MWD rebates. If staff is successful in obtaining all the requested rebates, the net project cost for this work will total approximately \$337,205. Approximately \$192,207 would come from the General Fund, with the remaining costs attributed to the applicable LMD zone. Staff also requested bids for the removal of the ground cover and plant material in the median islands on Tierra Rejada Road, from Courtney Lane to Spring Road. Both bids came in at approximately \$350,000, which is significantly higher than staff's original estimate of \$85,000. It should be noted that the contractor that provided the original proposal did not respond to the request for proposals (RFP) for this work. The City Attorney has confirmed that this work shall be considered a public work project due to the modification of the areas resulting in the 'removal' of turf and subgrade. Due to the high cost of both of these projects, staff will need to prepare formal bid documents for all the LMD work, per the requirements of the Public Contracting Code. Phase II of the landscape renovations will consist of the preparation of plans for the replacement of the removed landscaping with drought tolerant and low water use plants. Staff will return to City Council for additional funding for Phase II.

In consideration of the need to undertake a competitive bidding process, staff has directed that all water be turned off at the areas proposed for future turf conversion so that water savings can begin immediately, with the exception of LMD Zones 2, 5 and 10. As discussed during previous City Council meetings, the predominant tree within these LMD zones is the Coast Redwood, which requires a substantial amount of supplemental irrigation water to thrive. Due to the fact that many of these trees are already exhibiting health issues due to environmental stress conditions, staff does not recommend further reducing the irrigation water within these LMD zones until a plan has been developed to renovate the Tierra Rejada Road corridor, and a supplemental irrigation system has been designed for the existing redwoods. However, staff is confident that the trees within the remaining LMD areas will not decline do to the elimination of supplemental irrigation water. Most of the trees within the remaining LMD's are already fully established and will be able to sustain without supplemental irrigation water until the existing irrigation systems have been retrofitted. However, staff will carefully monitor the trees within these LMD areas and will apply additional water if needed. In addition, staff is in the process of preparing signs that can be distributed throughout the City at the affected turf conversion areas, explaining to the residents why the turf and other plant materials are being allowed to brown.

FISCAL IMPACT

The estimated total cost for removal of the turf in the LMD's, removal of the ground cover and plant material in the median islands on Tierra Rejada Road, and the conversion of turf in the City parks, is approximately \$2,104,374 of which 64% or \$1,364,379 would come from the General Fund. The City is currently eligible for rebates totaling \$1,417,169 of which \$580,423 would be attributable to the General Fund, resulting in a net project cost of approximately \$687,205. Due to the uncertainty of the reservation of the rebates and the need to undertake a competitive bid process for the work, staff is only requesting funding for the turf conversion projects at the City parks. Staff will return after the competitive bidding process to request funding for the remainder of the projects. At that time, staff should also know the status of the rebate reservations and would be able to give a clearer picture of the net costs for the work.

Staff is requesting a budget amendment of \$123,169 plus a project contingency of \$18,476 for a total amendment of \$141,645 from the Park Maintenance Fund (2400), as further described in the resolution for the funding of the turf conversion projects at the parks. Since the General Fund (1000) already supports the Parks Maintenance Fund the \$141,645 will need to be appropriated from the General Fund Reserve. It should be noted that the turf conversion areas within the parks and LMD's will lower the maintenance costs by approximately \$28,536 annually. However, the true impact to the General Fund will not be realized until the complete scope of work has been finalized, the MWD rebates have been approved and the bid results for all phases of the work have been received.

STAFF RECOMMENDATION (ROLL CALL VOTE)

1. Adopt Drought Action Plan; and
2. Approve Amendment #3 with Venco Western, Inc. for turf conversion projects at City Parks and authorize City Manager to sign amendment to Agreement, subject to final language approval of the City Manager; and
3. Adopt Resolution No. 2015-_____ appropriating \$141,645 from the General Fund Reserve.

Attachments:

1. Drought Action Plan
2. Agreement – Venco Western, Inc.
3. Resolution No. 2015-_____

CITY OF MOORPARK DROUGHT ACTION PLAN

adopted
JULY 1, 2015



Prepared by:
Parks, Recreation and
Community Services Department

DROUGHT ACTION PLAN

A. WATER EFFICIENCY IN CITY FACILITIES, PARKS AND LANDSCAPE AREAS

1. USE WATER EFFICIENTLY

Enacting procedures to assess, maintain, repair, and retrofit existing plumbing fixtures, pipes, and irrigation systems in all City buildings, parks and facilities is critical to efficient water use.

Drought Action Items:

a. Retrofit Existing Facilities with Low Water Use Appliances and Fixtures.

Evaluate all City facility restrooms and kitchens and retrofit with low water use toilets, waterless urinals, hands free faucets and/or flow restrictors, and water efficient appliances such as dishwashers, where applicable.

Estimated Cost: \$59,000

b. Retrofit Park Restroom Facilities with Low Water Use Fixtures.

Evaluate all park restroom facilities and retrofit with low water use toilets, waterless urinals, hands free faucets and/or flow restrictors, where applicable.

Estimated Cost: TBD

c. Install Weather Based Irrigation Controllers and Drip Irrigation.

Install weather based irrigation controllers and retrofit irrigation systems with either drip irrigation components or spray nozzles with low precipitation rates in all landscaped areas at all City facilities, parks, and landscape maintenance districts.

Estimated Cost Weather Based irrigation controllers:\$275,000

Estimated Cost Irrigation System Modification: TBD

d. Reduce Operating Hours of City-maintained fountains.

Reduce the operating hours of city owned and maintained fountains to six hours per day to reduce water use due to water evaporation and refilling the fountains, while minimizing long term maintenance costs.

2. REDUCE IRRIGATED LANDSCAPING

Outdoor water use accounts for between 30% and 50% of water use, depending upon the type of material being irrigated. Enacting programs and procedures to reduce the amount and type of irrigated landscaping is critical to reducing overall water use.

DROUGHT ACTION PLAN

Drought Action Items:

a. Implement Turf Conversion Projects at all City Parks.

Evaluate all parks to identify areas for turf conversion. Emphasis will be placed on removal of turf that has very limited or no recreational value. Care will also be taken to maintain the health of the urban forest during turf conversion activities. When turf conversion and irrigation modification take place, drip irrigation will be used around trees to ensure their water needs are met. Turf conversion will generally encompass two phases.

Phase 1: Identify areas for conversion, turn off the water, remove or modify the irrigation, and use bark mulch in the area to be converted. (See Exhibit A, Turf Conversion Diagrams)

Estimated Cost: \$141,645

Phase 2: Evaluate converted areas to determine whether they can be used for additional recreational opportunities or amenities such as trails, sport courts, playgrounds etc. or whether the area should be planted with native or low water use plants.

Estimated Cost: Varies, TBD

b. Renovate Planters and Turf Areas in Landscape Maintenance Districts (LMD's) and at City Facilities with California Native Plants or other Low Water Use Landscaping.

Evaluate planters and turf areas at City facilities and in the LMD's for re-design with California native plants or other low water use landscaping. The LMD's generally consist of median islands and streetscapes within the public right-of-way and other designated areas maintained by the City. Maintenance of the urban forest is important during these activities. Drip irrigation is to be placed around all trees to ensure their water needs are met. Renovation activities will encompass two phases:

Phase 1: Remove high water use plantings and turf areas, modify irrigation to maintain tree health, and cover with bark mulch.

Estimated Cost: \$1,981,205

Phase 2: Hire a landscape architect to re-design the designated areas with a drought tolerant or low water use plant palette.

Estimated Cost: Varies, TBD

DROUGHT ACTION PLAN

3. RECYCLED WATER USE

Use of recycled water reduces demand for potable water. Under State Water Code Section 13550 et. seq., the use of potable water for non-potable uses is a waste or unreasonable use of water if recycled water is available. Water used in parks or landscape areas is identified as a wasteful or unreasonable use of potable water. Enact programs and procedures that work to increase use of recycled water in areas that currently use potable water and are identified as a wasteful or unreasonable area to use potable water.

Drought Action Items:

- a. Work with Ventura County Waterworks District on Provision of Recycled Water to City Parks and Landscape Maintenance Districts.

Currently, all available recycled water allocation provided by the Ventura County Waterworks District is being utilized. Staff will work with the District on plans for increasing recycled water amounts and how the City can access the increased allocation.

Estimated Cost: Staff effort

- b. Recycled Water Infrastructure for Parks and Landscape Maintenance Districts.

Evaluate logistics and costs to provide recycled water infrastructure to City parks and landscape maintenance districts

Estimated Cost: Staff effort

4. COMMUNITY REPORTING

Enlisting the public's help to report broken sprinklers and pipes in Landscape Maintenance Districts, City facilities and parks adds to the City's monitoring and response capacity and saves water that otherwise would be wasted. Creating and maintaining community reporting systems will assist the City's efforts in monitoring our own water use.

