

No Fees per Government Code 27383


RECORDING REQUESTED BY:

Ventura Local Agency
Formation Commission

WHEN RECORDED MAIL TO:

Ventura LAFCO

L# 1850


20060914-00194361-0 1/18
Ventura County Clerk and Recorder
Philip J. Schmit
09/14/2006 02:47:02 PM
3876 \$.00 BU

VENTURA
LOCAL AGENCY FORMATION COMMISSION
800 South Victoria Ave.
Ventura CA 93009-1850

RECEIVED

SEP 22 2006

Ventura LAFCO

CERTIFICATE OF COMPLETION

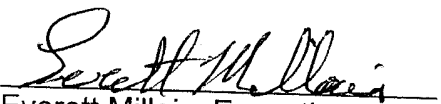
Pursuant to Government Code Section 57200, this Certificate is issued by the Executive Officer of the Ventura Local Agency Formation Commission of Ventura County, California.

1. The short-term designation, as determined by LAFCO, is:
LAFCO 06-06 City of Santa Paula Reorganization – Water Recycling
2. The name of each district or city involved in this reorganization and the kind or type of change of organization ordered for each city or district is as follows:

City of Santa Paula – Annexation
Ventura County Resource Conservation District – Detachment
Ventura County Fire Protection District - Detachment
3. APN: 099-0-030-645; 099-0-030-635; 099-0-030-345; 099-0-080-215 (portion); 099-0-080-235 (portion); 099-0-080-035 (portion)
4. The above listed city and district are located within the following county: Ventura
5. A description of the boundaries of the above cited reorganization is shown on the attached legal description and map, marked Exhibit "A", and by this reference incorporated herein.
6. The territory is uninhabited.
7. This reorganization has been approved subject to the following terms and conditions, if any:
None.
8. Resolution LAFCO 06-06 ordering this reorganization was adopted on July 19, 2006 by the Ventura Local Agency Formation Commission.

I hereby certify that the resolution cited above includes any terms and conditions, and the map and legal description. I declare under penalty of perjury that the foregoing is true and correct.

Dated: 9.14.2006


Everett Millais, Executive Officer
Ventura LAFCO

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CITY OF SANTA PAULA
REORGANIZATION - WATER RECYCLING;
ANNEXATION TO THE CITY OF SANTA PAULA,
DETACHMENT FROM THE VENTURA COUNTY
RESOURCE CONSERVATION DISTRICT AND THE
VENTURA COUNTY FIRE PROTECTION DISTRICT**

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

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration by the Commission on the proposal;

WHEREAS, the proposal was duly considered on July 19, 2006; 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 Executive Officer's Staff Report and recommendation, the environmental documents and determinations, and applicable local plans and policies; and

WHEREAS, proof has been given to the Commission that the affected territory is considered uninhabited pursuant to Government Code §56046; and

WHEREAS, proof has been given to the Commission that all property owners in the affected territory have consented to the proposal; and

WHEREAS, information satisfactory to the Commission has been presented that all agencies having land detached within the affected territory have not submitted written opposition to the proposal; and

WHEREAS, the Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County.

WHEREAS, the Commission certifies that it has reviewed and considered the Final EIRs and Mitigated Negative Declaration prepared by the Lead Agency; and

WHEREAS the Commission has found that the Final EIRs and Mitigated Negative Declaration disclose impacts that are not significant or are mitigated to a level of insignificance as set forth in Exhibit "B"; and

WHEREAS, the Commission has found that there remains a significant and unavoidable impact that cannot be mitigated to a level of insignificance and that this impact finding be made, in accordance with Section 15093 of the CEQA Guidelines, as set forth in Exhibit "B";

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, as set forth in Exhibit "B"; and

WHEREAS, the Local Agency Formation Commission finds that the City of Santa Paula has adopted policies and feasible implementation measures applicable to territory subject to contracts executed under the Land Conservation Act of 1965 (Gov. Code § 51200 et seq.) ensuring the continuation of agricultural use and other uses allowable under the contracts on a long-term basis;

