

## **3.0 PROJECT DESCRIPTION**

### **3.1 PROJECT LOCATION**

The East Area 1 Specific Plan (“Specific Plan”; “proposed project”; “property”; or “project site”) is comprised of 501 acres located in unincorporated Ventura County, California (see Figure 3-1). Specifically, the project site is located within Sections 1 and 2, Township 3 North and Range 21 West of the United States Geological Survey’s (USGS) Santa Paula, California topographical quadrangle (1951, photo-revised 1967).

The project site is located immediately east of the City of Santa Paula (City). As shown in Figure 3-2, the City of Santa Paula is generally located directly north of State Route (SR) 126, west of the City of Fillmore, and east of the City of San Buenaventura. The property is bounded by hillside agricultural land to the north, Haun Creek to the east, Main Street and the Fillmore & Western Railway Railroad (FWRR) right-of-way to the south, and Santa Paula Creek to the west. Direct access to the site from the surrounding region is provided by SR 126, while local access is provided via Main Street and Hallock Drive. Padre Lane is the main access point to the project site and connects with the on-site improved and unimproved circulation network.

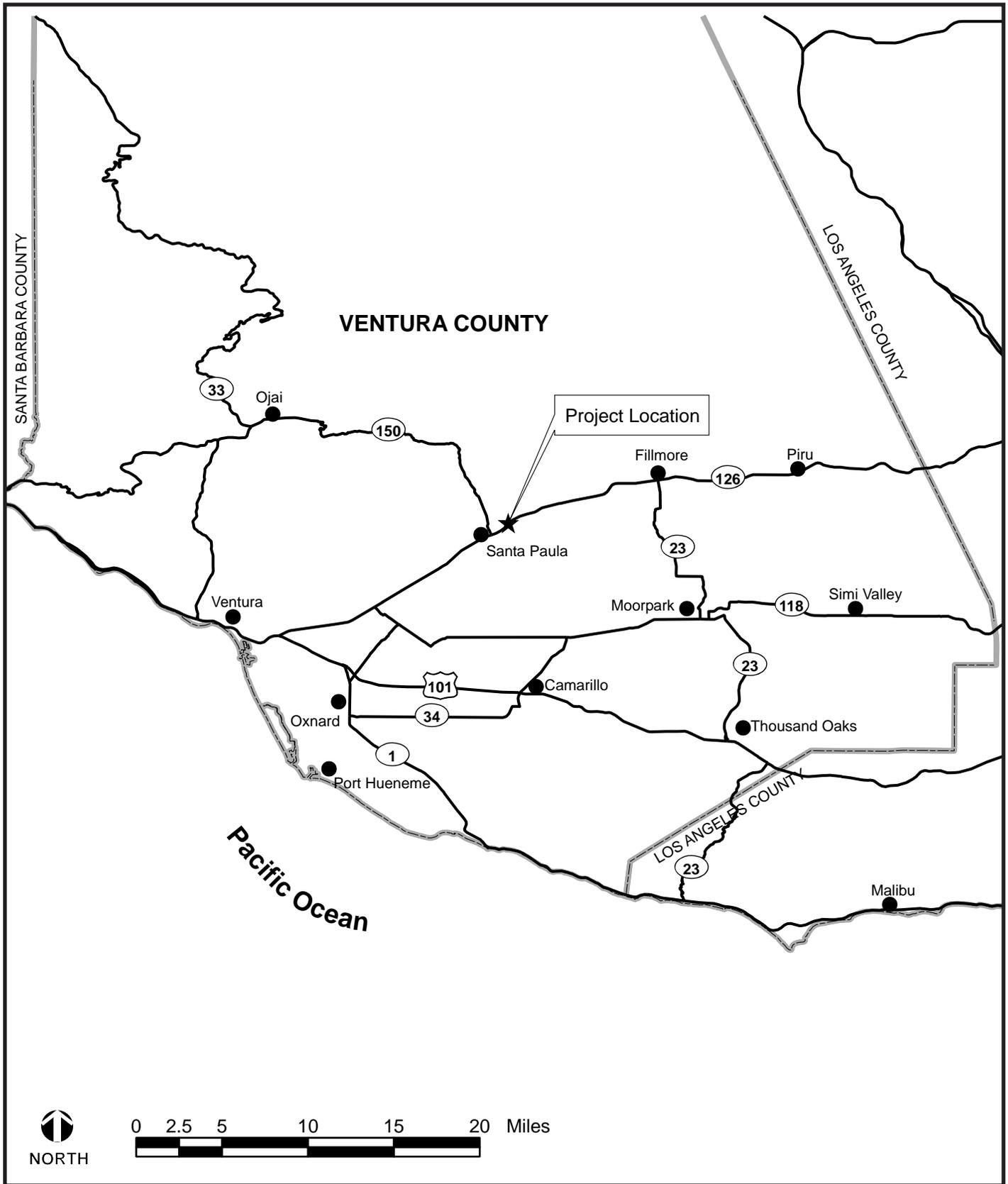
### **3.2 ENVIRONMENTAL SETTING**

#### **3.2.1 PHYSIOGRAPHY/TOPOGRAPHY**

The project site is located within the Transverse Ranges physiographic province of California. The primary faults, folds, mountains and valleys of this region are all aligned in an east-west direction. The Transverse Ranges are a tectonically active region, with high rates of uplift, folding and sedimentation. This deformation is driven by north-south compression associated with interaction of the North American Plate and the Pacific Plate. This convergence has caused folding and faulting in the rock units and overlying sediments in the region.

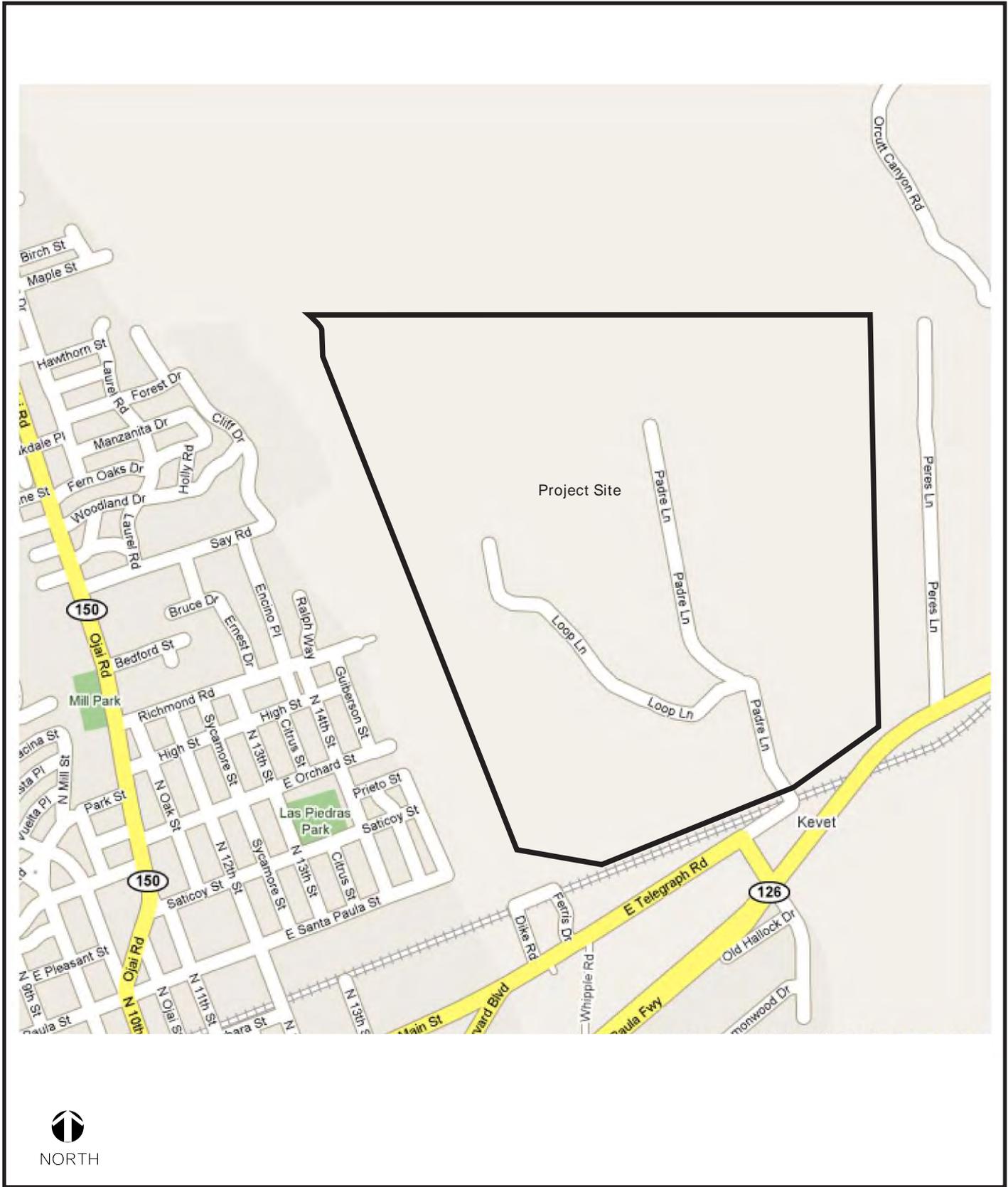
The project site is generally bounded by the Santa Clara River on the south (approximately 3,000 feet), Haun Creek on the east, Santa Paula Creek on the west, and the foothills of the Topatopa Mountains on the north. The topography of the project site ranges from relatively flat or gentle sloping in the south to rugged in the northern portion of the project site. The on-site elevations range from 300 feet above mean sea level (AMSL) in the south to 800 feet AMSL in the north or an elevation difference of approximately 500 feet.

