



VENTURA LOCAL AGENCY
FORMATION COMMISSION

Agenda Item No. 12

LAFCo 20-06

City of Santa Paula Reorganization
Santa Paula West Business Park

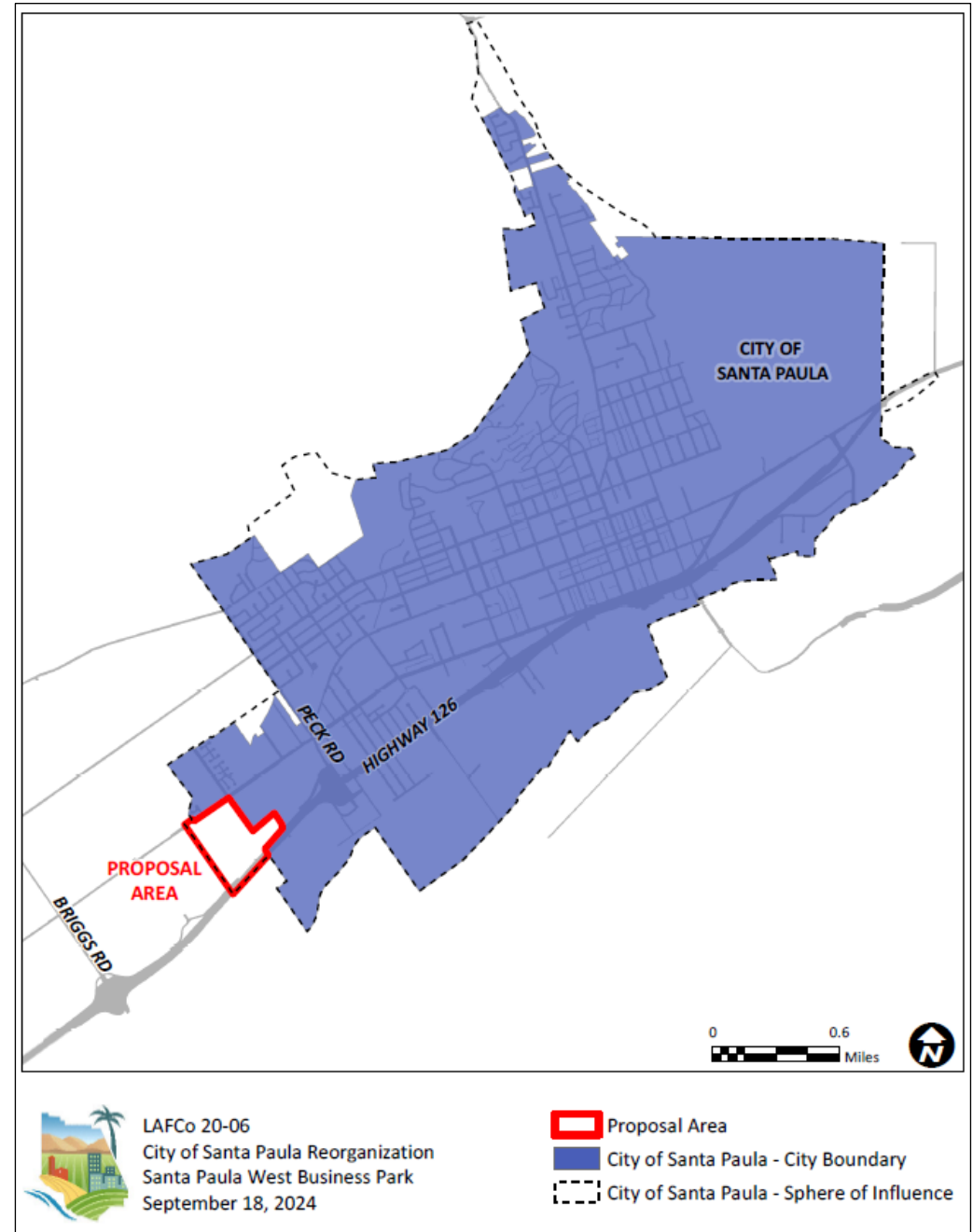
Proposed Reorganization

Annexation:

