

**CALL TO ORDER**

Mayor Gonzales called the meeting to order at 6:02 p.m.

**ROLL CALL**

Councilmember Dr. Gabino Aguirre, Councilmember Ray C. Luna, Councilmember John T. Procter, Vice Mayor Ralph J. Fernandez, and Mayor Robert S. Gonzales responded to roll call. City Manager Wally Bobkiewicz, City Attorney Karl H. Berger, City Clerk Josie Guzman Herrera and Deputy City Clerk Lorena Alvarez were also present.

**PUBLIC COMMENT**

No Public Comment.

**CLOSED SESSION**

- A. **Conference with Labor Negotiators** – *Government Code 54957.6*. City Negotiator: City Manager Wally Bobkiewicz and Human Resources Manager Kathy Campbell. Employee Organizations: Santa Paula Police Officers Association.

Mayor Gonzales recessed the City Council to a closed session at 6:02 p.m., and reconvened the City Council at 6:25 p.m. No reportable action. Mayor Gonzales recessed the City Council at 6:25 p.m.

**CALL TO ORDER**

Mayor Gonzales called the meeting to order at 6:38 p.m. and Chair Sommer led the flag salute.

**ROLL CALL**

Councilmember Dr. Gabino Aguirre, Councilmember Ray C. Luna, Councilmember John T. Procter, Vice Mayor Ralph J. Fernandez, Mayor Robert S. Gonzales, Commissioner Gary L. Nasalroad, Commissioner L. Steven Brown, Vice Chair Paul L. Skeels, and Chair Michael E. Sommer responded to roll call. City Manager Wally Bobkiewicz, City Attorney Karl H. Berger, Planning Director Janna Minsk, City Clerk Josie Guzman Herrera, Deputy City Clerk Lorena Alvarez, Peggy Kelly from the Santa Paula Times, and Sam Richards from the Ventura County Star were also present. Commissioner Jesse R. Ornelas was absent.

### **COMMUNICATIONS**

Councilmember Procter communicated that he had attended the Chamber of Commerce Award Event on February 24, 2008.

### **APPROVAL OF FINAL AGENDA**

It was moved by Councilmember Aguirre, seconded by Vice Mayor Fernandez to approve the final agenda as presented. All were in favor under roll call vote and the motion carried.

### **ORDER OF BUSINESS**

- A. Resolution Adopting Procedural Rules – Adopt **JOINT CITY COUNCIL RESOLUTION NO. 6465/PLANNING COMMISSION RESOLUTION NO. 3615,** A JOINT RESOLUTION ESTABLISHING PROCEDURAL RULES FOR CONDUCTING JOINT PLANNING COMMISSION AND CITY COUNCIL MEETINGS FOR PROJECT NO. 2006-CDP-02 (East Area 1) IN ACCORDANCE WITH GOVERNMENT CODE §36813.

It was moved by Chair Sommer, seconded by Commissioner Nasalroad to allow three minutes for public comment, twenty minutes for the applicant presentation, and twenty minutes for rebuttal and to adopt Joint City Council No. 6465/Planning Commission Resolution No. 3615. All were in favor under roll call vote and the motion carried.

### **PUBLIC HEARING**

- A. Project No. 2006-CDP-02, East Area 1 Specific Plan

Upon verification of proper notification and posting by the City Clerk, Mayor Gonzales opened the Public Hearing at 6:52 p.m.

Vice Chair Skeels disclosed he currently leases a property co-owned by Limoneira Company.

Vice Mayor Fernandez declared ex parte contacts with members of Limoneira Company for the past one and one half years to discuss the East Area One project.

Councilmember Procter declared ex parte contacts with members of Limoneira Company to discuss the East Area One project.

Planning Director Janna Minsk and Planning Consultant Gilberto Ruiz provided a PowerPoint presentation regarding the proposed East Area One Specific Plan.

City Attorney Karl H. Berger reviewed the Development Agreement.

Alan Teague, Chairman of Limoneira Board of Directors, spoke in regards to the East Area One project and emphasized the benefits the development would have on the Santa Paula community.

Harold Edwards, Chief Executive Officer, gave an overview of the history and mission of the Limoneira Company. Mr. Edwards delivered a PowerPoint presentation and provided the Council and Planning Commission with the highlights of the East Area One project.

Dave Sargent, continued the PowerPoint presentation and described the characteristics and design of the neighborhoods of the project.

#### **RECESS TO BREAK**

Mayor Gonzales recessed the City Council and Planning Commission to a break at 8:06 p.m.

#### **RECONVENE TO REGULAR MEETING**

Mayor Gonzales reconvened the City Council and Planning Commission at 8:17 p.m.

Barry Cooper, 1500 Richmond Road, spoke in support of the East Area One project and against the proposed bridge on Santa Paula Creek.

Elizabeth Devita, Superintendent of the Santa Paula Elementary School District, spoke in regards to the offers the Limoneira Company has made to the district for school improvements.

