

Santa Paula West Business Park

Specific Plan West Area 2 (SP-6)

December 2018



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1.0 INTRODUCTION

1.1 PURPOSE AND INTENT

The Santa Paula West Business Park Specific Plan (SPWBPSP) is a comprehensive set of plans, exhibits, regulations, conditions and programs for orderly development within the project area and implementation of applicable provisions of the City of Santa Paula General Plan and related plans and policies. It assures existing and future development of the project area as a coordinated office/industrial/business park that includes a variety of manufacturing, research and development, professional office and limited commercial uses with integrated vehicular circulation, landscaping, pedestrian walkways and infrastructure.

The SPWBPSP was prepared in accordance with the requirements of the California Government Code (Sections 65450 through 65457) and Chapter 16.216 of the City of Santa Paula Development Code and is intended for adoption by ordinance by the City of Santa Paula. This Specific Plan is consistent with the City of Santa Paula's General Plan and establishes the regulations, programs, and procedures required for implementation of the Specific Plan.

Section 16.25.020 of the Santa Paula Municipal Code (SPMC) identifies this area as SP-6, West Area 2, with a land use designation of Mixed Use Commercial/Light Industrial. The SPWBPSP keeps that land use designation with the addition of an Open Space/Passive designation, and zoning designations of C/LI (Commercial/Light Industrial), LI (Light Industrial) and O (Open Space/Passive) along the Adams Barranca and retention basin.

The SPWBPSP is designed to streamline the entitlement process within the Specific Plan area and provide guidelines for development and City review. The SPWBPSP will be implemented by the City of Santa Paula, and may be amended by the Santa Paula West Specific Plan Master Developers, the City of Santa Paula, or others under the City's Specific Plan amendment procedures.

1.2 CONSISTENCY WITH THE GENERAL PLAN

The SPWBPSP is consistent with all applicable elements of the Santa Paula General Plan.

- A. Land Use Element. The land uses are consistent with the Land Use Element Map and General Plan Land Use Categories table of the City of Santa Paula's General Plan. The SPWBPSP meets all applicable performance standards of the Land Use Element.
- B. Safety Element. The SPWBPSP includes an adjacent and parallel channel to the Adams Creek and a retention basin that will be designed so that flows from the project will not exceed existing conditions and will address historic flooding issues in this area.
- C. Circulation Element. The railroad right-of-way will continue to bisect the SPWBPSP area. However, Faulkner Road will be extended to serve the entire Specific Plan area south of the railroad right-of-way. Beckwith Road and Telegraph Road will be improved to city standards and all future roads will be designed according to the land use and traffic volumes they will be serving.

1.3 LOCATION AND SETTING

Exhibit 1.2A illustrates the vicinity of the SPWBPSP. It is located on 53 acres of agricultural land, currently zoned AE-40 (Agricultural Exclusive, 40 acre minimum parcel size) in the County of Ventura. It is bound to the north by Telegraph Road, and residential property (zoned MHP and R-2), to the east by existing industrial and commercial development (zoned CG and C-LI), to the south by agriculture, (zoned AE 40 in the County of Ventura) and to the west by the Adams Creek and agriculture (zoned AE-40 in the County of Ventura).

The SPWBPSP is identified as SP-6, West Area 2 in the City of Santa Paula's General Plan. It is within the Sphere of Influence and the CURB boundary of the City of Santa Paula with frontage along State Route 126 and Telegraph Road and is bisected by the railroad right-of-way. While it is just west of the Santa Paula City limits, the area is outside of the Santa Paula - Ventura Greenbelt. Annexation of the SPWBPSP into the City of Santa Paula is planned to occur as part of the Specific Plan approval process.

1.4 VISION

The SPWBPSP will be developed as market conditions allow, and is conceptually designed to accommodate a variety of manufacturing, research & development, professional office and supporting commercial uses. The SPWBPSP will incorporate superior design standards to ensure aesthetically pleasing development that is sensitive to the visibility of the area from SR 126. The development of the business park will minimize impacts to the natural and urban environments by incorporating best management practices and appropriately sized infrastructure improvements. The land uses envisioned will provide a variety of employment opportunities and additional sources of tax revenue to the City of Santa Paula.

The uses envisioned within the SPWBPSP will be a mix of low-intensity industrial (such as light manufacturing or research & development), professional office and supporting commercial businesses that are currently permitted in the Commercial/Light Industrial and Light Industrial Zones of the City of Santa Paula. A list of the permitted uses is included in Table 2.2.

The contemporary architectural design concept is to create campus type groupings of professional, administrative and high-technology research and manufacturing uses accompanied by limited commercial activities to support such uses. The sizes of the proposed parcels and roadway layout is planned to achieve orderly and logical circulation among the light industrial and office uses envisioned within the SPWBPSP (see Exhibit 1.2B).

Adams Creek is located along the western boundary of the business park. It conveys storm water from north of the site to drainpipes under SR 126. The existing creek and adjacent storm water enhancements such as a parallel drainage channel and a debris basin will be zoned as Open Space/Passive in the Specific Plan (see Exhibit 2.2).

A 64 foot wide roadway dedication for the extension of Faulkner Road through the SPWBPSP is granted to the City and will be completed by the Master Developers per City standards. The Faulkner Road extension (see Exhibit 2.3A) will allow for integration of the business park with the existing development to the east.

The Ventura County Transportation Commission (VCTC) owns the 100 foot wide railroad corridor that bisects the SPWBPSP, as shown on Exhibit 2.2A. Landscape screening along the railroad corridor has been incorporated into the Specific Plan as shown on Exhibit 2.3.B.3.

The Land Use Master Plan, Exhibit 2.2A, identifies the proposed lot configurations and land use designations of Commercial/Light Industrial. Development within the SPWBPSP shall be in accordance with all current codes and ordinances of the City of Santa Paula.

2.0 LAND USE AND CIRCULATION

2.1 PURPOSE AND INTEN

The SPWBPSP is a planned development containing a mixture of light manufacturing, research and development, professional office and supporting commercial uses, consistent with the Commercial/Light Industrial and Light Industrial zones of the City of Santa Paula’s Zoning Ordinance. The SPWBPSP will offer industrial development sites for users of all sizes in an organized and pleasant setting. Exhibit 1.2.B illustrates the proposed lot configurations of the Business Park. This site plan is conceptual and subject to modification as market conditions dictate.

Telegraph Road fronts the property to the north and is the principal arterial that will serve the SPWBPSP. There is an existing railroad right-of-way that bisects the property east to west. Beckwith Road will be improved south from Telegraph Road into the project. The proposed Faulkner Road extension will parallel SR 126 and will serve as an access to the development south of the railroad right-of-way. (see Exhibit 2.3A).

2.2 LAND USE MASTER PLAN

The Land Use Master Plan, Exhibit 2.2A, illustrates the proposed lot configurations of the Business Park. Development, either permitted by right or requiring a Conditional Use Permit, will be in accordance with current codes and ordinances of the City of Santa Paula.

2.2.1 Land Use Summary

A summary of proposed land uses follows:

Land Use Type	Acres	% of site
Commercial/Light Industrial	41.96	78%
Roadways (Approximate)	6.95	13%
Open Space/Passive	4.90	9%
Gross Area of SP West BP	53.81	100%

2.2.2 Zoning Designations, Uses and Development Standards

The SPWBPSP is zoned Commercial/Light Industrial (C/LI), and Light Industrial (LI), as shown on Exhibit 2.2B. The uses permitted, either by right or with a Conditional Use Permit, are listed in Table 2.2 of the Specific Plan. The development standards for the C/LI zone and LI zone that have been adopted by the City of Santa Paula, have been incorporated into this Specific Plan. All development within the SPWBPSP will adhere to the standards of this Specific Plan (see Section 3.2 Zoning Development Standards).

2.2.3 Agricultural Buffer

No substantial conflicts between the proposed uses and agricultural uses are expected, given the distance between the nearest agricultural activity and proposed locations of structures in the SPWBPSP. Since Adams Creek, SR 126, and project parking lots would create a separation of between 50 to 100 ft., an additional buffer between the new buildings and the existing agricultural areas would not be needed. However, six foot high fencing, such as chain link with screen cloth, will be placed along the perimeter of each construction site during development of individual parcels to limit potential impacts of construction dust to existing agriculture.

2.3 CIRCULATION MASTER PLAN

The Circulation Master Plan for the SPWBPSP provides a framework and standards for road development to ensure a safe and adequate system of vehicular, pedestrian and bicycle circulation. In addition, the standards for parking are specified. The goals of the Circulation Master Plan are as follows:

1. Ensure that the street layout and design considers geologic conditions, drainage patterns, and storm water flow.
2. Ensure that the street system integrates with developments in adjacent areas.
3. Ensure that streets are classified and designed according to the land uses and traffic volumes which they will serve.
4. Plan a street system which considers the safety, convenience, and economy of construction in its design.
5. Provide roadway landscaping which will enhance the SPWBPSP design.

2.3.1 Vehicular Circulation Plan

The Vehicular Circulation Plan/Street Section Key is presented in Exhibit 2.3A. The circulation system consists of Telegraph Road, Beckwith Road, and Faulkner Road extended, as shown on the Exhibit. Primary north/south access to the SPWBPSP north of the railroad right-of-way is Beckwith Road from Telegraph Road and east/west access is from Faulkner Road.

The street section Exhibits 2.3B.1 and 2.3.B.2 detail each street section, which includes the dedicated right-of-way and build-out. All streets designed as interior streets (Street A and B) shall be privately maintained. Typical screening of the railroad right-of-way, as required in the *Railroad Overlay Zone* of the City of Santa Paula Development Code, is shown in Exhibit 2.3.B3.

The Vehicular Circulation Plan is subject to modification based on the final site plan and City of Santa Paula approval. The street sections proposed in this Plan (Exhibits 2.3B.1 and 2.3.B.2) shall be constructed according to all City radius, crown, curb, and pavement specifications.

2.3.2 Pedestrian Circulation Plan

The Pedestrian Circulation Plan is presented in Exhibit 2.3C(Sidewalk Locations). For all locations shown on the plan, sidewalks are integrated into the landscaped streetscape. The Landscape Master Plan contained in Section 3.2 and Exhibits 3.2A-C details streetscape designs.

2.3.3 Parking Regulations and Standards

Parking regulations and standards ensure that the SPWBPSP contains sufficient off-street parking and loading facilities for the uses proposed and that these off-street parking and loading areas enhance, preserve the appearance, character and value of the Business Park.

All vehicle off-street parking and loading facilities planned for and constructed within the SPWBPSP shall comply with the City of Santa Paula Zoning Ordinance, Chapter 16.46 "Off-Street Parking and Loading". All the requirements of these regulations and standards apply and include the following:

- Vehicle off-street parking.
- Handicapped parking.
- Design standards for parking areas.
- Parking area landscaping.
- Parking areas paving and construction standards.
- Off-street loading and unloading areas.

