

RESOLUTION NO. 7190

**A RESOLUTION OF THE SANTA PAULA CITY COUNCIL
CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH #2014081104)
ADOPTING FINDINGS OF FACT, STATEMENTS OF OVERRIDING
CONSIDERATIONS, AND
A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE
“SANTA PAULA WEST BUSINESS PARK” SPECIFIC PLAN PROJECT,
FOR 53.81-ACRES OF THE CITY’S 125-ACRE “WEST AREA 2” EXPANSION AREA

PROJECT NO. 2013-CDP-04 “SANTA PAULA WEST BUSINESS PARK”**

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

SECTION 1: The City Council finds and declares that:

- A. If approved, the Project would require several discretionary approvals including, without limitation, approval of a Water Supply Assessment, General Plan Amendment, Specific Plan approval and Pre-zoning, approval of the Master Vesting Tentative Map, and Annexation to the City of Santa Paula. Such discretionary approvals are not part of this Resolution but are part of the Project considered by the Final Environmental Impact Report ("FEIR") analysis.
- B. The application was reviewed by City's Planning Department for, in part, for consistency with the General Plan and conformity with the Santa Paula Municipal Code ("SPMC").
- C. On December 18, 2018, the Planning Commission held a public hearing regarding the Project and moved to recommend approval of the recommending certifying the final environmental impact report adopting findings of fact, statements of overriding considerations, and a mitigation monitoring and reporting program for the “Santa Paula West Business Park” Specific Plan Project, to the City Council for review.
- D. The Planning Commission’s recommendations were forwarded to the City Council for action at a public hearing on February 20, 2019.
- E. On February 20, 2019 the City Council held a public hearing regarding the Project. 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.

SECTION 2: *Factual Findings and Conclusions.* Pursuant to the SPMC Chapter 16 Development Code, the City Council finds that the following facts exist:

- A. The Applicant filed an application with the City of Santa Paula on May 7, 2013.
- B. Approximately 49 acres of the 53.81-acre Project Site are currently used for agricultural production. The Project Site has undergone extensive surface grading and leveling as part of the ongoing agricultural operations. There are several unpaved roads throughout the Project Site providing access to the existing agricultural operations.
- C. A variety of land uses surround the Project Site. Telegraph Road, which bounds the site along the north, is a two-lane roadway approximately 50 feet wide. North of Telegraph Road within the City limits are residential uses, consisting of a single-family residential neighborhood accessed from Country View Court opposite the western portion of the Project Site, and a mobile-home residential community accessed from Valencia Way opposite the eastern portion of the Project Site. The southern portion of the Project Site is bound by SR 126, a four-lane freeway that runs east-west. South of SR 126 are agricultural operations and water storage basins. Along the east, the Project Site flanks the west and south boundaries of a light industrial area located immediately east of Beckwith Road and north of the VCTC railroad tracks. Beckwith Road is a two-lane road that separates the Project Site from the industrial uses to the east. The light industrial uses are within the City of Santa Paula limits, and include office and warehouse buildings that house Cornerstone Molds and Machining, other related offices, and the Church of Christ-Buenaventura. The Adams Barranca is adjacent to the Project Site on the southwest and contains areas with riparian vegetation. Immediately west of Adams Barranca are agricultural operations consisting of orchards and a limited number of livestock. Single-family residences are located within these agricultural operations.
- D. The Project Site is also within the LAFCo SOI for the City of Santa Paula and the City of Santa Paula CURB. If approved by LAFCo, jurisdictional reorganization would remove the Project from the unincorporated territory of the County once the annexation is recorded. Accordingly, the County of Ventura General Plan Land Use designation of Agricultural—Urban Reserve and the County zoning designation of AE-40 (Agricultural Exclusive, 40-acre minimum parcel size) would be removed.
- E. The Property is currently not zoned by the SPMC. Approving the proposed Santa Paula West Business Park will constitute rezoning for the Property.
- F. No portion of the Property is subject to a Land Conservation Contracts for agricultural use.
- G. It is possible to efficiently and effectively expand City services and infrastructure, including police, sewer and water infrastructure, road improvements, City park

facilities, and school district capacity to accommodate the development of Santa Paula West Business Park Specific Plan.

- H. In addition (and without limitation) to the findings set forth above, the City Council incorporates the factual findings and conclusions set forth in the "Findings and Facts, and Statement of Overriding Consideration in Support of the Santa Paula West Business Park Specific Plan FEIR" attached as Exhibit "A," which is incorporated by reference.
- I. In accordance with CEQA Guidelines § 15091, the record upon which the City Council's findings are based is located at the Planning Department, City of Santa Paula, 200 South 10th Street. The custodian of records is the Planning Director.