A USGS un-named blue line stream bi-sects the northern portion of the property. Santa Paula Creek (channelized) and Haun Creek (natural) form the western and eastern boundaries of the property, respectively. Most of the project site is in active agricultural production with natural plant communities, including coastal sage scrub, chaparral and riparian limited to steep slopes or the mountainous areas located to the north.



Source: P&D Consultants, Inc. (2007).

Figure 3-1  
Regional Location Map



Source: P&D Consultants, Inc. (2007)

Figure 3-2  
Vicinity Map

### 3.3 CURRENT SITE STATUS

The project site is privately owned and managed by two entities: the Limoneira Company and Newsom Family Trust. A total of four (4) Ventura County Assessor's Parcel Numbers (APN) comprise the project site and include the following:

- 040-0-180-565 (409.27 acres) – Limoneira Company
- 040-0-180-435 (25.18 acres) – Limoneira Company
- 107-0-200-115 (63.72 acres) – Newsom Family Trust
- 107-0-045-015 (3.00 acres) – James F. Brucker & Daniel M. Brucker

Portions of the project site have been continuously and actively farmed since 1905. At present, a total of 405 acres of the project site are in active agricultural production (lemons, avocados and row crops). The main sources of water for irrigation on-site are three (3) water wells. In addition, conveyance and ancillary support facilities were also constructed throughout the project site to support the on-site farming activities and include roads, equipment and chemical storage areas, barn, pump house, packing house, and housing for farm works and ranch foreman. Many of these facilities are located within the ranch complex area located within the south-central portion of the property and are shown in Figure 3-3.

On-site circulation within the property is achieved via a series of improved and unimproved roadways. The improved roads consist of Padre Lane (north/south access) and Loop Lane (west/northwest access). The un-improved (i.e., non-paved) roads are comprised of a series of roads used to access various agricultural parcels located on-site. The on-site roadway system is shown in Figure 3-3.

#### 3.3.1 AGRICULTURAL OPERATIONS

Currently, approximately 405 acres of the project site are in lemon and avocado (Hass variety) orchards. A total of nine (9) acres are comprised of row crops. The majority of the avocado production is within the western and northern portions of the project site. The lemon orchards and row crops are within the southern and eastern area of the project site.

A review of the California Department of Conservation's Farmland Mapping and Monitoring Program Maps shows that a total of approximately 154 acres of the project site are comprised of Prime Farmland, while a total of approximately 282 acres are designated as Unique Farmland. The remainder of the project site is designated as urban (five acres) and Other Lands (61 acres).

None of the project APNs noted above are subject to a Land Conservation Act of 1965 (Williamson Act) or Farmland Security Act contract.

#### 3.3.2 MANUFACTURING OPERATIONS

APN 107-0-045-015 (packinghouse) is currently utilized for light industrial uses.

### 3.4 SURROUNDING LAND USES

Existing land uses to the north of the project site include natural lands and agriculture, while uses to the south are comprised of light industrial, highway commercial and residential. Land use located to the west (across Santa Paula Creek) include residential, while those to the east are agricultural in nature.



Source: USGS (2007) & P&D Consultants, Inc. (2007)

Figure 3-3  
Project Location and Site Boundary

**3.5 LAND USE & ZONING DESIGNATIONS**

**3.5.1 VENTURA COUNTY**

Table 3-1 shows the project site’s designations based on the County of Ventura General Plan and Non-Coastal Zoning Ordinance.

**TABLE 3-1  
VENTURA COUNTY GENERAL PLAN AND NON-COASTAL ZONING ORDINANCE  
LAND USE & ZONING DESIGNATIONS**

<b>APN</b>	<b>GENERAL PLAN LAND USE DESIGNATION</b>	<b>NON-COASTAL ZONING ORDINANCE ZONE DESIGNATION (MINIMUM LOT AREA)<sup>1</sup></b>
040-0-180-565	Agriculture (A) (40 acre minimum)	Agricultural Exclusive (A-E), 40 acre minimum
040-0-180-435	A (40 acre minimum)	A-E, 40 acre minimum
107-0-200-115	A (40 acre minimum)	A-E, 40 acre minimum
107-0-045-015	Urban	Limited Industrial (M2)-10,000 square feet

Source: County of Ventura General Plan, November 15, 2005 and <http://maps.countyofventura.org/website/zoninglookup.htm>, accessed June 17, 2007.

<sup>1</sup> Note: Information derived from Ventura County Non-Coastal Zoning Ordinance (2005), page 31.

**3.5.2 CITY OF SANTA PAULA**

The project site is located outside of the City’s Sphere of Influence (SOI) and City Urban Restriction Boundary (CURB). The 1998 General Plan (GP) designates this area as a proposed Expansion Area (East Area 1).

As noted in Table 3-2, the GP envisioned a number of non-agricultural uses for the project site including residential, schools, hotel and golf facilities.

**TABLE 3-2  
CITY OF SANTA PAULA GENERAL PLAN LAND USE AND BUILDOUT SCENARIO FOR EAST  
AREA 1**

<b>ACREAGE/USE</b>	<b>BUILDOUT</b>	<b>GROSS DENSITY</b>
342 acres/Single Family Residence (SFR)	742	2.2 dwelling units (du) per acre
20 acres/Multi-Family Residence (MFR)	90	5 du per acre
5 acres/MFR	68	15 du per acre
Neighborhood commercial*	76,230 square feet*	Not Stated in General Plan*
10 acres/school	One school	10 acres per school
13.5 acres active park	Park and recreation	Not Applicable (N/A)
145 to 150 acres/hotel and golf	Hotel and golf	N/A

Sources: City of Santa Paula General Plan (1998), Table LU-5 and Figure LU-5.

\*Note: Table LU-5 and Figure LU-5 of the City’s General Plan are inconsistent relative to the provision of neighborhood commercial land uses within the East Area 1 Expansion Area. For instance, Figure LU-5 indicates that a total of 76,230 square feet neighborhood commercial are permitted for this area, while Table LU-5 omits this information. Similarly, there are no acreage totals or floor area ratio maximums noted within either Table LU-5 or Figure LU-5.

The City's pre-zoning designation for the East Area 1 area is SP-3 East Area 1.

In addition to the uses noted in Table 3-2, the GP identified a number of improvements to this area including extending access to the site from Santa Paula Street across Santa Paula Creek via the construction of a bridge. A multi-purpose trail linking East Area 1 to neighborhoods in Santa Paula Canyon was also envisioned and proposed to be accomplished via a trail-only bridge spanning Santa Paula Creek. The GP also acknowledged that the existing Santa Paula-Fillmore Greenbelt Agreement would need to be modified (see discussion below). Modifications to the City's circulation network were also acknowledged as necessary in order to accommodate growth associated with East Area 1. Briefly, these included closing Loop Lane, providing a secondary inbound access from westbound SR 126 to relieve loading at the Hallock Drive intersection and improvements to Harvard Boulevard, Main Street and Telegraph Road.

As noted in the GP, expansion areas proposed for urban development (such as East Area 1) will require preparation of a Specific Plan drafted in accordance with Government Code §§ 65450, *et seq.* and Santa Paula Municipal Code ("SPMC") Chapter 16.216. In addition, the Specific Plan must reflect the land use buildout and other development policies, as described in the GP. Details of siting, design, infrastructure, provisions of open space and financing will be established through the Specific Plan. The City will also require a market and fiscal analysis to determine the feasibility of the Specific Plan developments that are under consideration at the time of the application. Annexation would occur on a case-by-case basis after completion of the Specific Plan and the market and fiscal evaluation. Environmental review in accordance with the California Environmental Quality Act (CEQA) would be required for each annexation action.

