

# City of Santa Paula

*City Council*

MAYOR MARTIN F. HERNANDEZ  
VICE MAYOR JENNY CROSSWHITE  
COUNCILMEMBER JAMES A. TOVIAS  
COUNCILMEMBER GINGER GHERARDI  
COUNCILMEMBER JOHN PROCTER



SPECIAL MEETING OF THE  
SANTA PAULA CITY COUNCIL

TUESDAY, FEBRUARY 16, 2016

5:00 P.M – SPECIAL MATTERS

SANTA PAULA CITY HALL  
970 VENTURA STREET  
SANTA PAULA, CA 93060

JUDY RICE, CITY CLERK  
JAIME M. FONTES, CITY MANAGER  
JOHN C. COTTI, CITY ATTORNEY

Spare Copies of staff reports or other written documentation relating to each item of business referred to on this agenda are on file in the Office of the City Clerk and are available for public inspection. If you have any questions regarding any agenda item, contact the City Clerk at (805) 933-4208.

## CITY COUNCIL MEETING

You are invited to attend all City Council, commission, and board meetings. Agendas are posted in the front of City Hall in advance of the scheduled meetings. Information for commission and board meetings may be obtained by contacting the City Clerk's Office. The Santa Paula City Council's regular meetings start at 6:30 p.m. the first and third Monday of each month in the City Hall Council Chambers located at 970 Ventura Street in Santa Paula.

### BRINGING ITEMS BEFORE THE CITY COUNCIL

If you wish to speak at a City Council meeting, please fill out a yellow **Public Comment Form** noting your name and address and submit the form to the City Clerk. Include the Agenda item number, when appropriate.

1. **Items Not on the Agenda:** If you wish to discuss an item which is not scheduled on the Agenda, you may address the City Council during *Public Comment*. Please realize that due to the limitations placed on the City Council by provisions of the *California Government Code*, the City Council ordinarily cannot take action on any item that is not on the agenda. Because of these restrictions, expect that matters that you identify during public comment will be referred to staff or considered on a future agenda.
2. **Agenda Items:** Items being considered by the City Council may appear on the Consent Calendar, as an Order of Business, or as a Public Hearing. Public comments on each type of item are handled differently, as explained below:
  - a. For items appearing on the Consent Calendar, please submit a Public Comment Form before the Council takes action on the Consent Calendar. Items that receive a Public Comment Form may be pulled from the Consent Calendar by the Mayor and discussed separately by the City Council.
  - b. For items appearing as an Order of Business, the Mayor will announce the Agenda item and request the staff report, the staff member responsible will give a brief summary of the report; the City Council will have an opportunity to ask questions of staff; members of the public will be given an opportunity to comment on the item and ask additional questions (all members of the public should speak directly into the microphone at the speaker's platform); and the City Council will discuss the item and then take appropriate action.
  - c. For items on which a Public Hearing is scheduled, the Mayor will open the public hearing and receive the staff report; members of the public will be given an opportunity to comment on the item and ask additional questions (all members of the public should speak directly into the microphone at the speaker's platform); the City Council will discuss the item; and the Mayor will close the public hearing after City Council action.

Your Participation in this meeting is in the public domain; meetings are cablecast; minutes of this meeting will reflect your participation in this meeting and are posted on the city's website.

**PLEASE NOTE:** *Be advised that if you bring a legal challenge to an action, you may be limited to raising only those issues you or someone else raised at the meeting described in this Agenda, or in written correspondence delivered to the City Council at or before the meeting. Any action is subject to the ninety-day time period set forth in Code of Civil Procedure § 1094.6.*

In compliance with the **Americans with Disabilities Act**, if you need special assistance to participate in this meeting, please contact the City Clerk at (805) 933-4208. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35, 102-35.104 ADA Title II). Written materials distributed to the City Council within 72 hours of the City Council meeting are available for public inspection immediately upon distribution in the City Clerk's office



# CITY OF SANTA PAULA

## CITY COUNCIL

AGENDA • FEBRUARY 16, 2016

### I. SPECIAL MATTERS - COUNCIL CHAMBERS

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. ORDER OF BUSINESS

- A. Study Session for Review of Project No. 2005-CDP-04 (Anderson-Hagaman), Which Involves a Request for the Following Project Entitlements: 1) a Request For: General Plan Amendment to the General Plan Map Land Use Plan for Three Parcels from Existing Adams Canyon Expansion Area to Proposed Adams Canyon Specific Plan; 2) Rezoning/Zone Change for Three Parcels from Existing County Agricultural Exclusive (AE) to Proposed Specific Plan One (SP-1); 3) Specific Plan; 4) Development Agreement; 5) Tentative Map 5475; 6) Growth Management Allocations; 7) Annexation and 8) Certification of a Final Environmental Impact Report in Order to Allow a 79-Lot Single Family Hillside Residential Subdivision on Property Located Northwest of Foothill and Peck Roads. – Recommendation: That the City Council: 1) provide City staff and the Applicants with input regarding the development proposal; and 2) take such additional related action that may be desirable.

**Report by:** Planning Director Janna Minsk

#### 4. ADJOURNMENT

State of California )-  
County of Ventura )- ss  
City of Santa Paula )-

I declare under penalty of perjury that I posted this City Council Agenda on the bulletin board near the front door of City Hall, 970 Ventura Street, Santa Paula, California.

On \_\_\_\_\_ at \_\_\_\_\_ Signed: \_\_\_\_\_  
Lucy Blanco, Deputy City Clerk

For the City Council Special Meeting of February 16, 2016

Agenda Item #

**CITY OF SANTA PAULA  
MEMORANDUM**

To: Honorable Mayor and Members of the City Council

From: Janna Minsk, Planning Director

Subject: Study Session for Review of Project No. 2005-CDP-04 (Anderson-Hagaman), Which Involves a Request for the Following Project Entitlements: 1) a Request For: General Plan Amendment to the General Plan Map Land Use Plan for Three Parcels from Existing Adams Canyon Expansion Area to Proposed Adams Canyon Specific Plan; 2) Rezoning/Zone Change for Three Parcels from Existing County Agricultural Exclusive (AE) to Proposed Specific Plan One (SP-1); 3) Specific Plan; 4) Development Agreement; 5) Tentative Map 5475; 6) Growth Management Allocations; 7) Annexation and 8) Certification of a Final Environmental Impact Report in Order to Allow a 79-Lot Single Family Hillside Residential Subdivision on Property Located Northwest of Foothill and Peck Roads.

Date: February 16, 2016

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**Recommendation:** That the City Council: 1) provide City staff and the Applicants with input regarding the development proposal; and 2) take such additional related action that may be desirable.

**Report by:** Janna Minsk, Planning Director

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**Fiscal Impacts:** There are no fiscal impacts associated with this item.

**Personnel Impacts:** There are no personnel impacts associated with this item.

**General Discussion:** The Anderson-Hagaman Applicants have submitted a proposal to subdivide a vacant undeveloped 32.5 acre parcel and construct a 79-lot single-family hillside residential subdivision. The project site is located north of Foothill Road and west of Peck Road and is currently outside of the city limits in an area designated as part of the Adams Canyon Expansion Area. Hence, prior to construction the project site must be annexed to the City.

On November 16, 2015, the Council conducted a public hearing on the Project after which the Council voted 4-0 (Councilmember Tovias absent) to continue this item to

**For the City Council Special Meeting of February 16, 2016****Agenda Item #**

January 19, 2016, to provide the Applicants time to respond to issues raised by the Council and public. When the matter was called on January 19, 2016, the Applicants requested a further continuance and asked that the Project be considered in an informal study session format. The Council granted the Applicants' request to hold a study session and continued the item to February 16, 2016.

The study session format provides an opportunity for the City Council and the public to become more familiar with the proposed Project and for the Applicants and Staff to understand questions, ideas or concerns of the City Council. It also provides an opportunity to discuss the overall application and development program. As a study session item, no Staff recommendation on the requested application is being provided and the Council is not required to take any action as a body at this time.

*Applicants' Efforts Since November 16, 2015*

Since the November 16, 2015, Council meeting, Staff met with the Applicants several times to discuss concerns raised by the Council and public. To resolve some of the concerns regarding grading and density, the Applicants are analyzing the removal of several homes proposed near the northern property line at the top of the development. The Applicants are also preparing visual simulations of the site to demonstrate compatibility with the adjacent residential neighborhoods, and a demonstration of the proposed road improvements to Foothill Road, along with other traffic safety concerns resulting from the proposed Project.

*Potential Discussion Points***1. Grading**

As proposed, the Project involves grading of approximately 2.7 million cubic yards of cut and 2.0 million cubic yards of fill with 700,000 cubic yards of excess material to be deposited at three canyon fill sites located northwest of the development site, an adjacent offsite 14-acre area that is to be graded in conjunction with the residential development. The three fill sites are on adjacent land which is of concern as discretionary grading permits from Ventura County are required in order to move the fill material to the three fill sites and as presently proposed; Ventura County may not grant the required permit approvals. Additionally, LAFCo has indicated that the 14 acre area is required to be annexed as part of the Project approval.

**2. Project Density**

As proposed, the Project would involve the development of 79 hillside residential lots averaging 9,685 square feet in lot area. The majority of the homes would be developer-built detached single family houses and some lots may be reserved for custom home construction.

