



VENTURA LOCAL AGENCY FORMATION COMMISSION

801 S. VICTORIA AVENUE, SUITE 301 • VENTURA, CA 93003

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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Ventura Local Agency Formation Commission (LAFCo) for the following matter:

LAFCo 20-06 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 matter, 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.

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, Hall of Administration, Main Plaza
800 South Victoria Avenue, Ventura, CA 93009

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 §§ 56660 and 56661, and the hearing is being conducted pursuant to California Government Code §§ 56658(h) and 56666. 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 at any time 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) 654-2576. Notification 48 hours prior to the meeting will enable Ventura LAFCo to make reasonable arrangements to ensure accessibility to this meeting.