### 3.5.2.1 Santa Paula-Fillmore Greenbelt Agreement

The project site is located within the Santa Paula-Fillmore Greenbelt Agreement area. The Santa Paula-Fillmore Greenbelt Agreement area was established in 1980. This agreement covers approximately 34,200 acres and is the largest greenbelt in Ventura County. The eastern boundary lies at Sespe Creek adjacent to the City of Fillmore and the western boundary runs down along Santa Paula Creek, around the City's eastern 1978 Sphere of Influence line to an extension of 12<sup>th</sup> Street. The southern boundary is the South Mountain ridgeline and Oak Ridge. The northern boundary lies at the Los Padres National Forest boundary.

The GP notes that when it amends the 1978 Sphere of Influence boundary, the City also intends to amend the agreement to remove 567 acres that are part of expansion areas East Area 1 and East Area 2. The GP identified policies intended to initiate an agricultural land or easement purchase program funded by fees collected from development within existing greenbelt areas.<sup>1</sup>

As noted in Section 4.2 (Agricultural Resources) of this EIR, in order to mitigate impacts associated with the conversion of land within an existing City Greenbelt area, the Project Applicant intends to record an agricultural conservation covenant on 34 acres of land located approximately seven (7) miles southwest of the project site within the Santa Paula-San Buenaventura Greenbelt. This area is located within the City's Area of Interest. In addition, the agricultural productivity of this land is equal in economic value to that produced by the 297 acres contained within the project site and would be converted to urban uses under the proposed project.

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<sup>1</sup> Information derived from City of Santa Paula General Plan, 1998, page LU-25.

## **3.6 HISTORY AND EVOLUTION OF THE PROPOSED PROJECT**

### **3.6.1 TEAGUE-MCKEVETT RANCH**

The project site is historically associated with the Teague-McKevett Ranch. Both Charles C. Teague and the McKevett family have a long association with the growth and development of the City of Santa Paula, Ventura County and the southern California citrus industry, in particular.

Charles Teague and the McKevett family purchased a 200-acre tract comprising the East Area 1 project site in 1905. By 1912, approximately 193 acres of the Teague-McKevett Ranch was planted in lemons. Within a few years Charles Teague began to make other improvements, including the construction of a packinghouse (built circa 1912) and a pump house. The packinghouse was built as a facility to prepare and pack the ranch's picked lemons before they were loaded onto a rail siding connected to the main rail line of the Southern Pacific Railroad (located immediately south of the project site and adjacent to Telegraph Road).

Over the last one hundred years, the Teague-McKevett Ranch was actively farmed for orchard (citrus and avocado) and row crop production. A number of ranch facilities are located throughout the property, including wells, irrigation ditches, access roads, storage facilities and barn. Remnant housing constructed for the ranch's employee population also remains on-site and are primarily concentrated along Padre Lane. These structures are comprised of 1920's and 1930's era houses constructed in the National Folk and Craftsman-inspired architectural styles.

The packinghouse is located at the entrance to the ranch on East Telegraph Road and is actively used for light industrial uses.

### **3.6.2 EAST AREA 1 STEERING COMMITTEE AND CHARRETTE PROCESS**

The East Area 1 Specific Plan preparation began with creation of the East Area One Steering Committee ("Committee") comprised of City and Project Applicant representatives. These included City of Santa Paula City Council Members Mary Ann Krause and Dr. Gabino Aguirre; City Manager Wally Bobkiewicz; and Limoneira Company representatives Alan Teague, Rob Sawyer, and Harold Edwards. At the direction of the Committee and property owners (Limoneira Company and Newsom Family Trust), a design team prepared different designs for public consideration. Among other things, the design team's efforts incorporated aerial photography; surveying; title research; review of applicable law; review of relevant environmental data; review of circulation and utility infrastructure; survey and interviews with community leaders and local residents; and other, similar matters.

Thereafter, the Committee held a series of public meetings on May 26, 2005, January 24, 2006, February 23, 2006, and March 2, 2006 to solicit public input from the property owners, City residents, City staff, other City officials, and other public agencies. Among other things, the Committee received information related to land use, circulation, economic development, and design.

On March 2, 2006, the Committee considered a conceptual design which reflected public input and forms the basis for the proposed Specific Plan.

### **3.6.3 PLAN SANTA PAULA**

In 2006 the City initiated a series of community workshops (Plan Santa Paula) to gain insight as to priorities and ideas for future housing development in the City. Beginning in July and ending in October 2006 a total

of four workshops were held to address this issue. The Plan Santa Paula housing workshop series engaged over 300 community members. Key issues arising from the workshops included general growth and development, new development recommendations and infill and redevelopment recommendations. Feedback from the community relative to East Area 1 included the following:

- Encourage a mix of housing units in East Area 1
- Maintain rural edges/buffers
- Mitigate for lost agriculture lands
- East Area 1 site should serve as a distinct gateway to the City

The following development scenarios were recommended:

#### Scenario 1

- 1,000-2,500 units
- Mixed housing types with more higher-density housing
- College/higher education institution
- Inn/hotel
- Mitigate loss of agriculture/maintain green edge

#### Scenario 2

- 1,250-1,500 units
- Mixed housing types with more higher-density housing
- College/higher education institution
- Grocery store
- Mitigate loss of agriculture/maintain green edge

#### Scenario 3

- 0 units
- Preserve for next ten years

### 3.6.4 EAST AREA 1 SPECIFIC PLAN AND DEVELOPMENT APPLICATION

After public outreach and input, the project Applicants' design team prepared a draft Specific Plan. On May 16, 2006 the City received a draft copy of the proposed East Area 1 Specific Plan and associated Development Application requesting entitlements and other discretionary approvals (discussed below) for the 501 acre project site. Following an initial review of the draft Specific Plan, the City requested the Applicants prepare the following reports and/or studies in support of the Specific Plan and in conformance with the GP and SPMC:

- Fiscal Impact Analysis Report
- Market Study Analysis Report
- Inclusionary Housing Plan
- General Plan Consistency Analysis
- Infrastructure Plan
  - Potable Water Master Plan
  - Sewer Master Plan

- Recycled Water Master Plan
- Drainage & Hydrology Analysis Plan
- Transportation & Circulation Plan
- Phasing & Implementation Plan

### 3.6.5 NOTICE OF PREPARATION AND SCOPING MEETING

On July 28, 2006, in compliance with Section 15082 of the CEQA Guidelines, the City prepared and distributed a Notice of Preparation (NOP) for the proposed project. The NOP was also published in the Santa Paula Times. The NOP was circulated for 30 days.

A Scoping Meeting to solicit public input on the issues proposed for consideration in the EIR was held on August 9, 2006 at 6:30 P.M. at the Santa Paula City Hall Council Chambers.

On August 25, 2006, the City extended the comment period for the NOP an additional 30 days in order to solicit additional public comments. The extended NOP comment period ended on September 23, 2006.

## 3.7 PROJECT OBJECTIVES

The East Area 1 Specific Plan has the following objectives:

The City of Santa Paula and the project applicants, Limoneira Company and the Newsom Family Trust, identified the following objectives for the East Area 1 Specific Plan based on the City's General Plan and the existing physical, environmental, demographic and market conditions:

- Help revitalize the existing built environment and economic climate of the City by permitting new investment and development in East Area 1 that reflects and complements the existing pattern and scale of development in Santa Paula.
- Cluster development to preserve the hillside portions of the site most visible from the City and surrounding areas.
- Enhance Haun Creek to provide drainage facilities that are natural in appearance, provide additional natural habitat, and create a buffer between development and agricultural uses to the east that is consistent with the visual character of the area.
- Create a compact, cohesive community consisting of residential, commercial, open space, and public facilities connected to each other and the existing downtown by a coherent network of interconnected streets, walkways and trails.
- Establish new residential neighborhoods and districts with supporting commercial and institutional uses.
- Provide a wide variety of housing types and lifestyle choices which are consistent with and embody Santa Paula traditions.
- Allow for development of a sufficient number of homes to support viable neighborhood-serving commercial uses within close proximity to residential areas.
- Provide a wide range of open space, park and recreational facilities serving residents of the City of Santa Paula and surrounding areas and reinforcing the community's identity and connection to its natural and agricultural surroundings.
- Provide sites for a wide range of educational facilities including primary, secondary and post – secondary facilities, to meet the needs of residents of the City of Santa Paula and the surrounding community.

### 3.8 EAST AREA 1 SPECIFIC PLAN

The project addressed in this EIR is the construction and implementation of the proposed “East Area 1 Specific Plan” and associated entitlements, permits, and agreements. The project information contained in this EIR is based on the development applications on file with the City, the Draft East Area 1 Specific Plan, various technical studies prepared by the applicant (and independently reviewed by the City) and City’s consultant team, and related references.

