

**RESOLUTION NO. 6459**

**A RESOLUTION APPROVING A PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT WITHIN THE EAST AREA ONE EXPANSION AREA INCLUDING GENERAL PLAN AMENDMENTS, SPECIFIC PLAN/PREZONING, GROWTH MANAGEMENT ALLOCATIONS, DEVELOPMENT AGREEMENT, AND APPLICATION FOR ANNEXATION.**

(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 May 16, 2006, Limoneira Company ("Applicant") filed an application with the City for General Plan Amendments, prezone/specific plan ("EA1SP"), development agreement, and reorganization (annexation) for the East Area 1 ("EA1") Expansion Area (collectively, the "Project").
- B. The Project 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").
- C. The City reviewed the Project's environmental impacts pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 California 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 25, 2008 and February 26, 2008.
- E. On February 25, 2008 and February 26, 2008, the Planning Commission held joint public hearings with the City Council regarding the Project.
- F. 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 administrative record that is too voluminous to reference.

**SECTION 2:** *Factual Findings.* In addition to the findings of fact set forth in Resolution No. 6458, which are incorporated by reference as if fully set forth, the City Council finds that the following facts exist:

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- A. The Project includes 1,500 dwelling units, 150,000 square feet of light industrial, 285,000 square feet of commercial, 375,800 square feet of civic, 66.8 acres of parkland and greenways, 55 acres of Agricultural Preserve (proposed to be actively farmed) and 80 acres of natural open space.
  - B. The Applicant proposes to construct the Project on a portion of real property located within the EA1 Expansion Area consisting of approximately 501 acres which includes the following Ventura County Assessor Parcel numbers (APNs): 040-0-180-565, 040-0-180-435, 107-0-200-115, and 107-0-045-015 (the "Property"). The Property is located east of Santa Paula Creek, north of Telegraph Road, west of Haun/Orcutt Creeks and south of the Topatopa Mountains within unincorporated Ventura County.
  - C. The Project is located outside of the City Urban Restriction Boundary ("CURB"). In accordance with General Plan Section III(F), voter approval is required to amend General Plan Figure LU-4a for expanding the CURB around the Property.
  - D. In accordance with General Plan Section III(G) and SPMC Chapter 16.237, the Project also requires voter approval to increase the density and land use intensity set forth in General Plan Figure LU-5 and Table LU-7 as they affect EA1 and, more specifically, the Property.
  - E. The Property is currently vacant with the exception of nine existing residences, agricultural related facilities (e.g., barn, chemical storage areas, and packinghouse) and agriculture uses.
  - F. The 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.
  - G. The Property is located within the City's Area of Interest (but outside of its current Sphere of Influence) and is within an area contemplated by the General Plan for future development of urban uses. The City designated the EA1 location as a General Plan Expansion Area on April 13, 1998.
  - H. The proposed General Plan Amendments for the Project include the following, as detailed in attached Exhibit "A," which is incorporated into this Resolution:
    - 1. **Land Use Element:** Land Use Figures LU-4 and LU-5 will be revised, and new Figure LU-5A added, to identify the East Area 1 Expansion Area as the "East Area 1 Specific Plan (SP-3)" land use designation. Land Use Tables LU-5 and LU-7 will be revised,

subject to voter approval, to include accurate adjusted acreages of land use categories and dwelling unit counts to be consistent with the EA1SP and identify "East Area 1 Specific Plan (SP-3)" as a new land use designation. Text revised in Land Use Sections III.B and IV.I to reflect changes in the East Area 1 project description and to include additional details in terms of land use acreages, maximum dwelling units, and infrastructure improvements.

2. **Circulation Element:** Circulation Figures CI-3, CI-5 and CI-6 will be revised to reflect East Area 1's proposed arterial, collector and access roadway configuration, as well as daily trips generated per the project Traffic Study. Circulation Table CI-3 will be revised to reflect the average daily trips and peak hour trips associated with the EA1SP as identified in the project Traffic Study.

**SECTION 3:** *Environmental Review.* This Resolution incorporates by reference the findings, analysis, and recommendations set forth in City Council Resolution No. 6458 which certifies the FEIR, makes findings of fact, and adopts a statement of overriding considerations for the for the overall East Area One Project proposed by the Applicant.