2.3.4 Curb Cuts

Conceptual curb cut locations are shown on Exhibit 2.3.A, however final curb cut locations will be determined as individual parcels are developed. Minor alterations to curb cuts due to changes in building size and design are allowed in conformance with City of Santa Paula Zoning Ordinance regulations. All curb cut locations shall comply with City standards for distance from intersections and adjacent driveways.

3.0 DEVELOPMENT STANDARDS

3.1 PURPOSE AND INTENT

The SPWBPSP Development Standards direct the style of development and aesthetic character of the Business Park and ensure a consistent use of signage, landscaping, and other design features. The standards also ensure that the SPWBPSP: (a) has a clear identity and sense of place; (b) meets the needs of the future owners or tenants; (c) provides a harmonious and pleasing environment for uses and activities; and (d) establishes standards to achieve and maintain a harmonious development identity and level of quality. The standards are formulated to guide the development process, maintenance, and permitted operations by tenants and guests. In the event of a conflict with City codes and standards, the Specific Plan standards will apply.

3.2 ZONING DEVELOPMENT STANDARDS:

The businesses consistent with the vision of the SPWBPSP will be low intensity light manufacturing, research & development, professional offices and limited commercial uses mainly to serve the employees/businesses of the park.

Table 2.2 lists the uses that shall be permitted in the SPWBPSP, either by right or with a Conditional Use Permit, if all of the following development standards are met:

Development Standards	C/LI	LI
Minimum size for industrial subdivision	5 ac	5 ac
Minimum lot size	6,000 sf	10,000 sf
Minimum lot width	60 ft	60 ft
Minimum lot depth	80 ft	100 ft
Floor Area Ratio (FAR)	0.35	0.35
Front yard setback-minimum	10 ft	10 ft
Side yard setback-minimum		
Interior	0 ft	0 ft
Street side	10 ft	10 ft
Rear yard setback-minimum	0 ft	0 ft
Lot Coverage-maximum	80%	85%
Building Height-maximum	35 ft	45 ft

3.1.1 Outdoor Use and Storage

The development standards of the City of Santa Paula Municipal Code § 16.21.050, *Outdoor Use and Storage*, shall apply.

3.3 LANDSCAPE STANDARDS

The Landscape Master Plan, as shown in Exhibit 3.2A was developed to meet the landscape standards of the City of Santa Paula and consists of plant and man-made exterior elements that give form to the exterior spaces or Landscape Zones as we are referring to them. The character of these Landscape Zones are formed and accentuated by streets and building setbacks, the arrangement of project entrances, parking lots, buildings, and service areas, variety and placement of identification signage, site lighting, walkways, and a kaleidoscope of drought tolerant plant materials that will unify the project site.

The Landscape Master Plan is conceptual in nature and shall be further developed through the Preliminary Design Development Phase of each parcel. All landscape and irrigation plans shall conform to City of Santa Paula Landscape Standards and shall be prepared by a licensed California Landscape Architect. The plantings used shall conform to Section 4.5.3 of the SPWBSP.

The development and landscaping of bio-swales and detention basins are incorporated into the SPWBSP landscape design in order to manage and capture on-site storm water.

3.3.1 Landscape Zones

There are three distinctive landscape zones within the Specific Plan area. Each of these zones have individual characteristics which further solidify the overall landscape master plan.

3.3.1.1 Streetscape Landscaping (3.2.B.1 and 3.2.B.2)

Landscape elements within the streetscape zone include sidewalks, irrigation, street lighting, project entry signage (where applicable), and landscaping. Telegraph Road, Beckwith Road and Faulkner Road shall incorporate a formal pattern of primary street trees with sidewalks. Streetscapes shall be installed as part of the improvement for each street.

At the designated project entry locations, the entry monument(s) and planter walls shall be set back a minimum of one foot from sidewalks or paved areas.

Streetscape landscaping within the City right-of-way shall be maintained by the Master Developers by separate agreement with the City or through an assessment district.

3.3.1.2 Site Landscaping (3.2.C)

Site landscaping includes parcel entry components to enhance individual parcel identity. Each parcel developer shall be responsible for parcel entry landscaping at the time of property development. These areas shall include a low, concrete wall with parcel identifying monument signage and continuous screening (minimum 36 inches at time of planting) to screen cars from adjacent roadways.

Site landscaping includes all elements within an individual parcel, excluding parking lots. This landscape zone provides for the needs of each individual tenant and allows a greater degree of design flexibility, while still meeting the drought tolerant overall concept. Design elements within these areas shall include landscape amenities, site lighting, regulatory and directional signage, service area screening and side/rear property line treatment.

The Side and Rear Yard areas of the parcel interior zone shall have a maximum slope of 2:1 with a one foot minimum flat transition area provided at the top and bottom of all slopes within this zone.

3.3.1.3 Parking Area Landscaping (Exhibit 3.2.C)

Parking lot landscaping requirements shall be as specified per City Code requirements. Landscape planters at the ends of each parking bay shall conform to parking area landscape requirements as outlined in the City of Santa Paula Parking Regulations and Standards for parking lot design.

3.3.2 Landscape Irrigation

All planted landscape areas within the SPWBSP shall have irrigation systems that are fully automatic and employ the latest 'Low Volume' water conservation design criteria. There shall be no overspray of irrigation water onto walkways, common area hardscape areas or any architectural walls will be allowed.

3.3.3 Landscape Maintenance

The Master Developers shall assume responsibility for maintenance of all landscaping and irrigation systems that are located behind and within the street right-of-ways of Telegraph Road, Beckwith Road and Faulkner Road, including the storm water debris/detention basins.

3.4 SIGN PROGRAM

All signs shall comply with the SPWBPSP sign requirements and the City of Santa Paula Development Code. In those instances where the Specific Plan sign requirements and the Santa Paula Development Code conflict, the Specific Plan requirements shall govern. (See Chapter 16.48 Sign Regulations)

3.4.1 Purpose and Intent

The intent of the Sign Program is to produce uniform standards and continuity, consistency and overall harmony with the visual quality of the SPWBPSP.

3.4.2 Maintenance

All signs within the SPWBPSP shall be maintained in an as-new condition. The Master Developers shall make periodic inspections of all signs on site. Any deficiencies shall be immediately corrected by the person(s) or business responsible for the maintenance of said sign or signs.

3.4.3 City Approval

For City Approval, submit plans and drawings as required, to the City Planning Division for sign and building permits.

3.4.3 Compliance Required

No person shall erect, construct, enlarge, alter, move, improve, remove, convert or equip any sign or sign structure, or cause or permit the same to be done contrary to or in violation of the provisions of this Sign Program or City permit requirements. Conformance will be strictly enforced by the Master Developers (or their designee) and the City of Santa Paula. All such nonconforming or unapproved sign(s) must be brought into conformance at the expense of the persons responsible for the installation or alteration of said sign(s).

3.4.4 Supplemental Exhibits

The attached exhibits (3.3A – 3.3E) are intended as a graphic aid in illustrating the intent of the Sign Program.

3.4.5 General Sign Standards

3.4.5.1 Sign Types (Table A)

Signs are grouped into the following categories: Canopy Signs, Projecting Signs, Monument Signs (Site Identity and Tenant/Multi-Tenant Identity), Wall and Window Signs, and Freeway Oriented Signs. The size, location and design of each sign shall not exceed the specific maximum limitations and shall meet the minimum requirements of the Specific Plan and Santa Paula Development Code.

3.4.5.2 Project Typestyles (Exhibit 3.3A)

The SPWBSP typestyle shall be upper and lower case Century Gothic. Any other letter style, logo or trademark shall require approval by the Santa Paula West Business Park Design Review Committee (SPWBPDR), or its designee, for aesthetic compatibility.

3.4.6 Sign Area Definition

Sign area means the sum of the area enclosed within a geometric form or forms drawn around all writing, representations, logos, emblems or designs on all surfaces (front and back) of the sign. (See Sec. 16.48.510. 'Calculation of Sign Area and Height' in the Santa Paula Development Code)

3.4.7 Prohibited Sign Materials

Plastic-faced cabinet signs are prohibited.

3.4.8 Illegal and Non-Conforming Signs

Blinking, flashing or moving signs.

Advertising displayed on parked vehicles solely to attract attention to a specific business location or sale.

Signs located or sized as to impede views of neighboring signs, businesses, traffic or pedestrians.

Freestanding / Pole Signs (exception: Freestanding/Freeway sign)

3.4.9 Specific Design Standards

3.4.9.1 Monument Signs

Shall be formed from concrete. Optional flood illumination of monument signs shall be accomplished with ground mounted fixtures. Such fixtures shall be controlled to ensure that no light shall interfere with drivers, pedestrians or adjacent properties.

Graphics on Monument Signs shall be pin-mounted metal, or an alternative as approved by SPWSPDRC (or its designee).

3.4.9.1a Site Identity Monument Signs (Exhibit 3.3.B)

This sign type identifies the SPWBSPSP entry points along public streets. It shall be set back from the public right-of-way a minimum of 5'-0", and constructed entirely of concrete, sacked and patched with a combination of painted smooth finish, and natural sandblasted finish, with applied graphics and linear polyurethane paint over proper primer. The letterforms shall be in the Project typestyle Century Gothic, with all upper case letters. Flood illumination is ground mounted fixtures. Maximum dimensions shall be twelve feet (12'-0") in length, one foot six inches (1'-6") in depth and six feet (6'-0") in overall height.

Site Identity Monuments will be located at the entrances to the Business Park as shown on Exhibit 3.3A. The monuments will be initially completed by the Master Developer and all future maintenance and replacement completed by the Property Owners Association.

3.4.9.1b Tenant / Multi-Tenant Identity Monument (Exhibit 3.3.C)

This sign type shall be located a minimum of 5'-0" from public right-of-way and generally placed as shown on Exhibit 3.3A. This sign type identifies a building occupied by a single tenant or multiple tenants, constructed of concrete (natural and painted), sacked and patched with smooth painted finish and sandblasted finish. Applied graphics and linear polyurethane paint over proper primer. The letterforms shall be the Project typestyle of Century Gothic. Capitalization of the letterforms is with its first letter in uppercase and the remaining letters in lowercase. The sign shall be completed by the building owner at the time of property development. Maximum dimensions shall be ten feet six inches (10'-6") in length, one foot six inches (1'-6") in depth and six feet (6'-0") in overall height.

3.4.9.2 Freeway Oriented Sign (Exhibit 3.3.D)

This sign is a freestanding sign located at parcels adjacent to Faulkner Road along the SR 126 corridor. The sign shall be constructed of steel, with sheet metal panels, reveals, with smooth “stucco” finish, painted with applied graphics and linear polyurethane paint over proper primer. The letterforms shall be the typestyle Century Gothic unless a specific company, firm or corporate letter style is approved by the SPWSPDRC or its designee. Illumination is from internal fixtures. Maximum dimensions shall be eighteen feet (18'-0”) overall length, with the sign face being thirteen feet (13'-0”) square maximum, two feet (2'-0”) depth, and maximum height equal to the building height or thirty feet (30'-0”), whichever is less in.