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

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated July 19, 2006 is adopted.
- (2) The Reorganization, consisting of an annexation to the City of Santa Paula and a detachment from the Ventura County Resource Conservation District and Ventura County Fire Protection District, is hereby approved and the boundaries are established generally as set forth in the attached Exhibit A.
- (3) The territory is uninhabited as defined by Government Code §56046.
- (4) The subject proposal is assigned the following distinctive short form designation:

**LAFCO 06-06 – CITY OF SANTA PAULA REORGANIZATION –
WATER RECYCLING**

- (5) The Commission has reviewed and considered the information contained in the 1998 Santa Paula General Plan Update Environmental Impact Report, the 2005 Santa Paula Water Recycling Facility Final Environmental Impact

- Report and Mitigation Negative Declaration for Phase II of the Santa Paula Water Recycling Facility Project prepared by the City of Santa Paula as lead agency, and adopts the Findings and Statements of Overriding Considerations as set forth in Exhibit "B", and the lead agency's Mitigation Measures, and Mitigation Monitoring Programs [CEQA Guidelines §15090, §15091, §15093, and §15096 (f)(g)(h)].
- (6) The Commission determines that there are not any feasible mitigation measures or feasible alternatives, within the powers and authorities of LAFCO, which would substantially lessen or avoid any significant effect on the environment [CEQA Guidelines §15096(g)].
 - (7) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under CEQA Guidelines §15094 and §15096(i).
 - (8) The Commission determines that the project is in compliance with Government Code § 56741 as the territory to be annexed is located within one county and is contiguous with the boundaries of the City of Santa Paula.
 - (9) The Commission determines that the City of Santa Paula shall succeed to the rights, duties, and powers of the County of Ventura pursuant to Government Code § 51423 with respect to any land in the territory to be annexed that is subject to a contract executed pursuant to the Land Conservation Act of 1965;
 - (10) The Commission waives conducting authority proceedings, since satisfactory proof has been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain or lose territory as a result of the proposal have not submitted written opposition to the waiver of conducting authority proceedings [Government Code §56663].
 - (11) This annexation shall not be recorded until a map and legal description consistent with this approval and suitable for filing with the State Board of Equalization have been approved by the LAFCO Executive Officer.**

- (12) 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 Executive Officer.
- (13) This reorganization shall not be recorded until the City provides evidence that it has adopted rules and procedures governing the administration of agricultural preserves as required by the Williamson Act, including but not limited to the rules and procedures required by Cal. Government Code Sections 51231, 51237, and 51237.5.

This resolution was adopted on July 19, 2006.

AYES: Commissioners Grandsen, Hess, Long, Parks, Zaragoza, and Alternate Commissioners Lange and Parvin

NOES: None

ABSTAINS: None

Dated: 7-19-06



Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A
Exhibit B

Copies: City of Santa Paula
Ventura Co. Fire Protection District
Ventura Co. Resource Conservation District
Ventura Co. Watershed Protection District
Ventura Co. Agricultural Commissioner
Ventura Co. Assessor
Ventura Co. Auditor
Ventura Co. Surveyor
Ventura Co. Planning
Ventura Co. Elections
United Water Conservation District

LAFCO 06-06 Resolution of Approval
City of Santa Paula Reorganization – Water Recycling
July 19, 2006
Page 4 of 4