**SECTION 4:** *General Plan Consistency.* In accordance with SPMC § 16.212.050, the City Council finds that the Project, if all the proposed General Plan Amendments are adopted, would conform to the City's General Plan as follows:

- A. The Project is in the public interest, and there will be a community benefit resulting from the amendment since:
  1. The Project will allow the City to approve and implement the EA1SP by creating consistency between that document and the Santa Paula General Plan goals and policies.
  2. Implementation of the EA1SP will result in a direct public benefit through construction and funding of the following: one elementary schools, one high school and one post-secondary facility/community college; fire station and police substation; water, wastewater and reclaimed water infrastructure that will, in addition to the EA1SP, serve the greater Santa Paula community; improved traffic level of service for affected City intersections; improved public community and neighborhood parks that substantially increase the City's active parklands; bicycle and multipurpose trails which connect with existing community trails; and substantial open space dedications.
  3. Implementation of the EA1SP will result in community benefit

through a net increase in City revenues.

4. The implementation of the EA1SP allows the City to continue to meet its share of regional housing needs, provides for economic development within the City, encourages efficient growth patterns by locating new development contiguous to existing development, and promotes stability in long term physical and economic development planning.
- B. The Project is consistent with the goals, policies and objectives of the General Plan as documented in this Resolution below, and the staff report.
- C. The Project will not conflict with SPMC Title 16 as set forth in this Resolution.
- D. In the event that the proposed amendment is a change to the land use policy map, that the amendment will not adversely affect surrounding properties.

**SECTION 5:**        *Actions.* The City Council takes the following actions:

- A. Amend the General Plan to add new figure LU-4, new figure LU-5A detailing the land uses and densities for the EA1SP; and amend the Land Use Element text to include a new "Specific Plan Areas" section which details the East Area 1 Specific Plan land uses. Such changes are reflected in attached Exhibits "A", "B" and "C", all of which are incorporated by reference;
- B. Amend Figure CI-3 Circulation Plan Map to show East Area 1 access points. In addition, amend Circulation Element Table CI-3 Trip Generation Development Potential and CI-5 Buildout Average Daily Trip Traffic Volumes all of which is set forth in attached Exhibits "D", "E" and "F," which are incorporated by reference.
- C. The area will be designated *East Area 1 Specific Plan SP-3* on the City's zoning map as shown in attached Exhibit "G," which is 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: The Commission Secretary is directed to mail a copy of this Resolution to the Applicant and the Representative and to any other person requesting a copy.

SECTION 10: This Resolution becomes effective immediately upon adoption and constitutes the City Council's final decision. Note that persons dissatisfied with this decision may appeal it to a court of competent jurisdiction pursuant to Code of Civil Procedure § 1094.6.

PASSED AND ADOPTED this \_\_\_\_ day of February, 2008.

\_\_\_\_\_  
Robert S. Gonzales,  
Mayor

ATTEST:

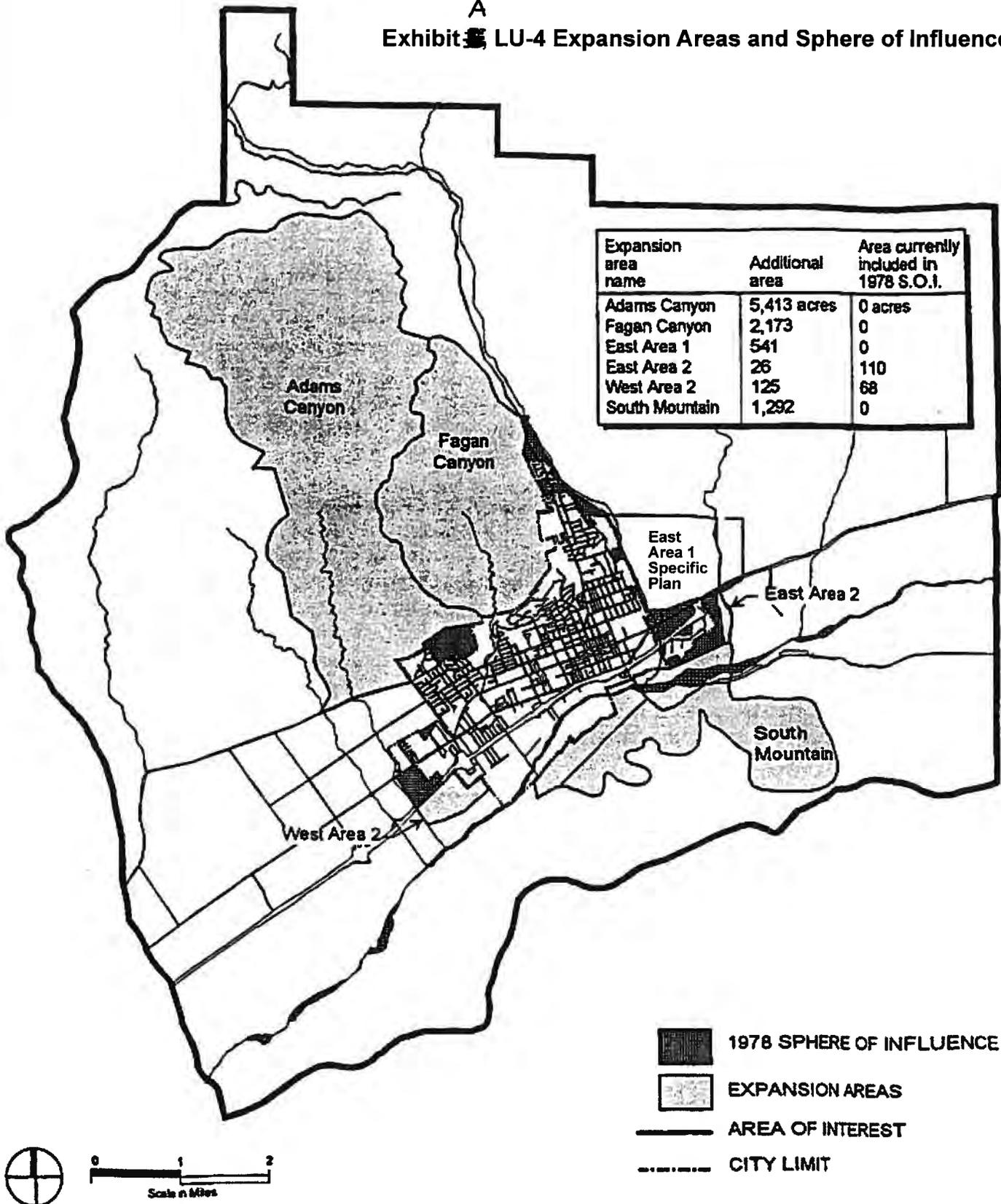
\_\_\_\_\_  
Josie Guzman Herrera, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Karl H. Berger,  
City Attorney

**EXHIBIT A**  
**LU-4 EXPANSION AREA AND SPHERE OF INFLUENCE**

A  
 Exhibit LU-4 Expansion Areas and Sphere of Influence



Expansion Areas  
 and Sphere of Influence

Figure LU-4

**EXHIBIT B**  
**LU-5A, EAST AREA 1 SPECIFIC PLAN LAND USE PLAN**

<sup>B</sup> Exhibit B, LU-5A - East Area 1 Land Use Plan



East Area 1 Specific Plan  
Land Use Plan

**EXHIBIT C**  
**GENERAL PLAN AMENDMENTS**

## GENERAL PLAN ELEMENT AMENDMENTS

**Amendment A      Land Use Element, Section III.B. "East Area 1", page LU-22, text revised.**

~~East Area 1. Approximately 541 acres of land are located to the east of Santa Paula Creek to Haun Creek, the eastern boundary. Most of the land is located to the north of the railroad tracks and SR 126. Primary access to town should be taken by extending Santa Paula Street. Additional road connections to SR 126 should also be developed. A multi-purpose trail should link East Area 1 to neighborhoods in Santa Paula Canyon via a trail-only bridge spanning Santa Paula Creek. The development would have minimal impacts on traffic on SR 126. Extension of sewer service to this site would be costly due to its distant location from the treatment plant and trunk lines. Other utilities, however, would be relatively easier to provide. Expansion into East Area 1 would result in conversion of existing agricultural lands. The site is within the Santa Paula-Fillmore greenbelt, so amendment of the agreement would be necessary. The impact on wildlife would be low because of the area's current agricultural use, which provides no significant habitat value. Drainage would be to the Santa Clara River without significant impact on the City. The site is in the Santa Paula Creek flood plain. Santa Paula creek is slated for improved flood control facilities in 1997-1998 and 1998-1999 by the Corps of Engineers.~~