3.4.9.3 Wall Signs

Internally illuminated – Aluminum or sheet metal pin-mounted channel lettering, halo backlighting allowed, or alternative as approved by SPWSPDRC (or its designee).

Non-illuminated – Aluminum or sheet metal pin-mounted channel lettering, or alternative as approved by SPWSPDRC (or its designee).

These signs are individual letterforms or logos mounted directly to the building façade. NOTE: No Wall Signs shall have any visible means of attachment to the building. Internally illuminated signs shall be fabricated from aluminum or sheet metal. Non-illuminated signs shall be fabricated from aluminum or sheet metal. Both illuminated and non-illuminated letterforms and logos shall have the returns (sides) finished in aluminum or sheet metal painted to match the face letter color. The letterforms shall be in the Project typestyle of Century Gothic unless a specific company, firm or corporate letter style is approved by the SPWSPDRC or its designee.

3.4.9.4 On-Building Addressing (Exhibit 3.3.E)

These signs are individual numerals and fabricated from aluminum or sheet metal. Aluminum and sheet metal shall be finished in natural or building accent color. Returns shall be finished in letter face color or finish. Numerals shall be in the Project typestyle of Century Gothic and shall be ten inches (10”) minimum in height. NOTE: No Wall Signs shall have any visible means of attachments to the buildings.

The tenant building identification shall be completed by the parcel tenant.

TABLE - A
Signs in Santa Paula West Business Park

TYPE OF SIGN AND NUMBER PERMITTED	MAXIMUM AREA PER SIGN (SF)	HEIGHT RESTRICTIONS	OTHER REGULATIONS
1 canopy or 1 under-canopy sign per building entrance. <p style="text-align: center;">OR</p>	Canopy: 1-sf per linear foot of building frontage, with a maximum area of 100-sf. Under-canopy: 4sf	Maximum of 2-ft. for sign face. Maximum of 18-inches projection above canopy fascia	Clearance: 8-ft. minimum for pedestrian walkway.
1 projecting sign per building entrance. <p style="text-align: center;">AND</p>	1.0-sf per lineal foot of building frontage, with a maximum area of 24-sf each side.	No sign must project above the roof peak, parapet wall or facade of the building. No sign must project more than 6-ft. above floor level of the 2 nd floor of any multistory building	A projecting sign can only be used if no canopy sign exists for the parcel. Clearance: 8-ft. minimum for pedestrian walkway. No sign must project outward from the face of the building wall or the building facade more than 5-ft. Where more than 1 sign is permitted per lot or site, the cumulative total sign area must not exceed 1.0-sf per lineal foot of building frontage.
1 tenant identity monument sign per parking lot or street frontage. <p style="text-align: center;">OR</p>	32-sf each side.	6-ft.	See Exhibit 3.4C for specific design standards.
1 freeway oriented sign. <p style="text-align: center;">AND</p>	64-sf each side.	Height of building or 30-ft., whichever is less	Freestanding freeway oriented sign can only be used if no monument sign exists for the parcel, the parcel is adjacent to Faulkner Road, and for a retail or commercial building use.

			See Exhibit 3.4D for specific design standards.
1 wall sign per building frontage. AND	1.5-sf per lineal foot of building frontage, with a maximum area of 150-sf	Such signs must not project above the roof peak, parapet, wall, or facade of the building.	A total of two wall signs are permitted on corner lots or where two tenants occupy a parcel, provided that each sign not exceed 50% of the total allowable maximum wall sign area.
2 permanent window signs per tenant	The total area of all window signs (temporary and permanent) must not cover more than 20% of the total window area.		Commercial copy for permanent signs is limited to business identification.
Site identity monument sign	32-sf	6-ft.	A site identity monument sign can only be used at the entrances to the Business Park as shown on Exhibit 3.2C. Signs shall be completed by the Master Developer and future maintenance and replacement completed by the Property Owners Association. See Exhibit 3.4 B for specific design standards.

3.5 ARCHITECTURAL STANDARDS

The architectural design theme of the SPWBPSP will be Contemporary Tuscan as depicted in Exhibit 4.4A. This style integrates historical Italian Tuscan features with modern materials and details. This architecture is typified by simple and strong exterior massing, primarily symmetrical two-story appearance, pyramid-shaped tiled roof accents, entry porticos, arches, columns, and metal accents. Additionally, warm shades of red, yellows, greens, browns and gray accents are natural earth tones that represent Tuscan colors. It is intended that all buildings will be designed using forms consistent with this theme. The design theme shall be consistent on all building elevations. Building facades fronting the 126 Freeway and Telegraph Road shall have at least a two story appearance.

3.5.1 Building Materials and Finishes

Building Materials and textures **NOT** permitted:

- a. mirror glass windows
- b. wood siding or trim on walls
- c. wood or asphalt shingles, or wood shake roofs

Materials shall not be used in any high contrasting or graphic pattern that would cause visual distraction. These lists are not all inclusive. All materials, including color and texture, must be specifically approved by the SPWSPDRC or its designee and the City of Santa Paula Planning Division.

Building Finishes and colors **NOT** permitted:

- a. highly reflective finishes
- b. bold colors with high contrast accents

4.0 DESIGN GUIDELINES

4.1 PURPOSE AND INTENT

Design Guidelines direct the style and aesthetic character of individual parcel developments and ensure a consistent use of building materials, landscaping, colors and other design features. The Design Guidelines ensure that the SPWBSP will have a clear identity and sense of place, and provide a harmonious and pleasing environment for all contemplated uses and activities. The guidelines provide guidance to architects, designers and landscape architects while providing the flexibility to maximize individual characteristics of the buildings. These guidelines will guide the development process including qualitative aspects of how buildings, landscaping, and permitted operations by tenants and owners will develop.

The guidelines include: Site Design, Building Development, Architectural, Landscaping and Lighting Guidelines. Each of the elements are detailed and coordinated with the other elements. The individual elements are discussed in the following sections.

4.2 SITE DESIGN GUIDELINES

4.2.1 Access and Driveway Locations

Objectives

1. Locate access drives such that vehicular traffic (arriving, and leaving, and passing streets) flows at an optimum level of efficiency.
2. Continuity of street-frontage landscaping is minimally disrupted by access drives.
3. Utilities located in the landscape areas are minimally disrupted by access drives.

Guidelines

1. Refer to Circulation Master Plan in Section 2.3, for development standards.
2. The development of common access drives should be utilized to minimize the number of curb cuts.
3. Access drive designs should consider need for vehicle stacking during peak periods of use.

4.2.2 Service and Loading Areas

Objectives

1. Screened from public streets, primary entry drives, and common visual and recreational amenity areas.
2. Located to minimize the visibility of loading and service vehicles.
3. Designed and located so that service vehicle activities and movement do not disrupt the efficient flow of on-site and off-site traffic.

Guidelines

1. Off-street parking and loading facilities shall comply with the City of Santa Paula Zoning Ordinance, Chapter 16.46 "Off-Street Parking and Loading" and best practice design.
2. Provisions should be made on each site for vehicle loading and no on-street vehicle loading is permitted.

4.2.3 Refuse Collection Areas

Objectives

1. No visibility from streets, primary image entry drives, and common visual and recreational amenity areas.
2. Designed to receive and contain generated refuse until collected.
3. Clear and convenient access to refuse collection areas.

Guidelines

1. Outdoor refuse containers shall be visually screened within a durable 6'-0" or higher non-combustible enclosure, so as not to be visible from adjacent lots or sites, neighboring properties or streets. (see Exhibit 4.2A)
2. No refuse collection areas permitted between a street and the front of a building.

3. Refuse collection areas should be designed to contain all refuse generated on-site and between collections, and should not be visible from outside the refuse container.
4. Refuse collection enclosures should be designed of durable materials with colors which are complementary to building design.
5. Refuse collection areas should be located to provide clear and convenient access to refuse collection vehicles.
6. Refuse collection areas to be designed and conveniently located for the deposition of refuse generated on-site.
7. Landscaping screening to be located around refuse collection areas that are visible from public roadways.
8. Solid Waste/Recycling Receptacles and Enclosures shall comply with Chapter 16.40.110 of the City of Santa Paula General Property Development Standards.

4.2.4 Screening of Exterior Mechanical and Electrical Equipment

Objectives

1. Exterior plumbing, processing, heating, cooling and ventilation systems should not be visible from adjoining streets, lots, or buildings.
2. Exterior electrical equipment and transformers should not be visible from streets, primary image entry drives, and common visual and recreational amenity areas.

Guidelines

1. Exterior components of plumbing, processing, heating, cooling and ventilation systems (including but not limited to piping, tanks, stacks, collectors, heating, cooling and ventilating equipment fans, blowers, ductwork, vents, louvers, meters, compressors, motors incinerators, ovens, etc.) should not protrude above the top of a parapet.
2. Building parapets shall be of such a height that roof mounted screening devices are not required. If building parapets do not provide the required screening, mechanical equipment should be fully screened as an integrated part of the overall architectural design. Mechanical equipment to be no higher than the building parapet or mechanical screen wall.

3. Screening devices should be painted to complement building/structure design.
4. No exterior components of plumbing, processing, heating, cooling, and ventilating systems should be mounted on front or side building walls unless they are an integrated architectural design feature.
5. Transformers should be screened with a design configuration acceptable to Southern California Edison Company.
6. Transformer enclosures should be designed of durable materials with finishes and colors complementary to the architectural theme.
7. Electrical equipment should be mounted on the interior of a building wherever possible. When interior mounting is not practical, electrical equipment should be mounted in a location where it is substantially screened from public view. In no case shall exterior equipment be mounted on the street side or primary exposure side of any building.
8. Exterior mounted electrical equipment and conduit should be painted to blend with the architectural theme.

4.2.5 Fences and Walls

Objectives

1. Provide site security, sound attenuation, separation of functional activities, and screening of unsightly functions and activities.
2. Install as inconspicuous as possible or designed as an integrated and complementary architectural design element adding interest to the overall architectural design concept.
3. Will not contribute to a decrease in the safety or efficiency of traffic flows.

Guidelines

1. No fence or wall will be constructed within the front setback except freestanding or wing walls which are an approved part of the architectural design of the buildings.
2. Fencing intended for security purposes and visible to the public are to be decorative metal channel, or other architecturally acceptable material and design. Walls intended for site screening are to be decorative masonry or architecturally treated tilt-up concrete. Decorative masonry or tilt-up concrete walls are to be consistent with the architecture of the building.

4.2.6 Utilities and Communication Devices

Objectives

1. Utility and communication equipment and service to be provided underground.
2. Protect off-site utility systems from becoming over-burdened by individual lot utility systems.
3. Minimum disruption of off-site utilities, paving, and landscape during construction and maintenance of on-site utility systems.

