

**CALL TO ORDER**

Mayor Procter called the meeting to order at 6:32 p.m. Reverend Al Guilin led the invocation and Vice Chairman Robinson led the flag salute.

**ROLL CALL**

Chairman Gail "Ike" Ikerd, Vice Chairman Fred Robinson, Commissioner John Wisda, Commissioner John Demers, Commissioner Michael Sommer, Mayor John Procter, Vice Mayor Martin Hernandez, Councilmember James Tovias, Councilmember Jenny Crosswhite, and Councilmember Ginger Gherardi responded to roll call. City Manager Jaime Fontes, Planning Director Janna Minsk, City Attorney John Cotti, City Clerk Judy Rice, Deputy City Clerk Lucy Blanco, Consultant Trayci Nelson, Consultant Tony Locacciato, and Planning Secretary Tom Tarantino were also present.

**COMMUNICATIONS**

Councilmember Gherardi will attend a meeting with Congresswoman Julia Brownley and Representative Peter DeFazio re: transportation funding.

Mayor Procter thanked Councilmember Crosswhite for her involvement in recent city Valentine's Day events.

**APPROVAL OF FINAL AGENDA**

Councilmember Gherardi suggested moving discussion of Item 10B (transit service) ahead of Item 10A (mid-year budget). Councilmember Tovias concurred, and moved as such; seconded by Vice Mayor Hernandez. All were in favor and the motion carried.

**PUBLIC COMMENT (NON-AGENDA ITEMS)**

Rhonda McKaig spoke on behalf of the Citizens for a Safer Santa Paula re: public safety issues in town and understaffing/underpayment of city police/fire departments.

Mayor Procter responded that a sub-committee on public safety issues is in formation.

Sheryl Hamlin requested City Councilmember email addresses be added to the city website, as her emails to the general Council email address have gone unanswered. Ms. Hamlin also requested some way to electronically communicate with members of the Planning Commission, to have Planning Commission meetings televised, and to

have presentations uploaded to the city website prior to meetings so people can follow along on their home computers.

Mayor Procter responded that the city is working on improving upload of documents and also attempting to add software that will show presentation pointers on meeting telecast.

Michelle Kolbeck, President of Santa Paula Unified School District, and Alfonso Gamino, Superintendent of Santa Paula Unified School District congratulated the Council on their recent joint meeting with the district board, and are looking forward to future collaboration and joint meetings to benefit Santa Paula students.

### **PRESENTATIONS**

Mayor Procter and Councilmember Gherardi informed the council that the scheduled Proclamation to be given to the Morris family re: Fillmore Area Transit Corporation (FATCO) would be postponed for one month, as Mr. Morris was hospitalized and unable to attend this meeting.

### **CONSENT CALENDAR**

It was moved by Councilmember Gherardi, seconded by Councilmember Crosswhite to approve the Consent Calendar as presented. All were in favor and the motion carried.

### **PUBLIC HEARING**

**Verification of Notice:** Mayor Procter confirmed with the City Clerk that the Notice of Public Hearing was properly advertised and posted.

**Declaration of Conflict:** Mayor Procter recused himself on the basis of his stock ownership and family legacy in Limoneira Co., and handed meeting duties over to Vice Mayor Hernandez and Planning Commissioner Chairman Ikerd.

Commissioner Wisda recused himself due to previous publicly stated concerns regarding water use and potential shortages caused by development activities.

**Declaration of Ex Parte Contacts:** None

- A. **Resolution Adopting Procedural Rules – Adopt Joint City Council Resolution No. 6905 / Planning Commission Resolution No. 3731:** A joint resolution establishing procedural rules for conducting joint City Council and Planning Commission meeting for Project No. 2006-CDP-02 (East Area 1

Specific Plan Amendment Project) in accordance with Government Code § 36813.

**PLANNING COMMISSION ACTION:** Vice Chairman Robinson moved to adopt Resolution No. 3731, establishing procedural rules for conducting joint City Council and Planning Commission meetings for Project No. 2006-CDP-02 (East Area 1 Specific Plan Amendment Project) in accordance with Government Code § 36813. Commissioner Demers seconded the motion. All were in favor and the motion carried.

**CITY COUNCIL ACTION:** Councilmember Gherardi moved to adopt Resolution No. 6905, establishing procedural rules for conducting joint City Council and Planning Commission meetings for Project No. 2006-CDP-02 (East Area 1 Specific Plan Amendment Project) in accordance with Government Code § 36813. Councilmember Tovias seconded the motion. All were in favor and the motion carried.