Drought Action Items:

- a. Irrigation Problem Reporting System.

Work with Information Systems staff to implement and publicize a broken pipe reporting system. Evaluate setting up a dedicated phone line for residents to report broken water systems and publicize the use of the "Report" program available on the City's website.

Estimated Cost: Staff effort

DROUGHT ACTION PLAN

B. WATER CONSERVATION IN THE COMMUNITY

1. ENCOURAGE LOW WATER USE LANDSCAPE RENOVATIONS

An important aspect of water conservation in the community is adopting City procedures and programs that encourage conversion of landscaping to native and low water use landscaping.

Drought Action Items:

a. Homeowner's Association (HOA) Outreach.

Schedule a meeting with the Homeowner's Associations and representatives to discuss the City's views on drought tolerant landscape renovations and to educate them on the renovation approval process. Encourage the HOA's to adopt procedures and processes that support individual homeowner's in renovating their landscape to native and low water use landscaping.

Estimated Cost: Staff effort

b. Fast-Track Landscape Renovation Approvals.

Implement a fast-track landscape renovation approval process that encourages landscape renovations. Prepare a submittal checklist to be provided to the applicant that would assist the applicant with preparing plans that meet the City's goals of water conservation and aesthetic value. The Community Development Director would be authorized to review and approve landscape renovation plans that are converting high water use landscapes to native and low water use landscapes. Under the process, a deposit of \$1,000 would be taken. The City would provide three hours of staff time and one inspection, at no charge. Any additional hours or inspections would be charged at the applicable billing rates and charged against the deposit. The applicant will have 120 days to complete the work or forfeit any remaining portion of their deposit. This fast track process would apply to all landscape renovation projects that are required to adhere to the City's adopted Landscape Design Guidelines and Standards, as amended and updated.

Estimated Cost: \$35,000

2. LANDSCAPE DESIGN GUIDELINES

Landscape Design Standards and Guidelines (Guidelines) assist in the preparation of landscape plans while incorporating water conservation design aesthetics and landscape consistency throughout the City. Maintaining up-to-date landscape design guidelines is important to incorporate the latest trends in water efficient landscape and the most current standards of the State's Model Water Efficient Landscape Guidelines. In 2009, the City adopted Landscape

DROUGHT ACTION PLAN

Design Standards and guidelines. The City's Guidelines were last updated in 2012 to include Artificial Turf as an allowable landscape material.

Drought Action Items:

a. Modifications to Landscape Design Guidelines.

Modify the Guidelines to remove turf as an acceptable landscape material in non-recreational landscape areas within new residential, commercial and industrial developments and include the requirements of the Emergency Regulation of the State Water Resources Control Board, as it relates to the Landscape Design Guidelines.

Estimated Cost: Staff effort

b. Reduce Runoff and Promote Groundwater Recharge.

Include design criteria in development projects that use natural systems to minimize water waste in parking lots, playfields, parks, residential, and commercial and residential projects. Criteria should encourage the use of permeable hardscapes, bio-swales, and other natural features to promote groundwater recharge.

Estimated Cost: Staff effort

3. COMMUNITY OUTREACH

Community outreach is an important component to reaching the water conservation standard. In addition, changing the landscape design aesthetic of the City requires an effective campaign to inform residents about the status and implementation of water conservation projects and prepare them for the "new look" of landscape design around the City.

Drought Action Items:

a. Community Outreach Campaign, "Brown is the new Green".

Design and implement a community outreach campaign, including branding. This campaign will be designed to keep residents up-to-date on the City's turf conversion activities and educate them on the benefits of modifying ornamental landscape areas to native and drought tolerant plantings, and provide them with information on how they can reduce their water use. A component of the campaign should be partnering with the Waterworks district to assist with the community meeting the 32% conservation standard set by the State Water Resources Control board.

Cost Estimate: \$2,000 for brand design and printed materials

EXHIBIT A

TURF REMOVAL DIAGRAMS

CITY PARKS



CAMPUS CANYON PARK PROPOSED TURF CONVERSION PLAN



PHASE I TURF CONVERSION \approx 10,000 S.F. (\pm 0.2 ACRES)
(COMPLETED MAY, 2015)



PHASE II TURF CONVERSION \approx 40,200 S.F. (\pm 0.9 ACRES)

TOTAL TURF CONVERSION \approx 50,200 S.F. (\pm 1.2 ACRES)
(24% REDUCTION)

(EXISTING TURF AREA \approx 205,500 S.F. (4.7 ACRES))

NORTH



SCALE

N.T.S.

DATE

MAY 19, 2015

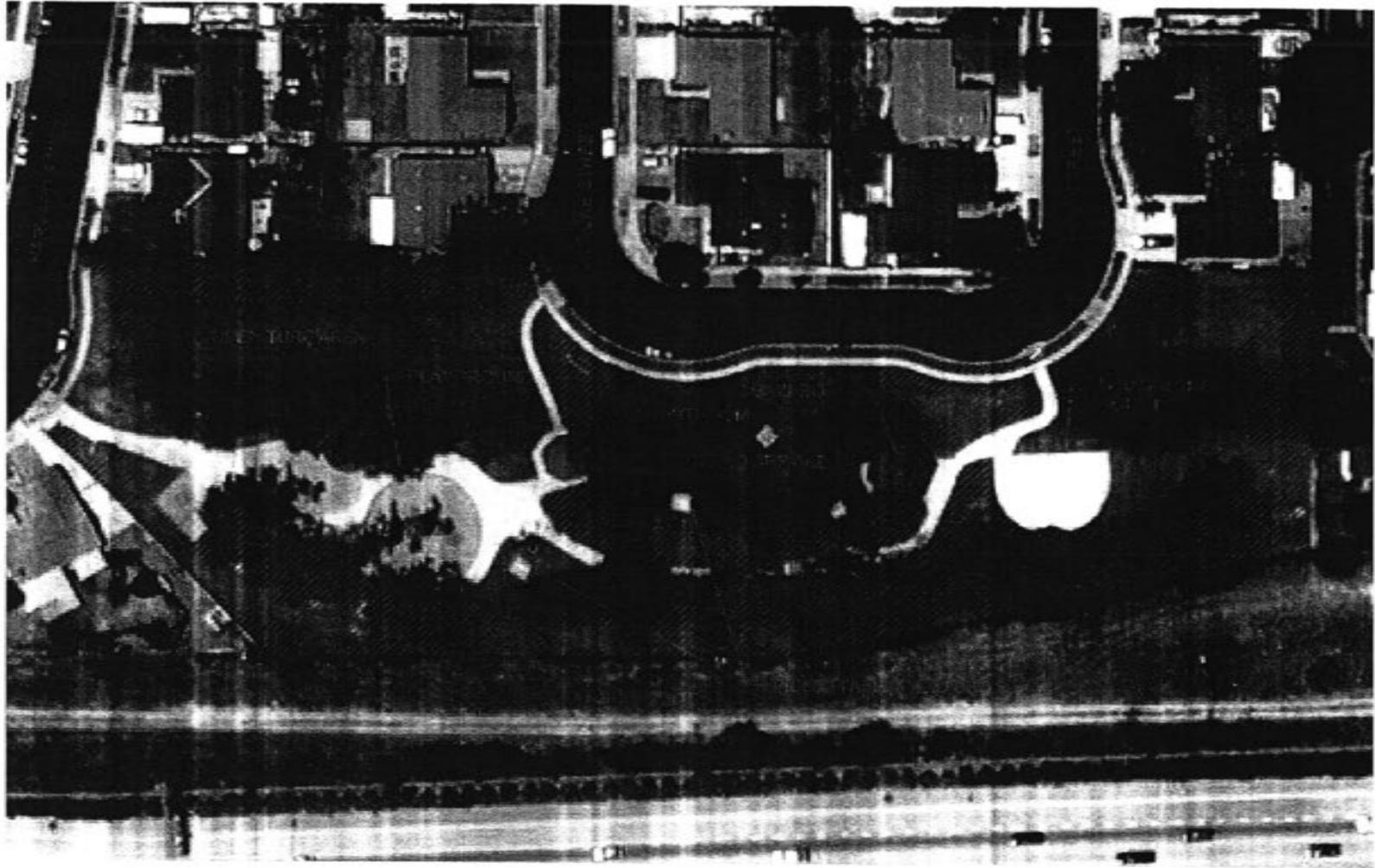


City of Moorpark
799 MOORPARK AVE
MOORPARK CA, 93021



CAMPUS PARK

PROPOSED TURF CONVERSION PLAN



TURF CONVERSION \approx 45,000 S.F. (\pm 1.03 ACRE)
(35% REDUCTION)

(EXISTING TURF AREA \approx 127,000 S.F. (\pm 2.9 ACRES))

NORTH



SCALE

N.T.S.