**For the City Council Special Meeting of February 16, 2016****Agenda Item #****3. Water Rights**

The Applicants propose to obtain water rights in phases; such that, water rights would be obtained for the water needed during grading operations, with the remaining water rights obtained before the issuance of building permits.

**4. Traffic**

Site access would be from an entrance on Foothill Road. This access point may be a gated entrance depending on the preference of the homebuilder. Foothill Road would be widened along the southern frontage to allow for three travel lanes and improved traffic safety. The interior streets, which would be privately maintained by a homeowners association, would be 36 feet wide curb-to-curb and also include both parkways and sidewalks.

**Recommendation:** The intent of the study session is for the Applicants' team to describe the Project, have an interactive dialogue with the Council on possible revisions and to address concerns and suggestions raised at the November 16, 2015, Council meeting, including those related to project density, grading, truck traffic and water rights. The Council is not required to take any action at this time. Staff recommends that the City Council: 1) provide the Applicants and City staff with input regarding the development proposal; and 2) take such additional related action as may be appropriate.

**Alternatives:** There are no alternatives associated with this item.

## RESOLUTION NO. 3732

**A RESOLUTION OF THE SANTA PAULA PLANNING COMMISSION  
RECOMMENDING APPROVAL OF A GENERAL PLAN AMENDMENT,  
ANNEXATION, PREZONING/ZONE CHANGE, SPECIFIC PLAN,  
DEVELOPMENT AGREEMENT, TENTATIVE MAP, GROWTH  
MANAGEMENT ALLOCATIONS AND CERTIFICATION OF THE FINAL  
ENVIRONMENTAL IMPACT REPORT FOR PROPERTY LOCATED AT  
THE NORTHWEST CORNER OF FOOTHILL AND PECK ROADS (APN  
097-0-020-085 AND 097-0-020-070)**

**[PROJECT NO. 2005-CDP-04]**

The Planning Commission of the City of Santa Paula does resolve as follows:

**SECTION 1:** The Planning Commission finds and declares that:

- A. On June 27, 2005, Del Investment Fund No. 9 Ltd, (Applicant) filed an application for a General Plan Amendment, Annexation, Prezoning/Zone Change, Specific Plan, Development Agreement, Tentative Map, and Growth Management Allocations in order to allow a 79-lot single-family hillside residential subdivision on an existing vacant undeveloped 32.5 acre lot. (the Project);
- B. The Project was reviewed by City's Planning Department for, in part, consistency with the General Plan and conformity with the Santa Paula Municipal Code;
- C. The City Planning Department reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated there under (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Guidelines ("Santa Paula Guidelines"; CEQA, CEQA Guidelines and Santa Paula Guidelines collectively referred to as "CEQA Regulations");
- D. The Planning Department completed its review and scheduled a public hearing regarding the application before this Commission for February 24, 2015;
- E. On February 24, 2015 the Commission opened a public hearing to receive public testimony and other evidence regarding the application including without limitation, information provided to the Commission by the Applicant;
- F. The Commission considered the information provided by City staff, public testimony, and the Applicant's representative. This Resolution, and its findings, is made based upon the evidence presented to the Commission at its February 24, 2015 hearing including, without limitation, the staff report submitted by the Planning Department. The Commission continued the public hearing to April 28, 2015 in order for City Planning staff to meet and address concerns about the project including those by the Ventura County agencies;

- G. On April 28, 2015, the Commission resumed the public hearing to receive public testimony and other evidence regarding the Project including, without limitation, information provided to the Commission by the Applicant's representative.

SECTION 2: Factual Findings. The Commission finds that the following facts exist:

- A. The Applicant is requesting approval to allow a 79-lot single-family hillside residential subdivision on an existing vacant undeveloped 32.5 acre lot. The project area is legally described as APN 097-0-020-085.
- B. An adjacent two acre parcel legally described as 097-0-020-070 is included with the project as part of the Annexation request; however no new development is proposed on this parcel.
- C. The project area is located outside of the City limits and is contiguous with the current city limit boundary. The property has a General Plan land use designation of Adams Canyon Expansion Area and is currently zoned Ventura County Agricultural Exclusive – 40 acres (AE-40). The area for the proposed development is currently vacant undeveloped hillside.
- D. The property is bounded by Foothill Road on the south and Peck Road the east. Hillside residential uses abut the project site on the east. Orchards and open space hillside area are adjacent land uses on the north, west, and south.
- E. The project site is located in the Adams Canyon Expansion Area. The Santa Paula General Plan intends for Expansion Areas to accommodate new urban growth and development.

SECTION 3: Conclusions.

- A. The establishment of a new single family residential subdivision is not expected to have a negative impact on surrounding properties or the general neighborhood. The Applicant will also be required to comply with all applicable codes and development standards.
- B. The proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general convenience or welfare of the neighborhood or community because the project will contribute to the City housing stock by developing the current site into a hillside residential neighborhood, provide road infrastructure improvements to Foothill Road, provide retention facilities to reduce flood threats, and provide for the annexation of land that is within the City's Sphere of Influence and CURB and that is contiguous to the existing City boundaries. The project is also compatible with the existing, surrounding and planned land uses within the vicinity.

- C. The characteristics of the project are not unreasonable or incompatible with the types of uses in the surrounding area, such as other residential uses located adjacent to the project site. Any potential health and safety impacts have been addressed by requiring the applicant to comply with local and state regulations.
- D. The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity because the project is a reasonable use on the property and will be compatible with nearby land uses.

**SECTION 4: *General Plan Amendment Findings.*** Pursuant to SPMC §16.212.050, the Planning Commission makes the following findings:

- A. The proposed amendment is in the public interest and there will be a community benefit resulting from the amendment because the project will contribute to the City housing stock by developing the current site into a hillside residential neighborhood, provide road infrastructure improvements to Foothill Road, provide retention facilities to reduce flood threats, and provide for the annexation of land that is within the City's Sphere of Influence and CURB and that is contiguous to the existing City boundaries.
- B. The proposed amendment is consistent with the other goals, policies, and objectives of the General Plan because it promotes the following: Creates new dwelling units within an expansion area and in compliance with the Growth Management Ordinance (Population 1.b.b.), Provides for orderly urban expansion (Urban Expansion 4.10), Provides for the annexation of land that is within the City's Sphere of Influence and CURB and that is contiguous to the existing City boundaries (Urban Expansion 4.c.c. and 4.d.d), Provides a fiscal impact analysis showing that project is an overall financial benefit for the City (Urban Expansion 4.i.i and 4.j.j.), Provides a Specific Plan for the proposed annexation (Urban Expansion 4.k.k.), Subdivision provides a modified grid pattern of streets and park areas (Urban Form and Design 5(a) and 5(c)), Project pays for its costs of needed utility services (Infrastructure 8.b.b.) and Provides development consistent with the Development Standards established for the Adams Canyon Expansion Area (Urban Expansion 39).
- C. The proposed amendment does not conflict with provisions of the Development Code because the Project provides a Specific Plan that was developed as a tool for the systematic implementation of the Santa Paula General Plan. The Specific Plan establishes a link between implementing policies of the General Plan and the individual development proposal. The Specific Plan was developed by analyzing various components of the Santa Paula Municipal Code and various other policies and regulations.
- D. The proposed amendment is a change to the land use policy map and the amendment will not adversely affect surrounding properties because the Project

allows a single-family hillside residential subdivision similar in density, design, and quality compared to the adjoining existing residential neighborhood to the east. Furthermore, the amendment is consistent with the goals, policies, and objectives described in the General Plan by promoting residential growth within an area designated for such use.

- E. The amendment does not require voter approval in accordance with either General Plan Section III(F) or Section III(G) because the project is not located within a SOAR designated area and the project area is less than 81 acres.

**SECTION 5: Annexation.** Pursuant to SPMC §16.236.120, the Planning Commission makes the following findings:

- A. The proposed annexation is consistent with the following goals, policies and objectives of the General Plan, Land Use Element because it promotes the following: Creates new dwelling units within an expansion area and in compliance with the Growth Management Ordinance (Population 1.b.b.), Provides a Specific Plan for the proposed annexation (Urban Expansion 4.k.k.), Subdivision provides a modified grid pattern of streets and park areas (Urban Form and Design 5(a) and 5(c)), Project pays for its costs of needed utility services (Infrastructure 8.b.b.) and Provides development consistent with the Development Standards established for the Adams Canyon Expansion Area (Urban Expansion 39).

The proposed annexation is consistent with General Plan Goals 4.1 through 4.10 because the request promotes orderly urban expansion of the city's boundaries, sustains and enhances the economic health of the community, and because the Property can be efficiently and economically served by City services. The project area is contiguous with the existing City boundary and is currently being served by City water services. Further, the proposed annexation is consistent with General Plan Policies 4.c.c, 4.d.d., 4.h.h., 4.j.j. and 4.t.t. because the annexation area is within the City's Sphere of Influence and is contiguous with the City's boundary.

- B. The proposed annexation will not adversely or significantly affect surrounding properties because the Project allows a single-family hillside residential subdivision similar in density, design, and quality compared to the adjoining existing residential neighborhood to the east. Furthermore, the proposed annexation is consistent with the goals, policies, and objectives described in the General Plan by promoting residential growth within an area designated for such use.
- C. The proposed annexation promotes public health, safety, or general welfare and serves the goals and purposes of the SPMC because Annexation will allow all properties to access local City services including, without limitation, police, fire, public works, water, and sewer.
- D. The City has sufficient capacity and ability for providing all City services upon annexation, or within a reasonable time of annexation. As a practical matter, the

City already provides public services to the area in and around the Property – roads, water, public safety mutual aid, and sewer.