#### 3.8.1 LAND USE PLAN

##### 3.8.1.1 Neighborhoods & Districts

The Specific Plan envisions the development of a number of neighborhoods and districts that are integrated through complimentary land uses and which are easily accessible and within close proximity to City residents. The Illustrative Plan shown in Figure 3-4 defines the location and character of the land uses, roadways and ancillary facilities associated with the proposed Specific Plan.

The Specific Plan provides for a variety of dwelling units within the proposed neighborhoods and districts and includes:

- Single-family Detached (SFD) – These dwelling units consist of free-standing residential buildings generally built on land larger than the building and containing yards.
- Single-family Attached (SFA) - These dwelling units consist of attached residential buildings generally built on land larger than the building and containing yards. These residences generally include town homes, duplexes and triplexes.
- Multi-Family (MF) - These dwelling units consist of attached residential buildings generally built on land larger than the building and containing yards. These residences generally include apartment buildings (four or more units).
- Work/Live Units (LWU) – These include a structure designed primarily for nonresidential uses with secondary residential uses above. Work/Live buildings have a separation of occupancy between the nonresidential and residential floors.

A description of the proposed neighborhoods and districts and the residential unit type(s) proposed is contained below.

*Santa Paula Creek Neighborhood* - The Santa Paula Creek Neighborhood is located in the northwest quadrant of the Specific Plan area, along the east bank of Santa Paula Creek, north of the Santa Paula Creek Civic District and west of the foothills. This neighborhood will include a range of residence types, but will be characterized by a predominance of single-family residences, some attached but most detached. The neighborhood is flanked by parks – along Santa Paula Creek, along Hallock Drive, and along the north edge of the Santa Paula Creek Civic District – with trail heads leading to the foothills and along the Santa Paula Creek to the Santa Paula Branch Line Trail. The neighborhood also contains a neighborhood park and a neighborhood green, both of which are to be surrounded by homes for which special design criteria are defined in the Development Standards (discussed below). A total of 326 residential units are proposed within this neighborhood and include 191 SFD, 115 SFA and 20 MF.



Source: HDR | Town Planning (2007) & P&D Consultants, Inc. (2007)

Figure 3-4  
East Area 1 Illustrative Plan

*Foothill Neighborhood* - The Foothill Neighborhood occupies the northeast quadrant of the Specific Plan area. This neighborhood rises from the relatively flat terrain of the southerly half of the project site up the shallower portions of the slopes of the hills to the north. Development is limited to those portions of the foothills that require only moderate grading, leaving the steeper and more visible portions of the hills untouched and in agricultural production. This neighborhood will be characterized by almost exclusively single-family detached residences, many with dramatic views of the Santa Clara River valley below and the hills above. At the center of the neighborhood is Foothill Neighborhood Park, which will provide play areas and unimproved areas. Along the north edge of this neighborhood, multiple trail heads are to be provided leading to recreational trails in the foothills. A total of 359 residential units are proposed within this neighborhood and include 323 SFD and 36 SFA. No MF units are proposed within this neighborhood.

*Santa Paula Creek Civic District* - The Santa Paula Creek Civic District, located in the southwest quadrant of the Specific Plan area, is substantially reserved for a high school, community college or other post-secondary educational institution, community facilities and community play fields. Alternatively, the area could be developed with a housing and care facility for seniors, providing a continuum of care that might include skilled nursing care and other medical facilities.

*Haun Creek Neighborhood* - The Haun Creek Neighborhood is located on the historic Teague-McKevett Ranch site, in the southeast corner of the Specific Plan area. This neighborhood is intended to include a wide variety of residence types, ranging from single-family detached residences along the creek, to residential and livework rowhouses, to apartments and condominiums, some of which will be in mixed-use buildings with ground-floor commercial uses. The center of this neighborhood is organized around a public green in which the historic Ranch Pumphouse will be a central landmark, and along the westerly edge of the neighborhood a mixed-use neighborhood-serving commercial center is located along Hallock Drive. This neighborhood is the preferred location for senior housing and assisted living uses for which an alternate site is provided in a portion of the Civic District. A total of 745 residential units are proposed within this neighborhood and include 93 SFD, 115 SFA and 537 MF.

*East Santa Paula Railroad District* - The Santa Paula Railroad District abuts the Ventura County Transportation Commission railroad right-of-way along the south edge of the Santa Paula Creek Civic District. This area is provided with this designation for a number of specific reasons. First, the property abuts the Santa Paula Branch Line Railroad, and the development and uses must be compatible with the noise created by that line. Second, the property flanks the south side of Santa Paula Street, the main direct connection between Downtown Santa Paula and East Area 1. Third, this property lies across Santa Paula Street from both the Santa Paula Creek Civic District and from the mixed-use core of the Haun Creek Neighborhood. Accordingly, this District is intended to include a mix of light industrial, office, and limited retail uses, with the possibility of limited residential uses in the form of work-live units, or upper floor residences over commercial space. The Development Standards establishes special standards for this District to help ensure that this mix of uses is realized in buildings that are compatible with the Railroad. This District also has the potential to accommodate additional postsecondary educational facilities, or related commercial and light industrial uses. A total of 70 work/live units are proposed within this district.

Table 3-3 contains a summary of proposed land uses by neighborhood and district within the Specific Plan.

**TABLE 3-3  
SUMMARY OF PROPOSED LAND USES BY NEIGHBORHOOD & DISTRICT**

PLANNING AREA	LAND USE/NEIGHBORHOOD	ACREAGE	LIGHT INDUSTRIAL	COMMERCIAL	CIVIC	DWELLING UNITS
A	<i>Santa Paula Creek Neighborhood:</i>					
	Residential	33.1				326
	Agricultural Preserve	14.3				
	Open Space – Park	5.1				
	Open Space – Roads, Medians	21.4				
	<b>Subtotal</b>	<b>73.9</b>				<b>326</b>
B	<i>Foothill Neighborhood:</i>					
	Residential	66.4				359
	Open Space	79.4				
	Agricultural Preserve	40.7				
	Open Space – Parks, Greenways	11.4				
	Open Space – Roads, Medians	26.0				
	<b>Subtotal</b>	<b>223.9</b>				<b>359</b>
C	<i>Santa Paula Creek Civic District:</i>					
	Civic – School	8.3			110,400	
	Civic – Shared Facilities	5.6			65,000	
	Civic – Community College	11.6			165,000	
	Open Space – Shared Athletic Fields	23.2				
	Open Space – Parks, Greenways	12.0				
	Open Space – Roads, Medians	13.1				
	<b>Subtotal</b>	<b>73.8</b>			<b>340,400</b>	<b>0</b>
D	<i>Haun Creek Neighborhood:</i>					
	Residential	28.0				745
	Commercial – Assisted Living	3.0		75,000		
	Commercial – Office/Retail	10.0		150,000		
	Civic – School	10.8			35,400	
	Open Space – Parks, Greenways	37.3				
	Open Space – Roads, Medians	21.0				
	<b>Subtotal</b>	<b>110.1</b>		<b>225,000</b>	<b>35,400</b>	<b>745</b>
E	<i>East Santa Paula Railroad District:</i>					
	Work/Live	7.3				70
	Work – Light Industrial/Employ.	7.3	150,000			
	Commercial – Office/Retail	2.4		60,000		
	Open Space – Roads, Medians	2.4				
	<b>Subtotal</b>	<b>19.4</b>	<b>150,000</b>	<b>60,000</b>		<b>70</b>
<b>TOTAL SPECIFIC PLAN AREA</b>		<b>501.1</b>	<b>150,000</b>	<b>285,000</b>	<b>375,800</b>	<b>1,500</b>

Source: East Area 1 Specific Plan, September, 2007

### 3.8.2 DEVELOPMENT STANDARDS

In order to ensure orderly implementation of the Specific Plan, land uses would be governed by Development Standards. The Development Standards will also regulate architectural styles, building materials and other requirements.

#### 3.8.2.1 Regulating Zones

As noted in Figure 3-4, a series of Regulating Zones are proposed and would include:

*Neighborhood Edge (NE)* - The NE zone is applied to areas appropriate for detached houses on larger lots. The NE zone provides the transition between the developed area and the undeveloped open space.

*Neighborhood General 1 (NG-1)* - The NG-1 zone is applied to areas appropriate for a mix of houses on medium to large lot sizes. Detached houses and some duplexes are appropriate.

*Neighborhood General 2 (NG-2)* - The NG-2 zone is applied to areas appropriate for a mix of houses, duplexes, and rowhouses, on a wide variety of lot sizes.

*Neighborhood General 3 (NG-3)* - The NG-3 zone is applied to areas appropriate for a mix of detached houses on small lots, rowhouses, duplexes, tri-plexes, and quadplexes.