DATE

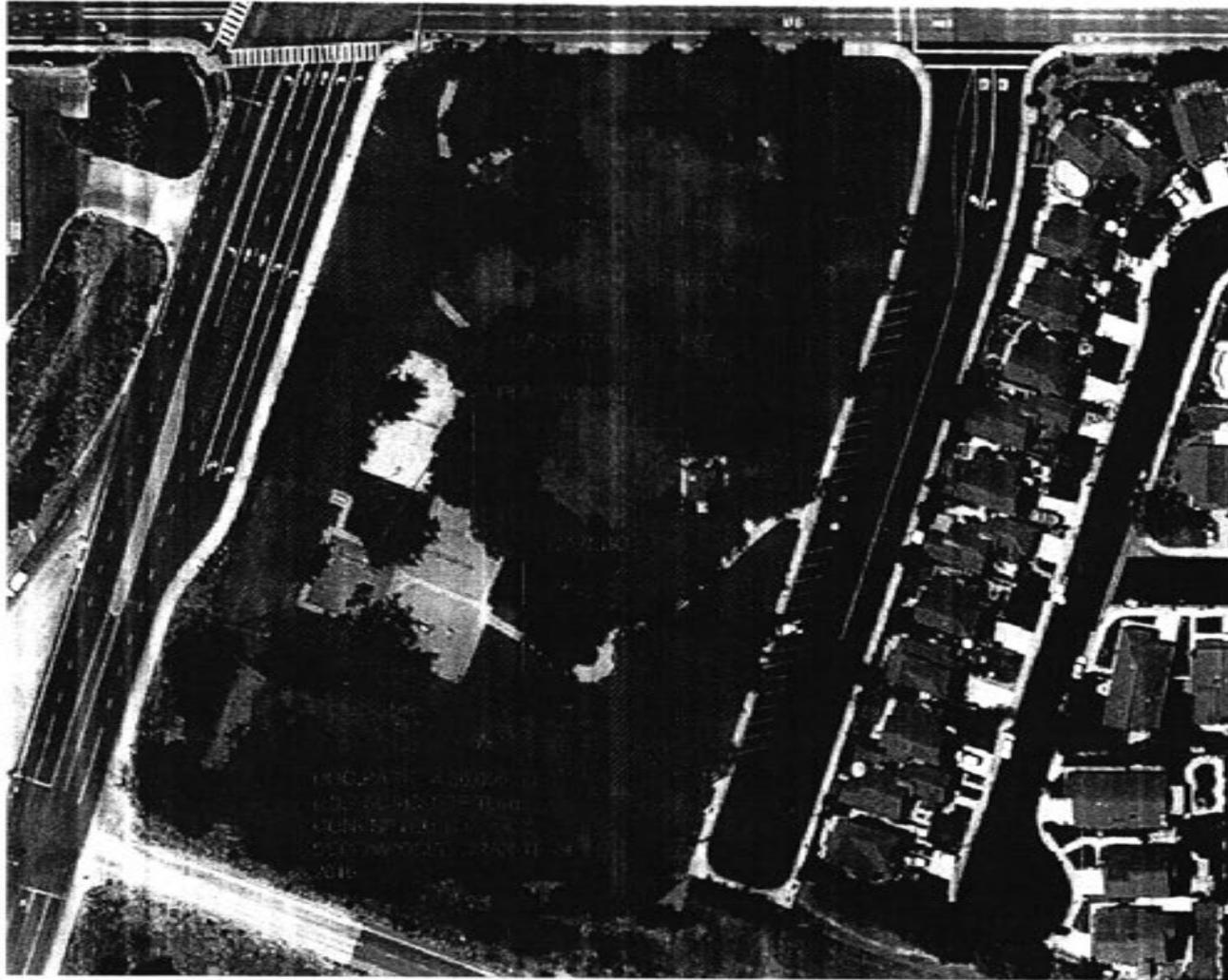
MAY 19, 2015



City of Moorpark
799 MOORPARK AVE
MOORPARK CA, 93021



COLLEGE VIEW PARK PROPOSED TURF CONVERSION PLAN



 TURF CONVERSION \approx 70,600 S.F. (\pm 1.6 ACRE)
(52% REDUCTION)

(EXISTING TURF AREA \approx 135,900 S.F. (\pm 3.1 ACRES))

NORTH



SCALE

N.T.S.

DATE

MAY 19, 2015



City of Moorpark
799 MOORPARK AVE
MOORPARK, CA, 93021



CIVIC CENTER & COMMUNITY CENTER PARK

PROPOSED TURF CONVERSION PLAN



TURF CONVERSION \approx 21,600 S.F. (\pm 0.5 ACRE)
(38% REDUCTION)

(EXISTING TURF AREA \approx 57,500 S.F. (\pm 1.3 ACRES))

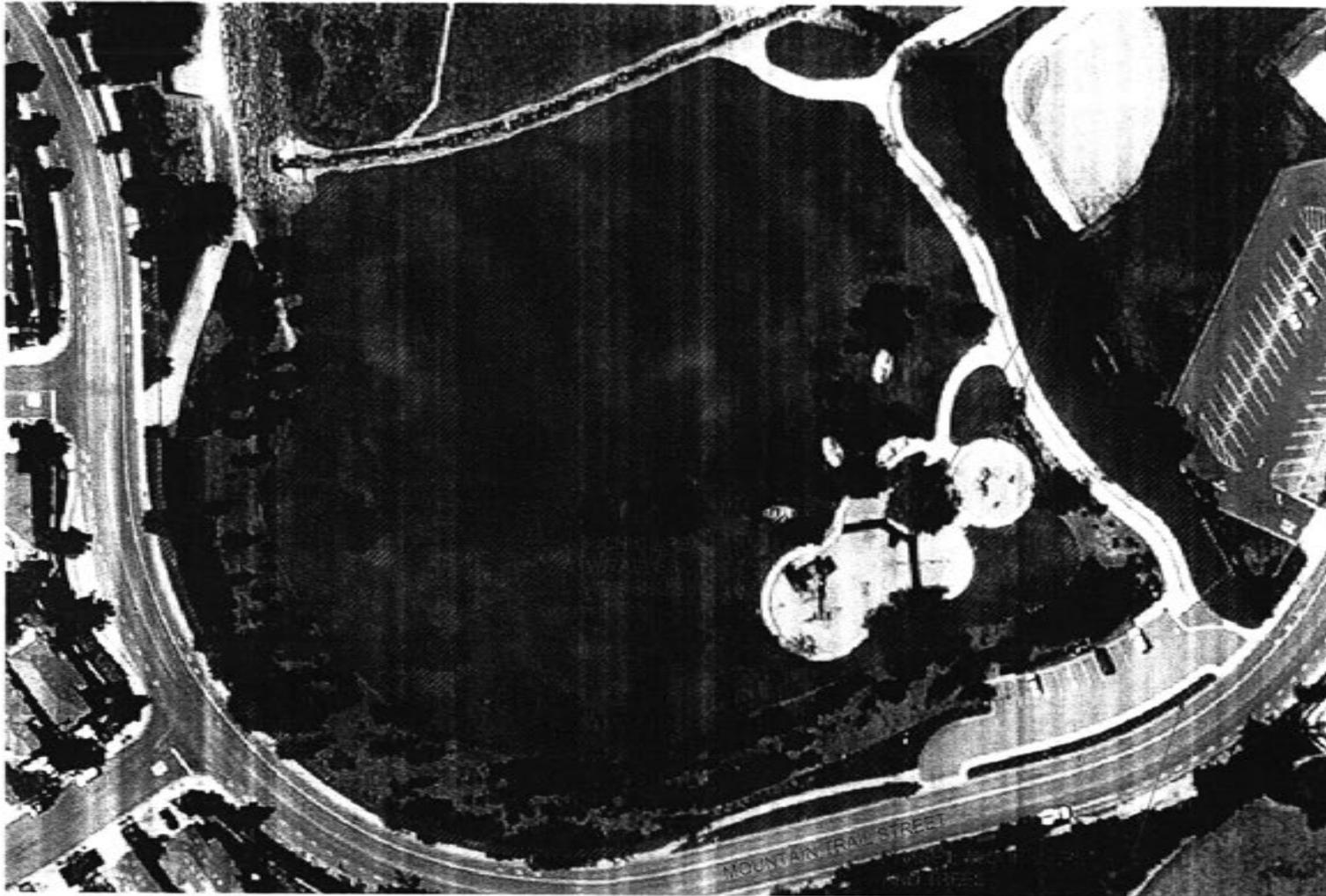
NORTH 
SCALE N.T.S.
DATE MAY 19, 2015

 *City of Moorpark*
799 MOORPARK AVE
MOORPARK, CA, 93021



COUNTRY TRAIL PARK

PROPOSED TURF CONVERSION PLAN



PHASE I TURF CONVERSION \approx 2,600 S.F. (\pm 0.06 ACRES)
(COMPLETED APRIL, 2015)



PHASE II TURF CONVERSION \approx 147,000 S.F. (\pm 3.4 ACRE)

TOTAL TURF CONVERSION \approx 149,600 S.F. (\pm 3.4 ACRES)
(81% REDUCTION)

(EXISTING TURF AREA \approx 184,000 S.F. (\pm 4.2 ACRES))

NORTH



SCALE

N.T.S.