- *City of Santa Paula*

Detachments:

- *Gold Coast Transit District*
- *Ventura County Resource Conservation District*
- *Ventura County Service Area No. 32*



Proposed Reorganization

Annexation:

- *City of Santa Paula*

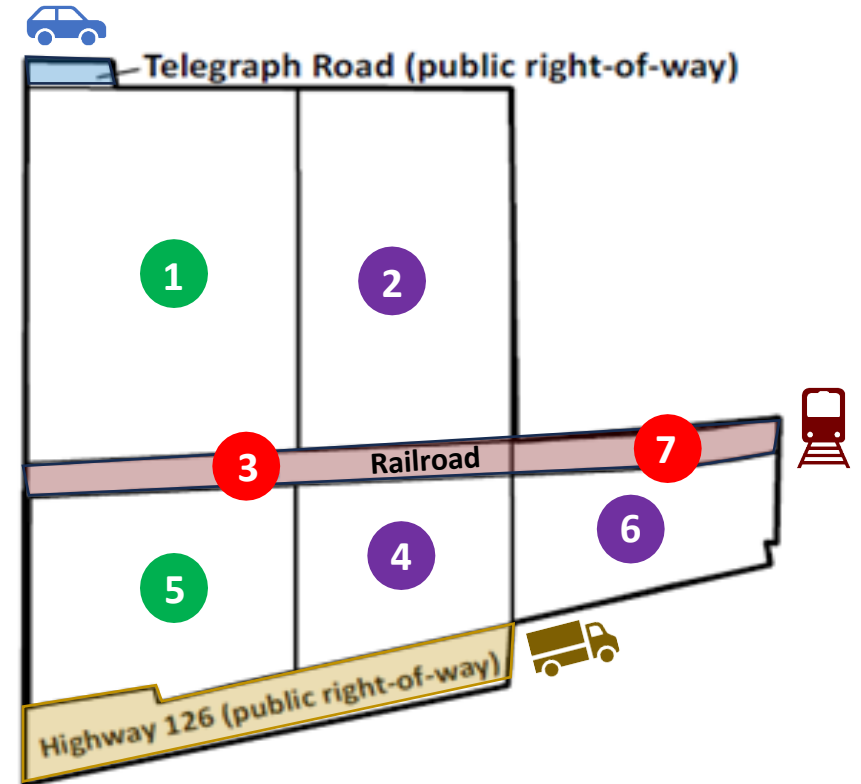
Detachments:

- *Gold Coast Transit District*
- *Ventura County Resource Conservation District*
- *Ventura County Service Area No. 32*