SECTION 3: *Environmental Assessment.*

- A. Because of the facts and conclusions identified in Section 2 of this Resolution and in accordance with the CEQA requirements (Section 15082 of the Guidelines), a Notice of Preparation (NOP) of a Draft EIR (DEIR) was filed with the Ventura County Clerk and Office of Planning and Research (OPR) State Clearinghouse (SCH) on August 29, 2014. The SCH assigned SCH Number 2014081104 to the environmental documentation for the Project. A Scoping Meeting to solicit public input on the issues proposed for consideration in the EIR was held on September 9, 2014 at the Santa Paula City Hall in the City Council Chambers. The 30-day NOP review period ended on September 29, 2014
- B. During the 30-day NOP comment period, the City received written comments from 11 different agencies, organizations, and individuals
- C. In accordance with the CEQA requirements, a Notice of Availability (NOA)/Notice of Completion (NOC) of the DEIR was filed with the SCH on November 4, 2016. The NOA/NOC was published in the Santa Paula Times.
- D. A 45-day public review period for the DEIR pursuant to CEQA commenced on November 4, 2016 and ended on December 19, 2016. The DEIR was distributed to public agencies and interested parties by the City of Santa Paula. The DEIR was available for review at the City of Santa Paula, located at 200 S. Tenth Street, Santa Paula, CA 93060 and at the Blanchard Community Library, located at 119 N. Eighth Street, Santa Paula, CA 93060. In addition, the DEIR was available on the City's website.
- E. Comments received during the public review period for the DEIR were responded to in the FEIR. The City received a total of 13 written comment letters on the DEIR.
- F. A FEIR was prepared for the proposed Santa Paula West Business Park Specific Plan. The following components comprise the FEIR:

1. A summary of the public review process
 2. Comments received on the DEIR and responses to those comments.
 3. Revisions to Draft EIR.
 4. Mitigation Monitoring and Reporting Program (MMRP).
- G. The FEIR (including documents and other materials that constitute the record of proceedings on which the City's findings and decisions are based) is located at City of Santa Paula, 200 South 10th Street, Santa Paula, CA 93060. The custodian for these documents is the Planning Director. This information is provided in compliance with Public Resources Code § 21081.6(a)(2) and 14 Cal. Code of Regulations § 15091(e).
- H. The FEIR is incorporated into this Resolution by reference as if fully set forth.
- I. Pursuant to CEQA Guidelines § 15090, the FEIR reflects the City's independent judgment and analysis. The Planning Commission has independently reviewed and analyzed the DEIR prepared for the proposed Santa Paula West Business Park Specific Plan project. The DEIR and FEIR are accurate and complete statements of the potential environmental impacts of the project.
- J. Because of the facts identified in this Resolution including, without limitation, the facts contained in the DEIR showed that a Statement of Overriding Considerations would be required in order for the Project to be approved.
- K. The FEIR generally identifies, for each potentially significant impact of the project, one or more corresponding mitigation measures to reduce such impact to a level of insignificance, except for Aesthetics, Agricultural Resources, Air Quality, and Transportation and Traffic. The Planning Commission finds that many of the mitigation measures described in the FEIR may lessen or avoid impacts in impact categories other than the categories for which they are specifically proposed. Accordingly, the Planning Commission finds that each potentially significant impact identified by the FEIR is mitigated by its corresponding mitigation measures to the extent set forth in the FEIR.

SECTION 4: Recommendations. The City Council makes the following recommendations to the City Council:

- A. Adopt the Findings of Fact and the Statement of Overriding Considerations for the Santa Paula West Business Park Specific Plan Project" as set forth in Exhibit "A," which is incorporated into this Resolution by reference.
- B. Pursuant to Public Resources Code §§ 21081(a) and 21081.6, adopt the Mitigation Monitoring and Reporting Program ("MMRP") set forth in attached Exhibit "B",

which is incorporated into this Resolution by reference. The mitigation measures set forth in this Resolution would be conditions of approval for the proposed Project. Should the terms or provisions of any such mitigation measure conflict with the terms and provisions of any other project conditions or approval subsequently adopted, the terms and provisions of such other project conditions should control. Compliance with applicable codes, policies, and regulations will further ensure that the environmental impacts of the proposed project will not be greater than set forth in the FEIR and these findings.

C. Certify the Final Environmental Impact Report for the Santa Paula West Business Park Specific Plan project (SCH No. 2014081104) and incorporated into this Resolution by reference.

SECTION 5: *Reliance on the Record.* Each and all 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 6: *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 7: *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 8: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 9: The City Clerk is directed to mail a copy of this Resolution to Applicant and Applicant's Representative and to any other person requesting a copy.

SECTION 10: This Resolution may be appealed within ten (10) calendar days after its adoption. The appellant's fee to file an appeal to the City Council is \$5,000. 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 11: This Resolution is approved by the City Council and will take effect immediately upon adoption

PASSED AND ADOPTED this 20th day of February, 2019.

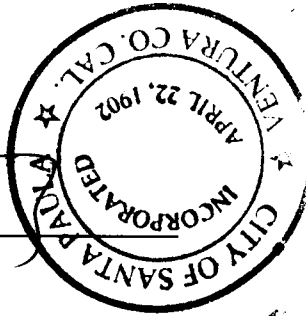


Clint Garman
Mayor

ATTEST:



Lucy Blanco
City Clerk



APPROVED AS TO FORM:



John Cotti
City Attorney
City of Santa Paula