

**Resolution No. 7495**

**A RESOLUTION OF THE SANTA PAULA CITY COUNCIL APPROVING AN  
ADDENDUM TO THE SANTA PAULA WEST BUSINESS PARK SPECIFIC  
PLAN ENVIRONMENTAL IMPACT REPORT AND AN AMENDMENT TO THE  
WEST BUSINESS PARK SPECIFIC PLAN.**

**(PROJECT NO. 23-ADD-01)**

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 20, 2019, the City Council certified the Final Environmental Impact Report ("FEIR") for the (1) 54-acre Santa Paula West Business Park Specific Plan (the "Specific Plan"), (2) a General Plan Amendment, (2) rezoning of property within the Specific Plan Area, (3) a Master Vesting Tentative Map, (4) a Water Supply Assessment; and (5) authorization to file an application with the Ventura Local Agency Formation Commission (LAFCO) for the purpose of annexing the Specific Plan Area within the City's jurisdiction in accordance with the Cortese-Knox-Hertzberg Government Reorganization Act of 2000 (collectively with the Specific Plan, the "Project").
- B. The Specific Plan was proposed to provide a comprehensive set of plans, exhibits, regulations, conditions, and programs for the orderly development of a portion of the West Area 2 Expansion Area as defined in the City's General Plan with commercial and light industrial uses.
- C. After filing the annexation application with LACFO, the Ventura County Watershed Protection District (VCWPD) requested the City to modify the drainage and flood control plan for the Project to provide for additional storage volume for floodwater.
- D. In order to make the VCWPD's requested changes, the Planning Division initiated an application for a Specific Plan Amendment ("SPA" or "Amended Project").
- E. The City's Planning Division reviewed the SPA , in part, for consistency with the General Plan and conformity with the Santa Paula Municipal Code ("SPMC").
- F. The City's Planning Division reviewed the Amended 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").
- G. The City's Planning Division has prepared an Addendum to the previously certified Final EIR for the Project ("EIR Addendum") to evaluate the proposed changes to the drainage and flood control plan and related changes to the approved Specific Plan.

- H. These changes are proposed to ensure that the Santa Paula West Business Park Specific Plan is safe from flooding, to ensure that the Project will not adversely affect flooding conditions on adjacent properties or along FWY 126, and to maintain the existing volume of natural floodplain storage within the Specific Plan Area.
- I. CEQA authorizes an addendum to a previously certified EIR if, as a result of changes to the project at issue in the EIR, changes or additions to the EIR are needed, but none of the conditions permitting preparation of a Subsequent EIR set forth in State CEQA Guidelines section 15162 have occurred.
- J. On November 14, 2023, the Planning Commission held a public hearing to consider the Amended Project and EIR Addendum. Following the public hearing, the Planning Commission voted to recommend approval of the Amended Project and EIR Addendum to the City Council for reasons stated in Planning Commission Resolution 3852.
- H. This Resolution and its findings are 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:** The City Council makes the following findings with respect to the EIR Addendum:

- A. No substantial changes are proposed to the Project that would require major revisions of the previous EIR due to the occurrence of new significant effects or a substantial increase in the severity of previously identified significant impacts;
- B. No substantial changes in circumstances under which the Project is undertaken would occur that would require major revisions of the previous EIR due to the occurrence of new significant environmental effects or a substantial increase in the severity of previously identified effects; and
- C. No new information of substantial importance has been discovered that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was prepared. Specifically, a review of current conditions and the proposed Amended Project demonstrates the following:
  - 1. The proposed Amended Project would not have one or more significant effects not discussed in the previous EIR;
  - 2. Significant effects previously examined would not be substantially more severe than shown in the Final EIR;
  - 3. There are no new mitigation measures or alternatives previously found not to be feasible that would now in fact be feasible that would substantially reduce one or more significant effects of the proposed Amended Project, and that the proposed Amended Project proponents decline to adopt; and
  - 4. No new mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR that would substantially reduce one or more

significant effects on the environment, and that the proposed Project proponents decline to adopt, are recommended.

- D. Based on the information contained in the EIR Addendum, the proposed modification of the drainage and flood control plan in the Santa Paula West Specific Plan would not result in any new significant impacts or any substantial increase in severity of the significant impacts identified in the Final EIR. Additionally, no new information of substantial importance has been identified that indicates the Amended Project would result in any new significant impacts or any substantial increase in the severity of the significant impacts identified in the Final EIR.

SECTION 3: Approval. Subject to the conditions set forth in Planning Commission Resolution 3852, which is incorporated by this reference as if fully set forth, and based on the findings herein, the City Council approves the EIR Addendum attached as Exhibit "A", and incorporated by reference.

SECTION 4: 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 Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 5: Limitations. The City Council's analysis and evaluation of the Amended 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 Amended Project is that City Council lacks of knowledge of future events. In all instances, best efforts were made to form accurate assumptions.

SECTION 6: 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 7: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 8: 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. The Applicant is the McGaelic Goup LLC and Bender Farms LLC and the Applicant's Representative is the Parkstone Group.

SECTION 9: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 10: This Resolution is the City Council's final decision and will take effect immediately upon adoption.

PASSED AND ADOPTED this 6<sup>th</sup> day of December 2023.

Leslie Cornejo  
~~Andy Sobel~~, Mayor  
LESLIE CORNEJO

ATTEST:

Julie Latshaw  
Julie Latshaw, City Clerk



APPROVED AS TO FORM:

Monica Castillo  
Monica Castillo, City Attorney

## CERTIFICATION

CITY OF SANTA PAULA )  
COUNTY OF VENTURA )§  
STATE OF CALIFORNIA )

I, Julie Latshaw, City Clerk of the City of Santa Paula, California, do hereby certify that the foregoing Resolution No. 7495 was dully passed and adopted by the City Council of the City of Santa Paula at the regular meeting thereof, held on the 6<sup>th</sup> day of December 2023, and was signed by the Mayor of said City, and that the same was passed and adopted by the following vote:

AYES: CORNEJO, CROSSWHITE, JUAREZ, SOBEL, CHAVEZ


NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Santa Paula, California this 6<sup>th</sup> day of December 2023.



  
Julie Latshaw, CMC  
City Clerk