State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
56-01282026-026

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SANTA PAULA	TTARANTINO@SPCITY.ORG	01/28/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
VENTURA	2026100000942

PROJECT TITLE

PROJECT NO. 2025-TM-01 FOR VESTING TENTATIVE TRACT MAP NO. 6091 (ORIGINAL EA1 APPROVAL PROJECT NO. 2006-CDP-02 EAST AREA 1 SP-4) - INDEPENDENCE AT THE HARVEST

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
LLCB II, LLC	DAVID.LAULETTA@LEWISMC.COM	(805) 420-9075

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1156 N. MOUNTAIN AVE.	UPLAND	CA	91786

PROJECT APPLICANT *(Check appropriate box)*

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,227.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$

☒ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☒ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$
☒ County documentary handling fee		$ $50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED $ $50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X DC	Bridget Cruz, Deputy County Clerk

Filed in County Clerk's Office
Michelle Ascencion
Ventura County Clerk-Recorder

2026100000942

01/28/2026 Pages: 10
03:59 PM
TOAKS Fees: $50.00
DocType: FISH
CRUZBR

POSTED
JAN 28 2026

MICHELLE ASCENCION
Ventura County Clerk and Recorder
By: _____, Deputy

Print Form

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Ventura
Address: 2100 Thousand Oaks Blvd. Suite A
Thousand Oaks, CA 91362

From:
Public Agency: City of Santa Paula
Address: P.O. Box 569
Santa Paula, CA 93061
Contact: Tom Tarantino, PED Manager
Phone: (805) 933-4214 x215

Lead Agency (if different from above):
(same)
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse):

Project Title: PROJECT NO. 2025-TM-01 FOR VESTING TENTATIVE TRACT MAP NO. 6091 (ORIGINAL GAI

Project Applicant: LLCB II, LLC APPROVAL PROJECT NO. 2006-CDP-02 EAST AREA 1 SP-4). INDEPENDENCE AT THE HARVEST

Project Location (include county): 1898 HARVEST LOOP, SANTA PAULA, CA 93060 (VENTURA COU

Project Description:

Request for approval of Project No. 25-TM-01 for Vesting Tentative Tract Map No. 6091 to merge a subdivision of three existing lots (Lots 1 – 3) and Parcel A into one lot that would allow for the development of 298 residential condominium units, 6,358 sf of retail/office space, seven (7) common buildings, and ten (10) lettered lots (A thru J) for private streets and landscaping.

This is to advise that the CITY OF SANTA PAULA has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 01/21/2026 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
CITY OF SANTA PAULA COMM DEV BUILDING, 200 S. 10TH ST., SANTA PAULA, CA 93060

Signature (Public Agency): _____ Title: PED MANAGER

Date: 01/28/2026 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

RESOLUTION NO. 7600

A RESOLUTION OF CITY COUNCIL (I) FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS NECESSARY UNDER THE CALIFONRIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15162 OF THE STATE CEQA GUIDELINES AND (II) APPROVING VESTING TENTATIVE TRACT MAP NO. 6091, AS CONDITIONED, TO ALLOW FOR, A 1 LOT SUBDIVISION FOR THE DEVELOPMENT OF 298 RESIDENTIAL CONDOMINIUM UNITS, 6,358 SQUARE FEET OF RETAIL/OFFICE AND 10 LETTERED LOTS FOR PRIVATE STREETS AND LANDSCAPING LOCATED WITHIN THE HALLOCK CENTER DISTRICT OF THE EAST AREA 1 SPECIFIC PLAN AREA.

PROJECT NO. (25-TM-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 26, 2008, the City Council certified the East Area 1 Final Environmental Impact Report (SCH#2006071134) (the "EA1 FEIR").

B. On March 3, 2008, the City Council approved the East Area 1 Specific Plan SP-3 in accordance with Government Code § 65450, *et seq.* ("the Specific Plan"). The City Council also approved a Pre-Annexation Agreement and Development Agreement (the "DA").