*Neighborhood Center (NC)* - The NC zone is applied to areas appropriate for a variety of retail, office and residential uses in mixed-use buildings, as well as courtyard housing and apartment buildings.

*Railroad District (RD)* - The RD zone is applied to areas focused on employment uses in a variety of configurations, including office buildings, workshops, and work/live buildings.

*Civic/Institutional (CV)* - The CV zone allows for a variety of civic and quasi-civic uses, including public and private schools and related civic uses, religious institutions, community college, library, senior housing and care facilities, and medical facilities.

*Open Space 1 (OS-1)* - The OS-1 zone is applied to areas intended to remain undeveloped. Pedestrian, bicycle and equestrian trails are permissible.

*Open Space 2 (OS-2)* - The OS-2 zone is applied to areas intended for passive and active recreation and accommodates a range of greenways, community parks, and neighborhood parks and squares. Development is limited to trails, unlit athletic fields, playground equipment, small open structures such as picnic shelters, and structures necessary to support the specific purposes of each individual open space site.

*Open Space 3 (OS-3)* - The OS-3 zone is applied to areas reserved for athletic facilities associated with the adjacent K-12 schools and may include lit athletic fields and structures for indoor and outdoor athletic activities.

### 3.8.2.2 Neighborhoods & District Overlays

In addition to Regulating Zones, the Development Standards also utilize a number of Neighborhood and District Overlays. The purpose of these overlays is to provide residents and visitors with a “sense of place.” Building styles and types would be applied to specific neighborhoods, as follows:

*Foothill Neighborhood* - 100% of the buildings in this overlay must be designed in one of the following architectural styles: Monterey, Spanish Revival, Tudor, Craftsman, or Victorian, as defined in the Architectural Standards.

*Santa Paula Creek Neighborhood* - At least 85% of the buildings in this overlay must be primarily clad in wood and designed in one of the following architectural styles: Victorian, Italianate, Craftsman, or Monterey, as defined in the Architectural Standards.

*Haun Creek Neighborhood* - At least 75% of the buildings in this overlay must be primarily clad in stone, brick or stucco, and designed in one of the following architectural styles: Monterey, Spanish Revival, Tudor, Italianate, or Art Deco, as defined in the Architectural Standards.

*Santa Paula Creek Civic District* - Civic and institutional buildings. Buildings in the Civic District must be primarily clad in stone or stucco, and designed in one of the following architectural styles: Monterey, Spanish Revival, or Art Deco, as defined in the Architectural Standards.

*East Santa Paula Railroad District* - 100% of the buildings in this overlay must be primarily clad in stone, stucco, concrete, concrete block, or metal, and designed in one of the following architectural styles: Spanish Revival, Art Deco, or Contemporary Industrial, as defined in the Architectural Standards.

3.8.2.3 Special Address Overlays

The Development Standards would also employ Special Address Overlays such as the following:

*Foothill Center* - At least 75% of the buildings in this overlay must be designed in the Victorian Style.

*Santa Paula Creek Center* - At least 75% of the buildings in this overlay must be designed in the Craftsman Style.

*Park Blocks* - At least 75% of the buildings in this overlay must be designed in the Spanish Revival or Monterey Style.

*Central Park* - 100% of the buildings in this overlay must be 2 to 3 stories tall and designed in the Spanish Revival or Monterey Style.

*Hallock Green* - At least 75% of the buildings in this overlay must be work-live or live-work buildings with shopfronts.

*Hallock Main Street* - 100% of the buildings in this overlay must be at least two stories tall and have either Shopfronts with awnings or Galleries with storefronts along at least 80% of each building’s Hallock Main Street frontage.

3.8.3 OPEN SPACE, PARKLAND, TRAILS & AGRICULTURAL PRESERVE

The GP sets forth the maximum standard under state law of five acres of parkland per 1,000 residents.<sup>2</sup> As shown in Table 3-4, utilizing the January 2006 City population estimate of 29,133 persons (California Department of Finance) and its existing parkland acreage of 35.9 acres, there is a parkland shortfall of approximately 109.8 acres.

**TABLE 3-4  
PARKLAND CALCULATION**

2006 City Population	29,133
Existing Parkland Acreage	35.9
Citywide Parkland Acreage Goal	145.7
Parkland Shortfall Acreage	109.8

Source: P&D Consultants, 2007.

<sup>2</sup> City of Santa Paula General Plan, Government Code § 66477

As discussed below and in Section 4.14 (Recreation) of this EIR, the Specific Plan would substantially reduce the City's overall parkland shortfall.

### 3.8.3.1 Open Space

A total of approximately 80 acres of natural lands located immediately north of the Agricultural Preserve (see below) and the Santa Paula Creek and Foothill Neighborhoods would be dedicated as Open Space under the Specific Plan.<sup>3</sup> These areas are mountainous, containing south-trending minor canyons comprised of native plant communities including coastal sage scrub and chaparral. The location of these Open Space areas is shown in Figure 3-4.

### 3.8.3.2 Parkland

The Specific Plan proposes constructing approximately 66 acres of parkland and greenways. Of this total, 64.4 acres is proposed as passive park space and greenways, while the remaining 1.4 acres would be active parkland containing basketball courts and ball fields. Section 4.14 (Recreation) of this EIR contains a detailed discussion of these facilities, including acreage and amenities. The Specific Plan would also provide a total of approximately 23 acres of shared athletic facilities. The location of the Parks & Shared Facilities is shown in Figure 3-5.

### 3.8.3.3 Trails

Recreational trails are proposed to be located along the Santa Paula Creek and Foothill Neighborhoods. Along the north edge of the Foothill Neighborhood, multiple trail heads are to be provided leading to recreational trails in the foothills. Similarly, within the Santa Paula Creek neighborhood, trail heads leading to the foothills and along Santa Paula Creek to the Santa Paula Branch Line Trail would be constructed. Trailheads would be constructed in a number of parks and/or greenway areas including the proposed Santa Paula Creek Recreational Park, Santa Paula Creek Linear Park, Hallock Trailhead Park and Haun Creek Greenway. The location of the on-site trails is shown in Figure 3-6.

### 3.8.3.4 Agricultural Preserve

An Agricultural Preserve (Preserve) is proposed for the areas comprising the Santa Paula Creek and Foothill Neighborhoods. The Preserve would be comprised of approximately 55 acres of existing avocado orchards located immediately north of these neighborhoods. These orchards would continue to be actively farmed. The location of the Preserve is shown in Figure 3-4.<sup>4</sup>

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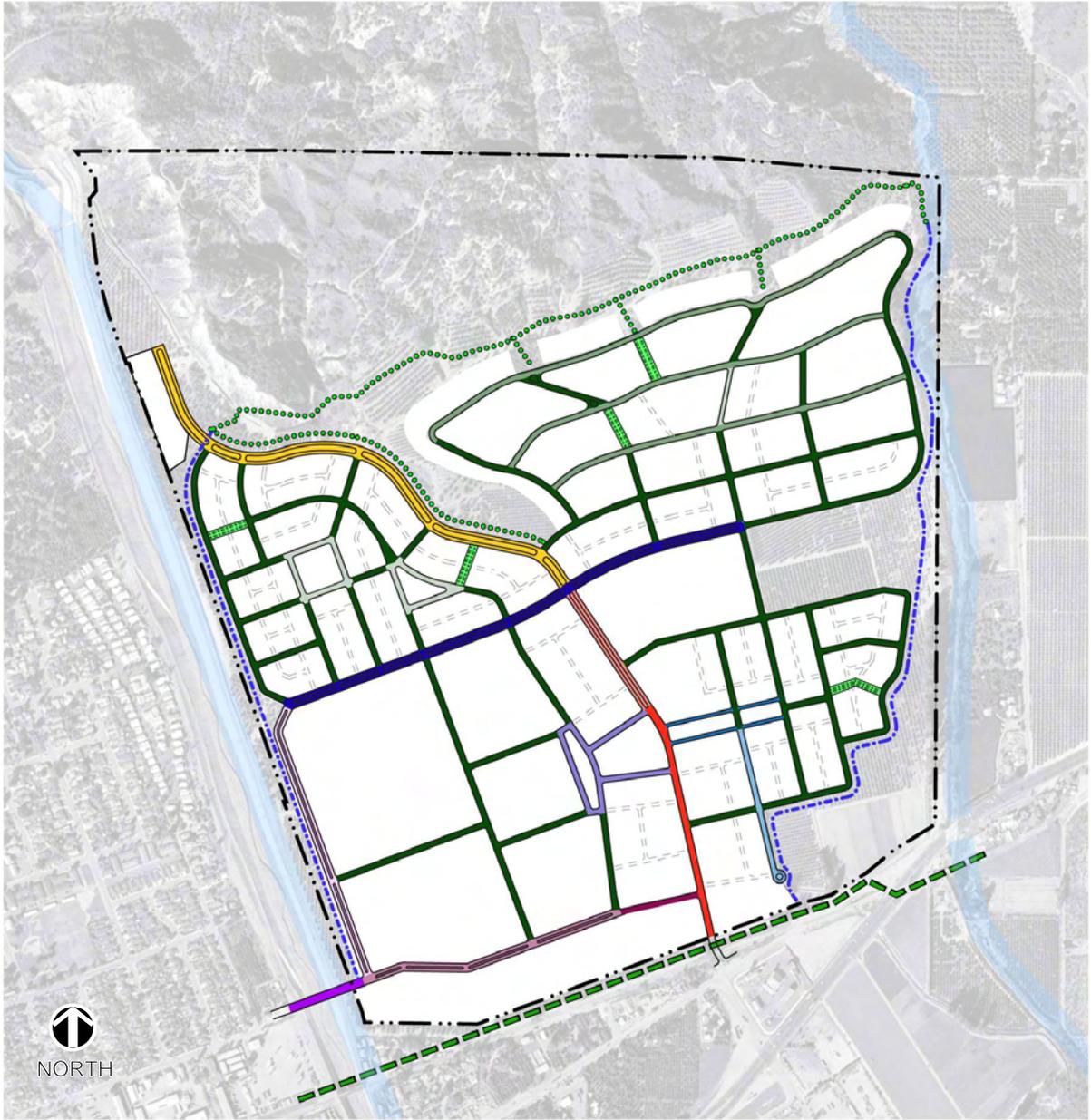
<sup>3</sup> Note: The approximately 80 acres of open space would be dedicated to the City by the Limoneira Company.