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

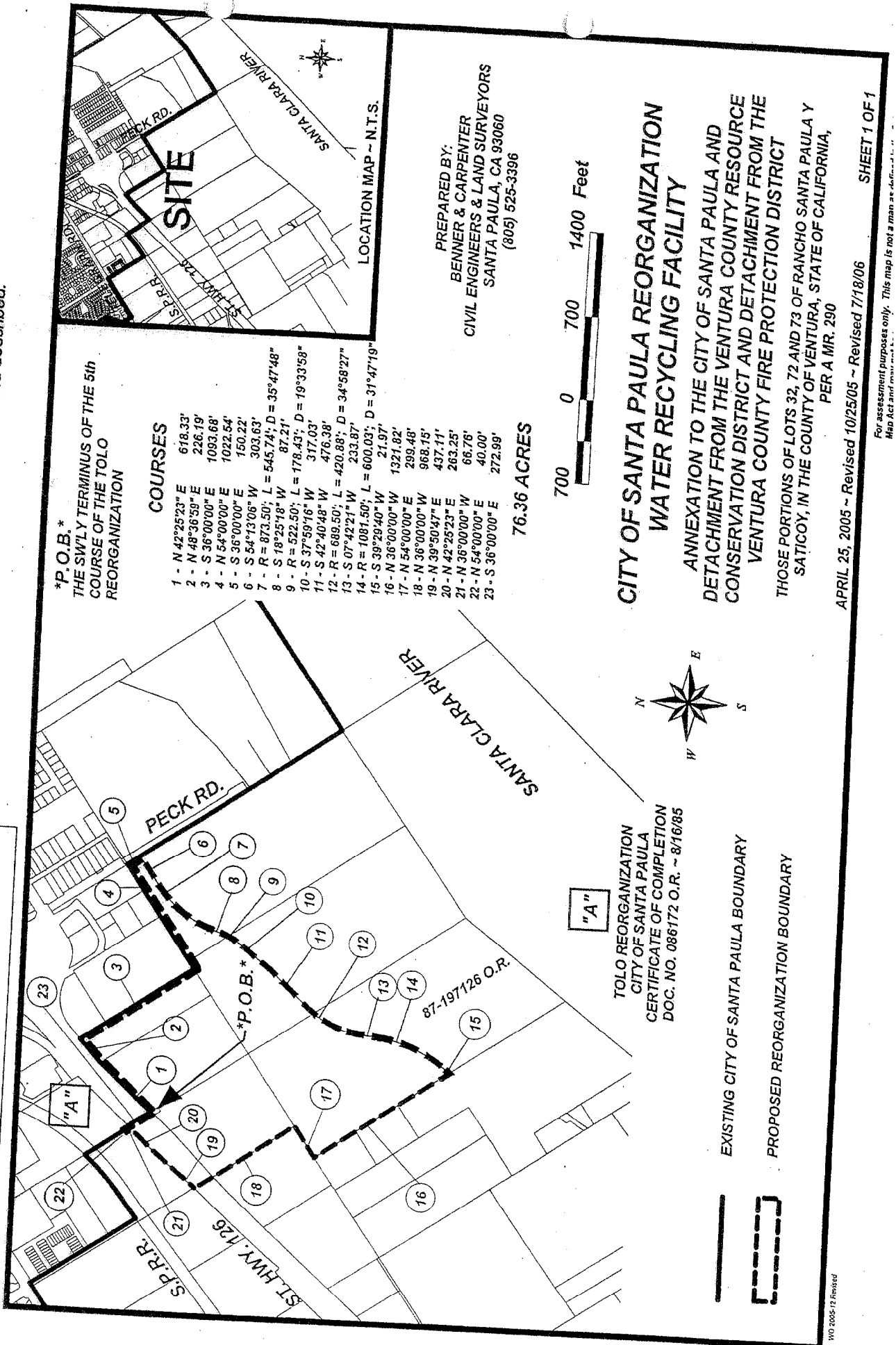
Certified by: *Clay Matheson*

Date: 8/2/06

EXHIBIT A

06-06

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.



**CITY OF SANTA PAULA REORGANIZATION
WATER RECYCLING FACILITY
ANNEXATION TO THE CITY OF SANTA PAULA AND
DETACHMENT FROM THE VENTURA COUNTY RESOURCE
CONSERVATION DISTRICT AND DETACHMENT FROM THE
VENTURA COUNTY FIRE PROTECTION DISTRICT**

06-06

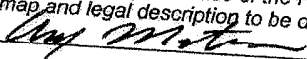
Those portions of Lots 32, 72 and 73 of Rancho Santa Paula Y Saticoy, in the County of Ventura, State of California, as said Lots are shown on the map recorded in the Office of the County Recorder of said County, in Book A, Page 290 of Miscellaneous Records, described in whole as follows:

Beginning at a point in the southeasterly line of State Highway 126 (Santa Paula Freeway), said point also being the southwesterly terminus of the 5th course of the Tolo Reorganization, Annexation to the City of Santa Paula and Detachment from the Ventura County Resource Conservation District and Detachment from the Ventura County Fire Protection District, as shown and described in the Certificate of Completion recorded in the Office of the County Recorder of said County on August 16, 1985, as Document No. 086172 of Official Records; thence, along the existing City of Santa Paula boundary by the following five courses:

- 1st - North 42°25'23" East 618.33 feet; thence,
- 2nd - North 48°36'59" East 226.19 feet; thence,
- 3rd - South 36°00'00" East 1093.68 feet; thence,
- 4th - North 54°00'00" East 1022.54 feet to the northeasterly line of said Lot 73; thence, along said northeasterly line,
- 5th - South 36°00'00" East 150.22 feet; thence,
- 6th - South 54°13'06" West 303.63 feet to the beginning of a curve concaved southeasterly and having a radius of 873.50 feet; thence, along said curve,
- 7th - Southwesterly and southerly 545.74 feet through a central angle of 35°47'48"; thence,
- 8th - South 18°25'18" West 87.21 feet to the beginning of a curve concaved northwesterly and having a radius of 522.50 feet; thence, along said curve,
- 9th - Southerly and southwesterly 178.43 feet through a central angle of 19°33'58"; thence,
- 10th - South 37°59'16" West 317.03 feet; thence,

- 11th - South $42^{\circ}40'48''$ West 476.38 feet to the beginning of a curve concaved southeasterly and having a radius of 689.50 feet; thence, along said curve,
- 12th - Southwesterly and southerly 420.88 feet through a central angle of $34^{\circ}58'27''$; thence,
- 13th - South $7^{\circ}42'21''$ West 233.87 feet to the beginning of a curve concaved northwesterly and having a radius of 1081.50 feet; thence, along said curve,
- 14th - Southerly and southwesterly 600.03 feet through a central angle of $31^{\circ}47'19''$; thence,
- 15th - South $39^{\circ}29'40''$ West 21.97 feet to the southwesterly line of the parcel described in the Grant Deed recorded in the Office of the County Recorder of said County on December 10, 1987 as Document No. 87-197126 of Official Records; thence, along the boundary of said parcel by the following two courses:
- 16th - North $36^{\circ}00'00''$ West 1321.82 feet to the northwesterly line of said Lot 72; thence, along said northwesterly line,
- 17th - North $54^{\circ}00'00''$ East 299.48 feet to the southwesterly line of said Lot 32; thence, along said southwesterly line,
- 18th - North $36^{\circ}00'00''$ West 968.15 feet to the northwesterly line of said State Highway 126 (Santa Paula Freeway); thence, along said northwesterly line by the following four courses:
- 19th - North $39^{\circ}50'47''$ East 437.11 feet; thence,
- 20th - North $42^{\circ}25'23''$ East 263.25 feet; thence,
- 21st - North $36^{\circ}00'00''$ West 66.76 feet; thence,
- 22nd - North $54^{\circ}00'00''$ East 40.00 feet at 30.00 feet begins said existing boundary of said City of Santa Paula; thence, continuing along said existing city boundary,
- 23rd - South $36^{\circ}00'00''$ East 272.99 feet to the point of beginning and containing 76.36 acres.

For assessment purposes only. This description of land is not a legal description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

The Ventura County Surveyor's office of the Public Works Agency
certifies this map and legal description to be definite and certain.
Certified by:  Date: 8/2/06

2005-12 leg Revised.doc ~ 4/25/05 ~ Revised 10/25/05 ~ Revised 7/18/06

Exhibit B

STATEMENT OF FACT AND FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

for

LAFCO 06-06 City of Santa Paula Reorganization – Water Recycling

I. CONSIDERATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT

The Ventura Local Agency Formation Commission (the Commission), acting in its capacity as a CEQA Responsible Agency, certifies, in conjunction with the Commission's approval of City of Santa Paula Reorganization – Water Recycling, that it has considered the Final Environmental Impact Report for the City of Santa Paula Water Recycling Facility for the construction of a public wastewater treatment facility. The City acted as Lead Agency for approval of the project.