DATE

MAY 19, 2015

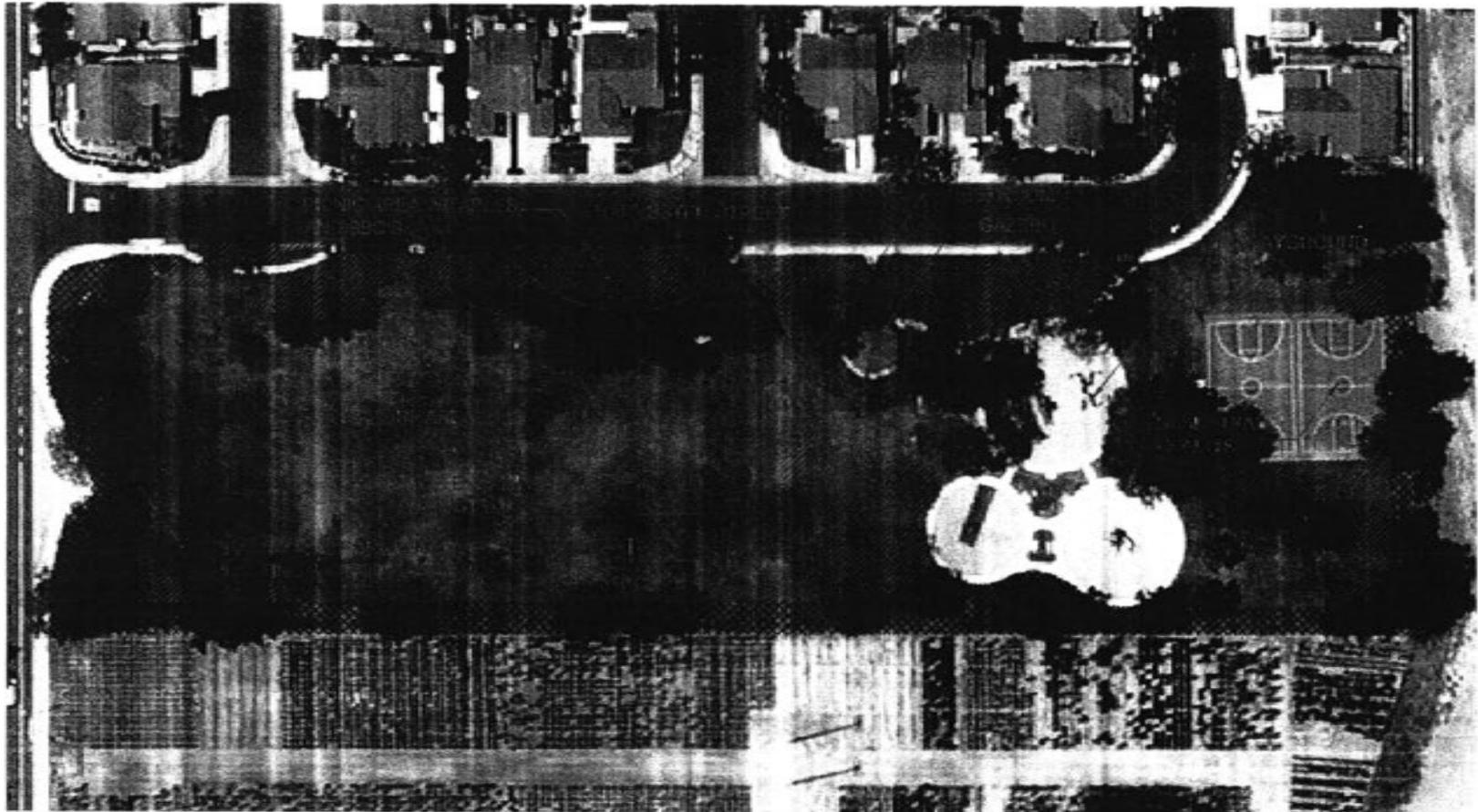


City of Moorpark
799 MOORPARK AVE
MOORPARK CA, 93021



GLENWOOD PARK

PROPOSED TURF CONVERSION PLAN



PHASE I TURF CONVERSION \approx 42,300 S.F. (\pm 1.0 ACRES)
(COMPLETED APRIL, 2015)



PHASE II TURF CONVERSION \approx 41,100 S.F. (\pm 0.9 ACRES)

TOTAL TURF CONVERSION \approx 83,400 S.F. (\pm 1.9 ACRES)
(46% REDUCTION)

(EXISTING TURF AREA \approx 182,600 S.F. (\pm 4.2 ACRES))

NORTH



SCALE

N.T.S.

DATE

MAY 19, 2015

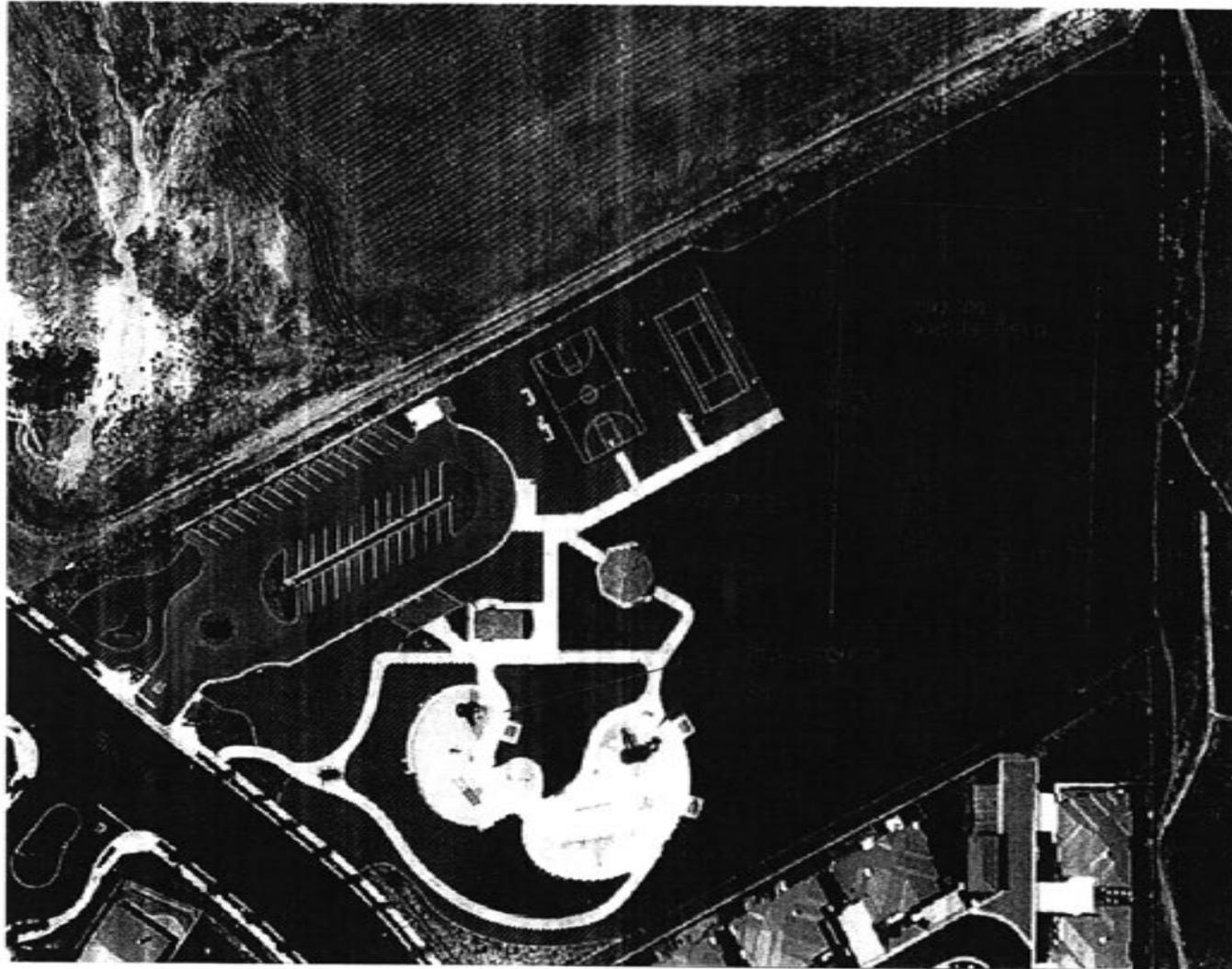


City of Moorpark
799 MOORPARK AVE
MOORPARK, CA, 93021



MAMMOTH HIGHLANDS PARK

PROPOSED TURF CONVERSION PLAN



PHASE I TURF CONVERSION \approx 37,800 S.F. (\pm 0.9 ACRES)
(COMPLETED APRIL, 2014)



PHASE II TURF CONVERSION \approx 32,000 S.F. (\pm 0.7 ACRES)

TOTAL TURF CONVERSION \approx 69,800 S.F. (\pm 1.6 ACRES)
(37% REDUCTION)

(EXISTING TURF AREA \approx 190,000 S.F. (4.4 ACRES))

NOTE



SCALE

N.T.S.