- E. That the proposed annexation will pay for itself and will not bring any fiscal or economic burden onto the City of Santa Paula based upon the Fiscal Impact Analysis prepared for the project. The annexation will add to overall City revenues as new assessed value is added to the city and population growth increases per capita-driven State subventions.

SECTION 6: Pre-Zoning/Zone Change Findings. Pursuant to SPMC §16.210.050, the Planning Commission makes the following findings:

- A. The proposed pre-zoning is consistent with the goals, policies, and objectives of the General Plan because the proposed Specific Plan 1 (SP-1-5475) zoning designation promotes traditional hillside single family residential development consistent with the Adams Canyon Expansion Area land use designation. The SP-1-5475 zone provides for single-family residential units with a minimum lot size of 6,000 square feet and maximum land use density of 79 total lots.
- B. The proposed pre-zoning will not adversely or significantly impact surrounding properties because the SP-1-5475 zoning designation is consistent with the existing residential land use densities on adjacent properties to the east and promotes single family residential development which is consistent with the existing uses located on and around the project site. The Specific Plan promotes the protection of natural lands, and establishes an open space buffer at the City's edge.
- C. The proposed pre-zoning promotes the public health, safety, and general welfare and serves the goals and purpose of the SPMC because all future development will be required to comply with applicable development standards of the Specific Plan.

SECTION 7: Specific Plan Findings. Pursuant to SPMC §16.216.070, the Planning Commission makes the following findings:

- A. The proposed specific plan promotes public health, safety, and general welfare, and serves the goals and purposes of the Development Code because the Specific Plan establishes detailed plans for future development within the Specific Plan area by providing: a designation of land uses, design of access and plan area circulation, location and sizing of infrastructure, phasing and thresholds of development, financing methods for public improvement, and establishment of design guidelines and standards of development.
- B. The proposed Specific Plan is consistent with the goals, policies, and objectives of the General Plan because it promotes the following: Creates new dwelling units within an expansion area and in compliance with the Growth Management Ordinance (Population 1.b.b.), Provides for orderly urban expansion (Urban Expansion 4.10), Provides for the annexation of land that is within the City's Sphere

of Influence and CURB and that is contiguous to the existing City boundaries (Urban Expansion 4.c.c. and 4.d.d), Provides a fiscal impact analysis showing that project is an overall financial benefit for the City (Urban Expansion 4.i.i and 4.j.j.), Provides a Specific Plan for the proposed annexation (Urban Expansion 4.k.k.), Subdivision provides a modified grid pattern of streets and park areas (Urban Form and Design 5(a) and 5(c)), Project pays for its costs of needed utility services (Infrastructure 8.b.b.) and Provides development consistent with the Development Standards established for the Adams Canyon Expansion Area (Urban Expansion 39).

- C. The proposed Specific Plan will not adversely affect surrounding properties because the Specific Plan is consistent with the existing residential land use densities on adjacent properties to the east and promotes single family residential development which is consistent with the existing uses located on and around the project site. The Specific Plan promotes the protection of natural lands, and establishes an open space buffer at the City's edge.

SECTION 8: Development Agreement Findings. Pursuant to SPMC §16.234.060, the Planning Commission makes the following findings:

- A. The proposed Agreement is consistent with the objectives, policies, general land uses and programs specified in the General Plan because it promotes the following: Creates new dwelling units within an expansion area and in compliance with the Growth Management Ordinance (Population 1.b.b.), Provides for orderly urban expansion (Urban Expansion 4.10), Provides for the annexation of land that is within the City's Sphere of Influence and CURB and that is contiguous to the existing City boundaries (Urban Expansion 4.c.c. and 4.d.d), Provides a fiscal impact analysis showing that project is an overall financial benefit for the City (Urban Expansion 4.i.i and 4.j.j.), Provides a Specific Plan for the proposed annexation (Urban Expansion 4.k.k.), Subdivision provides a modified grid pattern of streets and park areas (Urban Form and Design 5(a) and 5(c)), Project pays for its costs of needed utility services (Infrastructure 8.b.b.) and Provides development consistent with the Development Standards established for the Adams Canyon Expansion Area (Urban Expansion 39).
- B. The proposed Agreement is compatible with the uses authorized in, and the regulations prescribed for, the zone in which the property is located because the development provides for new residential use within the Adams Canyon Expansion Area which is designated for such use and is consistent with the voter approved Measure A which authorized approximately 80 new homes within the project area.
- C. The proposed Agreement will promote public convenience, general welfare, and good land use practice because it will allow for orderly development, preserve property values in the surrounding area, and encourage the development of the proposed project.

- D. The proposed Agreement will not adversely affect the orderly development of property or preservation of property values because the project will contribute to the City housing stock by developing the current site into a hillside residential neighborhood, provide road infrastructure improvements to Foothill Road, provide retention facilities to reduce flood threats, and provide for the annexation of land that is within the City's Sphere of Influence and CURB that is contiguous to the existing City boundaries.
- E. The proposed Agreement will promote and encourage the development of the proposed project because the Agreement allows for the phasing of improvements which is necessary due to the complexity of the project and the amount of grading required needed to prepare the site for development.

SECTION 9: Tentative Map Findings. Pursuant to SPMC §16.80.160, the Planning Commission makes the following findings:

- A. The Tentative Map is consistent with the objectives, policies, general land uses and programs specified in the General Plan because it promotes the following: Creates new dwelling units within an expansion area and in compliance with the Growth Management Ordinance (Population 1.b.b.), Provides for orderly urban expansion (Urban Expansion 4.10), Provides for the annexation of land that is within the City's Sphere of Influence and CURB and that is contiguous to the existing City boundaries (Urban Expansion 4.c.c. and 4.d.d), Provides a fiscal impact analysis showing that project is an overall financial benefit for the City (Urban Expansion 4.i.i and 4.j.j.), Provides a Specific Plan for the proposed annexation (Urban Expansion 4.k.k.), Subdivision provides a modified grid pattern of streets and park areas (Urban Form and Design 5(a) and 5(c)), Project pays for its costs of needed utility services (Infrastructure 8.b.b.) and Provides development consistent with the Development Standards established for the Adams Canyon Expansion Area (Urban Expansion 39).
- B. The Tentative Map is consistent with the Specific Plan included with the project because it provides for new single family residential development that is consistent with the development and design standards established for the Project.
- C. The Tentative Map is consistent with the provision of the Development Code because the Project provides a Specific Plan that was developed as a tool for the systematic implementation of the Santa Paula General Plan. The Specific Plan establishes a link between implementing policies of the General Plan and the individual development proposal. The Specific Plan was developed by analyzing various components of the Santa Paula Municipal Code and various other policies and regulations
- D. The Tentative Map promotes public health, safety, and general welfare, and serves the goals and purposes of the Development Code because the Specific Plan establishes detailed plans for future development within the Specific Plan area by

providing: a designation of land uses, design of access and plan area circulation, location and sizing of infrastructure, phasing and thresholds of development, financing methods for public improvement, and establishment of design guidelines and standards of development.

- E. The Tentative Map is a necessary prerequisite to the orderly development of the surrounding area because the project will contribute to the City housing stock by developing the current site into a hillside residential neighborhood, provide road infrastructure improvements to Foothill Road, provide retention facilities to reduce flood threats, and provide for the annexation of land that is within the City's Sphere of Influence and CURB that is contiguous to the existing City boundaries.

SECTION 10: Growth Management Allocations:

- A. Seventy eight Growth Management Allocations (GMA) are requested. The proposed project is located on a single legal parcel. The applicant would be credited for one allocation. Approximately 1110 Growth Management Allocations were available as of January 1, 2015; therefore, competitive review is not required for this project.

SECTION 11: Environmental Assessment. An initial study was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines 15063, which showed that an environmental impact report would be required for the proposed project. In accordance with CEQA, a Notice of Preparation of a Draft EIR (DEIR) was filed with the State Clearinghouse Office of Planning Research (SCH OPR) in 2007 and a revised NOP on November 10, 2011.

A DEIR was completed in compliance with CEQA Guidelines § 15090 and a Notice of Completion was filed with the SCH OPR on February 11, 2013. A forty-five day public review period for the DEIR pursuant to CEQA Regulations commenced on February 11, 2013 and ended on March 28, 2013. Comments received during the public review period were responded to in the Responses to Comments Report.

A Final EIR (FEIR) dated June 2014 and entitled Tentative Map 5475 was prepared for the proposed Project. Pursuant to CEQA Guidelines § 15090, the FEIR reflects the City's independent judgment and analysis.

SECTION 12: Approval. Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the Planning Commission recommends approval of the following for Project No. 2005-CDP-04:

1. General Plan Amendment to: a) modify the General Plan Land Use Map from its existing Adams Canyon Expansion Area land use designation to Tract Map 5475 Specific Plan as shown on attached Exhibit "B" which is incorporated by reference, b) add Figure LU-5c, as shown on attached Exhibit "C," which is incorporated by reference. c) modify Table LU-7, as shown on attached Exhibit "D," which is incorporated by reference. and d) add text page LU-54 describing

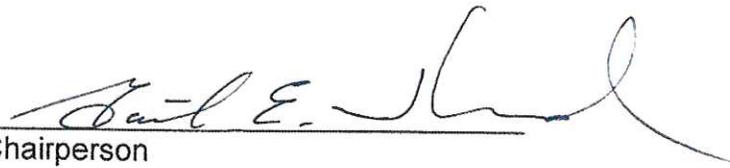
- Tentative Map 5475 Specific Plan Area as shown on attached Exhibit "E," which is incorporated by reference.
2. Annexation of both project area parcels (APN 097-0-020-085 and 097-0-020-070) as shown on attached Exhibit "B," which is incorporated by reference.
  3. Rezoning/Zone Change from existing Ventura County Agricultural Exclusive - 40 acres (AE-40) to "SP-1-5475" as shown on attached Exhibit "B," which is incorporated by reference.
  4. Specific Plan
  5. Development Agreement
  6. Tentative Map
  7. Growth Management Allocations for 78 units.