**B: Project No. 2006-CDP-02 (East Area 1 Specific Plan Amendment, Vesting Master Tentative Map, and First Amended and Restated Development Agreement):** The Project amends the previously approved East Area 1 Specific Plan and is referred to as East Area 1 Specific Plan Amendment (EA 1 SPA). The EA1 SPA is an amendment to the East Area 1 Specific Plan (EA1 SP-3) that was approved by the City Council and Santa Paula electorate in 2008. If approved, the EA1 SPA would reconfigure planning areas; leave the number of residential units unchanged (1,500); and reduce the amount of light industrial and commercial areas. The intensity of allowed light industrial and commercial uses will be reduced from a combined total of 435,000 square feet to a combined total of 240,000. Minor modifications of the land plan reconfigure the EA1 SP-3 to provide for three distinct planning areas that accommodate the residential neighborhoods, light industrial and commercial, and civic centers. Open space districts, including parks, greenways, and open space are also created. Development standards and design guidelines are updated, as are plans for utility infrastructure, internal traffic circulation, flood control features, and public services that account for the reconfigured land plan and Vesting Master Tentative Map. Action is also requested on the First Amended and Restated Development Agreement.

- **Location:** The Project is located east of Santa Paula Creek, north of Telegraph Road, west of Haun/Orcutt Creek on the eastern edge of the City of Santa Paula. The Project consists of 501 acres of land. APN Nos. 040-0-180-435; 040-0-180-565; 107-0-200-115; 107-0-045-015.
- **Applicant:** The Limoneira Company

- **Environmental:** A Final Supplemental Environmental Impact Report (FSEIR), Findings of Fact, Statement of Overriding Considerations, and adoption of a Mitigation Monitoring Program was prepared pursuant to California Environmental Quality Act (CEQA) Guidelines per §15303.

**Open public hearing:** Vice Mayor Hernandez, on behalf of Chairman Ikerd, opened the Public Hearing at 6:52 p.m. and called upon staff to present the item.

- Staff Presentation – Janna Minsk, Planning Director  
Tony Locacciato, Consultant

**PLANNING COMMISSION RECOMMENDED ACTIONS:** Adopt Resolution No. 3730 recommending that the City Council certify the Final Supplemental Environmental Impact Report; adopt Findings of Fact, and a Statement of Overriding Considerations, and approve Mitigation Monitoring and Reporting Program; approve Vesting Master Tentative Map, and First Amended and Restated Development Agreement for the East Area 1 Project subject to the Conditions of Approval identified in the Resolution.

**Public Comment:** As City Council and Planning Commission adopted Joint City Council Resolution No. 6905/Planning Commission Resolution No. 3731, and in accordance with Government Code §54954.3(a), the only public comment permitted during the Special Meetings was that pertaining to Project No. 2006-CDP-02 (East Area 1 Specific Plan Amendment Project). Speakers completed Public Comment Cards to be recognized during the public comment period.

Harold Edwards, President & CEO of Limoneira Company, stated this is a historic moment in the company's history. Mr. Edwards, raised in Santa Paula, gave a brief history of the project; outlined the challenges overcome in the EIR and SOAR vote processes; noted the projected economic benefits of East Area 1, including keeping construction jobs local; and stated Limoneira is grateful to all involved in the planning and execution of the project. Mr. Edwards stated Limoneira has invested \$55 million to get to this point, and is looking forward to finally beginning construction.

David Valenzuela, Business Manager/Secretary-Treasurer of Ventura County Laborers' Union, voiced his union's approval of and support for the EA1 project, stating there are numerous local contractors, skilled craftsmen, and apprentices ready for hire. He wants the EA1 construction jobs kept local.

Jose Garcia, Laborers' Union International of North America (LIUNA) organizer, has lived in Santa Paula for 43 years and is very strongly in support of the EA1 project, especially because it will bring jobs to local workers.

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Nina Danza, professional civil engineer, stated her concerns about possible damage from stormwater runoff and flood drainage created by this project. Ms. Danza then detailed a report by the CA State Water Quality Control Board re: zero-trash discharge policies, stating that urbanizations similar to EA1 have had serious detrimental effects on river and marine environments.

Sheryl Hamlin, resident of Santa Paula, stated her concerns about the limited ingress/egress to the EA1 area, and that in an emergency, forcing the amount of people projected in EA1 through only two exits could be disastrous. Ms. Hamlin also stated the EIR for the project makes no mention of increased traffic concerns in the Santa Paula historic district, nor does it address how costs for project's planned recycled water plant will be fully covered. Ms. Hamlin concluded by challenging the demographic studies in this project, questioning whether there was population sufficient to support the homes and businesses that will be constructed.

Tim Thompson, stormwater consultant for Limoneira Co., stated he was available to answer questions.

James Vaughn, Attorney for Limoneira Co., stated he was available to answer questions.

Richard Zeilenga, Attorney for Limoneira Co., stated he was available to answer questions.