DATE

MAY 19, 2015

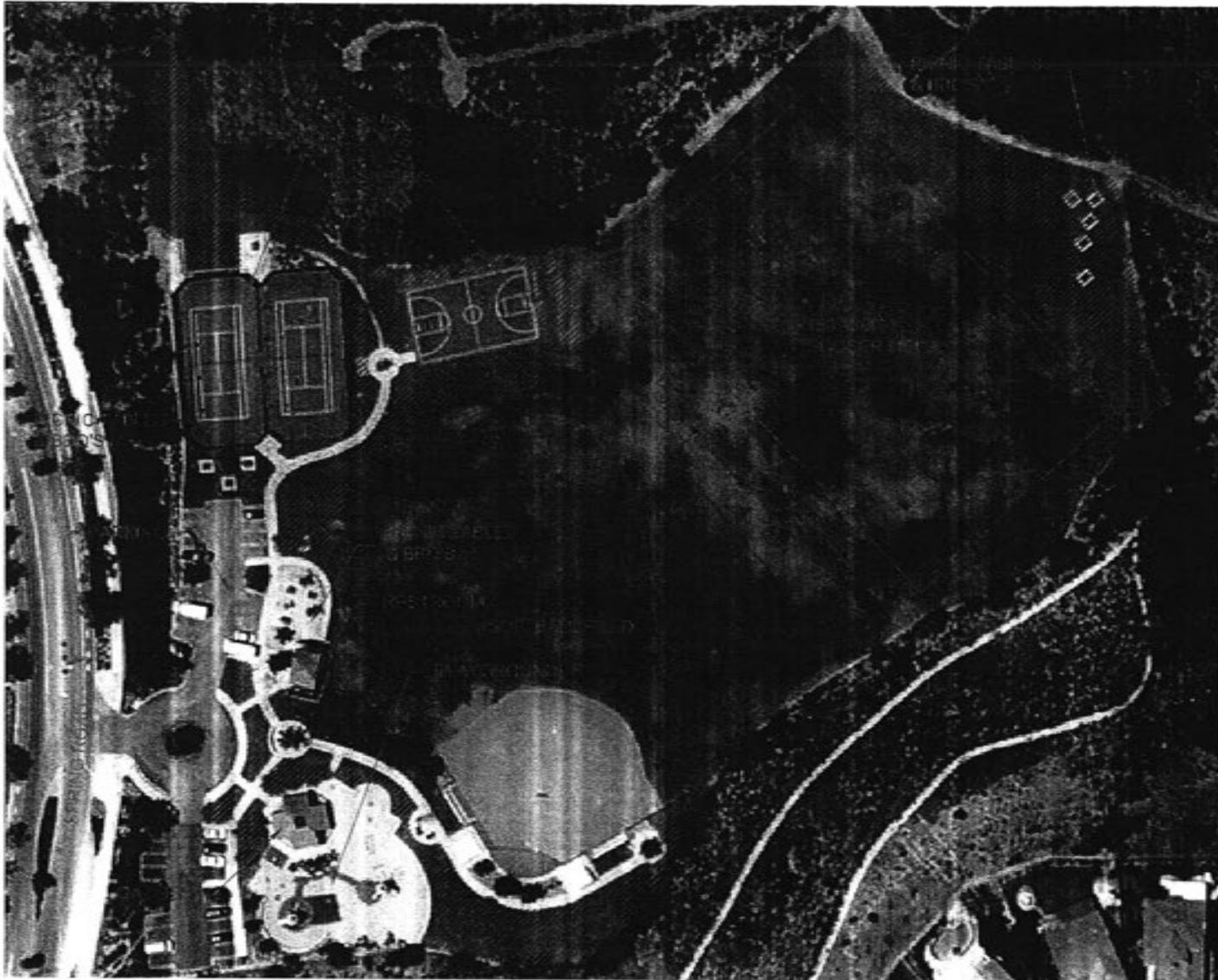


City of Moorpark
799 MOORPARK AVE
MOORPARK CA, 93021



MILLER PARK

PROPOSED TURF CONVERSION PLAN



TURF CONVERSION \approx 47,000 S.F. (\pm 1.1 ACRE)
(24% REDUCTION)

(EXISTING TURF AREA \approx 200,000 S.F. (\pm 4.6 ACRES))

NORTH



SCALE

N.T.S.

DATE

MAY 19, 2015



City of Moorpark
799 MOORPARK AVE
MOORPARK CA, 93021



MOUNTAIN MEADOWS PARK PROPOSED TURF CONVERSION PLAN



TURF CONVERSION \approx 58,600 S.F. (\pm 1.3 ACRE)
(23% REDUCTION)

(EXISTING TURF AREA \approx 254,000 S.F. (\pm 5.8 ACRES))

NORTH



SCALE

N.T.S.