The Commission has received, and has reviewed and considered the information contained in the Environmental Impact Report (EIR) prior to approving the Reorganization proposal. The Commission finds that its approval of the Reorganization reflects the independent judgment of the Commission.

The proposed project involves the annexation of three (3) parcels, portions of three (3) additional parcels and a portion of the State Route 126 right of way to the City of Santa Paula and to detach the same area from the Ventura County Fire Protection District and the Ventura County Resource Conservation District for the purpose of constructing a public wastewater treatment facility.

II. FINDINGS

A. ENVIRONMENTAL REVIEW PROCESS

The City of Santa Paula certified a Final EIR for its General Plan Update, made Findings of Facts and adopted a Statement of Overriding Considerations on April 13, 1998. The General Plan identified six new expansion areas to accommodate future urban development, including West Area 2, which is comprised of 193 acres of land located between Adams Barranca and Peck Road. This expansion area originally contemplated a total of 1,905,750 square feet of light industrial and/or research and development uses. The EIR analyzed the overall project potential for significant environmental impacts and found that development within the expansion areas could have adverse impacts. Mitigation measures were incorporated into the project approval.

On April 25, 2005, the City certified a Final EIR for the Santa Paula Water Recycling Facility project, made Findings of Facts and adopted a Statement of Overriding Considerations. The EIR analyzed the overall project potential for significant environmental impacts and found that development of the water recycling facility could have adverse impacts. Mitigation measures were incorporated into the project approval.

On January 10, 2006 the City adopted an Initial Study/Mitigated Negative Declaration for Part II of the Santa Paula Water Recycling Facility. Under Part II, the following actions were considered: Reorganization of 22.5 acres of land affecting specified Assessor Parcel Numbers; a General Plan amendment for parcels proposed for reorganization from their current City designation of Mixed Use-Commercial/Light Industrial to Open Space Agriculture; a General Plan amendment for specified Assessor Parcel Numbers from their current City designation of Industrial and Open Space-Passive and Golf Course to Open Space Agriculture; and rezoning for parcels proposed for reorganization as Open Space Agriculture. It was determined that the activities associated with the Part II project would not have a significant effect on the environment.

B. ENVIRONMENTAL IMPACTS

The environmental documents referred to herein have been prepared by the City of Santa Paula as Lead Agency. The document evaluates the project and identifies significant potential adverse impacts in the following environmental categories: agricultural resources, mineral resources, transportation and circulation, air quality, noise, biological resources, geology and soils, cultural resources and public services.

The EIR recommends mitigation measures that would avoid or reduce some of the identified significant effects to less-than-significant levels. These measures are incorporated as conditions of approval. The following impacts cannot be mitigated to less-than-significant levels: agricultural resources, aesthetics, noise, biological resources, hydrology and water quality, and historic resources, thereby requiring adoption of a Statement of Overriding Considerations as part of the consideration by the Commission.

C. SIGNIFICANT AND POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS REDUCED TO LESS-THAN-SIGNIFICANT LEVELS THROUGH MITIGATION MEASURES

Agricultural Resources

Project Impact: Short-term impacts to on-site and/or surrounding agricultural operations due to dust generation by construction activities.

Finding: LAFCO does not have the legal authority to require mitigation for dust impacts on agricultural properties. The City maintains sole responsibility for imposition of, and compliance with, mitigation related to dust impacts.

Project Impact: Short-term impacts to on-site and/or surrounding agricultural operations due to impaired local surface quality or groundwater quality resulting from possible hazardous waste spills during construction.

Finding: LAFCO does not have the legal authority to require mitigation for hazardous waste spills on agricultural properties. The City maintains sole responsibility for imposition of, and compliance with, mitigation related to hazardous waste impacts on water quality.

Mineral Resources

Project Impact: Construction of a parking lot for the project would preclude access to mineral resource extraction areas in the Santa Clara River.