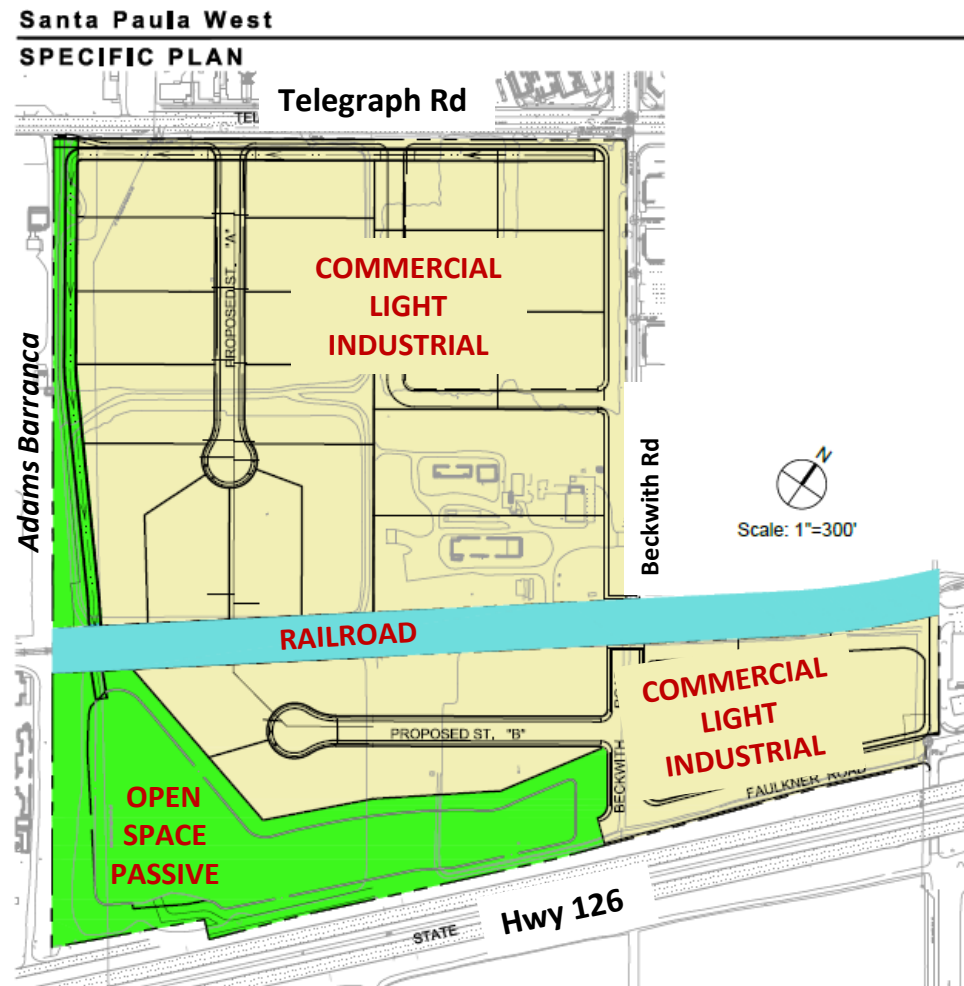
Proposed Reorganization

	Assessor's Parcel Number	Property Owner
1	098-0-010-15	McGaelic Group LP
2	098-0-010-16	Bender Realty, Ltd.
3	098-0-010-17 (portion)	VCTC
4	098-0-010-18	Bender Realty, Ltd.
5	098-0-010-19	McGaelic Group LP
6	098-0-020-04	Bender Realty, Ltd.
7	098-0-020-22	VCTC