C. Following a special election in June 2008, the City Council adopted Resolution No. 6508 on July 7, 2008, finding that voters approved Measure G amending Section III (F) of the Land Use Element of the Santa Paula General Plan and Section III (G) of the Land Use Element to the General Plan.

D. Together, the GPA, Specific Plan and DA allow development of the East Area 1 Project (the "Project"): a mixed use-community of up to 1,500 total residential units and an estimated 810,000 square feet of office, retail, light industrial and civic facilities.

E. In February 2010, the City prepared Addendum No. 1 to the EAO FEIR to address the addition of three parcels to the proposed East Area 1 annexation.

F. Annexation of the Project site was recorded March 7, 2013, with correction recorded May 22, 2013. A series of amendments to the Specific Plan and other entitlements for the Project were subsequently approved.

G. On February 17, 2015, the City approved an amendment to the Specific Plan (EA1- SP 3) and certified a Supplemental EIR to the EA1 FEIR (EA1 SEIR) which revised the land use plan and regulating plan as defined in the then- current Specific Plan and approved a Master Vesting Tentative Map (VTTM No. 5854) that subdivided the EA1SP Area into several "super lots" to facilitate its development. The EA1-SP 3 amendment left the maximum number of residential units (1,500) unchanged.

H. On October 25, 2016, the Planning Commission held a public hearing and recommended that City Council approve eight separate Vesting Tentative Tract Maps (VTTM Nos. 5985, 5986, 5987, 5988, 5989, 5990, 5991, and 5992) to further subdivide the "super lots" created by VTTM No. 5854, creating 274 lots with a mix of single-family, multi-family, and condominium dwelling units, on approximately 72.3 acres of the 501 total acres located within the East Area 1 plan area.

I. On November 21, 2016, the City Council held a public hearing and approved Vesting Tentative Tract Map Nos. 5985 through 5992 for Phase I of the East Area Specific Plan Area. Phase I includes the Haun Creek Neighborhood and portions of the Hallock Center area of the East Area 1 Specific Plan.

J. On June 27, 2017, the Planning Commission held a public hearing and recommended that the City Council approve two additional Vesting Tentative Tract Maps: VTTM Nos. 6000 and 6001 to further subdivide the "super lots" of VTTM No. 5854. VTTM No. 6001 governs Phase II of the Project and includes the Foothill Neighborhood of the East Area 1 Specific Plan. VTTM No. 6000 governs Phase III of the Project and includes the Santa Paula Creek Neighborhood of the East Area I Specific Plan.

K. On July 17, 2017, the City Council held a public hearing and approved Vesting Tentative Tract Maps Nos. 6000 and 6001 for Phase II and Phase III of the Project. VTTM Nos. 6000 and 6001 combined create a total of 525 lots on approximately 140.65 acres of the East Area 1 Plan Area.

L. In May 2021, the Planning Commission recommended City Council approve Addendum No. 2 to the EA1 SEIR to approve an amendment to the East Area 1 Specific Plan (Project. No. 21-SPA-01), expanding the range of residential uses allowed within the Civic and Hallock Center Districts which the City Council approved in June 2021.

M. In March 2024, the City Council approved the fourth and last amendment to the 2008 EA1SP (Amendment No. 4), which increased the number of permitted residential units by 550 units from 1,500 units to 2,050 units, and reduced the amount of commercial development from 215,000 square feet, to up to 10,000 square feet within the Hallock Center (HC) District.

N. In June 2025, LLCB II, LLC ("Applicant") filed an application (Project No. 25-TM-01) with the City for a Vesting Tentative Tract Map No. 6091 (VTTM No. 6091). The site is proposed on area formerly designated commercial within the HC District. The Map would allow for 298 condominium units and 10 lettered lots (A thru J) for private streets and landscaping.

O. In November 2025, City staff approved a Design Review Packet (25-DR-07) for the future construction of 298 condominium units on the area formerly designated commercial within the HC District.