SECTION 13: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 14: The Commission Secretary is directed to mail a copy of this Resolution to the Applicant's and to any other person(s) requesting a copy.

SECTION 15: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal constitutes a waiver of any right of appeal.

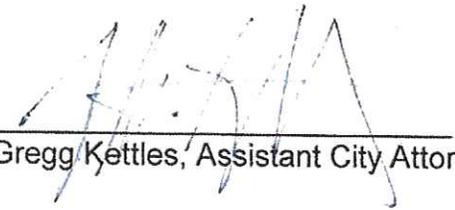
PASSED AND ADOPTED this 28<sup>th</sup> day of April, 2015.

  
Chairperson  
City of Santa Paula Planning Commission

ATTEST:

  
Secretary  
City of Santa Paula Planning Commission

APPROVED AS TO FORM:

  
Gregg Kettles, Assistant City Attorney

Attachment: A - Planning Commission Resolution No. 3732 (1062 : Anderson-Hagaman (2005-CDP-04) Study Session)

## Exhibit A

**RESOLUTION 3732  
CONDITIONS OF APPROVAL**

Project No. 2005-CDP-04:

Located at the northwest corner of Foothill Road and Peck Road

In addition to all applicable provisions of the Santa Paula Municipal Code ("SPMC"), Del Investment Fund No. 9 Ltd. (Applicant) agrees for themselves, theirs, heirs and assigns that they will comply with the following provisions as Conditions for the City of Santa Paula's Approval of Project No. 2005-CDP-04 ("Project Conditions").

**GENERAL CONDITIONS**

1. The Resolution and these associated Conditions of Approval have been adopted with the knowledge, understanding and consent of the Property Owner/Applicant.
2. The Property Owner/Applicant must comply with all applicable ordinances, codes, regulations, policies, and conditions (including those herein) and pay all applicable fees and assessments to the City.
3. The Property Owner/Applicant's failure to comply with, or breach of, any Project Conditions may result in the amendment or revocation of this Permit, or any related permits, or other enforcement action, as may be appropriate in the case. The City may undertake such acts and incur such expenses as it may consider necessary to effect compliance, the cost thereof including without limitation, administration costs and recoverable attorney's fees, to be reimbursed by the applicant or current property owners, as may be appropriate in the case.
4. This permit is subject to an ongoing review. If at any time valid, substantiated complaints are received, a public hearing may be held before the Planning Commission, at the sole discretion of the City, to determine if any condition or the permit should be modified, amended or revoked.
5. The permit is granted for the subject Property only and is not transferable.
6. Any changes proposed to the nature of services provided at the facility will require approval from either the Planning Director or Planning Commission.
7. If applicable, plans submitted to the Fire Department, Inspection Services, for building permits must have the conditions printed directly onto the building plans and the Project number, "2013-CDP-05," in the title blocks of the blue prints for this Project.

**PLANNING DEPARTMENT**

8. Proper parking and circulation must be maintained on the subject property (ingress/egress).

9. Construction and operation activities must comply with Chapter 93 of the SPMC (Noise).
10. Any proposed signage is subject to review and approval by the Planning Department.
11. Lighting sufficient for safety purposes must be provided at entryways, along walkways, between buildings, and within parking areas.
12. The site must be kept clean and clear of trash, litter and debris.
13. The development must comply with required parking and driveway design standards.
14. All landscaped areas must be maintained in a neat and healthy condition.
15. All mechanical and electrical equipment, including ducting and piping, whether located on ground level or rooftop, must be screened from view. Such screening must be compatible with and complementary to the architectural style and detail of the structure that they serve and must be located in a position satisfactory to the Fire Marshall and the Planning Director or their designees.
16. If the Applicant proposes conditions, covenants, and restrictions (CC&Rs), the final CC&Rs or other association document for the subdivision must be reviewed and approved by the Planning Director and City Attorney before the City Council approves the final map. The applicant must pay for all costs associated with City Attorney review of such CC&Rs. Future changes to the CC&Rs are subject to the review and approval of the Planning Director and City Attorney.
17. For public safety purposes and to minimize nuisances to nearby residents during construction, the Applicant must submit a Traffic Management Plan indicating the times, dates, street routes, and any traffic control measures to be carried out during grading and/or construction activities along with grading plans submitted to the Building Department for plan check. As part of the traffic management plan, the Applicant is required to deliver a notice to affected residential properties in the vicinity of the project at least 48 hours before commencing grading and/or construction activities. The notice will be prepared by City staff, at Applicant's cost, and will serve to notify residents of the days, times, street routes, and traffic control measures taken during construction.

#### General/On-Going Requirements

18. This approval is valid per the terms and conditions of the associated Development Agreement within which time a Final Map must be recorded or a time extension granted.
19. The Planning Director may approve minor changes, but any substantial change will require the filing of a modification application to be considered by the Planning Commission.

20. Except as modified by the approved Development Agreement and Specific Plan for the Project, the project must comply with all requirements of the Santa Paula Development Code.
21. The project is subject to the following development standards:

TRACT 5475 DEVELOPMENT STANDARDS	
<b>Max. Density</b>	Development is approved for a maximum of 79 units
<b>Min. Lot Area</b>	6,000 square feet
<b>Max. Lot Coverage</b>	60% (max.)
<b>Min. Lot Width – Interior Lot</b>	60 feet
<b>Min. Lot Width – Corner Lot</b>	65 feet
<b>Max. Building Height</b>	35 feet (two and one-half stories)
<b>Min. Dwelling Unit Size</b>	750 square feet
<b>Distance between dwelling unit buildings (min.)</b>	10 ft.
<b>Front yard setback (min.)</b>	20 feet
<b>Side yard setback – interior lot (min.)</b>	10 feet
<b>Side yard setback – corner lot (min.)</b>	10 feet
<b>Rear yard setback – single- story (min.)</b>	10 ft.
<b>Rear yard setback – second story (min.)</b>	20 feet
<b>Off-street parking requirements (minimum)</b>	<ul style="list-style-type: none"> <li>• Single-family homes with 0-4 bedrooms are required to have at minimum a 2-car garage.</li> <li>• Single-family homes with 5 or more bedrooms are required to have at minimum a 3-car garage.</li> <li>• Street parking would facilitate guest and visitor parking in addition to on-site home owner parking and would follow SPMC parking regulations in §16.46.</li> </ul>

<b>Interior garage dimensions (minimum)</b>	10 ft. by 20 ft. per vehicle
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## FIRE DEPARTMENT

22. The applicant must comply with all Santa Paula Municipal and California Fire Code requirements that apply to this project

## BUILDING AND SAFETY

23. The project must fully comply with the current California Building, Plumbing, Mechanical, and Electrical Codes.

## PUBLIC WORKS

### Public Works General Conditions.

24. The Owner/Applicant must comply with the Mitigation Monitoring and Reporting Program (MMRP) that was prepared as a part of the approved Environmental Impact Report (EIR) for this project and all of the mitigation measures identified therein. The MMRP is incorporated into these conditions by reference.
25. Pursuant to Section 52.021 of the Santa Paula Municipal Code, water rights shall be conveyed when the property is annexed to the City of Santa Paula. The applicant must convey water rights to the City of Santa Paula in the amount of 125 % of the project water demand the proposed development would impose.
26. Before the City issues building permits, the Applicant is responsible to pay a water connection fee and service connection fee and recycling water fee per unit. (The applicant must pay the reclaimed water fee, \$3,667.00 per unit). The use of recycled water is subject to State policy and the California Water Code Section 13551. The use and approval of recycled water for agricultural, commercial, construction, industrial, landscape, and/or recreational impoundments, and wild life habitat will be regulated by the City of Santa Paula, the California Department of Health Services, and Regional Water Quality Control Board.
27. On-site and Off-site utility service must be installed underground in accordance with requirements in effect at the time a building permit is issued. Existing utilities must be undergrounded in accordance with SPMC 53.12. Before issuance of a building permit, the Developer must post a bond, or other surety approved by the City Attorney, guaranteeing said undergrounding.
28. The applicant must retain an engineer licensed in the State of California, and registered in accordance with the appropriate provisions of the business and Professional Code, to ensure that the construction work conforms to the approved improvement plans (public improvements, rough grading and fine grading) and specifications and to provide certified "as-built" plans after project

completion. Submittal of the certified "as-built" plans will be required before and as a condition of final acceptance of the development by the City.