Finding: LAFCO does not have the legal authority to require mitigation for access to mineral resource extraction areas. The City maintains sole responsibility for imposition of, and compliance with, mitigation regarding impacts to mineral resources.

Transportation and Circulation

Project Impact: The Level of Service (LOS) at the intersection of Peck Road and SR 126 will decrease during the PM peak hours during the construction phase.

Finding: LAFCO does not have the legal authority to require mitigation for transportation and circulation impacts. The City maintains sole responsibility for imposition of, and compliance with, mitigation regarding impacts to transportation and circulation.

Air Quality

Project Impact: Construction activities will result in significant increases in fugitive dust levels and emission of air pollutants.

Finding: LAFCO does not have the legal authority to require mitigation for air quality impacts. The City maintains sole responsibility for imposition of, and compliance with, mitigation regarding impacts to air quality.

Project Impact:

Operation of the water treatment facility will result in significant odor impacts.

Finding:

LAFCO does not have the legal authority to require mitigation for air quality impacts. The City maintains sole responsibility for imposition of, and compliance with, mitigation regarding impacts to air quality.

Noise

Project Impact:

Operation of the water treatment facility will exceed the Ventura County exterior noise level limits at the nearest residence.

Finding:

LAFCO does not have the legal authority to require mitigation for noise impacts. The City maintains sole responsibility for imposition of, and compliance with, mitigation regarding impacts regarding noise.

Biological Resources

Project Impact:

The water treatment facility project has the potential to impact wetland function and values.

Finding:

LAFCO does not have the legal authority to require mitigation for biological resources impacts. The City maintains sole responsibility for imposition of, and compliance with, mitigation regarding impacts regarding biological resources.

Project Impact:

The water treatment facility project has the potential to impact sensitive biological species.

Finding:

LAFCO does not have the legal authority to require mitigation for biological resources impacts. The City maintains sole responsibility for imposition of, and compliance with, mitigation regarding impacts regarding biological resources.

Project Impact:

The water treatment facility project has the potential to impact bird species, which use orchards for nesting habitat.

Finding:

LAFCO does not have the legal authority to require mitigation for biological resources impacts. The City maintains sole responsibility for imposition of, and compliance with, mitigation regarding impacts regarding biological resources.

Geology and Soils

Project Impact: Shallow groundwater may impact project design, construction, and effectiveness of percolation facilities.
Finding: LAFCO does not have the legal authority to require mitigation for geology/soils impacts. The City maintains sole responsibility for imposition of, and compliance with, mitigation regarding impacts regarding geology and soils.

Project Impact: Strong ground motion and/or liquefaction as a result of a seismic event may damage water treatment plant facilities.
Finding: LAFCO does not have the legal authority to require mitigation for geology/soils impacts. The City maintains sole responsibility for imposition of, and compliance with, mitigation regarding impacts regarding geology and soils.

Cultural Resources

Project Impact: Construction activities associated with the water treatment facility project has the potential to impact prehistoric and historic archeological resources as well as paleontological resources.
Finding: LAFCO does not have the legal authority to require mitigation for cultural resources impacts. The City maintains sole responsibility for imposition of, and compliance with, mitigation regarding impacts regarding cultural resources.

Project Impact: Development of the water treatment facility project will impact the Western Santa Clara Valley Historic District by not integrating the project design into the agricultural landscape.
Finding: LAFCO does not have the legal authority to require mitigation for cultural resources impacts. The City maintains sole responsibility for imposition of, and compliance with, mitigation regarding impacts regarding cultural resources.

Public Services

Project Impact: Impacts to fire suppression and emergency services will occur during the construction phase.
Finding: LAFCO does not have the legal authority to require mitigation for public services impacts. The City maintains sole responsibility for imposition of, and compliance with, mitigation regarding impacts regarding public services.

D. SIGNIFICANT AND POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS THAT CANNOT BE REDUCED TO LESS-THAN-SIGNIFICANT LEVELS (UNAVOIDABLE IMPACTS)

Agricultural Resources

Project Impact: The permanent loss of up to 53 acres of prime agricultural land and conversion of this land from an agricultural use to an industrial use

Finding: Significant and unavoidable. No feasible mitigation exists that would reduce impacts associated with the permanent conversion of farmland to a level less than significant. Impacts on important farmland cannot be mitigated. This impact will require a Statement of Overriding Consideration.

