

LAFCO 20-06

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE
CITY OF SANTA PAULA REORGANIZATION – SANTA PAULA WEST
BUSINESS PARK SPECIFIC PLAN; ANNEXATION TO THE CITY OF
SANTA PAULA, AND DETACHMENT FROM THE GOLD COAST
TRANSIT DISTRICT, VENTURA COUNTY RESOURCE
CONSERVATION DISTRICT, AND VENTURA COUNTY SERVICE AREA
NO. 32**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission (LAFCo or Commission) pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (§ 56000 et seq. of the California Government Code); and

WHEREAS, notice was provided at the times and in the manner required by law; and

WHEREAS, the proposal was duly considered on September 18, 2024; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCo Staff Report (which contains the recommendations and a discussion of applicable spheres of influence and local plans and policies); and

WHEREAS, not all landowners within the affected territory have consented to the proposal; and

WHEREAS, the affected territory has fewer than 12 registered voters and is considered uninhabited; and

WHEREAS, information satisfactory to the Commission has been presented that no subject or affected agencies have submitted written opposition to the proposal; and

WHEREAS, no written opposition against the proposal has been submitted; and

WHEREAS, the Commission certifies that it has reviewed and considered the Environmental Impact Report, as addended, prepared for and by the City; and

WHEREAS, the Commission finds that the EIR, as addended, discloses impacts that are not significant or are mitigated to less-than-significant levels; and

WHEREAS, the Commission finds that there are significant and unavoidable impacts that cannot be mitigated to less-than-significant levels, and that these impact findings be made, in accordance with § 15093 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the Commission makes a statement of overriding considerations that based on substantial evidence in the record the benefits of the project outweigh the unavoidable adverse environmental effects; and

WHEREAS, the Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the City of Santa Paula (City) and within the affected territory, and the organization of local governmental agencies within Ventura County.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The LAFCo Staff Report dated September 18, 2024, and recommendation for approval of the proposal are adopted.
- (2) The proposal will lead to planned, orderly, and efficient development.
- (3) The reorganization is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.
- (4) The boundaries of the proposal are found to be definite and certain as approved.
- (5) The subject proposal is assigned the following distinctive short form designation: **LAFCO 20-06 CITY OF SANTA PAULA REORGANIZATION – SANTA PAULA WEST BUSINESS PARK SPECIFIC PLAN.**
- (6) The Commission certifies that it has reviewed and considered the information contained in the environmental impact report (EIR) entitled “Santa Paula West Business Park Specific Plan Environmental Impact Report” (December 2018) and Addendum (December 2023), prepared for and by the City as the lead agency pursuant to CEQA, as well as all comments received and determines that there are not any feasible mitigation measures or feasible alternatives, within the power and authority of LAFCo, which

would substantially lessen or avoid any significant effect on the environment (CEQA Guidelines § 15096(g)); and

- (7) The Commission hereby adopts the lead agency's findings and Mitigation Monitoring and Reporting Program; and
- (8) The Commission directs staff to File a Notice of Determination in accordance with § 15094 and § 15096(i) of the CEQA Guidelines.
- (9) The Commission determines that the project is in compliance with Government Code § 56741 as the territory to be annexed to the City is located within one county and is contiguous with the boundaries of the City.
- (10) The affected territory is uninhabited as defined by Government Code § 56046.
- (11) Pursuant to Government Code § 56663, notice has been provided to landowners and registered voters within the affected territory, the noticed disclosed that unless written opposition to the proposal is received before the conclusion of Commission proceedings, the Commission intends to waive protest proceedings, and written opposition from landowners and registered voters within the affected territory was not received before the conclusion of Commission proceedings.
- (12) The Commission waives conducting authority proceedings pursuant to Government Code § 56663.
- (13) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the City.
- (14) **A certificate of completion for this reorganization shall not be recorded until all LAFCo fees have been paid and until fees necessary for filing with the State Board of Equalization have been submitted to the LAFCo Executive Officer.**
- (15) **A certificate of completion for this reorganization shall not be recorded until a map and legal description consistent with this approval and suitable for filing with the State Board of Equalization, as determined by the County Surveyor, have been submitted to the LAFCo Executive Officer.**
- (16) **If a certificate of completion has not been filed within one year after the Commission's approval of the proposal, the proceeding shall be deemed terminated unless prior to**

the expiration of that year the Commission authorizes an extension of time for that completion (Government Code § 57001).

This resolution was adopted on September 18, 2024.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Avila	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Crosswhite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Gorell	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parvin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Richards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Rooney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Zaragoza	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Hasan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner LaVere	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Ross	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Santangelo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date

Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

- c: City of Santa Paula
Gold Coast Transit District
Ventura County Service Area No. 32
Ventura County Planning Division
Ventura County Resource Conservation District
Southern California Edison
Sempra Energy/Gas Company
Ventura County Watershed Protection District
Ventura County Assessor's Office
Ventura County Auditor – Controller
Ventura County Elections – Registrar of Voters
Ventura County Sheriff – EOC
Ventura County Surveyor
Ventura County GIS Officer