29. All Public Works construction shall be performed by a California State Class A Licensed contractor.
30. All onsite streets shall be private and to be maintained by the Homeowner's Association (HOA) with easements to the City for water and sewer mains only. This applies to gated and non-gated developments.
31. The applicant must provide legal access to North Peck Road for the emergency access shown on the proposed site plan.
32. During construction, all construction activities must comply with Chapter 93 of the SPMC regulating noise and construction activities. The general contractor or other person responsible for construction must place a notice of the construction hours and noise limitations at all entrances to the construction zone.
33. During construction, all construction equipment and vehicles must be stored or parked on the subject site, and must not be stored or parked on City streets, except as may be permitted by the City Engineer for a specified temporary period through written authorization or as agreed upon as a result of the Construction Management Plan to be developed and reviewed and approved by the City.
34. All existing public and private roads during construction or reconstruction must remain open for traffic at all times with adequate detours during actual construction.
35. Applicant must obtain all necessary regulatory permits (City, County, State or Federal). Copies of permits must be provided prior to issuance of a grading permit.
36. During construction, the construction plans must incorporate Best Management Practices applicable to the development for the review and approval by the City Engineer.
37. During construction, development must be undertaken in accordance with conditions and requirements of the Ventura Countywide Stormwater Quality Impact Management Program (SQUIMP), 2002 National Pollution Discharge Elimination System (NPDES) Permit No.CAS004002. The Project construction plans must incorporate Best Management Practices applicable to the development for the review and approval of the City.
38. Before final inspection and/or occupancy, the developer must repair or replace any damaged infrastructure within the public right-of-way at the direction of the City Engineer.
39. Upon annexation, the proposed project shall be included in the City of Santa Paula Geological Hazardous Abatement District ("Santa Paula GHAD"). The established GHAD shall finance the prevention, mitigation, abatement, or control of

any current or future geologic hazard that threatens improvements on the proposed project. The GHAD shall be responsible for the maintenance or repairs of any detention basins, hydromodification facilities and other stormwater pollution control applications constructed for this project. Said GHAD shall be established according to Public Resources Code §26500 et seq.

Tentative Tract Map:

40. As part of the Tentative Map, Applicant must submit adequate drainage calculations and hydraulic design to ensure that upstream areas and the project site will drain to a safe point of discharge.
41. The Final Map must be recorded with the Ventura County Recorder's Office before the City issues grading permits.
42. All required public and private service improvements (streets, water, sewer, drainage, lighting, and other utilities) must be completed within a period of 12 months from the date of the recording of the final map. Developer may ask for an extension.
43. All requirements of any other law or agency of the State of California and any other governmental entity applicable to this development must be met.
44. Any existing wells must be filled, capped, and abandoned in conformance with the Ventura County Environmental Health Department's requirements.
45. All grading, building pads, light fixtures, street and utility improvements must be completed simultaneously. Phasing of these improvements is not permitted. Upon submittal of grading permits, the applicant/developer must show how these improvements will be carried out, which will be subject to review and approval of City.
46. Subsequent changes proposed by the applicant/developer to the tentative map or conditions of approval will require the filing of a modification application to be considered by the City Council.
47. Applicant must reimburse City for all attorney fees expended by City, which are directly related to the processing of this development/project. Grading permits will not be issued until all attorneys' fees billed to date are paid.
48. The owner/applicant shall pay all Public Works fees associated with the Final Map review and approval.

Before the City issues Permits for Site Improvements:

49. All improvement plans and related documents must be submitted together and include plans for, without limitation, Final Map, grading, streets, drainage, sewer, water and other appurtenant improvements. In addition, a master utility plan must be submitted showing the layout and location of all the on-site and off-site utility

facility improvements of the subdivision and consistent with the tentative map. The plan submittal must also include construction cost estimates and all pertinent engineering design calculations. The final map may not be recorded until the Public Works Department has approved the improvement plans.

50. All improvement plans, construction cost estimates, soils reports, geology reports, and all other pertinent engineering design calculations must be submitted to City concurrently with grading plans.
51. All improvements within the public right of way or proposed public right of way must be built in compliance with the City of Santa Paula Standards and in accordance with the current edition of "Standard Specification for Public Works Construction."
52. All improvements must be bonded in accordance with "Subdivision Map Act" before recordation of the Final Map if the improvements are not finished before recordation of the final map. All improvements must bond for 100% of approved cost estimate to construct improvements Before Bond Release or Bond Reduction of the improvements and prior to acceptance of the improvements by the City; "As Built" for the improvements have to be accepted by the City and recorded.
53. Applicant must improve the existing off-site 2,350-foot long drainage ditch along Peck Road and install an open trapezoid channel. The proposed design and calculations must be approved by the Public Works Department.
54. The applicant must design and construct downstream sewer main improvements from manhole #2E12 to manhole to manhole #2D44 in accordance with the City wastewater Sewer Master Plan in order to accommodate the additional demand on the exiting wastewater collection system resulting from the proposed development. Said sewer main improvements shall be paid for by the applicant.
55. Detailed drainage analysis must be submitted per City Standards, addressing the tributary drainage flows, on-site improvements, and effect on downstream property.
56. Before the issuance of grading permits, a thorough evaluation of any public street structural road section, to include parkway improvements from a qualified soils engineer, must be submitted to the City Engineering Division for review during the construction of the public streets. This must be submitted in a tabular form including street name, classification, ADT and traffic index.
57. Soils reports, "R" values, and compaction tests are required on all streets. Determination of actual structural section must be based on the State highway design procedure with the specific traffic index supplied by the Public Works Department. A minimum of 12-inch portion (more if necessary) of the subgrade material must be reworked and re-compacted to the required densities at optimum moisture content shown in the R-value test. The project must have a traffic index of 6.5 for all on-site streets and an 8.0 at Foothill Road. The minimum thickness of all asphaltic concrete shall be 4 inches.

58. The conditions of this resolution prevail over all omissions, conflicting notions, specifications, dimensions, typical sections, and the like, which may not be shown on the improvement plans.
59. Cost of the inspections related to on-site and off-site improvements must be borne by the Applicant.
60. Applicant is responsible for all actions of its contractors and subcontractors until such time as City has accepted the improvements.
61. Applicant must install the required drainage facilities concurrently with the rough grading operations or provide an interim drainage and erosion control plan, and construct interim improvements with prior approval from the Public Works Department, for mitigating any potential flooding and erosion adversely affecting adjacent properties and public right-of-way.
62. Applicant shall have the onsite storm drain system designed to comply with the Ventura County Watershed Protection District's criteria requiring the peak flow discharge after development to not exceed the peak flow under existing conditions under any frequency of event.
63. Applicant must obtain certified fire flow test, at its expense, to determine and check for the fire flow requirements. The test must be certified by a mechanical, civil, or fire protection engineer. Permits must be obtained from the Public Works Department. Results of the test must be sent to the Fire Department and the Public Works Department. Before the City issues building permits, the plans submitted to the Fire Department must show that there is sufficient water velocity to supply both the domestic water and fire sprinkler systems. A minimum of a 1-inch service is required and a minimum of 50 psi for each pad. Water meters shall comply with the City's adopted automatic meter reading technology.
64. The public streets and right-of-way, lot drainage, grading, storm drain, utility and stormwater quality improvements must conform to the approved tentative tract map and these conditions of approval to the satisfaction of the City Engineer.
65. Applicant/future property owner(s) must provide access to the property for dry utility and cable operators.
66. Before the City issues building permits, all applicable Public Works permits and fees must be obtained and paid for.
67. Before the City issues grading permits, a soils report must be reviewed and accepted by the Public Works Department before the City will approve the Project. Please submit this report with your building plans to the Fire Department.
68. Before the City issues grading permits, an erosion control plan must be prepared and submitted to Public Works with the construction drawings. All cut and fill slopes must be protected by erosion control measures immediately upon completion of grading. All disturbed soil must be protected with erosion control

matting or approved vegetation immediately upon completion of grading and site improvements, to the satisfaction of the City Engineer. Erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site. All newly graded surfaces not immediately involved in construction must have some method of erosion protection, i.e., mulching, fiber fabrics, planting, or tackifier. Contact Public Works for an inspection request and review of erosion control measures.

69. All grading performed must conform to the SPMC, California Building Code, and recommendations by the Soils Engineer, with prior review and approval by the City Engineer. The Applicant/Developer must conform to all applicable notes given on the grading plan cover sheet and grading permit.
70. Plans submitted to City must include a Street Lighting Plan and fixture details for Planning and Public Works Department review and approval.
71. The Applicant shall increase the area of the topographic survey to include an area of 100 feet beyond the proposed development. Said topographic survey shall be shown on the improvements plans of this Project.
72. Applicant must protect the building pads of all structures from the effect of a 100-year storm run-off.
73. Applicant must show on the plans that each dwelling will be served by a separate utility service or meter.
74. Before the City issues building permits, the Owner/Applicant must pay the total estimated mitigation fees in accordance with SPMC Chapter 160.
75. Before the City issues building permits, a separate sewer connection fee must be paid for each unit.
76. Before the City issues building permits, the Applicant must submit a deposit of \$2,000.00 for the atlas fee for underground utilities to cover the cost of updating the storm drain atlas.
77. Before the City issues building permits, an encroachment permit must be obtained from Public Works Department for construction activities or work within the public right-of-way. The improvements must be constructed to the requirements outlined in the City standard drawings.
78. The applicant will dedicate the public utilities to the City once they are complete and accepted by the Public Works Department.
79. The Applicant must submit a deposit for construction inspection services. The Public Works Director will determine the deposit amount.
80. Before construction, the Applicant must provide to the City in writing, the designation of an authorized representative who has complete authority to

represent and to act for the developer. The authorized representative must be present at site of the work at all times while work is actually in progress on the development. Arrangements acceptable to the City must be made for any emergency work; which may be required. When orders are given by the City to the Applicant's representative, to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and said orders are not immediately acted upon by such person, the City may do or have such work done by others at the Applicant's expense.