Project Impact: The loss (cancellation) of an active Land Conservation Act contract

Finding: Significant and unavoidable. No feasible mitigation exists that would reduce impacts associated with the loss of an active Land Conservation Act contract to a level of less than significant. This impact will require a Statement of Overriding Consideration.

Aesthetics

Project Impact: Development of industrial uses will alter the agricultural character of the area by significantly impairing scenic vistas.

Finding: Significant and unavoidable. No feasible mitigation exists that would reduce impacts associated with the impairment of scenic vistas that alter the agricultural character of the area to a level less than significant. This impact will require a Statement of Overriding Consideration.

Noise

Project Impact: Short-term noise impacts associated with construction activity.

Finding: Significant and unavoidable. Impacts associated with exceedance of noise thresholds cannot be feasibly mitigated. This impact will require a Statement of Overriding Consideration.

Biological Resources

Project Impact: The water treatment facility project has the potential to impact 9.4 acres of southern willow scrub plant community, which is used by the federally and state endangered least Bell's vireo.

Finding: Significant and unavoidable. No feasible mitigation exists that would reduce impacts to southern willow scrub plant communities to a level less than significant. This impact will require a Statement of Overriding Consideration.

Project Impact: The water treatment facility project has the potential to impact southwestern pond turtles, which are a state species of special concern.

Finding: Significant and unavoidable. No feasible mitigation exists that would reduce impacts to southwestern pond turtles to a level less than significant. This impact will require a Statement of Overriding Consideration.

Hydrology and Water Quality

Project Impact: Operation of the water recycling facility will result in hydrology and water quality impacts related to discharge of chlorides and total dissolved solids in violation of State standards.

Finding: Significant and unavoidable. Impacts associated with exceedance of water quality standards cannot be feasibly mitigated. This impact will require a Statement of Overriding Consideration.

Historic Resources

Project Impact: The project will entail demolition of the City's existing wastewater treatment plant, which meets the definition of a CEQA historic resource and Section 106.

Finding: Significant and unavoidable. No feasible mitigation exists that would reduce the historic resources impacts to a level less than significant. This impact will require a Statement of Overriding Consideration.

E. FINDINGS ON PROJECT ALTERNATIVES

No Project Alternative

The No Project Alternative considered the impacts if the City of Santa Paula did not construct and operate a water recycling facility. Under this alternative, there would be no action by the City of Santa Paula to replace or update the existing Santa Paula Wastewater Treatment Plant (WTP) or construct a new Corporation Yard. The Corporation Yard would remain in its current location and no changes to this facility would be made.

Potential Significant Impacts: Impacts would be less severe under the No Project Alternative than those identified under the Proposed Project.

Findings: Infeasible. Under this Alternative, no new treatment plant capable of meeting the City's existing Waste Discharge Requirements (WDR) and the National Pollutant Discharge Elimination System (NPDES) permit requirements would be built. Under this Alternative, the existing WTP would operate in non-compliance of the permits issued by the Regional Water Quality Control Board (RWQCB) – Los Angeles and fines of \$3,000 per violation and up to \$21,000 or more per day could be levied against the City by the RWQCB. Recycled wastewater disposal options, influent and effluent conveyance facilities would not be implemented and wastewater would continue to be discharge to the Santa Clara River. In addition, the No Project Alternative would not meet the City of Santa Paula's objectives to meet the short and long term needs of Santa Paula residents through 2020, develop a wastewater treatment plant that would be protected from 100-year floods, produce treated effluent that meets Title 22 water quality standards and that has negligible effects on the water quality and/or quantity of the Santa Paula Groundwater Basin, minimize environmental effects associated with operation of a wastewater treatment facility, and construct and operate a Corporation Yard that is capable of meeting the City's current and future infrastructure maintenance needs.