DATE

MAY 19, 2015

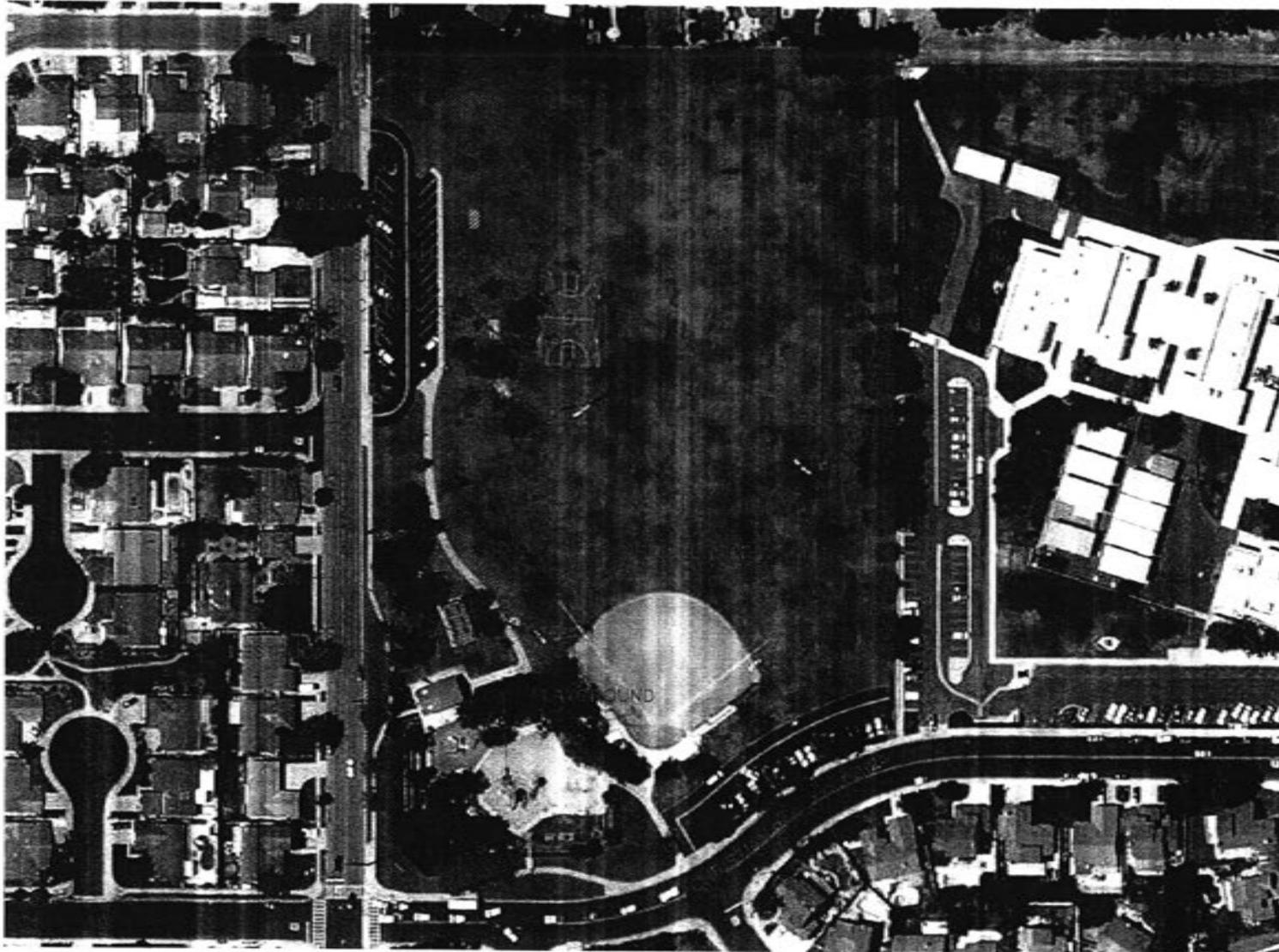


City of Moorpark
799 MOORPARK AVE
MOORPARK CA, 93021



PEACH HILL PARK

PROPOSED TURF CONVERSION PLAN



TURF CONVERSION \approx 76,100 S.F. (\pm 1.7 ACRE)
(25% REDUCTION)

(EXISTING TURF AREA \approx 302,000 S.F. (\pm 6.9 ACRES))

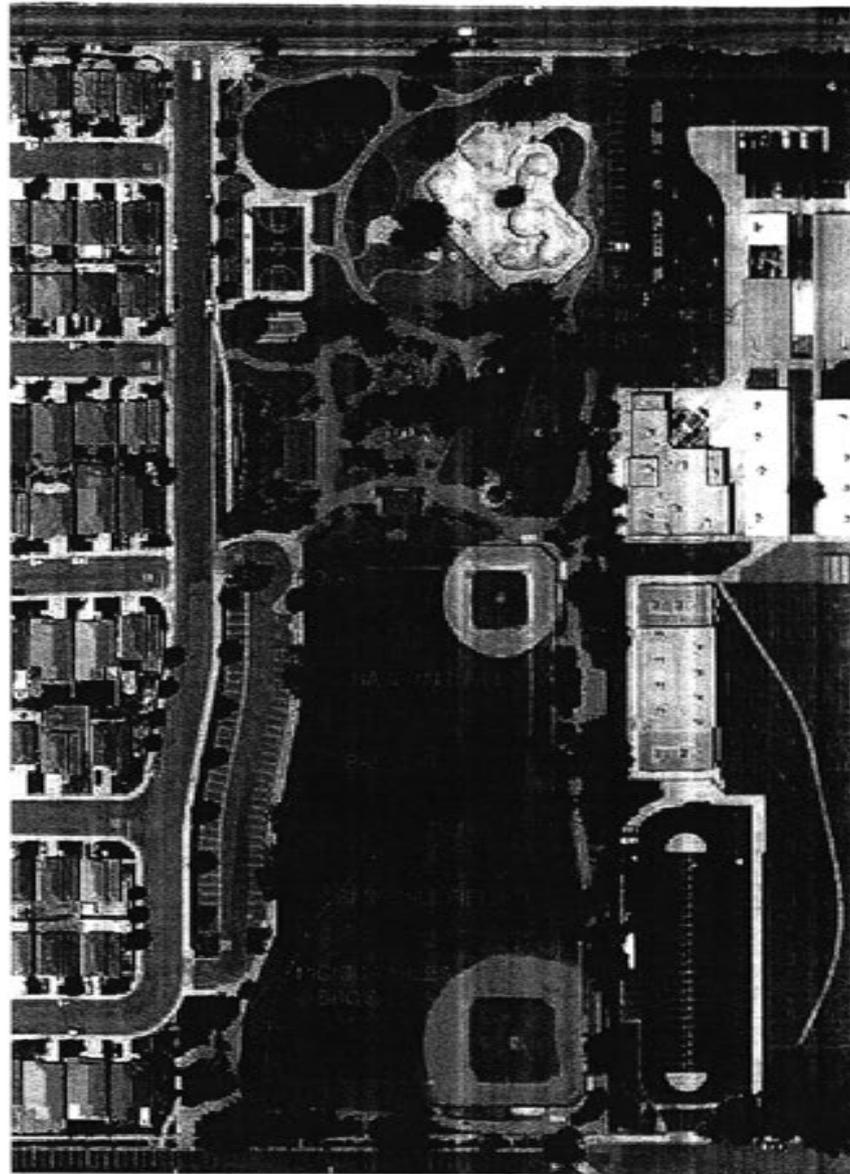
NORTH 
SCALE N.T.S.
DATE MAY 19, 2015



City of Moorpark
799 MOORPARK AVE
MOORPARK, CA, 93021



POINDEXTER PARK PROPOSED TURF CONVERSION PLAN



TURF CONVERSION \approx 20,800 S.F. (\pm 0.5 ACRE)
(13% REDUCTION)

(EXISTING TURF AREA \approx 163,000 S.F. (\pm 3.7 ACRES))

NORTH



SCALE

N.T.S.

DATE

MAY 19, 2015



City of Moorpark
799 MOORPARK AVE
MOORPARK, CA, 93021



TIERRA REJADA PARK PROPOSED TURF CONVERSION PLAN



PHASE I TURF CONVERSION \approx 28,400 S.F. (\pm 0.7 ACRES)
(COMPLETED FEBRUARY 2015)



PHASE II TURF CONVERSION \approx 103,521 S.F. (\pm 2.4 ACRES)

TOTAL TURF CONVERSION \approx 131,921 S.F. (\pm 3.1 ACRES)
(56% REDUCTION)

(EXISTING TURF AREA \approx 235,689 S.F. (5.4 ACRES))

NORTH



SCALE

N.T.S.

DATE

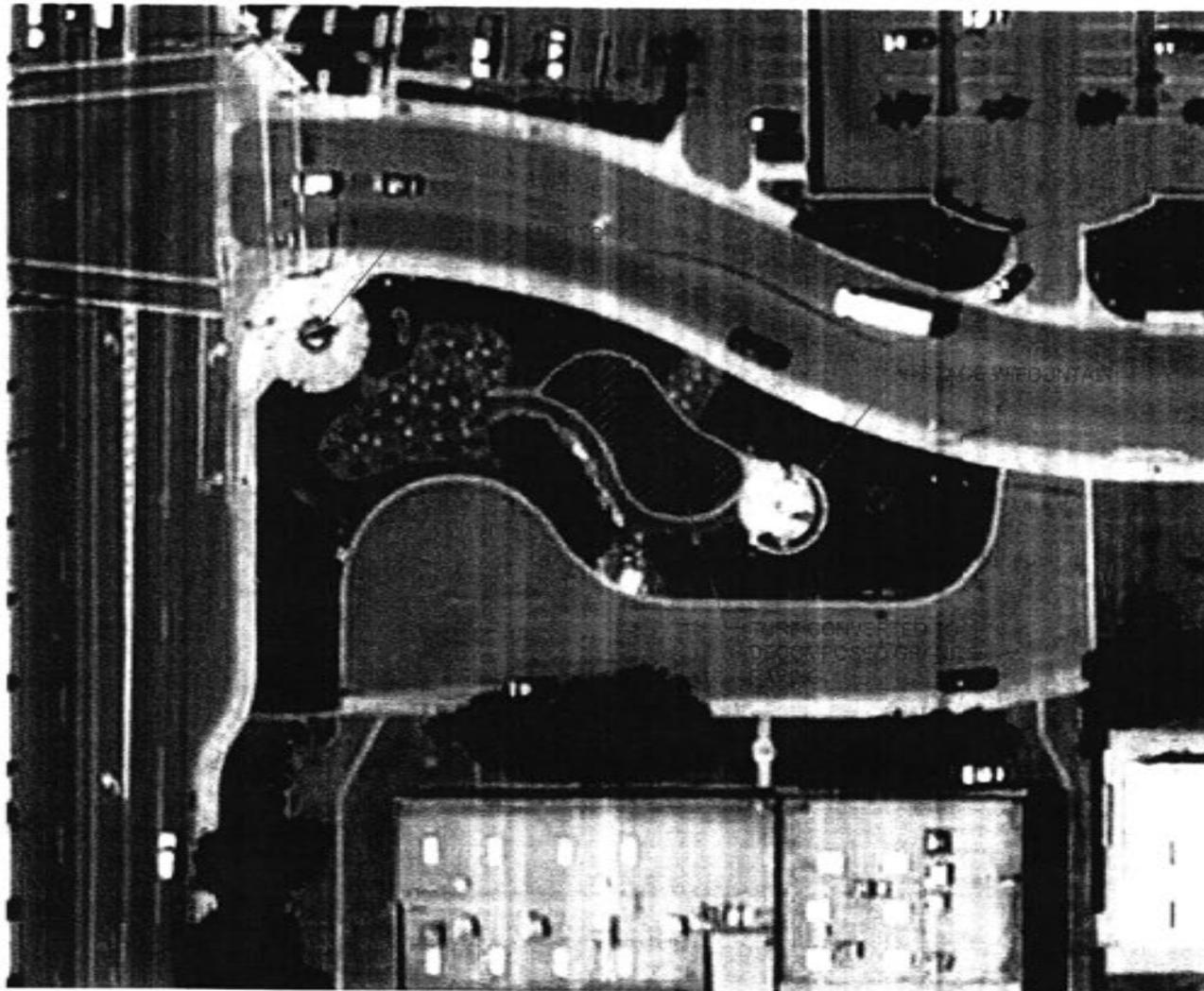
MAY 19, 2015



City of Moorpark
799 MOORPARK AVE
MOORPARK CA, 93021



VETERAN'S MEMORIAL PROPOSED TURF CONVERSION PLAN



TURF CONVERSION \approx 1,630 S.F. (\pm 0.03 ACRE)
(100% REDUCTION)

