

RESOLUTION NO. 6907

A RESOLUTION APPROVING A VESTING MASTER TENTATIVE MAP FOR EAST AREA 1 SPECIFIC PLAN AMENDMENT

(PROJECT NO. 2006-CDP-02)

The City Council of the City of Santa Paula does resolve as follows:

SECTION 1: The City Council finds and declares that:

- A. On February 26, 2008, the City Council certified the East Area 1 Final Environmental Impact Report (SCH#2006071134) (the "EAO FEIR").
- B. On March 3, 2008, the City Council approved the East Area 1 Specific Plan SP-3 in accordance with Government Code § 65450, *et seq.* ("the Specific Plan"). The City Council also approved a Pre-Annexation Agreement and Development Agreement (the "DA").
- C. Following a special election in June 2008, the City Council adopted Resolution No. 6508 on July 7, 2008 finding that voters approved Measure G amending Section III (F) of the Land Use Element of the Santa Paula General Plan and Section III (G) of the Land Use Element to the General Plan ("GPA").
- D. Together, the GPA, Specific Plan and DA allow development of the East Area 1 Project (the "Project"): a mixed use-community of up to 1,500 total residential units and an estimated 810,000 square feet of office, retail, light industrial and civic facilities.
- E. Annexation of the Project site was recorded March 7, 2013, with a correction recorded May 22, 2013.
- F. On March 7, 2014, Limoneira Company ("Applicant") filed an application with the City for a Specific Plan Amendment, Vesting Master Tentative Map and First Amended and Restated Development Agreement for the East Area 1 ("EA1") Specific Plan Area (collectively, the "Amended Project").
- G. The Amended Project includes the following discretionary approvals: an amendment to the Specific Plan (the "EA1SP"), approval of a Vesting Master Tentative Map and First Amended and Restated Development Agreement.
- H. The application was reviewed by City's Planning Department for, in part, for consistency with the General Plan and conformity with the Santa Paula Municipal Code ("SPMC").
- I. In addition, the City reviewed the project's environmental impacts under the

California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines");

- J. On February 17, 2015, the Planning Commission held joint public hearings with the City Council regarding the Project to receive public testimony and other evidence regarding the Project including, without limitation, information provided to the Commission by the Applicant's representative. Following the public hearing, the Planning Commission voted to recommend approval of the project to the City Council for reasons stated in Planning Commission Resolution No. 3730;
- K. This Resolution, and its findings, is adopted based upon the evidence set forth in the entire record including, without limitation, documentary and testimonial evidence; the staff report; and such additional information set forth in the entire administrative record that is too voluminous to reference, but is on file with the City Clerk's office.

SECTION 2: Factual Findings and Conclusions. The City Council finds that the following facts exist and makes the following conclusions:

- A. The Applicant proposes to develop a portion of real property located within the EA1 Specific Plan Area that is legally described in the Application (the "Property"). The Property consists of approximately 501 acres of the EA1 Specific Plan Area. The Property is located east of Santa Paula Creek, north of Telegraph Road, west of Haun/Orcutt Creeks and south of the Topatopa Mountains. The Project includes developing the following: 1,500 dwelling units, 25,000 square feet of light industrial, 215,000 square feet of commercial, 20 acres of civic/institutional, 92 acres of parkland and greenways, 55 acres of Agricultural Preserve (proposed to be actively farmed) and 80 acres of natural open space.
- B. The Property is currently vacant with the exception of nine existing residences, agricultural related facilities (e.g., barn, chemical storage areas, packinghouse) and agriculture uses.
- C. Property is bounded by Santa Paula Creek to the west. Areas to the north and east are comprised of agriculture and natural lands. Lands to the south are comprised of light industrial and residential uses.
- D. The Property is currently zoned SP-3 by the SPMC.
- E. No portion of the Property is subject to a Land Conservation Contracts for agricultural use.
- F. In addition, and without limitation, to the findings set forth above, the City Council incorporates the factual findings and conclusions set forth in the "Statement of Findings and Facts in Support of the East Area 1 Specific Plan Amendment FSEIR

attached as Exhibit "A," of Resolution No. 6906, which is incorporated by reference ("Additional Findings").

- G. In accordance with CEQA Guidelines § 15091, the record upon which the City Council's findings are based is located at the Planning Department, City of Santa Paula, 970 Ventura Street. The custodian of records is the Planning Director.

SECTION 3: Vesting Master Tentative Map. Pursuant to SPMC §§ 16.80.160 and 16.80.260, the City Council makes the following findings:

- A. The Vesting Master Tentative Map is consistent with the General Plan because the Project conforms with the purpose and intent of the East Area 1 Specific Plan Amendment;
- B. The Vesting Master Tentative Map is consistent with the applicable East Area 1 Specific Plan Amendment;
- C. The Vesting Master Tentative Map is consistent with Development Code because the Project promotes the development intended by the Specific Plan;
- D. The Project is in the interest of the public health and safety because it ensures orderly growth and development; encourages appropriate land use; and assists with preserving property values;
- E. The Project is a necessary prerequisite to the orderly development of the surrounding area for the reasons described above and because the existing parcel lacks the required improvements and infrastructure to support any new use on the property.

SECTION 4: Environmental Assessment. Resolution No. 6906, adopted on February 17, 2015, and certifying a Final Supplemental Environmental Impact Report ("FSEIR") for the Amended Project is incorporated by reference as fully set forth herein.

SECTION 5: Approval. Subject to conditions set forth in Resolution No. 3730 and Ordinance No. 1255, which are incorporated by this reference as if fully set forth, the City Council approves the Vesting Master Tentative Map attached as Exhibit "A," and incorporated by reference.

SECTION 6: Reliance on the Record. Each and all of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: Limitations. The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major

limitations on analysis of the project is the lack of knowledge of future events. In all instances, best efforts were made to form accurate assumptions.

SECTION 8: Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 10: The City Clerk is directed to mail a copy of this Resolution to Applicant and Applicant's Representative and to any other person requesting a copy.

SECTION 11: This Resolution is the City Council's final decision and becomes effective immediately upon adoption.

PASSED AND ADOPTED this 17th day of February, 2015.

[Handwritten Signature]
Vice Mayor

ATTEST:

[Handwritten Signature]
Judy Rice,
City Clerk



APPROVED AS TO FORM:

[Handwritten Signature]
John C. Cotti,
City Attorney