Guidelines

1. On-site utilities including, but not limited to, drainage systems, sewers, gas lines, water lines, and electric (except transformers) telephone and communications wires and equipment installed and maintained underground by the individual parcel owner.
2. On-site underground utilities designed and installed to minimize the disruption of off-site utilities, paving, and landscape during construction and maintenance and designed to not place excessive burdens upon off-site utility systems during the course of use.
3. No antenna or device for transmission or reception of any signals, including, but not limited to, telephone, television, and radio, shall be placed on any lot so that it is visible from 5'-0" above the ground or ground floor level at a distance of 500 feet in any direction, unless specific written approval is granted by the Santa Paula West Specific Plan Design Review Committee. Transmitters and antennas shall be screened from view by berms, planting, or a combination of both.
4. Temporary overhead power and telephone facilities are permitted during construction.
5. The placement and screening of backflow preventers, Fire Department connections, water meters, electric meters and cabinets, and other outdoor and connection devices shall be considered early in the site design process. Backflow devices shall be screened from public view wherever possible by a low wall and/or vegetation, subject to allowing adequate Fire Department access and visual inspection. As backflow preventers must be located close to public main water lines, the location of water mains shall take into consideration the visual impact of backflow preventers.

4.2.7 Mailboxes

Guidelines

1. Provide an architecturally detailed enclosure for all mailboxes located outside of buildings. Prior to submission of any subsequent developments, the Master and/or individual parcel developer(s) shall consult with the Post Office regarding location and related concerns. Mailbox locations shall be identified as each lot is developed. The mailbox type and location will be coordinated with the Postal Service based on the site plan. The Master Developer and individual parcel developers shall contact the Post Office for mailbox locations and types prior to installation.

4.3 BUILDING DEVELOPMENT GUIDELINES

4.3.1 Site Coverage

Objectives

1. Ensure that the intensity of site development is not detrimental to the image of the SPWBSP as a unified business park.
2. Ensure that the intensity of site development does not exceed utility, transportation systems, or on-site parking capacity.
3. Promote an integrated pedestrian oriented development.

Guidelines

1. Site Coverage (defined as the building-ground contact area divided by the total net lot area) shall not exceed those maximum amounts as stated in the C/LI and LI Development Standards. For the purposes of this section, "net lot area" shall mean the entire square footage of each lot which is located within each respective property line boundary inclusive of any easement areas.
2. In most cases, buildings should be located and oriented so that their entrances are visible from the street on which they front. The approach from the street to the building may be formal or informal, but should serve to announce and reinforce the building in its relationship to the street.

3. Planning of any individual site should take into consideration the existing improvements on adjacent sites and relate open spaces, structure and planting so as to make the improvements on each site compatible.
4. Site planning should consider and compliment the master planning of any expansion or additional development which is contemplated on the same or adjacent property.

4.3.2 Building Heights and Setbacks

Objectives

1. Maintain a reasonably consistent and compatible height profile.
2. Encourage regularity of space formed by buildings.
3. Achieve a landscaped setting between the street and buildings.
4. Allow flexibility for development of individual parcels.

Guidelines

1. Building heights are prescribed in the C/LI and LI zones development standards, excluding roof-top mechanical equipment screens, as stated in Section 2.2.2 of this Specific Plan.
2. Front, rear and side property setbacks to conform to the minimum standards prescribed in the development standards of the C/LI and LI zones, as stated in Section 2.2.2 of this Specific Plan.
3. Setback areas, shall be fully landscaped in a manner both compatible with and complementary to the on-site architecture and landscape design concepts.
4. A common or non-common building wall with a zero setback may be established by a project plan which provides documentation describing the exchange and recordation of necessary documents to ensure adequate access, parking and easements to serve the adjoining developments.

4.4 ARCHITECTURAL GUIDELINES

Objectives

1. Encourage Contemporary Tuscan architectural design theme, as depicted in Exhibit 4.4A. This style integrates historical Italian Tuscan features with modern materials and details. This architecture is typified by simple and strong exterior massing, primarily symmetrical two-story appearance, pyramid-shaped tiled roof accents, entry porticos, arches, columns, and metal accents. Additionally, warm shades of red, yellows, greens, browns and gray accents are natural earth tones that represent Tuscan colors. It is intended that all buildings will be designed using forms consistent with this theme. The design theme shall be consistent on all building elevations. Building facades fronting the 126 Freeway and Telegraph Road shall have at least a two story appearance.
2. Encourage businesses to express themselves individually through creative interpretation of these guidelines, while preserving the overall design theme.
3. Promote buildings to be environmentally responsible, profitable and healthy places to work.

Guidelines: Building Design Components

The following architectural design features are recommended:

Entries.

1. Readily identifiable focal point to signify tenant space(s).
2. Large expanse of floor to ceiling or two story glazing.
3. Wood beam or metal canopy trellis, stone columns, arch details.
4. Taller tower and/or projected or recessed portico.

Walls

1. Rectangular shapes emphasizing strength with two story height and load bearing appearance.
2. Compositions highlighted by wall projections and recesses to create vertical articulation.
3. Varied parapet heights with cornice molding detail.
4. Horizontal belt course/trim to define the 'first' and 'second' floor. The 'second' story exterior is smooth while the first floor is articulated by texture, accent color and patterns.
5. Regular patterns with horizontal and vertical trim reveals coordination with windows and door locations.
6. Stucco or masonry appearance.
7. Recessed and arcaded colonnades 'loggias' at first floor.

Roofs.

1. Low slope / "flat" built-up roofs designed so as not to be visible from adjacent streets and shall be finished with a light-colored surface that is recommended for energy conservation design, such as "cool roofs".
2. Roofs designed to accommodate photovoltaic solar panels, and skylights.
3. Low-pitched, 'S'-tile or metal roofs with hip/pyramid shape and deep overhangs.
4. Boxed-in roof eaves with decorative brackets or exposed wood beam rafters.

Glazing.

1. Recessed within wall with trim or recessed surround.
2. Vertical proportioned windows align with openings above or below.
3. Consistent size and spacing at each floor.
4. Accent windows with arch top windows.
5. Exterior cantilevered shading devices, where applicable, to reduce glare and solar heat gain.
6. Use of day lighting is strongly encouraged.

4.5 LANDSCAPE GUIDELINES

4.5.1 Landscape Concept

The Landscape Master Plan, Exhibit 2.2A, was developed to meet the landscape standards of the City of Santa Paula. The plan shows the conceptual location of the plant materials including street trees, accent trees, perimeter screening trees, and shrub plantings.

Objectives

1. Create an overall character that will be harmonious to the overall business operations of this project site and create a pleasant physical environment in which to work.

Complement the architecture and soften building masses through the use of trees, shrubs and vines.

Shade parking areas by broad dome evergreen canopy trees. Choose landscape plant materials for their aesthetic quality, low maintenance, low water usage, and ability to retain and treat storm water runoff.

Industrial areas should be planted with high-branching and broad-canopied trees. Since these trees have less public visibility, they should be self-sustaining, requiring minimal maintenance and water. Large street trees serve to screen plain architecture and storage areas. They branch high enough to allow trucks to pass under them.

Guidelines

The following guidelines are intended to supplement the City of Santa Paula's landscape standards and the City of Santa Paula's parking ordinance. In cases where these guidelines differ with City standards and the parking ordinance, these guidelines shall govern.

1. Inasmuch as possible, plantings should be of native native/drought resistant plant species indigenous to the Santa Clara Valley and California. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site.

2. The development of landscape plans shall facilitate clear views in and out of buildings as well as clear sight lines across parking areas to and from public right of ways.
3. Tree topping, stubbing, coppicing, heading back or pollarding is prohibited per City policies and furthermore does not comply with California State Government Code § 53067.
4. Tree pruning shall comply with the Tree Care Industry Associations' ANSI A300 Standards.
5. Parking lots are to be planted with low canopy evergreen trees. Subtle light levels, restrained graphics and screening of service areas will all contribute to reinforcing the SPWBPSP landscape design concept. Particular materials and treatments are outlined in the following design guidelines.
6. Landscaping located in loading and trucking areas shall be appropriate for the location ie: size, growth habit, and shall be placed as necessary to minimize exposure to damage by vehicles, etc.
7. Landscaping shall be located on each side of the refuse collection areas that are visible from roadways.
8. Exterior mechanical, electrical and plumbing equipment that may be visible from any primary visual exposure areas shall be screened with planting and/or berms. Transformers that may be visible from any primary visual exposure area ie: Telegraph Road or Freeway, shall be screened with planting and/or berms or a durable non-combustible enclosure (of a design configuration acceptable to Southern California Edison Company).
9. All tree, shrub, vine and ground cover species shall be selected from the 'Plant List' included in this section of the specific plan. If special soil or site conditions prevent the use of the recommended trees, the property owner's Landscape Architect should recommend an alternative to the Santa Paula West Specific Plan Design Review Committee and it must be approved by the City Planning Division.
10. Accent deciduous and evergreen trees providing contrast in texture, color or form to surrounding buildings and structured landscape are to be grouped in masses or certain tree types planted as single specimens for visual impact. The number of different species used shall be kept to a minimum to retain continuity.

11. Accent vine planting, shrubs, and/or annuals/perennials are encouraged at key visual points such as entries and shall be subject to approval by Santa Paula West Specific Plan Design Review Committee. Provisions must be made for periodic replacement and must be maintained in good flowering condition within distinct planting areas or in planters or pots of appropriate size and type.
12. The design concept of Bio-Swale and Detention Basin development will aid in stormwater management at the source and on the surface of the interior parking lots. The selection and use of plant materials in these areas shall allow for slow filtering and cleansing of runoff by:
 - A. Water Quality – by filtering and removing excess sediments and other pollutants from runoff.
 - B. Flow Reduction – by slowing the velocity of runoff by detaining the stormwater in the landscape.
 - C. Volume Reduction – by collecting and absorbing stormwater to reduce the overall volume of runoff.

Tree, shrub, and ground cover species for the Bio-Swale and Detention basin areas shall be selected only from section 'E' of the 'Plant List', included in this section of the specific plan. If special soil or site conditions prevent the use of the recommended plant materials, the property owner's Landscape Architect should recommend an alternative to the Santa Paula West Specific Plan Design Review Committee and it must be approved by the City Planning Division.

13. All areas of each lot, not used for structures, walkways, paved driveways, parking or storage areas shall be at all times maintained by a professional landscape maintenance firm or gardener in a fully and well-kept flourishing landscape condition.
14. The owner or tenant of each lot shall, at all times, keep and properly maintain the entire premises in a safe and clean condition, in a good state of repair, and shall comply in all respects with governmental, health, fire and police requirements and regulations. All irrigation systems shall be kept in proper operating condition.
15. Sites that are not improved or built upon shall be maintained at all times in a clean and neat appearance by the property owner, by removal of weeds, grasses, mowed brush, and trash.

16. Mulch applied to the site must be organic, pest, and weed free. Synthetic (i.e., rubber crumb) mulch is prohibited.

17. Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.

4.5.2 Plant List

Plantings shall be selected from the following plant list. Variations to this list will require approval by both the SPWBPDRC and City Planning Division.