P. The application for VTTM 6091 was reviewed by the City's Planning Division, in part, for consistency with the General Plan and conformity with the Santa Paula Municipal Code ("SPMC").

Q. In addition, the City reviewed the 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").

R. Based on the independent judgment of the Planning Commission, the approval of the proposed Ordinance is covered by the EA1 FEIR, EA1 SIER and Addendum No. 4 and no further environmental review is required for the proposed Project pursuant to Public Resources Code Section 21166 and State CEQA Guidelines Section 15162.

S. On December 9th, 2025, the Planning Commission held a public hearing regarding the proposed VTTM no. 6091 and approved Resolution No. 3879 recommending that the City Council approve the project.

T. On January 21st, 2026, the City Council held a duly noticed public hearing regarding this project. 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: *Vesting Tentative Tract Map Required Findings.* Pursuant to Government Code § 66474, the City Council makes the following findings to approve VTTM 6091, subject to the conditions of approval:

A. *The proposed subdivision is consistent with applicable general and specific plans.* The proposed subdivision has been reviewed for conformity with the EA1SP and deemed consistent with the plan. The site of the proposed subdivision is zoned Hallock Center District in the EA1SP Regulating Plan. The Hallock District zone applies to areas intended for residential, recreational, and commercial uses. The VTTM is also consistent with the Santa Paula General Plan because the underlying land use designation is East Area 1 Specific Plan, and the subdivision complies with the density intended for this land use.

B. *The design and improvement of the proposed subdivision is consistent with the applicable general plan and specific plans.* The design and improvement of the proposed subdivision has been reviewed for conformity with the EA1SP and deemed consistent with the plan. The site of the proposed subdivision is zoned Hallock Center District in the EA1SP Regulating Plan. The Hallock District zone applies to areas intended for residential, recreational, and commercial uses. The VTTM is also consistent with the General Plan because the underlying land use designation is East Area 1 Specific Plan, and the subdivision complies with the density intended for this land use.

C. *The site is physically suitable for the type of development.* The site of the proposed VTTM is currently vacant and cleared of agricultural trees. The site is able to physically accommodate the proposed number of lots, future improvements, site landscaping, and parking, while complying with all applicable development

regulations, such as street widths, lot sizes, and requirements in the City Subdivision and Zoning Codes, street standards, and development standards.

D. *The site is physically suitable for the proposed density of development.* The site will have a residential area of 17.96 total acres with 298 condominium units at a density of 16.59 dwelling units per acre. This site is able to physically accommodate the proposed density.

E. *The design of the subdivision or and the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.* The site is vacant and already cleared of trees. The proposed improvements to the site will be buffered by other residential areas, the existing recreation center, and a future community park and are thus unlikely to cause substantial environmental damage or substantial and unavoidable injury to fish or wildlife or their habitat.

F. *The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.* The design of the subdivision and the proposed improvements are in compliance with all required standards. The subdivision proposes facilities and adequate infrastructure to support the proposed residential uses. In addition, the subdivision, as conditioned, is required to be in compliance with all applicable State, County, and City design, building, and other safety related laws, codes, and regulations, including, but not limited to, the California Building Code and California Fire Code. Furthermore, the proposed subdivision will not involve the generation, disposal, use, release, or transportation of a significant amount of toxic or hazardous substances and will not create noxious or offensive odors. Therefore, it is not anticipated that the proposed subdivision will cause serious health problems.

G. *The design of the subdivision and the type of improvements will not conflict with easements of record or established by court judgment or acquired by the public at large for access through or use of property within the proposed subdivision; or, if such easements exist, that alternate easements for access or for use will be provided and these will be substantially equivalent to ones previously acquired by the public.* Review of the subdivision has revealed that the improvements will not conflict with existing easements acquired for the purposes of providing public access through, or use of, the property.