<sup>4</sup> Note: The Agricultural Preserve would be fenced in order to control right of entry to this area. However, trail access points would be included to allow City resident entry to the approximately 80 acres of natural areas that would remain undeveloped within the northern portion of the Specific Plan site and adjacent to the Agricultural Preserve. In addition, the Limoneira Company would dedicate the approximately 55 acres Agricultural Preserve to the City. If permitted by the City, the Limoneira Company would lease back the 55 acres currently in agricultural production and continue the existing operations.



Source: HDR | Town Planning (2007) & P&D Consultants, Inc. (2007)

Figure 3-5  
Open Space Schematic Layout



**LEGEND**

Sym	Street Type
	Hallock Main Street
	Hallock Boulevard
	Hallock Drive
	Hallock Green
	Santa Paula Boulevard
	Santa Paula Creek Bridge
	Santa Paula Creek Drive

	Teague McKeveitt Boulevard
	Central Green
	Park Blocks
	Palm Avenue
	Neighborhood Street 1
	Neighborhood Street 2
	Neighborhood Green

	Alley
	Trail I
	Trail II
	Paseo
	Santa Paula Branch Line Trail
	Project Boundary

Source: HDR I Town Planning (2007) & P&D Consultants, Inc. (2007)

Figure 3-6  
Thoroughfare Schematic Layout

### 3.8.4 CIRCULATION NETWORK

#### 3.8.4.1 Thoroughfares & Roadways

The Specific Plan includes the development of an extensive circulation network designed to accommodate the use of all travel modes including automobiles, pedestrians, bicycles, and transit. The Specific Plan identifies specific thoroughfare design standards for both the traveled way (parking lanes, travel lanes, medians) and the pedestrian way (sidewalks, trails, curbside landscaping). Hallock and Santa Paula Creek Drive provide the primary north-south vehicular access, while Teague- McKevevett and Santa Paula Boulevards provide primary east-west vehicular access. All thoroughfares are designed to encourage an attractive and comfortable pedestrian environment. Hallock's right-of-way and alignment are designed to accommodate its future function as a connection across Santa Paula Creek to the neighborhoods in the north. A total of approximately 84 acres of roadways and medians are proposed on-site. Figure 3-6 (Thoroughfare Schematic Layout) shows the proposed circulation system within the Specific Plan.

The right-of-way (ROW) widths for thoroughfares would vary within the Specific Plan are dependent upon their intended use. The ROW widths are designed to accommodate such components as travel lanes, medians, parking, bicycle lanes, street lights and landscaping (although some components may not be present for some thoroughfares). Principal access points to the project site (i.e., major commercial/commercial/industrial street classifications) are proposed to be constructed with between 78 foot and 92 foot ROW widths. Similarly, neighborhood streets (residential collector classification) would contain ROWs varying from 60 to 92 feet. Roadway grades are proposed to vary between two percent and eight percent with some limited roadway reaches approaching ten percent.

Alleys are also proposed and would be located in the rear of lots. These thoroughfares would provide the primary vehicular access to residential property. The ROW widths are proposed to be 20 feet.

Thoroughfare ROWs would be designed to accommodate walkways. These facilities would range from five feet in width (neighborhood streets) to a maximum of 14 feet (major commercial streets).

#### 3.8.4.2 Santa Paula Street Bridge

Santa Paula Creek Bridge would serve as the eastern Gateway from downtown Santa Paula and would require extending Santa Paula Street east across Santa Paula Creek. This facility is proposed as a single-span bridge and would not require the construction of support pilings within Santa Paula Creek. It features a two-way bicycle trail, separated from vehicular and pedestrian traffic, which links with the multi-use trail running north parallel to Santa Paula Creek. The ROW width would be 60 feet with two travel lanes and turn lane.

### 3.8.5 INFRASTRUCTURE PLAN

The implementation of the Specific Plan would require the construction and/or extension of both on- and off-site infrastructure including sewer, storm drains, potable water, electricity, natural gas and other facilities associated with urban development. Additional on-site public services such as fire, police and trash pick up and disposal would also be needed.

### 3.8.5.1 Water Supply & Conveyance

#### Domestic Water Supply

At present, water supplies for irrigation are derived from three on-site wells. These wells draw from the Santa Paula and Fillmore Groundwater Basins and supply the domestic and agricultural needs of the project site. Currently, a total of 405 acres are under agricultural production with the remainder comprised of non-irrigated open space. Over the last five years, the average annual groundwater consumption has been 816.3 acre-feet per year (AFY). The property owners have a combined on-site groundwater allocation of 1,283.1 AFY.

An analysis prepared by the City's Public Works Department and contained within the Water Supply Assessment and Verification for the East Area 1 Specific Plan (see Appendix Q of this EIR) indicates that the proposed land uses would require from 1,744.4 AFY to 1,359.2 AFY of potable water.<sup>5</sup> Of this total, between 866.0 AFY and 1,050.5 AFY is potable water demand and 308.7 AFY is non-potable water demand for irrigation of parks, athletic fields, and agricultural preserve. The City would supply the portions of the project overlying the respective groundwater basins with water from those basins. This will require between 854.0 AFY and 983.5 AFY of groundwater production from the Santa Paula Basin and between 320.7 AFY and 375.3 AFY of groundwater production from the Fillmore Basin.

The total demand for domestic and non-domestic purposes, between 1,174.7 AFY and 1,359.2 AFY, would be greater than the amount of water currently used for agricultural purposes, 816 AFY, and less than the current allocation of groundwater available for this site, 1,283.1 AFY from the Santa Paula Basin plus the 329 AFY historically withdrawn from the Fillmore Basin (a total of 1,612.1 AFY).

#### Domestic Water Conveyance

Domestic water supplied on-site is limited to small diameter pipes which serve the packinghouse and residences located along Padre Lane. The project would require the construction of a domestic water backbone and internal facilities system, water wells and domestic water tanks. Two (2) domestic water supply scenarios are contemplated under the Specific Plan and include:

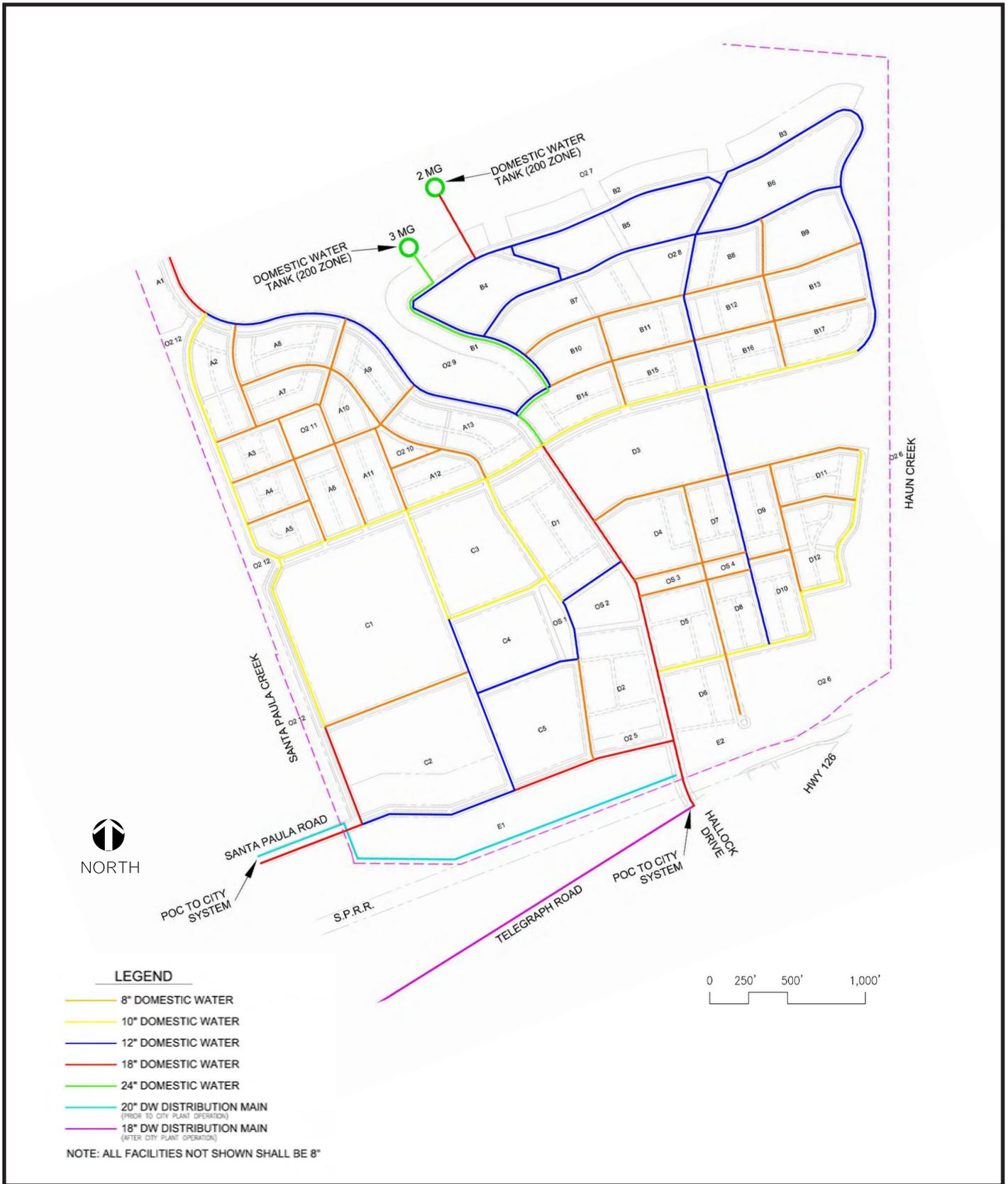
##### *Scenario 1*

*Project Backbone Facilities* – A looped system in the major north-south road (Hallock Drive) and the major east-west road (Central Boulevard) will serve as the internal backbone domestic water system. These domestic water lines are 10-inch and 12-inch diameter facilities. Additionally, a ring around the outside of the project's five main phases will complete the project backbone looped system. These domestic water lines are 10-inch and 12-inch diameter facilities as well. Figure 3-7 shows the proposed backbone system. Since the phasing of the project would be dependent upon market conditions and other factors, the backbone system has been designed to allow maximum flexibility. As noted in Figure 3-7, the backbone system rings all Phases of the Specific Plan, thus allowing development to occur independent of the system as a whole.

*Project Internal Facilities*– Within each of the Specific Plan Phases are several other domestic water lines. Typically these will be the lines that individual customers will hook up to. The majority of these internal facilities are eight-inch diameter pipes. A few reaches of internal facilities at the northern end of in the northeast district have been upsized to 12-inch.

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<sup>5</sup> Note: The demand estimate uses a range for domestic demand of 132 gallons per day person and 163 gallons per day person, respectively.



Source: Huitt-Zollars (2007) & P&D Consultants, Inc. (2007)

Figure 3-7  
Domestic Water Schematic Layout

*Wells* - A total of five (5) new wells (three duty and two standby) are proposed and their locations can be seen in Figure 3-7. Water supplied from these wells would be treated at the City's existing Steckel Conditioning Facility and distributed via the City existing distribution system and the East Area 1 project site.

*Water Tanks* - A new domestic water tank is proposed to service the Specific Plan and can be seen on Figure 3-7. The domestic water tank would be capable of holding three million gallons and would be located at an elevation of 555 feet above mean sea level. In order to provide system redundancy necessary in the event of an emergency and/or necessary repairs, a secondary tank capable of holding two million gallons would be required and will be located at an elevation of 400 feet above mean sea level.

### *Scenario 2*

Scenario 2 is similar to Scenario 1 with the following exceptions:

*Project Backbone Facilities* – Pressure reducing valves would be implemented creating two zones. Zone 1 would be comprised of the higher elevation located at the northeast portion of the project site, while the remainder of the site would form Zone 2. Both Zone 1 and 2 would be constructed within the City's existing water supply zones, respectively.

*Project Internal Facilities* – No changes proposed.

*Wells* - No changes proposed.

*Water Tanks* – These tanks would be comprised of one tank capable of holding two million gallons and one tank capable of holding three million gallons. The two tanks would be constructed at elevations of 488 and 658 feet above mean sea level. The location of the proposed tanks is shown in Figure 3-7.

### Recycled Water Plan

The Specific Plan proposes to install a recycled water backbone and internal facilities system capable of utilizing future supplies made available by the City's planned Water Recycling Facility.<sup>6</sup> Figure 3-8 contains the proposed recycled water system design layout.

*Project Backbone Facilities* – This system would follow the same routes as those proposed for Scenarios 1 and 2 of the Potable Water Plan noted previously. The recycled water pipeline diameters would vary from six to eight-inches in diameter.

*Project Internal Facilities* – This system would follow the same routes as those proposed for Scenarios 1 and 2 of the Potable Water Plan noted previously. The recycled water pipeline diameters would be six-inches in diameter and would serve homeowner associations and public agencies (e.g., Public Works Department, etc.).

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<sup>6</sup> Note: The City of Santa Paula will begin construction of a new Water Recycling Facility in 2008 which will be capable of producing California Code of Regulations Title 22, unrestricted reuse water. However, no conveyance facilities are in place to serve the recycled water needs of the East Area 1 Specific Plan project.



Source: Huitt-Zollars (2007) & P&D Consultants, Inc. (2007)

Figure 3-8  
 Recycled Water Schematic Layout

### 3.8.5.2 Wastewater Conveyance

#### Domestic Sewer Plan

Sewer service on-site is currently provided via septic systems. The Specific Plan requires construction of a sanitary sewer backbone and internal facilities system, force main and sewer lift station. Figure 3-9 contains the proposed layout of the sanitary sewer system. As noted in Figure 3-9, a series of pipes ranging in diameter from eight to 15-inches would serve the project site. A six-inch force main would be constructed to serve the project site and would cross Santa Paula Creek. In addition, a new sewer lift station capable of conveying a daily average of 0.5009 million gallons per day (MGD) and a peak flow of 1.2524 MGD would also be constructed in the vicinity of Hallock Drive and Main Street.<sup>7</sup>

### 3.8.5.3 Stormwater Conveyance and Detention

The project site is located within the greater Santa Clara River watershed. The project site drainage is tributary to the Santa Clara River, and is divided into three drainage sub-areas: Orcutt Canyon Creek, Farm Creek Drainage, and Overland Drainage areas. Combined, these areas drain an area of over 2,600 acres. As discussed previously, the terrain of the project site is relatively flat or gentle sloping in the south (two to seven percent slopes) to rugged terrain (in excess of 25 percent slopes) in the northern portion. Haun Creek forms the project site's eastern boundary (un-channelized), while Santa Paula Creek (channelized) forms its western boundary. Earth berms have been built on both sides of the creeks by the property owners to provide flood protection. South of the project site in the vicinity of SR-126, flooding is problematic during storm events and periodically requires the closure of this major east/west roadway.

Existing conditions for Haun Creek include extreme flow velocities during rain events that are created north of the project site. As noted in Section 4.9 (Hydrology & Water Quality) of this EIR, flows in excess of 7000 cubic feet per second are experienced within Haun Creek. In order to control these flows and decrease velocities, on-site weirs and detention basins have been designed and incorporated into the project (see Figure 3-4) and include:

- Haun Creek Weirs – A weir (low dam) would be constructed parallel to the western bank of Haun Creek in order to divert some of the Creek's flow. It would then flow within a trapezoidal channel, before entering an additional weir and finally into two proposed detention basin.
- Northern Detention Basin – This approximately 10.3 acres facility would retain approximately 51 acre-feet (ac-ft) of water; and
- Southern Detention Basin – This approximately 12.2 acres facility would retain approximately 50 ac-ft of water.