Note - Sizing:

- all trees to be a minimum size of 24" box;
- all street trees to be a minimum of 36" box.
- all street trees are to be planted at 40' O.C. spacing.
- all shrubs to be a minimum size of 5 gallon;
- all ground cover to be planted at 12" O.C.;

Note - Planting:

All trees must be planted at correct depth for each species in order to expose the root collar above grade. Before planting the root ball must be loosened and roots straightened in a radial pattern; all encircled or kinked roots shall be removed to prevent root girdling.

SITE LANDSCAPE/PROJECT ENTRIES

Trees:

CA native

Quercus agrifolia ssp. agrifolia	Oak, Coast Live	✓
Quercus lobata	Oak, Valley	✓
Platanus racemosa var. racemosa	Sycamore, California	✓
Umbellularia californica	Laurel, California Bay	✓
Jugans californica var. californica	Walnut, Southern California Black	✓
Fraxinus dipetala	Ash, California Flowering	✓
Araucaria araucana	Monkey Puzzle Tree	
Araucaria heterophylla	Norfolk Island Pine	

Shrubs:

CA native

Salix lucida ssp. Lasiandra	Shining Willow	✓
Sambucus Mexicana	Blue Elderberry	✓
Rosa californica	California Wild Rose	✓
Baccharis salicifolia	Mulefat	✓
Salix exigua	Narrowleaf Willow	✓
Lepidospartum squamatum	Scalebroom	✓
Rubus ursinus	California Blackberry	✓
Olea "Swan Hill"	Oleander	
Agapanthus "Storm Cloud"	Agapanthus	
Asparagus "Myers"	Foxtail Fern	
Hemerocallis "Starburst Orange"	Daylily	
Hemerocallis "Starburst Red"	Daylily	
Phormium "Sundowner"	New Zealand Flax	
Phormium "Yellow Waves"	New Zealand Flax	
Pittosporum "Wjeeler's Dwarf"	Dwarf Japanese Mock Orange	
Xylosma "Compacta"	Compact Xylosma	

Ground Cover:

CA native

Nassella Pulchr	Purple Needlegrass	✓
Lotus scoparius var. scoparius	Deerweed	✓
Salvia mellifera	Black Sage	✓
Salvia leucophylla	Purple Sage	✓
Artemisia californic	California Sagebrush	✓
Lupinus succulentus	Fleshy Lupine	✓
Eschscholzia californica ssp. californica	California Poppy	✓
Achillea millefolium var. californica	California White Yarrow	✓
Eriogonum fasciculatum var. foliolosum	Leafy California Buckwheat	✓
Leymus triticoides	Creeping Wild Rye	✓
Artemisia douglasiana	Mugwort	✓
Carissa grandiflora 'Green Carpet'	Natal Plum	
Gazania mitsuwa "Orange"	Gazania	
Polygonum Capitatum	Pinkhead Smartweed	
Lantana montevidensis	Lantana, Trailing	
Lantana "Spreading Sunset"	Lantana, Spreading	
Trachelospermum jasminoides	Star Jasmine	

SITE LANDSCAPE/PARCEL ENTRIES

Trees:

CA native

Quercus agrifolia ssp. agrifolia	Oak, Coast Live	✓
Quercus lobata	Oak, Valley	✓
Platanus racemosa var. racemosa	Sycamore, California	✓
Umbellularia californica	Laurel, California Bay	✓
Jugans californica var. californica	Walnut, Southern California Black	✓
Fraxinus dipetala	Ash, California Flowering	✓
Fraxinus uhdei 'Majestic Beauty'	Ash, Majestic Beauty Evergreen	
Araucaria araucana	Monkey Puzzle Tree	
Araucaria heterophylla	Norfolk Island Pine	
Corymbia citriodora	Gum, Lemon-Scented	
Corymbia ficifolia	Gum, Red Flowering	
Cassia leptophylla	Gold Medallion Tree	
Magnolia grandiflora	Southern Magnolia	
Pistacia chinensis	Chinese Pistache	

Shrubs:

CA native

Salix lucida ssp. Lasiandra	Shining Willow	✓
Sambucus Mexicana	Blue Elderberry	✓
Rosa californica	California Wild Rose	✓
Baccharis salicifolia	Mulefat	✓
Salix exigua	Narrowleaf Willow	✓
Lepidospartum squamatum	Scalebroom	✓
Rubus ursinus	California Blackberry	✓
Agapanthus "Storm Cloud"	Agapanthus	
Asparagus "Myers"	Foxtail Fern	
Dietes bicolor	Fortnight Lily	
Hemerocallis "Starburst Orange"	Daylily	
Hemerocallis "Starburst Red"	Daylily	
Lantana montevidensis	Lantana, Trailing	
Limonium perezii	Sea Lavender	
Pittosporum "Wjeeler's Dwarf"	Dwarf Japanese Mock Orange	

Ground Cover:

CA native

Gazania mitsuwa "Orange"	Gazania	
Polygonum Capitatum	Pinkhead Smartweed	
Rosmarinus "Prostrata"	Creeping Rosemary	
Lantana montevidensis	Lantana, Trailing	
Lantana "Spreading Sunset"	Lantana, Spreading	
Trachelospermum jasminoides	Star Jasmine	

Streetscape

Trees:

CA native

Quercus agrifolia ssp. agrifolia	Oak, Coast Live	✓
Quercus lobata	Oak, Valley	✓
Platanus racemosa var. racemosa	Sycamore, California	✓
Umbellularia californica	Laurel, California Bay	✓
Jugans californica var. californica	Walnut, Southern California Black	✓
Fraxinus dipetala	Ash, California Flowering	✓
Fraxinus uhdei 'Majestic Beauty'	Ash, Majestic Beauty Evergreen	
Corymbia citriodora	Gum, Lemon-Scented	
Corymbia ficifolia	Gum, Red Flowering	
Cinnamomum camphora	Camphor Tree	
Magnolia grandiflora "Majestic Beauty"	Southern Magnolia	
Pistacia chinensis	Chinese Pistache	
Platanus acerfolia	London Plane Tree	
Tipuana tipu	Tipu Tree	
Ulmus parvifolia 'Drake'	Drake Chinese Elm	

<i>Shrubs:</i>		
Salix lucida ssp. Lasiandra	Shining Willow	✓
Sambucus Mexicana	Blue Elderberry	✓
Rosa californica	California Wild Rose	✓
Baccharis salicifolia	Mulefat	✓
Salix exigua	Narrowleaf Willow	✓
Lepidospartum squamatum	Scalebroom	✓
Rubus ursinus	California Blackberry	✓
Escallonia "Apple Blossom"	Escallonia	
Grevillea Noellii	Grevillea	
Hibiscus "White Wings Compacta"	Hibiscus	
Leucophyllum frutescens	Texas Sage	
Leptospermum "Helene Strybing"	New Zealand Tea Tree	

Ground Cover:

CA native

Gazania mitsuwa "Yellow"	Gazania	
Polygonum Capitatum	Pinkhead Smartweed	
Rosmarinus "Prostrata"	Creeping Rosemary	
Myoporum pacificum	Creeping Boobiolla	

INTERIOR SITE LANDSCAPING AND PARKING AREAS

Trees:

CA native

Quercus agrifolia ssp. agrifolia	Oak, Coast Live	✓
Quercus lobata	Oak, Valley	✓
Platanus racemosa var. racemosa	Sycamore, California	✓
Umbellularia californica	Laurel, California Bay	✓
Brachychiton populneus	Kurrajong	
Cassia leptophylla	Gold Medallion Tree	
Cercis occidentalis	Western Redbud	
Eriobotrya deflexa	Loquat, Coppertone	
Lagerstroemia indica	Crape Myrtle, Acoma	
Magnolia Grandiflora ‘Little Gem’	Little Gem Magnolia	
Melaleuca leucadendra	Weeping Paperbark	
Tristania conferta	Brisbane Box	
Ulmus parvifolia	Chinese Elm	

Shrubs:

CA native

Salix lucida ssp. Lasiandra	Shining Willow	✓
Sambucus Mexicana	Blue Elderberry	✓
Rosa californica	California Wild Rose	✓
Baccharis salicifolia	Mulefat	✓
Salix exigua	Narrowleaf Willow	✓
Lepidospartum squamatum	Scalebroom	✓
Rubus ursinus	California Blackberry	✓
Abelia “Edward Goucher”	Abelia	
Anigozanthos flavidus	Tall Kangaroo Paw	
Artemisia “Powis Castle”	Wormwood	
Ceanothus “Yankee Point”	California Lilac	
Cistus purpureus	Orchid Rockrose	
Diets bicolor	Fortnight Lily	
Dodonaea “purpurea”	Purple Hopseed Bush	
Hibiscus “White Wings Compacta”	Hibiscus	
Leptospermum “Helene Strybing”	New Zealand Tea Tree	
Mahonia “Golden Abundance”	Oregon Grape	
Prunus caroliniana	Carolina Laurel Cherry	
Photinia fraseri	Red Tip Photinia	

Pittosporum "Wjeeler's Dwarf"	Dwarf Japanese Mock Orange	
Pittosporum "Variegata"	Variegated Japanese Mock Orange	
Rhaphiolepis "Jack Evans"	Indian Hawthorn	
Rosmarinus "Tuscan Blue"	Tuscan Blue Rosemary	
Salvia leucantha	Mexican Bush Sage	
Xylosma congestum	Shiny Xylosma	
Westringia fruticosa	Coastal Rosemary	

BIO-SWALES AND DETENTION BASINS

Trees:

CA native

Alnus rhombifolia	White Alder	✓
Populus balsamifera ssp. Trichocarpa	Cottonwood, Black	✓
Populus fremontii ssp. Fremontii	Cottonwood, Fremont	✓
Salix laevigata	Willow, Red	✓

Shrubs: (outer edges of Bio-Swales only)

CA native

Salix lucida ssp. Lasiantra	Shining Willow	✓
Sambucus Mexicana	Blue Elderberry	✓
Rosa californica	California Wild Rose	✓
Baccharis salicifolia	Mulefat	✓
Salix exigua	Narrowleaf Willow	✓
Lepidospartum squamatum	Scalebroom	✓
Rubus ursinus	California Blackberry	✓
Dietes bicolor	Fortnight Lily	
Prunus caroliniana	Carolina Laurel Cherry	
Photinia fraseri	Red Tip Photinia	
Pittosporum "Wjeeler's Dwarf"	Dwarf Japanese Mock Orange	
Pittosporum "Variegata"	Variegated Japanese Mock Orange	
Rhaphiolepis "Jack Evans"	Indian Hawthorn	

Ground Cover:

CA native

Festuca amethystina	Tufted Fescue	✓
Gazania rigens leucolaena 'White'	Treasure Flower	✓
Carex senta	Rough Sedge	✓
Anemopsis californica	Yerba Mansa	✓

4.6 LIGHTING GUIDELINES

4.5.2 Objectives

Provide adequate lighting to ensure a safe environment while also directing light sources so as not to spillover onto neighboring parcels. Compliance may require specialized lamps and/or hoods in order to reduce intensity, direct illumination downward, restrict light spill-over beyond the project site and minimize night sky light pollution.