81. Before the City issues grading / building permits, the Applicant must comply with the City Construction and Demolition (C&D) program whereby 50% by weight of the construction / demolition material are diverted from a landfill. Contact Public Works to discuss at (805) 933-4212 ext. 0.

#### Before Acceptance of Site Improvements

82. All water, sewer, gas, underground power, cable TV, or telephone lines, or conduits or underground drain lines must be installed before any paving is placed.
83. Water system improvements must be constructed on and offsite to the satisfaction of the City Engineer. These improvements will consist of the installation and test of backflow devices approved by the Ventura County Health Department. A single, combination connection to be provided for each residence, with separate backflow preventers for domestic, landscape, and fire prevention systems. The size of the fire services will be subject to approval of the Fire Chief. All services must be connected to the existing water main by the City forces or by a Contractor who is duly licensed and accepted by the Public Works Director to perform the work.
84. The Homeowner's Association will be responsible for the continued maintenance of the detention basin(s). Provide legal documentation that legally binds the Homeowner's Association to this obligation. Maintenance must be conducted in such a manner as to avoid potential mosquito breeding.
85. All improvements to public right-of-way must be completed as shown in the approved plans and to City standards. Street improvements must include curbs and gutter, sidewalks, pavement, street lights, traffic control devices, and street name signs as shown on the tentative map and as required by City standards and the General Plan.
86. The Applicant shall construct new sidewalk, curb and gutter along the north side of Foothill Road, along the frontage of this development, as directed and approved by the Public Works Director.
87. The Applicant must construct and maintain storm detention basins as indicated on the tentative map. The storm detention basins must be constructed to meet all City standards and be maintained in accordance with a maintenance agreement approved as to form by the City Attorney. Maintenance responsibilities of the storm drain basins shall be accomplished and funded through a maintenance

agreement with a Home Owners Association as approved by the Public Works Director.

88. The Applicant is responsible for the maintenance and operation of all BMP improvements. A method of assuring the implementation and maintenance of all storm water Best Management Practices must be established; including without limitation, landscaping which must be properly maintained with efficient irrigation to reduce runoff and promote surface filtration and minimize the use of fertilizers and pesticides that can contribute to urban runoff pollution. The method will be subject to the review and approval of the City of Santa Paula City Engineer.
89. Detention basin(s) and drainage courses must be covered by private easement. Instruments covering recordation and delineation of easements must be shown on the tract map for approval.
90. All easements for water/sewer mains must have a minimum width of 15 feet. Water/sewer mains or storm drains must be located at the center of the given easement when no other utility conflicts.
91. Water, recycled water, and sewer mains must have a minimum horizontal separation of 10 feet. When any deviation from the minimum separation exists, the City will make a determination on a case-by-case basis.
92. No City maintained water and sewer system will be allowed on private property, unless within an approved easement.
93. Adequate provisions must be made to intercept and conduct the on-site drainage flows within and from the site in a manner, which will not adversely affect adjacent or downstream properties.
94. Developer must apply for and receive National Pollutant Discharge Elimination System permit from the Regional Water Quality Board.
95. The developer shall provide a dedicated parcel to the City for construction and operation of a Booster Pump Station as approved by the City Engineer.
96. The applicant must coordinate with affected utility companies and obtain any permits as necessary for the development of this project.
97. A digitized drawing file of the sewer improvement plans, in a City's compatible CAD system, must be submitted along with original Mylars.
98. Applicant must set all monuments required by the Subdivision Map Act before its bond is released.
99. Applicant must enter into a Subdivision Agreement with the City to install and construct all improvements as required by the conditions of approval for the subdivision provisions of the SPMC and must post security satisfactory to the City Attorney guaranteeing the installation and construction of all required

improvements within the time period specified, herein or an approved time extension.

### Grading.

100. All erosion and sediment control plan and permit must be submitted to, and approved by the Public Works Department prior to any land disturbance. Plans are to be submitted prior to, or with, the grading plans.
101. Water spraying or other approved methods must be used during grading operations to control fugitive dust.
102. The applicant must submit plans and obtain separate building permits for required retaining walls.
103. The applicant must obtain a Grading Permit from the County of Ventura Public Works Department for all grading conducted in the County. Said Grading Permit must be submitted to the City Public Works Department prior to obtaining a Grading Permit from the City.
104. Any exported soil transported on City streets will require a separate Encroachment Permit. Additionally, the applicant will be responsible pay all applicable fees to the City for any damages to streets and pre & post video of truck route.
105. Grading plans complying with the provisions of Appendix Chapter 33 U.B.C. and the City of Santa Paula Development Code must be submitted to incorporate all the recommendations of the soils and geology reports and must be reviewed and approved by the soils engineer and the geologist prior to the issuance of grading permits.

### **VENTURA COUNTY AIR POLLUTION CONTROL DISTRICT**

106. All non-road diesel powered equipment used on-site for preparation and construction activities, including site earthmoving and grading operations, shall meet or exceed the Best Available Control Technology (BACT) requirements specified in the California Air Resources Board's In-Use Off-Road Diesel Vehicle Regulation. This requirement shall not apply to equipment used to respond to an emergency condition on or in the vicinity of the project site.
107. All non-road diesel powered equipment used on-site for site preparation and construction activities, including site earthmoving and grading operations, shall be registered in the California Air Resources Board Diesel Off-road On-line Reporting System (DOORS).
108. Prior to commencement of earthwork operations, the permittee shall submit documentation to the satisfaction of the City of Santa Paula and the Ventura County Air Pollution Control District that all non-road diesel powered equipment used onsite for site preparation and construction activities, including site earthmoving and grading

operations, are registered in the California Air Resources Board's Diesel Off-road On-line Reporting System and meets or exceeds requirements specified in the California Air Resources Boards In-Use Off-Road Vehicle Regulation. Such documentation shall be submitted to the City of Santa Paula and the Ventura County Air Pollution Control District for any applicable equipment brought on-site subsequent to commencement of earthwork operations. Moreover, all such documentation shall be maintained and made available to the City of Santa Paula and the Ventura County Air Pollution Control District for the duration of project construction.

## SPECIAL CONDITIONS

109. The 14 acres north of the Project site and designated for grading and slope stabilization must be included with the Annexation request.
110. There will be no haul truck traffic routes on Peck Road during grading of the Project.
111. Applicant will work with Ventura County to provide and implement the following types of traffic improvements: more stop signs at the intersection of Peck Road and Foothill Road, and improvements to warn and slow east-bound traffic on Foothill Road.
112. Re-vegetation for the canyons and the haul roads to the north of the property will meet Ventura County standards and, if there are tiers of standards, will meet the highest tier of Ventura County standards.
113. The Applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of Project No. 2005-CDP-04. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Project No. 2005-CDP-04, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Santa Paula's elected officials, appointed officials, officers, and employees.

By signing this document, the Applicant certifies that he has read, understood, and agrees to the project conditions listed in this document.



Del Investment Fund No. 9 Ltd., Applicant

6/3/2015

Date

Attachment: A - Planning Commission Resolution No. 3732 (1062 : Anderson-Hagaman (2005-CDP-04) Study Session)

**Exhibit B**  
**Resolution No. 3732**  
**Project No. 05-CDP-04**  
 APNs: 1) Mitchell owned parcel 097-0-020-070 and 2) Applicant owned parcel 097-0-020-085

**Subject Properties**

Amend Land Use Designation from Adams Canyon Expansion Area to Tract Map 5475 Specific Plan

Annexation of APNs 097-0-020-070 and 092-0-020-085

Rezoning/Zone Change from Ventura County Agricultural – 40 acres (AE-40) to Specific Plan 1 Tract Map 5475 (SP-1-5475)



*For the Regular City Council Meeting of November 16, 2015*

**CITY OF SANTA PAULA  
MEMORANDUM**

To: Honorable Mayor and Members of the City Council

From: Janna Minsk, AICP, Planning Director  
Stratis Perros, Deputy Planning Director

Subject: Review of Project No. 2005-CDP-04: 1) A request for: General Plan Amendment to the General Plan Map Land Use Plan for three parcels from existing Adams Canyon Expansion Area to proposed Adams Canyon Specific Plan; 2) Rezoning/Zone Change for three parcels from existing County Agricultural Exclusive (AE) to proposed Specific Plan One (SP-1); 3) Specific Plan; 4) Development Agreement; 5) Tentative Map 5475; 6) Growth Management Allocations; 7) Annexation and 8) Certification of a Final Environmental Impact Report in order to allow a 79-lot single family hillside residential subdivision on property located northwest of Foothill and Peck Roads.

Date: November 9, 2015

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**Recommendation:** That the City Council: 1) open the public hearing and take evidence; 2) consider the evidence received during the public hearing; 3) adopt Resolution No. 6957 to certify the Final Environmental Impact Report; 4) adopt Resolution No. 6958 to approve the General Plan Amendment; 5) introduce and waive first reading of Ordinance No. 1258 to approve the Development Agreement; 6) introduce and waive first reading of Ordinance No. 1259 to approve the Rezoning/Zone Change and Specific Plan; 7) adopt Resolution No. 6959 to approve Tentative Map 5475 and Growth Management Allocations; and 8) adopt Resolution No. 6960 to approve the Annexation; and 9) take such additional, related action as may be appropriate.