(EXISTING TURF AREA \approx 1,630 S.F. (\pm 0.03 ACRES))

NORTH



SCALE

N.T.S.

DATE

MAY 19, 2015



City of Moorpark
799 MOORPARK AVE
MOORPARK, CA, 93021



VIRGINIA COLONY PARK
PROPOSED TURF CONVERSION PLAN



TURF CONVERSION \approx 17,000 S.F. (\pm 0.4 ACRE)
(45% REDUCTION)

(EXISTING TURF AREA \approx 38,000 S.F. (\pm 0.9 ACRES))

NORTH



SCALE

N.T.S.

DATE

MAY 19, 2015

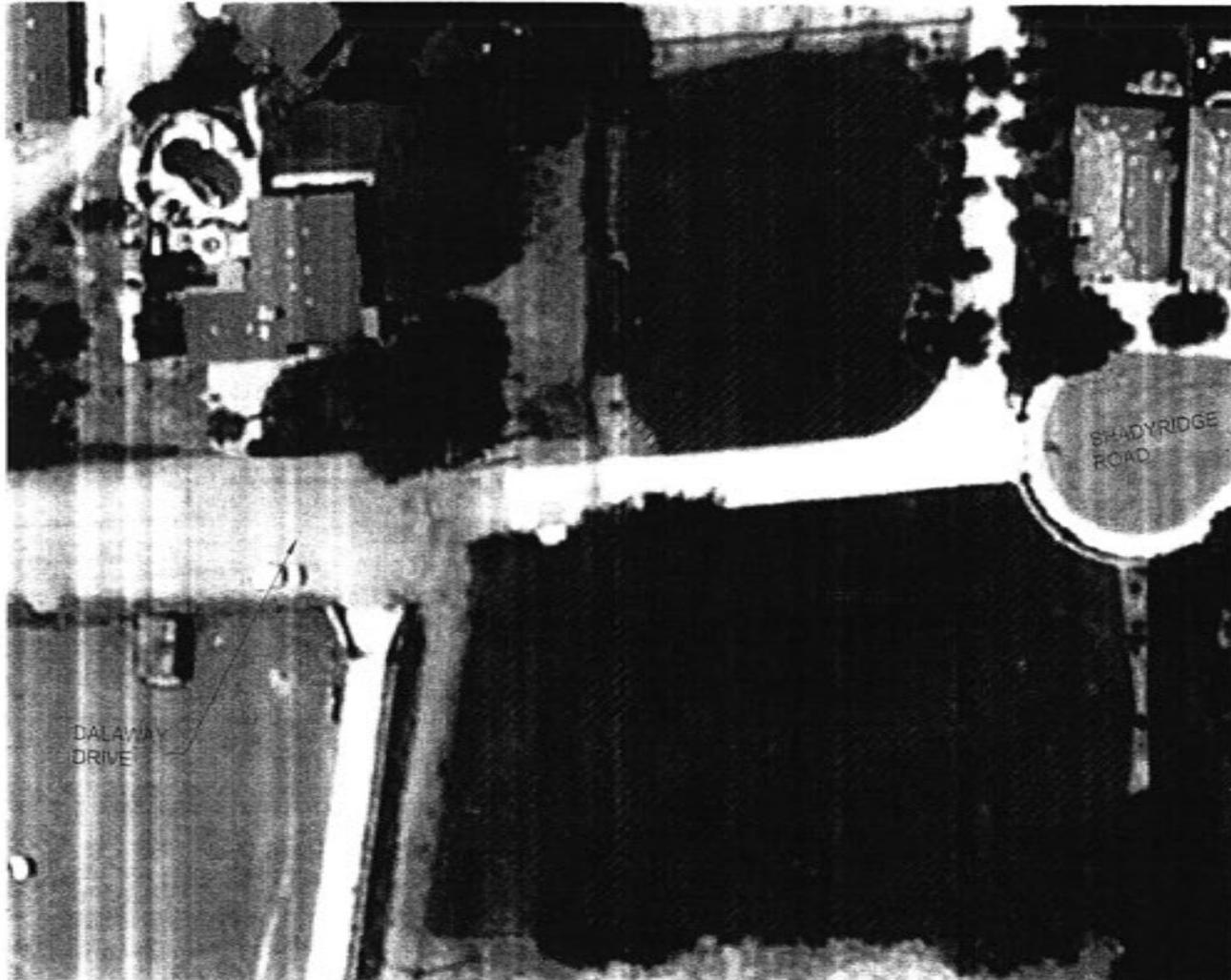


City of Moorpark
799 MOORPARK AVE
MOORPARK CA, 93021



SHADYRIDGE ROAD BUFFER ZONE - LMD ZONE 8

PROPOSED TURF CONVERSION PLAN



TURF CONVERSION \approx 35,600 S.F. (\pm 0.8 ACRE)
(84% REDUCTION)

(EXISTING TURF AREA \approx 42,600 S.F. (\pm 1.0 ACRES))

NORTH



SCALE

N.T.S.

DATE

MAY 19, 2015



City of Moorpark
799 MOORPARK AVE
MOORPARK, CA, 93021

ATTACHMENT 2

AMENDMENT NO. 3 TO AGREEMENT BETWEEN THE CITY OF MOORPARK AND VENCO WESTERN, INC. FOR LANDSCAPE MAINTENANCE SERVICES AT CITY PARKS

This Amendment No. 3 to the Agreement between the City of Moorpark, a municipal corporation ("City"), and Venco Western, Inc., a corporation ("Contractor"), for landscape maintenance services at City Parks ("Agreement"), is made and entered into the _____ day of _____, 2015.

RECITALS

WHEREAS, on June 27, 2013, the City and Contractor entered into an Agreement to have the Contractor perform landscape maintenance services at City Parks; and

WHEREAS, on March 18, 2014, the City and Contractor amended the Agreement and entered into and approved Amendment No. 1, to the Agreement, to increase the compensation for landscape refurbishment services on Tierra Rejada Road by thirty-three thousand two hundred sixteen dollars (\$33,216); and

WHEREAS, on August 26, 2014, the City and Contractor amended the Agreement to extend the term for one (1) additional year expiring on September 30, 2015, and provide the compensation for services to be performed by Contractor for the additional extension period as provided in the Agreement; and

WHEREAS, the City and Contractor now desire to amend the Agreement for services to be performed by Contractor for turf conversion projects at the city parks as outlined on Exhibit I, attached hereto and incorporated herein, and increase the compensation for the Agreement term from three hundred forty-nine thousand eight hundred four dollars (\$349,804.00) by a value of one hundred twenty-three thousand one hundred sixty-nine dollars (\$123,169.00) plus a contingency amount of eighteen thousand four hundred seventy-six dollars (\$18,476.00) for a total contract value of four hundred ninety-one thousand four hundred forty-nine dollars (\$491,449.00), and document said agreement to amend by jointly approving Amendment No. 3 to the Agreement.

NOW, THEREFORE, it is mutually agreed by and between the parties to the Agreement as follows:

I. Section 2, SCOPE OF SERVICES, is amended by replacing the first three paragraphs in their entirety as follows:

City does hereby retain Contractor in a contractual capacity to provide landscape maintenance services, plus additional repair and installation services, related to City parks and miscellaneous City properties, as set forth in Exhibits A, B, C, D, E, F, G, H

and I: Contractor's Bid Proposal, which exhibits are attached hereto and incorporated herein by this reference as though set forth in full and hereinafter referred to as the "Proposal". Where said Scope of Services is modified by this Agreement, or in the event there is a conflict between the provisions of said Scope of Services and this Agreement, the language contained in this Agreement shall take precedence.