In general, lighting should:

- Only be on when needed
- Only light the area that needs it
- Be no brighter than necessary
- Minimize blue light emissions
- Be fully shielded (pointing downward)

4.6.2 General Lighting Guidelines

Outdoor lighting shall not exceed four (4) foot-candles, nor be less than one-quarter (0.25) foot-candle at any point. All lamps and luminaires shall have a color temperature of no more than 3,000 Kelvins, meet the target of 4.0-fc or lower, and an S/P ratio < 1.2. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on abutting streets. All outdoor lighting shall comply with Santa Paula City Code.

Parking areas, access drives and internal vehicular circulation areas shall have pole mounted light fixtures that shall not exceed 16-feet atop a square or round metal pole. Fixtures shall be mounted on reinforced concrete pedestals or otherwise protected. The pedestal is counted in the height. Appropriate color temperature LED and metal halide light sources are encouraged.

Bollard lighting shall be less than 3½-ft high and shall not be calculated in the photometric study.

Service area lighting shall be contained within the service yard boundaries and enclosure walls. Minimal light spillover should occur outside the service area. The light source shall be screened from the street.

Building illumination and architectural lighting shall be indirect in character. (No light source visible). Indirect wall lighting for “wall washing” overhead down lighting or interior illumination which spills outside is encouraged. Architectural lighting should articulate and animate the particular building design as well as provide the required functional lighting for safety and clarity of pedestrian movement.

Pedestrian walk and area lighting is segmented into two zones. The first zone is pedestrian area lighting. This is for outdoor pedestrian use such as courtyard, entry way, etc.

Pedestrian area lighting should achieve a uniformity ratio of 4 to 1 average to minimum, with an average illumination of 0.60 foot candles.

The second zone is pedestrian walk lighting where point to point lighting is acceptable with no specific illumination levels required. The main emphasis in this zone should be to clearly identify the pedestrian walkway and direction of travel. Pedestrian walk and area lighting shall be designed to illuminate pedestrians and not merely the walking surface. Pole lighting is preferred over bollards or footlights.

Developer shall submit a lighting plan to the Planning Division or designee for approval prior to the issuance of a building permit. The lighting plan shall include a photometric study that integrates the site’s approved landscaping plan (if any). Photometric modeling shall extend to 15-feet beyond the property line to ensure none of the proposed lighting goes beyond the property line. An accurate photometric plan will incorporate all sources of light illuminating the subject property, including nearby street lamps, and other existing lamps casting light onto the lot. If a luminaire is within 5 mounting heights of the property, it is considered to contribute to the existing site illumination

4.7 SPECIAL PROVISIONS

To achieve all the objectives of this Specific Plan, certain Special Provisions are allowed and herein defined which, when properly implemented, will provide needed flexibility and accommodation to desirable uses and tenants while maintaining the high standards of development required for the Santa Paula West Business Park.

4.7.1 Lot Frontage and Size

Minimum lot areas are defined in the development standards of this Specific Plan. However, lot width may be varied to suit the particular needs of a development and shall be established through a subdivision, lot line adjustment, or lot merger.

5.0 INFRASTRUCTURE AND PUBLIC SERVICES

5.1 PURPOSE AND INTENT

The development of the SPWBPSP will require the extension of existing infrastructure and services. The California Government Code requires a specific plan to include text and diagrams that specify “the proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.” This section of the Specific Plan helps fulfill this requirement and meets the Santa Paula Municipal Code requirements for preparing specific plans. In addition, this section facilitates orderly development by identifying the “backbone” utility infrastructure needed to support the proposed development.

5.2 WATER SUPPLY

5.2.1 Domestic Water Master Plan

5.2.1.1 Existing Conditions

Water supply to the SPWBPSP project site is currently supplied by a series of on-site water wells. These wells supply water for both domestic and agricultural irrigation uses. The existing wells have been in service for a long period of time and, for the purposes of future conditions, have run their design life. Existing wells will be utilized for construction water as the site is graded, in accordance with the Specific Plan, and then will be abandoned pursuant to state and local regulations.

5.2.1.2 Domestic Water Demands

In order to estimate water demand for the type and amount of land uses that would be permitted by the proposed Specific Plan, the water demand factors contained in the City’s 2011 Urban Water Management Plan were used. Based on these factors, the annual average water demand for the proposed SPWBPSP is approximately 107.6 AFY. The demand estimates uses of 15 gallons/s.f./year or 2.0 AF/ac/yr. 107.6 FY is potable water demand and approximately 17.9 AFY is non-potable water demand for irrigation of landscape areas as shown in the Domestic Water Use Summary Table below. The City would supply the portions of the project overlying the respective groundwater basins with water from those basins.

This will require a total of 17.9 AFY of reclaimed water and 107.6 AFY of groundwater production for the Santa Paula Basin. Existing water rights will be transferred to the City as the SPWBSP development progresses.

Domestic Water Use Summary Table

Land Use	Area	*Annual Demand	Annual Demand
	acres	Rate (AF/ac/yr)	AF/year
Commercial/Light Industrial/Retail/Office	53.81	2.00	107.62

*Derived from 15gal/SF/yr value shown in "city of Santa Paula Potable Water System Master Plan" by Boyle Engineering Corp, October 2005, Table 3-10. The building area is assumed to be 30% of the gross area.

5.2.1.3 Proposed Conditions

The Domestic Water Master Plan provides a backbone system as shown in Figure 5.2A. The system for the SPWBSP domestic water system will operate entirely within the City’s 200 Zone and will receive water via proposed 12” distribution mains as called for in the City’s Potable Water System Master Plan. The point of connection (POC) for the Santa Paula West Business Park will be at Faulkner Road and Telegraph Road. The existing 8” ACP located in Beckwith Road will remain in place.

From the POC, new 12” line will proceed north through the SPWBSP. The proposed distribution system will be comprised of 8” through 12” mains. The water mains located in Beckwith Road, Road “A”, and Faulkner Road will be publicly owned and maintained, while the remaining onsite domestic and fire will be master metered.

5.3 RECYCLED WATER SUPPLY

5.3.1 Existing Conditions

Currently there are no recycled water systems in the SPWBSP project vicinity. Agricultural irrigation needs are currently met by the on-site well system.

5.3.2 Proposed Conditions

The proposed Recycled Water Plan is shown on Figure 5.2A. The SPWBSP recycled water system would operate via a proposed 12” distribution main as called for in the City’s Recycled Water Plan. This 12” distribution main will be constructed in Telegraph Road, within the city limits. This terminus becomes the main point of connection (POC) for the project. From the POC a new recycled water system will proceed throughout into the SPWBSP site.

The proposed distribution system will be comprised of 6” mains from the POC of the City’s recycled water system. Anticipated demand for recycled water in the SPWBPSP is estimated at 17.9 AFY as shown in table below.

Recycled Water Use Summary Table

Area acres	Percent	Annual Use	
	Landscaped	**AF/ac/yr	AF
53.8	15	2.22	17.92

**From "Water Supply Assessment, East Area One Specific Plan" by Impact Science, April 2007

According to the City’s Potable Water System Master Plan, the City will, in the future, develop a recycled water system conveyance plan that will include a line in Telegraph Road. The project includes an onsite recycled water distribution system to irrigate greenbelt and irrigation areas. This will allow the SPWBPSP to make use of recycled water when the City completes its planned recycled water plan and extends a line to the point of connection in the railroad right of way at Beckwith Road.

5.4 WASTEWATER DISPOSAL

5.4.1 Sanitary Sewer Master Plan

There is no existing sewer system in the SPWBPSP area. The City’s “Wastewater System Master Plan”, prepared by Jensen Design & Survey, Inc., addresses the lack of facilities for the project area and a new offsite system to the City’s Reclamation facility is required.

5.4.2 Proposed Conditions

The City’s “Wastewater System Master Plan” identifies a new off-site mainline that will need to be completed prior to implementation of the SPWBPSP. These improvements would bring the point of connection (POC) for sewer service of the SPWBPSP to the existing 12” sewer located in Faulkner Road approximately 630’ northwest of Todd Lane. In order to service the SPWBPSP, a lift station will be installed at the corner of Todd Lane and Calpipe Road. This proposed lift station is required due to crossing constraints of the Todd Lane drains in Calpipe Road. The lift station will direct wastewater flows into a 6-inch force main under Todd Barranca to an existing 8-inch gravity main that connects to the manhole just north at the wastewater treatment plan. The lift station will be privately maintained by the SPWBP property owners.

Wastewater generation for the SPWBPSP at build out is estimated at approximately 0.07 million gallons per day (MGD), as shown in table below. The Sewer System Master Plan for the SPWBPSP is shown in Figure 5.4A.

Wastewater Flow Summary Table

Land Use	Area acres	Flow Rate ***AF/ac/yr	Annual Flow AF	Daily Flow MGD
Commercial/Light Industrial/Retail	53.81	1.5	80.72	0.07

***The wastewater annual demand value is based on the ratio of the daily demand to the domestic water demand based on Section 3 of the City of Santa Paula “Wastewater System Master Plan, dated June 2012” is 75%.
So the flow rate is $0.75 \times 2 = 1.5$ AF/ac/yr

5.5 GRADING AND DRAINAGE

5.5.1 Grading Master Plan

The SPWBPSP site encompasses approximately 53.8 acres of relatively flat land adjacent to the western edge of the city of Santa Paula. The 53.8 acre site is generally bound on the south by Highway 126, on the north by Telegraph Road, on the west by Adams Creek and local streets on the east.

5.5.1.2 Proposed Conditions

The proposed Grading Master Plan contemplates grading the site to roughly approximate the existing 2% land gradient, thus yielding roadways and blocks in the lower areas of generally within the 0.5% to 2% range. Elevations will be raised by up to 6’ above existing elevations to raise the site out of the floodplain. The site will require approximately 99,000 cubic yards of import to raise the site and account for the floodplain. The Grading Master Plan is shown in Figure 5.5A.

5.5.2 Drainage Master Plan

The SPWBPSP site is currently in agricultural use. The existing gradients of the project site are such that the area is divided into two major separate drainage sub-areas on the north and one on the south. These areas are described in the following text and comprise a total drainage area of approximately 53 acres.

5.5.2.1 Adams Creek Drainage

Adams Creek runs along the west edge of the property. Currently a portion of the specific plan area is located in a floodplain per FIRM 06111C0779E, due to Adams Creek overtopping its banks during a 100 year storm event when this flooding is caused by lack of capacity within the channel and a lack of capacity at the Highway 126 undercrossing.

The project design proposes an adjacent and parallel trapezoidal channel approximately 6' in depth with a 15' bottom width with 2:1 side slopes that will accommodate flood waters in a large storm event, protect the buildings on site, and remove a portion of the property from the floodplain through a LOMR (Letter of Map Revision) with FEMA. The proposed channel will be maintained by the SPWBP property owners.