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**Fiscal Impacts:** None.

**Personnel Impacts:** None.

**General Discussion:** Del Investment Fund No. 9, Ltd. (on behalf of the Anderson-Hagaman Applicants) proposes a Tentative Tract Map to subdivide a vacant undeveloped 32.5 acre parcel and construct a 79-lot single-family hillside residential subdivision. The project site is located north of Foothill Road and west of Peck Road and is currently outside of the city limits in an area designated as part of the Adams Canyon Expansion Area; therefore, the project site must be annexed to the City. A General Plan Amendment and Rezoning/Zone Change are requested to change the underlying land use and zoning designations. A Specific Plan is requested to implement the project and establish site-specific development standards. The new residential

## ***For the Regular City Council Meeting of November 16, 2015***

project would require a total of 78 Growth Management Allocations. The attached Planning Commission staff report contains the project details (Attachment G).

**Background:** The project site is located in unincorporated Ventura County immediately northwest of the City of Santa Paula city limits. It is situated within both the City Urban Restriction Boundary (CURB) and the Adams Canyon Expansion Area. According to the General Plan, expansion areas are intended to accommodate new urban growth and development.

In 2003, the City of Santa Paula held an election and the voters approved Measure A which modified the City Urban Restriction Boundary (CURB) line to specifically allow the 32.5 acre Foothill and Peck property to be developed with about 80 homes. The Applicant's proposal is consistent with this voter-approved initiative.

In 2007, the City of Santa Paula held an election and the voters approved Measure A-7 to allow up to 495 new homes to be constructed in the Adams Canyon Expansion Area.

The proposed 79 single-family homes at Foothill and Peck represent the first phase of development in the Adams Canyon Expansion Area. The proposed 79 homes would be deducted from the 495 homes allotted to Adams Canyon, leaving a remaining 416 homes that could be constructed in Adams Canyon.

### **Project Description**

The proposed project would involve the development of 79 hillside residential lots averaging 9,685 square feet. The proposed arrangement of lots and streets is dictated by the shape of the existing hillside adjacent to the site. Virtually all of the site would be subject to excavation or fill. Based on the submitted plans, each lot would have a graded pad of sufficient size for construction of a conventional one or two story home. The majority of the homes would be developer built detached single family houses. Some lots may be reserved for custom home construction.

A proposed three acre linear park open to the public would be incorporated into the 5 acres of open space along the south and west sides of the development site. Although much of this passive recreation area would be landscaped slopes, it also includes a system of trails and vista points.

Site access would be from an entrance on Foothill Road. This access point may be a gated entrance depending on the preference of the homebuilder. Foothill Road would be widened along the southern frontage to allow for three travel lanes. The interior streets, which would be privately maintained by a Home Owners Association, would be 36 feet wide curb-to-curb and also include both parkways and sidewalks.

The project site includes a 32.5-acre site where the residential development is proposed, an adjacent offsite 14-acre area that is to be graded in conjunction with the residential development, and three fill sites located in canyons north and west of the development site in which excess material generated by site grading will be deposited.

***For the Regular City Council Meeting of November 16, 2015***

The project site surrounds the adjacent two-acre Mitchell property located at 15711 Foothill Road, which is currently developed with the two single-family residences. This parcel is also included with the Annexation request to promote orderly development; however, no new construction is proposed on the adjacent Mitchell property.

As conditioned by the Planning Commission, the Annexation request also includes an off-site 14-acre portion of an adjacent 132-acre parcel located to the north of the project site. The applicant has a grading easement for these 14-acres which will be graded for slope stabilization purposes.

Drainage

The proposed project includes the construction of two stormwater detention basins to capture high intensity, short duration rainfall. The water would be directed to a detention basin located in the southeast corner of the site. The proposed detention basins would be designed to prevent overloading of downstream facilities and reduce downstream erosion caused by high flows.

Grading

Proposed grading includes approximately 2.7 million cubic yards of cut and 2.0 million cubic yards of fill, with 0.7 million cubic yards of excess material to be deposited at three canyon fill sites located northwest of the development site. The majority of the grading would take place on the north end of the development site, which would be almost all cut to remove the remnants of an old landslide. This grading is proposed to stabilize and re-contour the development site and an approximately 14-acre area located directly north of the development site, both of which are underlain by landslide slump deposits. The project applicant has a grading easement for this area.

Excess fill would be stockpiled on the development site and/or the excavation area to the north, then hauled to and deposited within one or more of three canyons north of the development site. Overall, the three potential fill sites have a cumulative capacity of approximately 1.9 million cubic yards of fill material. Less than half of this overall capacity would be used. This project would need to obtain a discretionary grading permit from Ventura County in order to move the fill material to the canyon.

SPMC Chapter 16.98 regulates Hillside Grading Practices. The City's primary objective regarding hillside development is to preserve the natural terrain, the quality environment, and the aesthetic features of the City while encouraging creative, innovative, diverse, and safe development. The existing hillside contains the remnants of an ancient landslide that needs to be excavated in order to proceed with this development. Per the Applicant, the City will benefit from this development because the project will replace an existing unstable hillside with safely engineered hillslope. To achieve this benefit, City Council approval of the tentative map is required in order to allow a manufactured slope of over 200 feet.

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**Planning Commission Review:** On February 24, 2015, the Planning Commission conducted a public hearing of the project. Just prior to this February 2015 Planning Commission hearing, City staff received comment letters from County agencies (i.e. including Ventura County Planning, Watershed Protection District and LAFCo), in which they raised questions pertaining to the Response To Comments section contained in the Final Environmental Impact Report (FEIR). Based on the County's request for additional time to review the FEIR, the Planning Commission voted 3-0 to continue the item to the April 28, 2015 regular Planning Commission meeting to allow City staff to meet and address specific concerns raised by Ventura County agencies.

At their February meeting, the Planning Commission also received public testimony pertaining to the frequent number of accidents at the intersection of Foothill and Peck Road. Subsequently, on March 2, 2015, the City Council received a staff presentation about proposed changes to the intersection. The City Council voted to approve recommendations by the Traffic Safety Committee including new warning beacons, warning signs, guardrails, and red curb painting.

On April 28, 2015, the Planning Commission re-opened the public hearing and received additional testimony from staff, the applicant, and the public. Staff provided an update to the Commission about meetings held with the County and presented clarifications to the Responses to Comments. The Planning Commission adopted Resolution No. 3732 recommending approval to the City Council for Project No. 2005-CDP-04 for General Plan Amendment, Annexation, Zone Change, Specific Plan, Development Agreement, Tentative Tract Map, and Growth Management Allocations with the following added conditions of approval:

1. The 14 acres north of the Project site and designated for grading and slope stabilization must be included with the Annexation request.
2. There will be no haul truck traffic routes on Peck Road during grading of the Project.
3. Applicant will work with Ventura County to provide and implement the following types of traffic improvements: 1) more stop signs at the intersection of Peck Road and Foothill Road, and 2) improvements to warn and slow east-bound traffic on Foothill Road.
4. Re-vegetation for the canyons and the haul roads to the north of the property will meet Ventura County standards and, if there are tiers of standards, will meet the highest tier of Ventura County standards.

## **Analysis**

### General Plan

The General Plan designation for the property is Adam Canyon Expansion Area. The project site is currently outside of Santa Paula city limits, but within the City's Urban Restriction Boundary (CURB). To the east of the project site is an established single family residential neighborhood located within the city limits. The proposed project is consistent with the pattern of development in the immediate area.

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The project is consistent with the underlying General Plan land use designation and promotes the following objectives, policies, and goals contained in the City's General Plan:

- Population: 1.b.b. Allow population growth in the City and expansion and planning areas based on the numbers of new dwelling units allowed to be built under the Growth Management Ordinance.
- Urban Expansion: 4.10 Development should provide for orderly urban expansion.
- Urban Expansion: 4.c.c. Limit annexations to the City's Sphere of Influence and CURB, as each may be amended from time to time. (IM 32, 33, 34, 35, 36)
- Urban Expansion: 4.d.d. Annex and develop the contiguous lands first. (IM 32, 33, 34, 35, 36)
- Urban Expansion: 4.i.i. Require comprehensive planning and cost analysis for public services, utilities, and infrastructure needed to serve major land development projects. (IM 44)
- Urban Expansion: 4.j.j. Require reports that address City-wide fiscal and market issues prior to considering annexations. (IM 44, 45)
- Urban Expansion: 4.k.k. Unless otherwise provided, require the preparation of Specific Plan(s) for any proposed annexations. (IM 39, 40, 41, 43)
- Infrastructure: 8(d) The City should enter into land development agreements for major new projects to assure significant contributions towards meeting existing and future community needs.
- Infrastructure: 8.b.b. Have development pay the costs of needed utility services. (IM 107, 108, 109, 110)
- Urban Expansion: 39. The following Development Standards for the Adams Canyon and Fagan Canyon expansion areas shall be implemented through a Specific Plan(s) and subsequent development approvals:
  - Encourage a broad range of housing types to meet the housing needs of the City.
  - Development shall be designed and sited to maintain the character of significant open spaces, to maintain views and vistas and to protect natural habitat.
  - Use building materials, colors, and forms that blend into the environment and contribute to a neighborhood character.
  - Clustering of development is required to protect open space, agriculture, and habitat.
  - Use extensive landscaping, xeriscaping, etc. Forty percent (40%) of lots/development shall be landscaped or natural open space.
  - Require a geologic study for all development sites and roadways to address slope stability, faults and landslides.
  - Locate building pads and develop the sites and roadways with minimized grading and reduced amounts of cut and fill slopes.
  - Require the inclusion of drainage and flood control improvements designed to be natural in appearance.
  - Require the use of fire retardant landscaping, adequate clearings, and fire retardant/fire proof building materials.
  - Require circulation system to tie in with the existing circulation system.
  - Avoid ridgeline development on prominent ridgelines.
  - Require new lighting that is part of any proposed development to be oriented away from sensitive uses, and shielded to the extent possible to minimize glare and spill over.