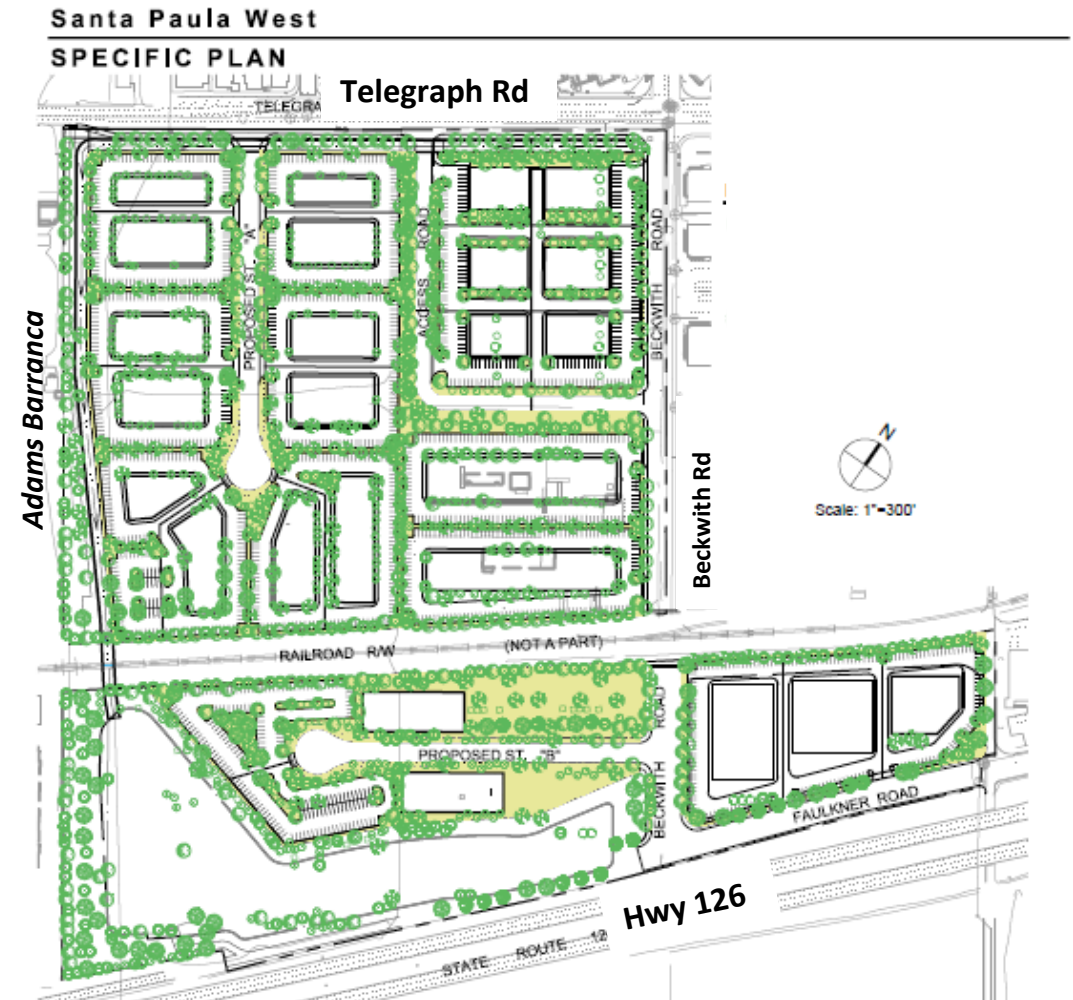


Santa Paula West Business Park Specific Plan

Land Use Plan



Landscape Plan



Agricultural and Open Space Preservation Considerations

LAFCo Commissioner's Handbook Section 3.3.5

- Contiguity to lands developed with an urban use
- Likelihood of development within five years
- Insufficiency of non-prime agricultural or vacant land within the City's jurisdictional boundaries
- Subjection to voter approval for extension of services or changing general plan land use designations
- Adverse effects on integrity of other prime agricultural or existing open space lands
- Location within an area subject to a Greenbelt Agreement
- Consistency with local plans and policies

Environmental Review

- **Santa Paula West Business Park Specific Plan EIR (2018)**

Statement of overriding considerations to address significant and unavoidable impacts that could not be mitigated to less-than-significant levels:



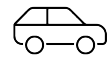
Aesthetics → changes in viewshed



Agricultural resources → conversion of agricultural land



Air quality → emissions




Transportation and traffic → traffic impacts

- **Addendum to EIR (2023)**


Hearing Notice

- Notice of public hearing
 - Published in the Ventura County Star
 - Posted on Ventura LAFCo website
 - Posted outside the Ventura County Government Center
 - Mailing to all property owners and registered voters within the proposal area and within 300 feet of the proposal area
 - E-mail to affected local agencies
- Conducting authority
 - Commission may waive protest proceedings unless written opposition is received prior to the conclusion of Commission proceedings
- Comments



VENTURA LOCAL AGENCY FORMATION COMMISSION
PUBLIC HEARING NOTICE

Ventura Local Agency Formation Commission
801 S. Victoria Avenue, Suite 301
Ventura, CA 93003



NOTICE OF PUBLIC HEARING

You are receiving this notice because you have been identified as being a landowner and/or a registered voter residing within the proposal area.

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Ventura Local Agency Formation Commission (LAFCo) for the following matter:
LAFCo 28-06 City of Santa Paula Reorganization - Santa Paula West Business Park Specific Plan.