Both basins have been designed to accommodate flows from Haun Creek up to and including a 100-year ( $Q_{100}$ ) storm event. The outlet structure of the detention basin will permit flows to enter Santa Paula Creek or Haun Creek. These detention basins are necessary to solve the existing flooding problem downstream at the SR-126 bridge at Haun Creek.

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<sup>7</sup> Note: The sewer lift station capacity was designed to address future development associated with the East Area 2 expansion area.



Source: Huitt-Zollars (2007) & P&D Consultants, Inc. (2007)

Figure 3-9  
Wastewater Conveyance Schematic Layout

Tributary flows or streams north of the project site originating in the Topatopa foothills and mountains would necessitate the construction of debris basins (located north of the Santa Paula Creek Neighborhood) in order to capture these flows. The debris basins would include trash grates, designed to remove large fragments and convey these flows into a storm drain pipe to the underground storm drain system within the project site.

Future site runoff will be conveyed through via surface drainage and underground structures from the northern portions of the project site south. The site will drain into Haun Creek and Santa Paula Creek along the east and west perimeters, respectively.

The detention and debris basins would also provide water quality benefits, as discussed in Section 4.9 of this EIR.

#### 3.8.5.4 Utilities & Service Systems

##### Solid Waste Collection & Disposal

Solid waste collection within the project site is provided by private commercial services. Agricultural waste is periodically burned in accordance with the Ventura County Air Pollution Control District rules. Once annexation/reorganization of the project site is approved by the Ventura Local Agency Formation Commission, residential (single-family residences) solid waste would be collected and disposed of by the City's Public Works Department. Multi-family residential and commercial land uses would be required to contract with outside private service providers approved by the City. All residences and business would be subject to the City's solid waste recycling regulations.

##### Utilities

Utilities (e.g., natural gas, electricity, telephone) are currently available on-site via existing service providers. Implementation of the Specific Plan would require upgrades to both existing on- and off-site facilities by local service providers. Section 4.15 (Utilities & Service Systems) of this EIR contains a detailed description of existing conditions and required upgrades.

#### 3.8.5.5 Police & Fire

Law enforcement and fire suppression are currently provided on-site by the Ventura County Sheriff's Department and Ventura County Fire District. Once annexed to the City, these services would be provided by the City of Santa Paula Police Department and Santa Paula Fire Department, respectively. The analysis contained within Section 4.13 (Public Services) indicates that a total of 5.5 sworn officers (and associated equipment, civilian support staff and on-site office space) would be needed to serve the project site. In addition, a new on-site fire station, engine (pumper), 12 full time fire personnel and two fulltime civilian personnel would be needed in order to meet fire and medical emergency response times and suppression requirements.

#### 3.8.5.6 Schools and Post-Secondary Educational Facilities

The Santa Paula Creek Civic District (District) is intended to serve the greater Santa Paula community as well as the residents of the East Area 1 neighborhoods (see Figure 3-4: East Area 1 Illustrative Plan). The District is intended to accommodate a High School and a Community College with shared athletic and community facilities. Alternate uses for a portion of this area include institutional uses such as senior

housing, assisted living and medical care facilities. As currently proposed, the following educational facilities could be accommodated on-site:

- Community park, High School/shared athletic fields and structures (24 acres)
- Community College buildings, High School/shared athletic fields and structures (14.1 acres)
- High School building and parking (8.3 acres)
- Community College buildings, shared community facilities (such as library or meeting hall), and parking (5.6 acres)
- Community College buildings and parking (8.3 acres)

### **3.9 OFF-SITE IMPROVEMENTS, COVENANTS & CAPITAL IMPROVEMENT PROGRAMS**

In addition to the facilities proposed for the Specific Plan, a number of off-site improvements, recorded covenants, and participation in City Capital Improvement programs would be required, as conditions of project approval and would include, without limitation:

- Sewer Lift Station located at Hallock Drive/Telegraph Road
- Six-inch Sewer Force Main to be constructed across Santa Paula Creek
- Recycled Water Line Point of Connection at Hallock Drive/Telegraph Road
- A domestic water supply line will be constructed across Santa Paula Creek to supply potable water to the project site (within the City's 400 foot elevation zone) and in order to provide water supply redundancies in the event the on-site water tank(s) require maintenance.
- Roadway improvements, including widening, re-striping and signalization of intersections (see Section 4.4 (Transportation & Circulation) of this EIR for a complete discussion of proposed improvements)
- Improvements to Harvard Boulevard, Main Street and Telegraph Road as outlined in the Traffic Study (see Appendix D (Traffic Study) of this EIR).
- Recordation of an agricultural covenant on 34 acres (located southwest of the City, within the Santa Paula-San Buenaventura Greenbelt and within its Area of Interest) to address impacts associated with loss of agricultural lands within the Fillmore-Santa Paula Greenbelt.
- The Project Applicant will also be required to participate in the City's future Recycled Water Infrastructure Capital Improvements project.

### **3.10 CONSTRUCTION METHODS**

Construction for the proposed project would begin with initial site preparation including removal of the existing agricultural uses and rough grading. Once the site is prepared, construction of the individual phases would be initiated. Each phase would take approximately 2.5 years to complete and would be performed sequentially. Standard construction equipment would be used and would likely include compactors, bulldozers, front loaders, trenchers, construction cranes, water trucks, dump trucks and delivery trucks bringing construction-related materials to the site.

Preliminary earthwork requirements indicate that a total of 2.2 million cubic yards (CY) of soil would be excavated. The entire 2.2 million CY of excavated material would be used on-site to construct building pads and roadways. Trucks and other machinery would be necessary during the construction period (for each phase) for delivery of materials and earthwork requirements. Construction access to the site would be via SR 126, Hallock Drive and Telegraph Road. Construction staging would occur on-site within temporary staging areas which will be determined based upon construction needs.

**3.11 RESPONSIBLE AGENCIES & PROJECT APPROVALS**

Table 3-5 shows the following permits and/or approvals that would be required for the project.

**TABLE 3-5  
LIST OF POTENTIAL RESPONSIBLE AGENCIES**

<b>AGENCY</b>	<b>APPROVAL/PERMIT</b>
<b>Federal Agencies</b>	
United States Army Corps of Engineers (ACOE)	Section 404 permit
<b>State Agencies</b>	
California Department of Fish and Game (CDFG)	Streambed Alteration Agreement
California Department of Transportation (Caltrans)	Encroachment Permit and Cooperative Agreement
Regional Water Quality Control Board – Los Angeles Region	National Pollution Discharge Elimination System (NPDES) Permit Section 401 Water Quality Certificate Dewatering permit
<b>Regional Agencies</b>	
Ventura County Local Agency Formation Commission (LAFCO)	Sphere of Influence Amendment and Reorganization (including annexation and detachment)
<b>County Agencies</b>	
Ventura County Air Pollution Control District	Air Emissions Permit
Ventura County Watershed Protection District	Issuance of stormwater and water quality related permits
<b>Local Agencies</b>	
City of Santa Paula	Certification of the Final EIR, General Plan Amendment (including CURB and Measure L6 approval which require voter ratification), Specific Plan, Pre-zoning, Development Agreement, and approval of subdivision map(s), Conditional Use Permit(s) and various other development-related permits (e.g., grading, building plan, certificate of occupancy,)

Source: P&D Consultants, 2007.

**3.12 RESPONSIBLE AGENCIES**

The agencies listed below have oversight over the project or may be responsible for issuing permits for the proposed project.

**3.12.1 FEDERAL AGENCIES**

- ACOE

**3.12.2 STATE AGENCIES**

- CDFG
- Caltrans
- RWQCB – Los Angeles

### 3.12.3 REGIONAL AND COUNTY AGENCIES

- Ventura LAFCO
- VCAPCD
- VCWPD

### 3.12.4 LOCAL AGENCIES

- City of Santa Paula

## 3.13 PROJECT SCHEDULE

The Specific Plan is proposed to be constructed in four (4) phases over a ten year period beginning in 2010 and terminating in 2020. As currently proposed, construction phasing would occur sequentially as follows:

- Phase I (Haun Creek Neighborhood) 2010 to 2012
- Phase II (Foothill Neighborhood) 2013 to 2015
- Phase III (Santa Paula Creek Neighborhood) 2016 to 2018
- Phases IV & V (Santa Paula Creek Civic District & Santa Paula Railroad District) 2019 to 2020

It should be noted that the actual phasing of each neighborhood/district may vary and would be dependent on market conditions. However, the construction of on-site infrastructure (e.g., detention basins, water and sewer conveyance, water wells, etc.) would be undertaken prior to the implementation of the individual phases.