H. *The proposed subdivision will not discharge waste into an existing community sewer system in violation of existing requirements prescribed by the California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code.* There is sufficient capacity at the Santa Paula Water Recycling Facility to treat the volume of wastewater generated by the proposed subdivision.

I. The subdivision is in the interest of the public health and safety because the proposed development would improve and extend City infrastructure and utilities to better serve the project site and the surrounding area;

J. The subdivision is a necessary prerequisite to the orderly development of the surrounding area for the reasons described above.

SECTION 3: *Environmental Assessment*: The City Council makes the following environmental findings:

A. The City certified EA1 FEIR, adopted the EA1SP, and approved a series of related actions in February 2008. As required by the CEQA, the City adopted findings of fact for the significant impacts identified in the EA1 FEIR and a statement of overriding considerations for those impacts identified as significant and unavoidable after the incorporation of all feasible mitigation into the Project.

B. Addendum No. 1 to the EA1 FEIR, prepared by the City in February 2010, addressed the addition of three parcels to the proposed East Area 1 annexation to allow for the implementation of improvements to the intersection of Telegraph Road and Hallock Drive identified in Mitigation Measure T-2 of the EA1 FEIR.

C. From 2014 through 2016, the City prepared two subsequent Addendums to the EA1 FEIR to address changes to the Project, as well as a Final Supplemental EIR (the "FSEIR"), certified in 2015, for, among other entitlements, an amendment to the Specific Plan, followed by two Addendums to the FSEIR.

D. All prior CEQA documents shall collectively comprise and be referred to herein as the "EA1 FEIR".

E. The EA1 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, 970 Ventura Street, Santa Paula, CA 93060. The custodian for these documents is the Community and Economic Development Director. This information is provided in compliance with CEQA § 21081.6(a)(2) and CEQA Guidelines § 15091(e).

F. The EA1 FEIR is incorporated into this Resolution by reference as if fully set forth herein.

G. The California Environmental Quality Act (CEQA) requires a review of the information in the FSEIR to address changes to a project or changes to the circumstances under which a project will occur and to assess whether a subsequent or supplemental EIR is required.

H. Pursuant to Section 15162 of the California Environmental Quality Act, approval of Project No. 25-TM-01 does not require a subsequent or supplemental EIR because there are no substantial changes with respect to the circumstances under which the Project is undertaken, and there is no new information of substantial importance, which was not known and could not have been known at the time of certification of the EA1 FEIR. The proposed modified subdivision includes two less residential units and less commercial square footage than what was analyzed in the EA1 FEIR and will not result in any new significant impacts or any substantial increase in severity of the significant impacts identified in the

EA1 FEIR for the Project.

SECTION 4: *City Council Approval.* Based on the foregoing findings, City Council approves Vesting Tentative Tract Map No. 6091 for the East Area 1 Specific Plan subject to the Conditions of Approval set forth in Exhibit "A," which are incorporated into this Resolution by reference.

SECTION 5: *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 City Council 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 City Council's lack of knowledge of future events. In all instances, best efforts were made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

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: 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 9: This Resolution is the City Council's final decision and becomes effective immediately upon adoption.

PASSED AND ADOPTED this 21st day of January 2026.

Carlos Juarez,
Mayor

ATTEST:

Julie Latshaw,
City Clerk

CITY OF SANTA PAULA
INCORPORATED
APRIL 22, 1902
VENTURA COUNTY, CA

APPROVED AS TO FORM:

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. 7600 was dully passed and adopted by the City Council of the City of Santa Paula at the regular meeting thereof, held on the 21st day of January 2026, and was signed by the Mayor of said City, and that the same was passed and adopted by the following vote:

AYES: JUAREZ, CROSSWHITE, CORNEJO, ORNELAS

NOES: NONE

ABSENT: NONE

ABSTAIN: CHAVEZ

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Santa Paula, California this 21st day of January 2026.

CITY OF SANTA PAULA
INCORPORATED
APRIL 22, 1902
VENTURA COUNTY, CA

Julie Latshaw, CMC
City Clerk