Contractor shall perform the tasks described and set forth in Exhibits A, B, C, D, E, F, G, H and I, all of which are attached hereto and incorporated herein by this reference as though set forth in full. Contractor shall complete the tasks according to the schedule of performance which is also set forth in Exhibits A, B, C, D, E, F, G, H and I.

Compensation for the services to be performed by Contractor shall be in accordance with Exhibits A, B, C, D, E, F, G, H, and I. Compensation is increasing for the additional landscaping services by one hundred twenty-three thousand one hundred sixty-nine dollars (\$123,169.00) plus a contingency amount of eighteen thousand four hundred seventy-six dollars (\$18,476.00) for a total increase of one hundred forty-one thousand six hundred forty-five dollars (\$141,645.00) from eight hundred fourteen thousand twenty-five dollars (\$814,025.00), for a total Agreement amount of nine hundred fifty-five thousand six hundred seventy dollars (\$955,670.00). During subsequent extended terms the Agreement amount shall not exceed three hundred forty-nine thousand eight hundred four dollars (\$349,804.00) annually, which includes a twenty-five thousand dollar (\$25,000.00) contingency, for each subsequent year that the contract is extended, which extensions require a written Amendment to this Agreement executed by both parties. Compensation shall not exceed the rates shown on Exhibits D, H, and J. Approval of additional related maintenance, repair, and installation services during the term of this Agreement to be paid out of the contingency funding shall require a written Work Order executed by both parties. Payment by City to Contractor shall be as described in this Agreement."

II. Section 5, PAYMENT, is amended by replacing paragraph one in its entirety as follows:

"The City agrees to pay Contractor monthly, in accordance with the terms as set forth in Exhibits D, H, and I, based upon actual time spent on the above tasks. This amount shall not exceed the rates or total contract value of nine hundred fifty-five thousand six hundred seventy dollars (\$955,670.00), which includes a twenty-five thousand dollar (\$25,000.00) contingency, for the term of the Agreement. During subsequent extended terms the Agreement shall not exceed three hundred forty-nine thousand eight hundred four dollars (\$349,804.00) annually, which includes a twenty-five thousand dollar (\$25,000.00) contingency, for every subsequent year that the contract is extended, without a written amendment to the Agreement executed by both parties."

III. Remaining Provisions:

Except as revised by this Amendment No. 3, all of the provisions of the Agreement shall remain in full force and effect.

In Witness Whereof, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF MOORPARK

VENCO WESTERN, INC.

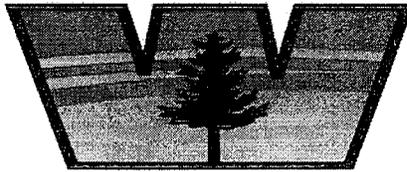
Steven Kueny, City Manager

Linda Burr, President

Attest:

Maureen Benson, City Clerk

EXHIBIT I



Venco Western, Inc.

June 11, 2015

City of Moorpark

Re: Proposed Turf Conversion Plan

Dear Emilio Blanco,

Per the email below here is a cost estimate for turf conversion at the parks.

Two applications of herbicide. Remove turf 2" below the finish surface of all adjacent surfaces, such as sidewalks and curb, and to define the turf edge, and grade out 6'-8' so it transitions smoothly into the landscape area. Similar to Glenwood Park.

Installation of 2" bark mulch. The City will provide and deliver as much wood chips as we have available. Contractor will spread the wood chips. However, we will need a cu. yd. price from Venco to provide and install additional mulch as needed.

Cost to remove all spray heads that are not being utilized and cap with a threaded plug. The existing spray heads adjacent to each tree will have the nozzles replaced with a precision nozzle or equivalent. Hopefully Venco has already started locating the heads so we have an idea on how many need to be removed.

**Note City of Moorpark will supply a place to dump all sod and green waste.

- 1. Campus Canyon Park - \$ 9,303.00
- 2. Campus Park- \$ 9,885.00
- 3. Poindexter Park -\$ 5,218.00
- 4. Virginia Colony Park -\$ 5,728.00
- 5. Civic Center Park \$ 9,242.00
- 6. Tierra Rejada Park \$ 15,253.00
- 7. Country Trail Park - \$ 2,692.00
- 8. Glenwood Park - \$ 8,978.00
- 9. Mammoth Highlands Park -\$ 7,285.00
- 10. Miller Park - \$ 10,025.00
- 11. Peach Hill Park - \$ 14,423.00
- 12. Mountain Meadows Park - \$ 13,066.00
- 13. College View Park - \$ 12,071.00

Total price \$ 123,169.00

Accepted: _____

Date: _____

Thank You,

Rob Archer

Account Manager

ATTACHMENT 3

RESOLUTION NO. 2015-_____

A RESOLUTION OF CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, AMENDING THE FISCAL YEAR 2015/2016 BUDGET BY APPROPRIATING \$141,645 FROM THE PARK MAINTENANCE DISTRICT FUND (2400) FOR TURF CONVERSION PROJECTS AT CITY PARKS

WHEREAS, on June 17, 2015, the City of Moorpark adopted the Operating and Capital Improvement Projects budget for Fiscal Year (FY) 2015/16; and

WHEREAS, a staff report has been presented to the City Council recommending approval of an amendment to the Agreement with Venco Western, Inc. for turf conversion projects at City Parks in an amount of \$141,645, which includes \$18,476 contingency for a revised payment for FY 2015/16 of \$491,449; and

WHEREAS, an aggregate budget amendment of \$141,645 is requested to fund the project from the Park Maintenance District Fund (2400), which will require it to be appropriated from the General Fund Reserve (1000) since there is no fund balance available in the Parks Maintenance Fund (2400); and

WHEREAS, Exhibit "A", attached hereto and made a part hereof, describes said budget amendment and the resultant impact to the budget line items.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. A budget amendment in the amount \$141,645 from the General Fund Reserve (1000), as more particularly described in Exhibit "A", attached hereto, is hereby approved.

SECTION 2. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

PASSED AND ADOPTED this 1st day of July, 2015.

Janice S. Parvin, Mayor

ATTEST:

Maureen Benson, City Clerk

Exhibit A – Budget Amendment

EXHIBIT A

**BUDGET AMENDMENT FOR
GENERAL FUND RESERVE (1000)
FOR TURF CONVERSION PROJECTS AT CITY PARKS
FY 2015/16**

FUND BALANCE ALLOCATION:

Fund Title	Fund-Account Number	Amount
General Fund	1000-5500	\$ 141,645.00
Total		\$ 141,645.00

REVENUE BUDGET ALLOCATION:

Account Number	Current Budget	Revision	Amended Budget
2400-3720	\$ 1,787,479.00	\$ 141,645.00	\$ 1,929,124.00
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Total	\$ 1,787,479.00	\$ 141,645.00	\$ 1,929,124.00

EXPENDITURE APPROPRIATION:

Account Number	Current Budget	Revision	Amended Budget
1000.7800.0000.9820	\$ 1,787,479.00	\$ 141,645.00	\$ 1,929,124.00
2400.7800.0000.9331	\$ -	\$ 18,476.00	\$ 18,476.00
2400.7800.7801.9331	\$ 15,312.00	\$ 5,218.00	\$ 20,530.00
2400.7800.7802.9331	\$ 11,772.00	\$ 9,242.00	\$ 21,014.00
2400.7800.7804.9331	\$ 4,704.00	\$ 5,728.00	\$ 10,432.00
2400.7800.7805.9331	\$ 17,400.00	\$ 9,885.00	\$ 27,285.00
2400.7800.7806.9331	\$ 7,464.00	\$ 9,303.00	\$ 16,767.00
2400.7800.7807.9331	\$ 11,556.00	\$ 12,071.00	\$ 23,627.00
2400.7800.7808.9331	\$ 21,276.00	\$ 14,423.00	\$ 35,699.00
2400.7800.7810.9331	\$ 18,804.00	\$ 13,066.00	\$ 31,870.00
2400.7800.7811.9331	\$ 15,660.00	\$ 15,253.00	\$ 30,913.00
2400.7800.7812.9331	\$ 17,232.00	\$ 2,692.00	\$ 19,924.00
2400.7800.7813.9331	\$ 9,396.00	\$ 8,978.00	\$ 18,374.00
2400.7800.7815.9331	\$ 12,528.00	\$ 10,025.00	\$ 22,553.00
2400.7800.7818.9331	\$ 10,968.00	\$ 7,285.00	\$ 18,253.00
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Total	\$ 1,961,551.00	\$ 283,290.00	\$ 2,244,841.00

Finance Approval: 