East Area 1 Specific Plan (SP-3). Approximately 501 acres located east of Santa Paula Creek, west of Haun/Orcutt Creeks, south of the Topatopa Mountains and north of Telegraph Road. Hallock and Santa Paula Creek Drives will provide the primary north-south vehicular access, while Teague-McKevett and Santa Paula Boulevards will provide primary east-west access. In addition, a bridge across Santa Paula Creek will be constructed along Santa Paula Street. The infrastructure plan includes both on- and off-site improvements including, domestic water conveyance and storage systems, five new water wells, recycled water facilities, sewer conveyance including force main and sewer lift station and storm water conveyance and detention. Water would be supplied via existing groundwater resources and are adequate to supply the proposed land uses. Water supplies would be transferred to the City, per Section 52.021 of the Santa Paula Municipal Code. Utility and service systems would also be provided (including standard utilities) and include a police substation, fire station, elementary school, high school and post-secondary institution/community college.

**Amendment B Land Use Element, Table LU-5: “Land Uses and Build-Out for the Expansion Areas,” page LU-24.**

**Table LU-5. Land Uses and Build-Out for the Expansion Areas**

<b>Expansion Area</b>	<b>Acreage/Use</b>	<b>Buildout</b>	<b>Gross Density</b>
Adams Canyon 5,413 acres	4,694 acres/SFR	1,980 dwelling units	0.42 acres
	15 acres/MFR	180 dwelling units	13.3 du per acre
	5 acres/MFR	90 dwelling units	20 du per acre
	10 acres / neighborhood comm.	152,460 SF	0.35 FAR
	25 acres/schools	2 schools	12.5 acres per school
	34 acres active parks	park and recreation	n/a
	230 acres resort hotel with golf course	hotel/golf course	200 room hotel
	150 acres/hotel and golf	Golf course/recreational amenity	n/a
	220 acres/passive open space	open space	n/a
Fagan Canyon 543.5 acres	543.5/SFR	10 dwelling units	0.02du per acre
East Area 1 541 acres	342 acres/SFR	742 dwelling units	2.2 du per acre
	20 acres/MFR	90 dwelling units	5 du per acre
	5 acres/MFR	68 dwelling units	15 du per acre
	10 acres/school	one school	10 acres per school
	13.5 acres active park	park and recreation	n/a
	150 acres/hotel and golf	hotel and golf	n/a
East Area 2* 26 acres (plus 110 acres in 1978 SOI)	50 acres/Highway commercial	544,500 SF	0.25 FAR
	55 acres/light Ind./R+D	718,740 SF	0.30 FAR
	31 acres/Industrial	337,590 SF	0.25 FAR
West Area 2*125 acres (plus 68 in 1978 SOI)	125 acres/Light Ind./R+D	1,905,750 SF	0.35 FAR
South Mountain 1,292 acres	15 acres / active parks (6 soccer fields)	park/recreation	n/a
	Approx. 100 acres / regional park (staging area for canyon hiking trails)	park/recreation	n/a
	remainder retains current uses	current uses	n/a

Source: Santa Paula General Plan Advisory Committee, City of Santa Paula Planning Department, Rincon. Consultants. Total housing buildout is 10% lower than Advisory Committee recommendations to accommodate. Growth Management Ordinance caps through the 2020 planning horizon. Note that the Single Family Residential use category includes all land not designated for other uses. Therefore, gross densities are low because of incorporation of undevelopable hillside and open space areas.

\* Buildout of East Area 2 and West Area 2 incorporate 1978 Sphere of Influence acreage that is vacant or developed in agricultural uses.

**Amendment C Land Use Element, Section IV.I., page LU-40, text revision.**

Special Study Areas. Special Study Areas are those areas within the City General Plan area that require special policy consideration and standards. This Land Use Element presents some specific policies for these Special Study Areas. Further study and recommendations in these areas may be developed within the 2020 planning horizon. The areas include the Downtown Design Development/Improvement Plan Area, the Harvard Boulevard Corridor, the Railroad Corridor, the South East Neighborhood, and City Entrances/Gateways.