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In summary, the overall Project is consistent with the General Plan and provides new residential housing within an area designated for such use.

### Specific Plan/Development Code

The proposed Foothill/Peck (Tentative Map 5475) Specific Plan was developed as a tool for the systematic implementation of the General Plan. It provides a link between implementing policies of the General Plan and the individual development proposals in the specific area that is proposed for development. The Specific Plan allows the plan area to be designed and developed in accordance with a detailed neighborhood vision that regulates the type, design, location and intensity of uses to the design and capacity of infrastructure. In addition, the Specific Plan provides goals and policies unique to the proposed development plan area. The Specific Plan was developed by analyzing various components of the Santa Paula Municipal Code (SPMC) and various other policies and regulations.

The Specific Plan would apply to all portions of the Foothill/Peck (Tentative Map No. 5475) Specific Plan Area. In the event there is a conflict between the Santa Paula Municipal Code and Specific Plan, the more restrictive specific regulation would take precedence over the more general. The Specific Plan provides the entire zoning for Tentative Map 5475. The development site would be zoned Specific Plan One (SP-1), and the applicable zoning regulations for Tentative Map 5475 are those set forth in in the Specific Plan.

The table below summarizes the proposal relative to the applicable Specific Plan development standards.

Development Standard	Existing Designation or Code Requirement	Proposed Project	Compliance
General Plan	Adams Canyon Expansion Area	Adams Canyon Specific Plan	Yes
Zone	Ventura County Agricultural Exclusive – 40 acres (AE-40)	Foothill/Peck (Tentative Map 5475) Specific Plan 1 (SP-1)	Yes
Proposed Use	Hillside Residential	79-lot single family residential subdivision	Yes
Maximum Density	Measure A allows approximately 80 units	79 units proposed	Yes
Minimum Lot Area	0-3 du/gross acre = 14,500 square feet	6,000 square feet	Yes, with approval of Specific Plan
Minimum Lot Width	60 feet (interior lot) 65 feet (corner lot)	60 feet min 65 feet min	Yes
Maximum Building Height	35 feet or 2 ½ stories	35 feet and 2 ½ stories max	Yes
Minimum Front Yard Setback	20 feet	20 feet	Yes

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Development Standard	Existing Designation or Code Requirement	Proposed Project	Compliance
Minimum Side Yard Setbacks	Interior lot and corner lots – 10 feet both sides	Interior lot and corner lots – 10 feet both sides	Yes
Minimum Rear Yard Setback	Single story – 10 feet Two story – 25 feet	Single story – 10 feet Two story – 25 feet	Yes
Parking Spaces SPMC 16.46, Table 46-1	0-4 bedrooms = 2 garage spaces minimum 5+ bedrooms = 3 garage spaces minimum	0-4 bedrooms = 2 garage spaces minimum 5+ bedrooms = 3 garage spaces minimum	Yes
Lot Coverage	Maximum 60%	None proposed	Yes, with approval of Specific Plan

Annexation

The project site is located in unincorporated Ventura County immediately northwest of the City of Santa Paula city limits. It is situated within both the City Urban Restriction Boundary (CURB) and the Adams Canyon Expansion Area. The project area to be annexed consists of the 32.5 acre parcel owned by the applicant that will include the 79-lot subdivision and the adjacent two-acre Mitchell parcel where the two existing single family residences would remain and no new development is proposed. As a condition of approval, the Planning Commission has required that the 14 acres above the project site used for slope stabilization must be included with the Annexation request.

Zone Change/Pre-zoning

The project site is currently located outside of the city limits and has a Ventura County zoning designation of Agricultural Exclusive - 40 acres (AE-40). The proposed Specific Plan would provide the entire zoning for the development site. The development site would be zoned Specific Plan One (SP-1), and the applicable zoning regulations for Tentative Map 5475 are those set forth in in the Specific Plan. Until LAFCO reorganizes jurisdictional boundaries and allows the project site to be annexed into the City’s jurisdiction, the Specific Plan would constitute pre-zoning for the project.

Tentative Map

Both the Subdivision Map Act and the City’s Subdivision Ordinance require that proposed subdivision maps conform to the General Plan and zoning district regulations. As discussed above, with the approval of a Specific Plan this project complies with both requirements.

Growth Management Allocation

Seventy eight Growth Management Allocations (GMA) are requested. SPMC Chapter 16.106 establishes regulations that place limitations on the issuance of residential building permits within specific time periods. Such limitations are considered necessary

Attachment: B - City Council Staff Report, dated November 16, 2015 without attachments (1062 : Anderson-Hagaman (2005-CDP-04) Study

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to ensure that the rate and/or level of residential growth in the City is consistent with regional growth management and resource protection plans.

The proposed project is located on a single legal parcel. The applicant would be credited for one allocation. Approximately 1110 Growth Management Allocations were available as of January 1, 2015; therefore, competitive review is not required for this project.

### Fiscal Impact Analysis

A Fiscal Impact Analysis report was prepared to provide an assessment of public service delivery capabilities by the City and other agencies affected by the Project. The report reviewed two scenarios for the project whereby the new streets were either publicly maintained or privately maintained. The report concludes that the City is equipped to handle additional demand from the proposed Annexation Area and that a recurring annual budget surplus is projected for the Annexation area for either the public or private street scenarios.

### Development Agreement

The applicant has requested the approval of a Development Agreement with the City for this project. The term of the Development Agreement is 25 years. The project qualifies for a Development Agreement because it contains over 20 new residential units, the project area occupies more than two acres, involves the amendment of the General Plan, and involves mitigation measures from an environmental impact report to eliminate or reduce environmental impacts. The purpose of the Development Agreement is to eliminate uncertainty in planning for and securing orderly development of the project site, assure progressive installation of necessary improvements, provide public services to each stage of development of the project site, ensure attainment of maximum effective utilization of resources within the City at the least economic cost to its citizens, and otherwise achieve the goals and purposes for which the Development Agreement Statute was enacted.

The Project will provide benefits to the City including desirable housing, road and infrastructure improvements on Foothill Road, a privately maintained public park, open space and pedestrian trails, oversized detention basins to reduce flooding along Peck Road, and stabilization of an existing and naturally unstable hillside along a heavily traveled stretch of Foothill Road.

In exchange for the benefits to City, the applicant desires to receive the assurance that it may proceed with the Project in accordance with existing land use ordinances, subject to the terms and conditions contained in the Development Agreement, and to secure the benefits afforded by Government Code Section 65864.

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**ENVIRONMENTAL REVIEW**

An initial study was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines § 15063, which showed that an environmental impact report would be required for the proposed project. In accordance with CEQA, a Notice of Preparation of a Draft EIR (DEIR) was filed with the State Clearinghouse Office of Planning Research (SCH OPR) in 2007 and a revised NOP on November 10, 2011.

A DEIR was completed in compliance with CEQA Guidelines § 15090 and a Notice of Completion was filed with the SCH OPR on February 11, 2013. A forty-five day public review period for the DEIR pursuant to CEQA Regulations commenced on February 11, 2013 and ended on March 28, 2013. Comments received during the public review period were responded to in the Responses to Comments Report.

A Final EIR (FEIR) dated June 2014 and entitled Tentative Map 5475 was prepared for the proposed Project. Pursuant to CEQA Guidelines § 15090, the FEIR reflects the City's independent judgment and analysis.

**Public Notification:** A notice of public hearing was published in the Santa Paula Times in compliance with state law. As of the date of this report no comments have been received.

**RECOMMENDATION** That the City Council: 1) open the public hearing and take evidence; 2) consider the evidence received during the public hearing; 3) adopt Resolution No. 6957 to certify the Final Environmental Impact Report; 4) adopt Resolution No. 6958 to approve the General Plan Amendment; 5) introduce and waive first reading of Ordinance No. 1258 to approve the Development Agreement; 6) introduce and waive first reading of Ordinance No. 1259 to approve the Rezoning/Zone Change and Specific Plan; 7) adopt Resolution No. 6959 to approve Tentative Map 5475 and Growth Management Allocations; and 8) adopt Resolution No. 6960 to approve the Annexation; and 9) take such additional, related action as may be appropriate.

**Attachments:**

Attachment A: Resolution 6957 – Certifying Final EIR

Attachment B: Resolution 6958 – Approving General Plan Amendment

Attachment C: Ordinance 1258 – Adopting a Development Agreement

Attachment D: Ordinance 1259 – Adopting Rezoning/Zone Change and Specific Plan

Attachment E: Resolution 6959 – Approving Tentative Map and Growth Management Allocations

Attachment F: Resolution 6960 – Approving Annexation

Attachment G: April 28, 2015 Planning Commission Resolution 3732, Minutes, and Staff Report