The new channel design has capacity to handle flows that overtop the bank on the east side as well as the water that ponds due to the undersized culvert at Highway 126. The channel also has incorporated an area north of Highway 126 allowed for ponding when peak flows are high and the Highway 126 culvert is at capacity. A propex type of geofabric will be used in the channel to stabilize the soil for high velocities. The new channel will join with the existing Adams Creek at the Highway 126 crossing.

Adams Creek has elevated banks, meaning that water from onsite does not enter Adams Creek. The onsite runoff drains south toward Highway 126 and ponds until it reaches the elevations of the existing culverts under Highway 126 or drains east towards Todd Lane Drain. In large events, water overtops Highway 126 at the low point along the project's southerly property line.

5.5.2.2 Highway 126 Culverts

Currently there are four storm drain culverts under Highway 126, all varying in size. Storm water runoff drains towards these culverts with the intention of crossing under Highway 126. However years of sedimentation in these culverts has caused the water to pond onsite. In some cases the water ponds high enough to flow east into the Todd Lane Drain or overtop the Highway.

Once on site development occurs and detention basins are incorporated into final design, the culverts will be covered and incorporated into the underground storm drain system so sedimentation will no longer be an issue to inhibit drainage.

5.5.2.3 Proposed Conditions

As a basis for design, the SPWBPSP project is designed to meet or exceed the storm drainage requirements of the US Army Corps of Engineers (COE), Ventura County Watershed Protection District (VCWWD), and the City of Santa Paula (on-site drainage systems) where applicable. The Conceptual Drainage Plan for the SPWBPSP is illustrated in Figure 5.5A and the Storm Drain Plan is shown in Figure 5.5B.

The storm drain system will collect onsite runoff and direct most of it to three separate, privately maintained detention basins prior to outletting into storm drains that connect to the existing culverts under Highway 126. The existing Highway 126 culverts are exposed, but once the site is elevated by fill, the pipes will be underground and integrated into the new storm drain system. Peak flows will not exceed existing condition, so there will not be adverse effects downstream.

The detention basins will significantly reduce peak runoffs downstream by storing the peak event flows and lagging their release after the storm peak. In order to accomplish this design, 1.75 acres of land within the Specific Plan boundary has been set aside for detention basins totaling about 2.5 acre-feet of volume for detention and retention requirements.

5.5.3 Water Quality Plan

5.5.3.1 Existing Conditions

The SPWBPSP site is currently in agricultural use. Consequently, there are no water quality devices. However, the existing land is pervious, and as such, the vadose zone acts as a water quality filtration system to cleanse run-off from pollutants.

5.5.3.2 Proposed Conditions

Several privately maintained detention basins are depicted in the Conceptual Grading Exhibit Figure 5.5A. One detention basin is located north of the Railroad to capture, treat, and reduce runoff from the northerly section of the site. The second detention basin is located at the southwest corner of the project north of the Highway. These detention basins will serve dual roles of mitigating increase of flow rates with the project and protecting water quality per Ventura County standards.

The detention basins will be sized to treat 8% of the Q 50 (50 year storm event) emanating from the storm drain system as outlined in the Ventura County's Storm Water Quality Urban Impact Mitigation Plan (SQUIMP) guidelines.

The detention basins will be developed in such a manner that the sides will be tiered, allowing for various plant species to grow on the several tiers. As storm water flows increase, successive tiers will be inundated with storm water, reducing the flow rate through the basin and allowing contact time with the plant species. The outlet structure of the detention basin will choke the outlet flows and maximize contact time within the detention basin to allow for sediment and pollutant drop out.

The site will require catch basin inserts with signage for stormwater treatment. In addition the final designed project may require additional vegetated swales, bio retention areas or infiltration zones to fully meet current MS4 requirements. The SPWBPSP shall be designed to meet the requirements of the Ventura County Technical Design Guidelines for Stormwater.

5.6 EMERGENCY SERVICES

5.6.1 Fire Protection Services

Fire Protection Services for the project will be provided by the Santa Paula City Fire Department (SPFD). The SPFD provides the City with fire prevention, rescue, and basic emergency medical services, and disaster planning coordination. The SPFD also provides emergency response into districts outside the City limits, pursuant to its automatic and mutual aid agreements with the Ventura County Fire Department.

The Santa Paula Fire Department has two fire stations located on the east and west sides of town. Fire Station 81 is located on the eastside at 114 S. 10th Street. Fire Station 82 is located on the Westside at 536 W. Main Street. Fire Station 81 is staffed 24 hours a day with three full-time firefighters, while Station 82 is staffed with a combination of one full time captain supervising two full-time firefighters.

The majority of the SPWBPSP area is designated in the “low range area” of the Fire Hazard Zone. The City’s goal is the keep the Fire Department’s response time to five minutes or less. The closest fire station to the SPWBPSP site is Fire Station 82 and the response time from that station should meet the City’s goal.

5.6.2 Police Services

The project would be served by the Santa Paula Police Department (SPPD), which currently operates out of a 4,728 square foot facility on 10th Street and the 650 square foot Las Piedras Park Community Policing Building.

5.7 SOLID WASTE

The City of Santa Paula is served by Crown Disposal, through the Toland Road Landfill site, located at 3500 N. Toland Road, each of the City. The landfill has a permitted capacity of 30 million cubic yards of solid waste, and currently accepts approximately 1,500 tons per day. At the current rate, it is estimated that the facility will be at capacity and will close in May, 2027.

The proposed street network and street types provide multiple routes for collection vehicles to access the various blocks, buildings and uses in the plan area. Accordingly, each street type anticipates and accommodates such service needs through its sectional configuration and performance characteristics (e.g., curb radii, intersection spacing and paved width).

Solid waste and recycling enclosures, illustrated on Exhibit 4.2A, will be appropriately placed throughout the SPWBPSP.

5.8 PRIVATE UTILITY SERVICES

Public services and infrastructure are provided in the City of Santa Paula by both public and private utility companies through a number of special districts, and by the County of Ventura. Inadequate or insufficient infrastructure is a major factor relating to the amount and pace of new development. In addition, service providers are constrained by the availability of financial resources to improve and expand existing facilities and services.

5.8.1.1 Electricity

Electricity in Santa Paula is supplied by Southern California Edison Company (SCE). SCE will service and maintain the project area's electrical facilities. New local serving electrical lines will be placed underground. All conduits will be with full encasement. The SPWBPSP includes energy conservation related design standards to reduce electric energy consumption.

5.8.1.2 Street Lighting

Street lighting along all public streets is in accordance with the City of Santa Paula standards. Street lighting shall be marblite poles with a cobra head equipped with a diffuser lens to minimize glint and glare. Phasing of street light installation shall be concurrent with installation of each street and other utilities.

Technical requirements for Street Lighting luminaires (e.g., color temperature, illuminance levels) shall conform to § 4.6.2 General Lighting Guidelines.

5.8.2 Gas

The Southern California Gas Company (SCG) provides natural gas in Santa Paula. SCG serves much of Southern California with a network of transmission and distribution lines. An existing 12 inch high pressure supply line runs east-west in Telegraph Avenue (SR126). This line feeds pressure reducing stations supplying the City. Major distribution lines run from these stations. These in turn, branch into the network of smaller gas mains in all of the streets. Service connections will be provided and maintained throughout the SPWBSP area as needed.

5.8.3 Telephone

Telephone service and maintenance to the area is provided by Verizon. Telephone facilities will be located underground within the street rights-of-way. No overhead telephone facilities will be permitted.

5.8.4 Cable

Cable television is provided in the area by Time Warner. This company will serve the SPWBSP area. Cable television facilities will be located underground within public rights-of-way.

6.0 IMPLEMENTATION

6.1 PURPOSE AND INTENT

Implementation procedures are intended to assure development in accordance with the design and development standards contained in this Specific Plan and other applicable City of Santa Paula policies and regulations. Implementation involves the Santa Paula West Business Park Design Review Committee (SPWBPDR); the City of Santa Paula Planning Division, and for approval of Conditional Use Permits, the Planning Commission.

6.2 SPWBPDR COMMITTEE REVIEW

Prior to submittal of site or building plans to the City of Santa Paula for entitlement review, plans must be reviewed by the Santa Paula West Business Park Design Review Committee, in accordance with the submittal requirements and procedures contained in the Declaration of Covenants, Conditions and Restrictions (CCRs) for the property. This process is outlined briefly below.

1. Pre-Design Meetings of the Owners/Developers/User, architect, and the Santa Paula West Business Park Design Review Committee (Committee) for review of site and or building plans as established by the CCRs. These meetings focus on understanding of the intent and use of the Development Standards and on resolving the goals and objectives of both the Committee and the Owners/Developers. Following this meeting, the architect can proceed to the Schematic Design Phase.
2. Schematic Design Review. The Schematic Design Review is an evaluation of the proposed development based on the Design Guidelines contained in this Specific Plan. At this time the development design may be submitted to the City of Santa Paula as required by applicable regulations and/or this Specific Plan.

6.3 CITY OF SANTA PAULA ADMINISTRATIVE REVIEW

The purpose of this review is to assure that all individual building designs and site plans are in conformance with the design and development standards contained in the SPWBSP and other applicable City policies and regulations.

Subsequent to the receipt of a complete application, the Planning Division will approve, conditionally approve or deny an application for Design Review if the project does not require a CUP. If a CUP is required, the project will be decided by the Planning Commission. The Planning Commission decision may be appealed to the City Council. The decision of the City Council is final.

6.4 PUBLIC IMPROVEMENTS AND INFRASTRUCTURE

Public improvements and infrastructure are implemented under a separate Development Agreement or as conditions of approval with the City of Santa Paula.

6.5 AMENDMENT PROCEDURES

It is anticipated that certain modifications to the SPWBSP may be necessary during the life of the project. Amendments to the SPWBSP shall be approved in accordance with Section 65453 of the California Government Code in the same manner as general plans and zoning text amendments.

Administrative modifications, as defined below, may be approved by the Planning Director (or equivalent title of the head of the Planning Division) if found to be in substantial compliance with the SPWBSP. All other proposed changes are required to be reviewed for approval through a public hearing process by the Planning Commission and City Council. In all cases, amendments must be found to be consistent with the goals and policies of the SPWBSP and the City of Santa Paula General Plan.

6.5.1 Administrative Modifications

Certain minor modifications to the SPWBPSP text and/or graphics may not require a formal amendment (i.e. through public hearing) to be approved. The Planning Director (or equivalent title of the head of the Planning Division) has the authority to approve modifications to the SPWBPSP as follows:

Minor expansions or reductions (10%) of the geographic area.

Realignment or modifications to internal streets serving the project, lot lines, easement locations and grading adjustments, if approved by the City Engineer.

Minor modifications to design criteria.

Minor modifications to landscape treatment, signage, lighting and entry treatments, provided the modifications are in substantial conformance with the purpose and intent of the specified design criteria.