Alternative 2

Alternative 2 would entail the reuse/rehabilitation of the existing WTP and Corporation Yard sites for a new WRF and Corporation Yard. All existing WTP and Corporation Yard structures would be demolished under the Alternative, once the new WRF and Corporation Yard are constructed and operational.

Potential Significant Impacts: Impacts would be less severe under the No Project Alternative than those identified under the Proposed Project.

Findings: Infeasible. Although Alternative 2 would meet all of the project objectives, it would require that the existing wastewater treatment plant to be taken off line for a period of time while the new plant is constructed. While off

line, there would be no way for the City to provide wastewater treatment service for those residents currently receiving services.

F. INCORPORATION BY REFERENCE

The Final Environmental Impact Report for the City of Santa Paula Water Recycling Facility and the Initial Study/Mitigated Negative Declaration for Part II of the Santa Paula Water Recycling Facility are hereby incorporated into these findings in their entirety. The following parts of the February 1998 Santa Paula General Plan Update EIR is hereby incorporated into these findings: Pages F-4.1-10 through F-4.1-18, the Mitigation Monitoring and Reporting Program, Section 4.2 (Aesthetics and Community Design), and the Findings and Statement of Overriding Considerations. This incorporation is intended to elaborate on the scope and nature of mitigation measures, the basis for determining the significance of impacts, and the reasons for approving the project.

III. STATEMENT OF OVERRIDING CONSIDERATIONS

Significant Unavoidable Project Impacts

- The permanent loss of up to 53 acres of prime agricultural land and conversion of this land from an agricultural use to an industrial use
- The loss (cancellation) of an active Land Conservation Act contract
- Short term noise impacts associated with construction activity
- Biological resources impacts to 9.4 acres of southern willow scrub community as well as impact to least Bell's vireo and southwestern pond turtle populations
- Hydrology and water quality related to discharge of chlorides and total dissolved solids in violation of State standards
- Historic resources associated with demolition of the existing wastewater treatment plant
- Development of industrial uses will alter the agricultural character of the area by significantly impairing scenic vistas (Aesthetics)

Statement of Project Benefits

The Ventura Local Agency Formation Commission has determined that the Reorganization Proposal complies with requirements of Government Code Sections 56000 et seq. The Commission hereby defers to decisions made by the City of Santa Paula as to the extent the water recycling meets their requirements.

The Commission hereby finds that, for the reasons set forth below, the economic, social, and other considerations of the proposal outweigh the unavoidable

impacts relating to agricultural resources, biological resources, noise, hydrology and water quality, historic resources, and aesthetics identified in the findings.

First, the proposal will allow for the provision of adequate, timely and reliable wastewater treatment services to residents within the City of Santa Paula General Plan planning area. Second, the proposal will accommodate the development of a facility that will minimize the cost of wastewater treatment services relative to other potential treatment options. Third, the proposal is consistent with the City's existing sphere of influence and will allow for the preservation of local governmental structure within the County.

Overall Conclusions

For all the foregoing specific economic, social and other considerations, it is the Commission's determination that the benefits of the project outweigh the unavoidable adverse environmental effects identified in the environmental documents and discussed in the Statement of Overriding Considerations, the adverse environmental effects are acceptable.

IV. ADDITIONAL FINDINGS

The Commission has reviewed and considered the environmental effects of the project as reflected in the Final Environmental Impact Report for the City of Santa Paula Water Recycling Facility, the Initial Study/Mitigated Negative Declaration for Part II of the Santa Paula Water Recycling Facility, and the February 1998 Santa Paula General Plan Update EIR.

The Commission finds that the Final EIR for the Final Environmental Impact Report for the City of Santa Paula Water Recycling Facility, the Initial Study/Mitigated Negative Declaration for Part II of the Santa Paula Water Recycling Facility and the portions of the February 1998 Santa Paula General Plan Update EIR referenced above are adequate for use by the Commission in its role as a Responsible Agency.

The Commission further finds that there are no feasible alternatives or mitigation measures within its power that would substantially lessen or avoid any potential environmental effect of the project.

The Commission hereby adopts a Statement of Overriding Considerations for those significant adverse unavoidable impacts identified herein.