~~Specific Plan Areas. The Land Use element requires Specific Plans for all expansion areas. These plans must be completed prior to review of Annexation proposals by the City. Each Specific Plan will address the locations for the land uses called for in this Element. Mitigation of environmental impacts and design standards for new development must also be addressed.~~

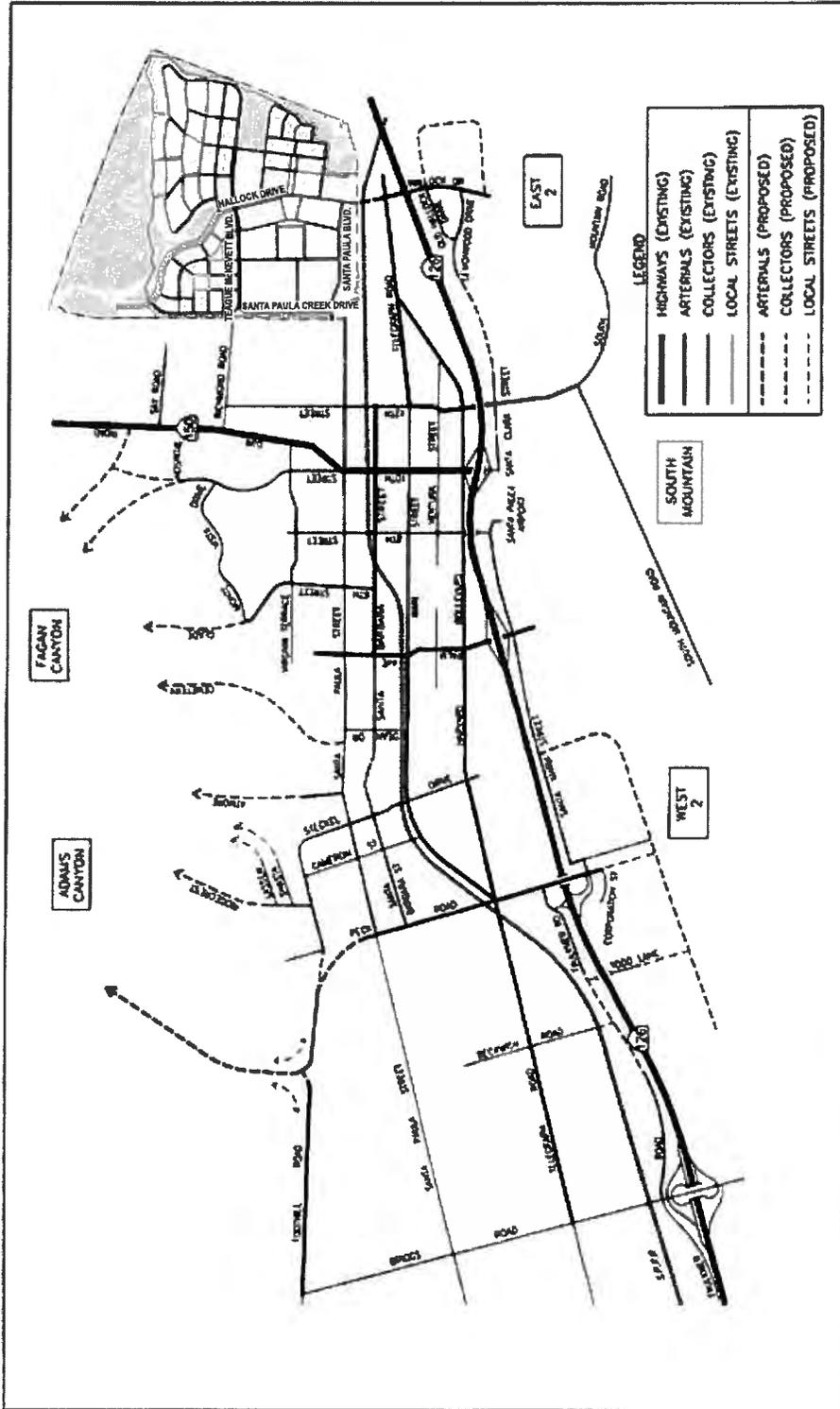
J. Specific Plan Areas

The Land Use Element requires Specific Plans for all expansion areas. These plans must be completed before the City considers annexation proposals. Each Specific Plan must address locations for land uses identified by this Land Use Element. Mitigation of environmental impacts and design standards for new development must also be addressed.