Delton Johnson, resident of Santa Paula, stated the coverage of the project by the Santa Paula Times, city staff report, and presentation by Limoneira were all very good. Mr. Johnson stated he is concerned about "taking the highway across the creek and down to the freeway." Mr. Johnson also said he worries components of this project are not looking far enough into the future.

Rod Cobos, business manager for Plumbers and Pipefitters Union Local 484 in Ventura, stated his excitement and strong support for the project's commitment to local workers.

Danny Guzman, resident of Santa Paula and Athletic Director of Santa Paula High School, stated his strong support for positive growth in the city, and thanked Limoneira for their investment in local sports facilities.

Zahid Shah, President and Chair of Santa Paula Chamber of Commerce, asked the Council and Commission to please unanimously approve the EA1 project, as it provides much-needed improvements to housing and business opportunities in the city.

**Responses/Rebuttals:** Commissioner Sommer asked for further explanation from staff regarding concerns over entrances/exits to the project area.

Tony Locacciato, consultant for the City of Santa Paula, stated appropriate traffic studies were done in both the original and amended EA1 reports and showed the two planned access points have sufficient capacity and separation distance for the area.

Vice Chairman Robinson stated his strong support for the project, especially concerning the improved services and infrastructure the city can provide through increased tax revenues brought by large retailers.

Chairman Ikerd stated he likes the amended version of the EA1 project even better than the original version, and that good changes were made, but he wants to make sure that traffic concerns are continuously addressed as the project proceeds.

**PLANNING COMMISSION ACTION:** Following a Call for Motion by Chairman Ikerd, Commissioner Demers moved to adopt Resolution No. 3730 recommending that the City Council certify the Final Supplemental Environmental Impact Report; adopt Findings of Fact, and a Statement of Overriding Considerations, and approve Mitigation Monitoring and Reporting Program; approve Vesting Master Tentative Map, and First Amended and Restated Development Agreement for the East Area 1 Project subject to the Conditions of Approval identified in the Resolution. Commissioner Sommer seconded the motion. All were in favor under roll call vote and the motion carried.

### **RECESS TO BREAK**

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

### **RECONVENE TO REGULAR MEETING**

Vice Mayor Hernandez reconvened the City Council meeting at 8:17 p.m. and opened the floor to questions/answers from Council, staff, and applicant regarding recommendations made by Planning Commission Resolution No. 3730, and possible amendments by Council.

Councilmember Tovias commented that ecologic environment concerns regarding the EA1 project are valid, but often to fail to consider the family environment in the city as well, which is enhanced by jobs; balance and consideration between the two concerns is necessary, and jobs that have been lacking will be provided by EA1. Councilmember Tovias applauded Limoneira for staying with the project for so long and going through so many regulatory hurdles along the way, and voiced his strong support for the project and the benefits it will bring to the city.

Councilmember Gherardi stated she is delighted the project is moving forward, and is excited at all the positive changes it will bring, but stipulated several specific concerns and requests for amendments to the EA1 documents, as noted below:

1. Amend § 3.3.1 (b) of the Development Agreement to insert the word “pavement”
2. Amend Condition T7 of the Final Supplemental Environmental Impact Report and related Condition(s) in the Mitigation Monitoring and Reporting Program to strike the words “the intersection must be reconfigured to a typical four-legged intersection instead of the current five-legged intersection”
3. Amend § 3.3.2 (b) (111) of the Development Agreement to add the words “as amended”

Councilmember Gherardi thanked staff for an earlier modification to the Development Agreement to include construction of permanent restroom facilities at the sports fields at Haun Creek, mitigating the current portable restroom problems.

Councilmember Tovas questioned whether the road improvements suggested by Councilmember Gherardi would affect the traffic studies done for the project.

Tony Locacciato, consultant for the City of Santa Paula, responded that the traffic engineer who did the original traffic study was consulted, and the proposed changes do not alter the conclusions of the original analysis.

Councilmember Crosswhite stated she had no comments at this time.

Vice Mayor Hernandez stated what a privilege it is for him to be on the Council at this momentous time, and that he is very pleased with the mitigation measures taken by Limoneira to consider and preserve the orchards in the area of the project. Vice Mayor Hernandez also encouraged Limoneira to return to Council for guidance if needed as the project moves forward.

#### **CITY COUNCIL ACTION:**

Following a Call for Motion by Vice Mayor Hernandez, Councilmember Tovas moved to adopt the Amendments as stated by Councilmember Gherardi. Councilmember Crosswhite seconded the motion. All were in favor and the motion carried.