Project Description: The proposal consists of the following requested actions: to allow for the development of commercial and light industrial development within the City of Santa Paula; Annexation to the City of Santa Paula; Detachment from the Gold Coast Transit District (GCTD); Detachment from the Ventura County Resource Conservation District (VCRCD); Detachment from Ventura County Service Area No. 32 (CSA 32).

The project involves the annexation to the City of Santa Paula of an approximately 64.15-acre area, consisting of approximately 54 acres of agricultural land, and the contiguous sections of: (1) Telegraph Road to the north, (2) the section of the Santa Paula Branch Rail Line right-of-way that bisects the proposal area owned by the Ventura County Transportation Commission (VCTC) and (3) Highway 126 to the south. The proposal includes the detachment of the proposal area from the GCTD, VCRCD, and CSA 32.

Purpose of the Public Hearing: All interested persons are invited to attend, be heard, and participate in the Public Hearing. At the Public Hearing, LAFCo will consider all written and oral comments that have been submitted regarding the proposal, and will review and approve (with or without amendments, wholly, partially, or conditionally), disapprove, or continue the hearing. Written communications may be directed to: Ventura LAFCo, c/o Kai Luoma, Executive Officer, 801 S. Victoria Avenue, Suite 301, Ventura, CA 93003.

Name _____

Address _____

City, State, Zip _____

VENTURA LOCAL AGENCY FORMATION COMMISSION PUBLIC HEARING NOTICE

Date/Time/Location of Public Hearing: The Public Hearing will be held:
DATE: Wednesday, September 18, 2024
TIME: 9:00 a.m.
LOCATION: Board of Supervisors Hearing Room
Ventura County Government Center, Main Plaza
400 South Victoria Avenue, Ventura, CA 93003


Environmental Review:
This project is subject to the California Environmental Quality Act. An Environmental Impact Report has been prepared and adopted by the City of Santa Paula as the lead agency, and is proposed for adoption by LAFCo related to the subject request.

Notice Requirements:
This notice is being provided to comply with California Government Code §§ 56060 and 56061, and the hearing is being conducted pursuant to California Government Code §§ 56056(h) and 56066. All property owners and registered voters within the proposal area and within 300 feet of the proposal area receive a mailed notice of the Public Hearing. The proposal, if approved by LAFCo, may be subject to conducting authority proceedings (i.e., protest proceedings). If a protest hearing is held, property owners and registered voters within the proposal area will receive a mailed notice regarding the protest hearing (pursuant to Government Code § 57025). There is the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the local agencies within the affected territory.

Waiver of Protest Proceedings:
Pursuant to Government Code § 56663, any owner of land within the proposal area or any registered voter residing within the proposal area may submit written opposition to the proposal or any this prior to the conclusion of the subject hearing. Unless written opposition to this proposal or written opposition to LAFCo's intention to waive protest proceedings is received prior to the conclusion of the hearing on September 18, 2024, the Commission intends to waive protest proceedings. Written communications may be directed to: Ventura LAFCo, c/o Kai Luoma, Executive Officer, 801 S. Victoria Avenue, Suite 301, Ventura, CA 93003.

Additional Information: Additional information may be obtained from records on file with the Ventura LAFCo, 801 S. Victoria Avenue, Suite 301, Ventura, CA 93003. The staff report will be available on the Ventura LAFCo website (www.ventura.lafco.ca.gov) no later than September 13, 2024.

Americans with Disabilities Act (ADA) Compliance: In compliance with the ADA, if you need special assistance to participate in this meeting, please call (805) 854-2576. Notification 48 hours prior to the meeting will enable Ventura LAFCo to make reasonable arrangements to ensure accessibility to this meeting.
By: Kai Luoma, Executive Officer
Ventura LAFCo



Recommendations

- A. Certify that the Commission has reviewed and considered the information contained in the Environmental Impact Report 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 the California Environmental Quality Act, and adopt the findings and mitigation measures in the EIR, as addended.
- B. Adopt Resolution LAFCo 20-06 making determinations and approving a reorganization for the City of Santa Paula.

CURB and Ventura-Santa Paula Greenbelt