The following Specific Plan Areas are approved by the City of Santa Paula:

East Area 1 Specific Plan (SP-3). Approximately 501 acres located east of Santa Paula Creek, west of Haun/Orcutt Creeks, south of the Topatopa Mountains and north of Telegraph Road. Hallock and Santa Paula Creek Drives will provide the primary north-south vehicular access, while Teague-McKevett and Santa Paula Boulevards will provide primary east-west access. In addition, a bridge across Santa Paula Creek will be constructed along Santa Paula Street. The infrastructure plan includes both on- and off-site improvements including, domestic water conveyance and storage systems, five new water wells, recycled water facilities, sewer conveyance including force main and sewer lift station and storm water conveyance and detention. Water would be supplied via existing groundwater resources and are adequate to supply the proposed land uses. Water supplies would be transferred to the City, per Section 52.021 of the Santa Paula Municipal Code. Utility and service systems would also be provided (including standard utilities) and include a police substation, fire station, elementary school, high school and post-secondary institution/community college.

**EXHIBIT D**  
**CI-3, CIRCULATION PLAN MAP**



Source: Associated Transportation Engineers



Exhibit D, CI-3 - Circulation Plan Map

**EXHIBIT E**  
**TABLE CI-3, TRIP GENERATION**

**Table CI-3  
Trip Generation –  
Development Potential**

Development Area/Land Use	Size	Average Daily Trips	Peak Hour Trips
<b>EXISTING CITY AREAS</b>			
Single Family Residence	207 Units	1,977	178
Neighborhood Commercial	228,690 SF	6,508	123
Industrial	1,154,340 SF	4,894	681
	Subtotal	13,379	982
<b>WEST 2</b>			
Research & Development	1,905,750 SF	8,080	1,124
Industrial	740,520 SF	3,140	437
	Subtotal	11,220	1,561
<b>EAST 1</b>			
Single Family Residence	742,873 Units	6,023,835	637,153
Condominium	90,268 Units	448,157	42,257
Apartment	68,289 Units	397,194	36,326
<u>Live/Work</u>	70 Units	470	79
<u>Assisted Living</u>	150 Beds	399	54
<u>Office</u>	123,000 SF	1,354	374
<u>Shopping Center</u>	75,000 SF	3,221	358
<u>Commercial</u>	12,000 SF	515	57
<u>Civic Facilities</u>	65,000 SF	4,480	461
<u>Light Industrial</u>	15,000 SF	1,046	285
<u>Elementary School</u>	10 Acres 35,400 SF	90,513	5,277
<u>High School</u>	110,400 SF	1,423	455
<u>Community College</u>	165,000 SF	4,536	912
<u>Open Space - Park</u>	13.5 12.0 Acres	10,27	1
<u>Golf Course Open Space</u>	18 Holes 209.2 Acres	575,477	51,14
	Subtotal	7,543,30,328	772,5,437
<b>EAST 2</b>			
Highway Commercial	544,500 SF	35,381	3,133
Research & Development	718,740 SF	3,047	424
Industrial	337,590 SF	1,431	199
	Subtotal	39,859	3,756
<b>ADAMS CANYON</b>			
Single Family Residence	1,980 Units	16,073	1,700
Condominium	180 Units	897	84
Apartment	90 Units	526	48
Neighborhood Commercial	152,460 SF	930	84
School	25 Acres	225	11
Park	34 Acres	26	2
Hotel	230 Units	2,001	175
Golf Course	36 Holes	1,150	103

	Subtotal		21,828	2,207
<b>FAGAN CANYON</b>				
Single Family Residence		1,598 Units	15,330	1,410
SECTION 1: Multi-Family Residence		294 Units	1,900	158
SECTION 2: Elementary Schools (2)		19.2 Acres	1,540	232
Neighborhood Commercial		25,000 SF	2,760	160
Park		49.7 Acres	73	2
	Subtotal		21,603	1,962
<b>SOUTH MOUNTAIN</b>				
Passive Recreation /6 soccer fields		15 acres	NA	NA
	Total		98,167	9,730

**EXHIBIT F**  
**CI-5, BUILDOUT AVERAGE DAILY TRAFFIC VOLUMES**



**EXHIBIT G**  
**EAST AREA 1 SPECIFIC PLAN SP-3**



East Area 1 Specific Plan  
Land Use Plan