#### **CITY COUNCIL RECOMMENDED ACTIONS:**

Adopt Resolution No. 6906 certifying the Final Supplemental Environmental Impact Report (“FSEIR”); adopt Findings of Fact and Statement of Overriding Considerations; and adopt a Mitigation Monitoring and Reporting Program; and

Adopt Resolution No. 6907 the Vesting Master Tentative Map for the East Area 1 Specific Plan Amendment Project 06-CDP-02 subject to the Conditions of Approval identified in the Resolution; and

Introduce and waive first reading of Ordinance No. 1255 approving the amended East Area 1 Project including, without limitation, the East Area 1 Specific Plan Amendment and First Amended and Restated Development Agreement. Second reading and adoption would occur on March 2, 2015.

**CITY COUNCIL ACTIONS:**

Following a Call for Motion by Vice Mayor Hernandez, Councilmember Tovas moved to adopt Resolution No. 6906 certifying the Final Supplemental Environmental Impact Report (“FSEIR”); adopt Findings of Fact and Statement of Overriding Considerations; and adopt a Mitigation Monitoring and Reporting Program. Councilmember Crosswhite seconded the motion. All were in favor under roll call vote and the motion carried.

Following a Call for Motion by Vice Mayor Hernandez, Councilmember Gherardi moved to adopt Resolution No. 6907 the Vesting Master Tentative Map for the East Area 1 Specific Plan Amendment Project 06-CDP-02 subject to the Conditions of Approval identified in the Resolution. Councilmember Tovas seconded the motion. All were in favor under roll call vote and the motion carried.

Following a Call for Motion by Vice Mayor Hernandez, Councilmember Crosswhite moved to introduce and waive first reading of Ordinance No. 1255 approving the amended East Area 1 Project including, without limitation, the East Area 1 Specific Plan Amendment and First Amended and Restated Development Agreement. Second reading and adoption would occur on March 2, 2015. Councilmember Gherardi seconded the motion. All were in favor under roll call vote and the motion carried.

**ADJOURN CITY COUNCIL/PLANNING COMMISSION JOINT MEETING**

Vice Mayor Hernandez adjourned the City Council/Planning Commission Joint Meeting at 8:37 p.m.

**CONVENE TO REGULARLY SCHEDULED CITY COUNCIL MEETING**

Mayor Procter convened to regularly scheduled meeting at 9:00 p.m.

**ORDER OF BUSINESS**

B. Update on the Heritage Valley Transit Service – Valley Express -

Interim Public Works Director Brian J. Yanez' report dated February 5, 2015.

Mr. Yanez informed Council and the community that the ribbon cutting event for the Valley Express will take place at City Hall on March 2, 2015.

It was moved by Vice Mayor Hernandez, seconded by Councilmember Crosswhite to receive and file the report on the Valley Express Transit. All were in favor and the motion carried.

A. Discussion and Possible Action to Approve the Fiscal Year 2014-2015 Mid-Year Budget Report -

Finance Director Sandra K. Easley's report dated February 4, 2015.

Chris Mahon, VCPFA, representing the Santa Paula Firefighters, addressed the issue related to the grant firefighters working with no benefits and the fact that the vacant permanent firefighter position has not been filled.

Councilmember Crosswhite asked if there is a timeframe of when the street sweeper will be back line.

Interim Public Works Director Brian Yanez responded by informing Council that the Public Works Departments does not have staff do handle the street sweeping and anticipates negotiating street sweeping with the franchise hauler Recology.

It was moved by Vice Mayor Hernandez, seconded by Councilmember Tovas to review and file the following mid-year budget report, direct the City Manager to continue monitoring the FY 2014-2015 budget and approve the presented budget amendments. All were in favor and the motion carried.

It was moved by Councilmember Tovas, seconded by Vice Mayor Hernandez to extend the regular meeting after 10:30 p.m.

### **CITY COMMUNICATIONS**

City Manager Fontes informed Council that the Youth Council item and the Measure F Committee clarification will be an agenda item at an upcoming future meeting; he also informed that staff met with Southern California District Council of Labors for an excellent team building meeting for assisting families and youth alternative programs. He also stated that he had a debriefing with Mike Sedell and anticipate scheduling the goal setting sessions as quickly as possible.

Councilmember Tovias, shared an article in Sunday's paper naming Santa Paula Recycling Facility as the winner of the Regional 2014 Plant of the Year Award; winning against plants such as Ventura, San Luis Obispo.

**REQUEST FOR FUTURE AGENDA ITEMS**

It was moved by Councilmember Gherardi, seconded by Vice Mayor Hernandez to return to Council with an update on the railroad crossings construction repairs. All were in favor and the motion carried.

It was moved by Councilmember Tovias, seconded by Councilmember Gherardi to review relationship with United Water and review other options.

**ADJOURNMENT**

Mayor Procter adjourned the Meeting at 10:50 p.m.

ATTEST:

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Judy Rice  
City Clerk