Martha Knight, 826 Encino Drive, spoke in support of the East Area One project and in regards to the opportunities and services it would provide to the senior citizen community.

Rod Elliot, 1315 E. Main Street, spoke in support of the East Area One project.

Donna Stewart, 111 N. 8<sup>th</sup> Street, spoke in support of the East Area One project and the opportunities it would provide for business owners.

Joyce Carlson, 1323 Ojai Road, spoke in support of the East Area One project.

Carla Rylai, Land Use Attorney for the Limoneira Company, informed the Council and Planning Commission she was available for questions.

Ginger Gherardi, spoke in support of the East Area One project and the improvements Limoneira would be making on Haun Creek.

Connie Tushla, 615 Teague Drive, spoke in support of the East Area One project.

Eileen McCarthy, California Rural Legal Assistance, spoke on behalf of her clients and expressed her concerns regarding Limoneira paying an in lieu fee to the City instead of providing affordable housing for farmworkers and low-income families.

Richard Noriega, 794 Monte Vista, spoke in support of the East Area One project and the new recreational facilities it would provide for the community.

John Kulwicz, 481 N. 6<sup>th</sup> Street, spoke in support to the East Area One project.

Ellen Brokaw, 3430 Ojai Road, complimented the Limoneira Company on the proposed East Area One project and expressed her support.

Jim Tobias, spoke in support of the East Area One project.

Harold Edwards, CEO, spoke in regards to the Limoneira Company's association with the agricultural and farmworker community and communicated that the East Area One project would provide affordable housing.

City Attorney Karl H. Berger stated for the record "The intersection of 12<sup>th</sup> street and Santa Paula Street can be mitigated to a Level of Service C or better by installing a traffic signal, reconfiguring the intersection and widening the west lane. A peak hour signal warrant analysis was conducted. Based upon the peak hour warrant presented, it indicates that the traffic signal installation at this intersection would be warranted under cumulative plus project conditions. The traffic analysis goes through several different analyses with regards to the existing conditions, how the level of service would progress without the project and how it would progress with the project without mitigation, and then concludes how it would progress with the project with mitigation measures. As indicated in the traffic study under current conditions without the project, the level of service in that area would be Level of Service E and then it would continue on to 2020 with the project, without mitigation to Level of Service F, and if were put into play with the project with mitigation it would reach Levels of Service C."

Tony Lach, Principal with Impact Sciences, spoke in regards to the traffic study performed.

It was moved by Mayor Gonzales, seconded by Councilmember Procter to continue the public hearing to February 26, 2008. All were in favor under roll call vote and the motion carried.

### **ADJOURNMENT**

Mayor Gonzales adjourned the City Council and Planning Commission at 10:22 p.m., to Tuesday, February 26, 2008, at 6:30 p.m.

ATTEST:

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Josie Guzman Herrera  
City Clerk

### **RECONVENE TO REGULAR MEETING**

Mayor Gonzales reconvened the City Council and Planning Commission at 6:37 p.m. on February 26, 2008.

Dora Crouch, 739 Yale Street #613, spoke in support of the East Area One project.

Bill Grant, 500 West Santa Maria, spoke in support of the East Area One project.

Peggy Higgins, 125 West Virginia Terrace, spoke in support of the East Area One project.

Fred Robinson, 380 View Drive, spoke in support of the East Area One project.

Dr. David Gomes, Superintendent of Santa Paula Union High School District, expressed his enthusiasm regarding the opportunities the East Area One project would bring for the local schools.

Christine Basua, 449 W. Santa Barbara Street, urged the Council and Planning Commission to consider including county workers in the workforce language category for affordable housing.

Michael Silverman, 815 Santa Barbara Street, spoke in support of including county workers in the workforce language category for affordable housing.

Special Joint Meeting of the City Council and Planning Commission  
Monday, February 25, 2008  
Community Center

John Turturro, 987 Terracina Drive, spoke in support of the East Area One project and urged the Council and Planning Commission to consider strengthening the greenbelt agreement between the City of Santa Paula and the City of Fillmore.

Steve Smead, 145 South 8<sup>th</sup> Street, spoke in support of the East Area One project and the housing balance it would bring to the city.

City Attorney Karl H. Berger stated for the record "A written document was submitted for the record dated February 26, 2008, was received February 26, 2008, and was distributed at the dais and should be reflected in the record. In addition, you should have received a handout entitled "Issues from February 25, 2008 Special Meeting" that should also be part of the record. Just so the City Council and Planning Commission know you will be given new binders with all the final documents for your consideration, those are currently being printed and we will have some changes which I will read into the record with regards to the Water Supply Assessment at the appropriate time."

City Manager Wally Bobkiewicz provided an overview of the handout entitled "Issues from the February 25, 2008".

**ADJOURNED**

Mayor Gonzales adjourned the City Council and Planning Commission at 7:41 p.m.

ATTEST:

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Josie Guzman Herrera  
City Clerk