6.5.2 Formal Amendments

All SPWBPSP modifications that do not qualify for an Administrative Modification as defined in Section 6.5.1, require a formal amendment. These amendments must be processed pursuant to the Santa Paula Municipal Code and reviewed for approval by the Planning Commission and City Council.

The SPWBPSP represents an integrated, well-balanced plan for development, which has been analyzed in great detail by the City's staff, Planning Commission and City Council. Therefore, it is required that the following be demonstrated:

That the proposed amendment meets the goals and objectives of the Santa Paula General Plan; *and*

Any impacts to the SPWBPSP resulting from the proposed amendment can be satisfactorily addressed.

TABLE 2.2

Permitted Uses

In the *Santa Paula West Business Park* Specific Plan

USE	C/LI PERMIT	LI PERMIT
Accessory buildings necessary to Use located on same parcel	A	A
Animal Hospitals, Kennels and Veterinary Clinics	P	P
Assembly (small scale)	P	P
Assembly (large scale)	C	P
Catering establishment and box lunch preparation	P	C
Commercial Retail – Less than or equal to 30,000-sf, not otherwise listed	P	C
Commercial Retail – Greater than 30,000-sf, not otherwise listed	P	C
Commercial Service Businesses – Less than or equal to 10,000-sf, Not otherwise listed	P	C
Commercial Service Businesses – Greater than 10,000-sf and not otherwise listed	P	C
Day Care Center	P	P
Day Care Center, Employer-Sponsored Child	P	P
Distribution (low-intensity, e.g. local distribution)	P	P
Distribution (high intensity, e.g. regional distribution, freight terminal)	P	P
Distribution – wholesale alcohol	P	P
Drive-through Facility	C	X
Equipment Rental	P	P
New Farm Vehicle Sales, storage, repair and auction	P	C
Food Processing	C	C
Furniture Sales, Rentals or Repairs	P	P
Health Clubs	P	P
Laboratories	P	P
Manufacturing (small scale)	P	P
Manufacturing (large scale)	C	P
Motion Picture Studio	P	P
Nurseries	P	C
Offices – Business or Professional – as primary use or accessory to primary commercial or industrial use	A	A

Permitted Uses

In the *Santa Paula West Business Park* Specific Plan

USE	C/LI PERMIT	LI PERMIT
Processing (small scale)	P	P
Processing (large scale)	P	P
Public Facilities for governmental purposes	P	P
Public storage facility/mini warehouse	P	P
Public Utility Yard	C	P
Recycling Facility	C	P
Research and Development Businesses	P	P
Restaurants including fast food / fast casual (without alcohol sales)	P	C
Restaurants (with alcohol sales)	C	X
Storage – large scale (e.g. construction equipment, building materials, operating motor vehicles, transit equipment)	P	P
Storage – non-operating motor vehicles, even when in conjunction with another use on the same lot or parcel	C	P
Telecommunication Facilities (including wireless)	C	C
Trade School	P	P
Utility Distribution and Transmission Stations	P	P
Vehicle parts and equipment store	P	C
Vehicle sales – wholesale	C	C
Vehicle sales – retail	C	C
Vehicle rental agency	C	C
Warehouse (other than distribution)	P	P
Wholesaling	P	P

KEY:

P = Permitted Use

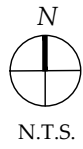
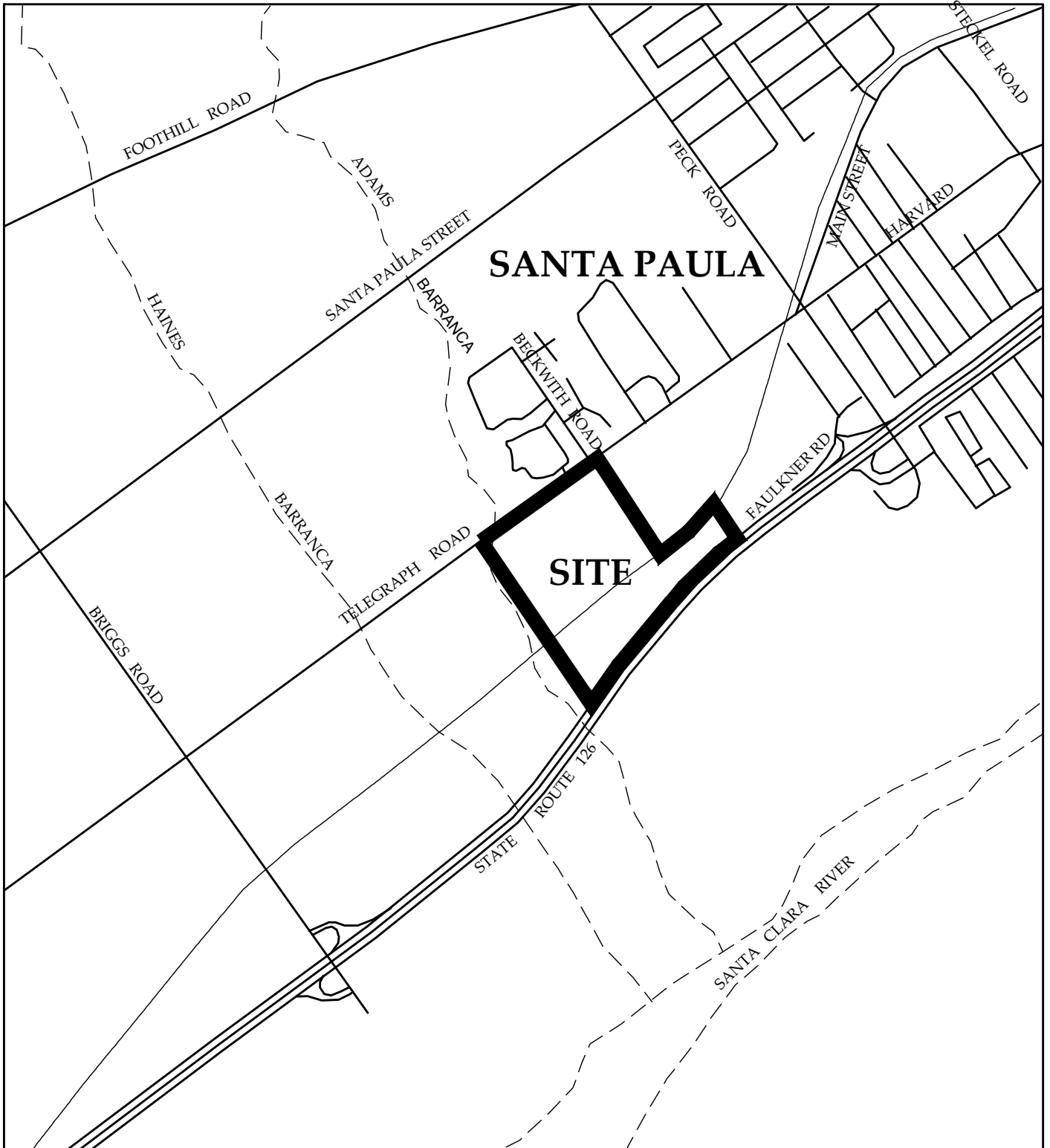
C = Conditional Use Permit Required

Per City of Santa Paula regulations

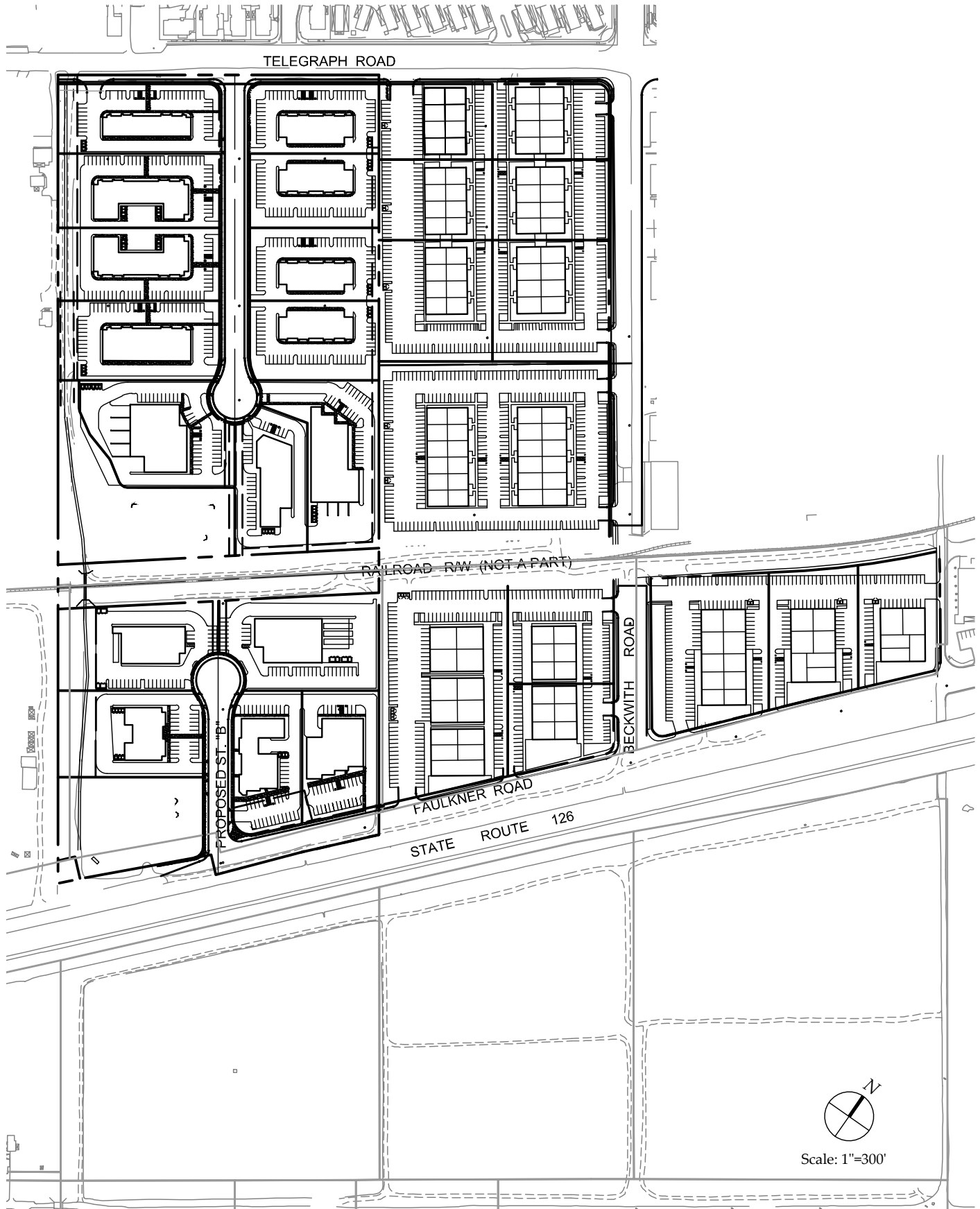
A = Permitted as an Accessory Use

X = Not Permitted

Santa Paula West
SPECIFIC PLAN

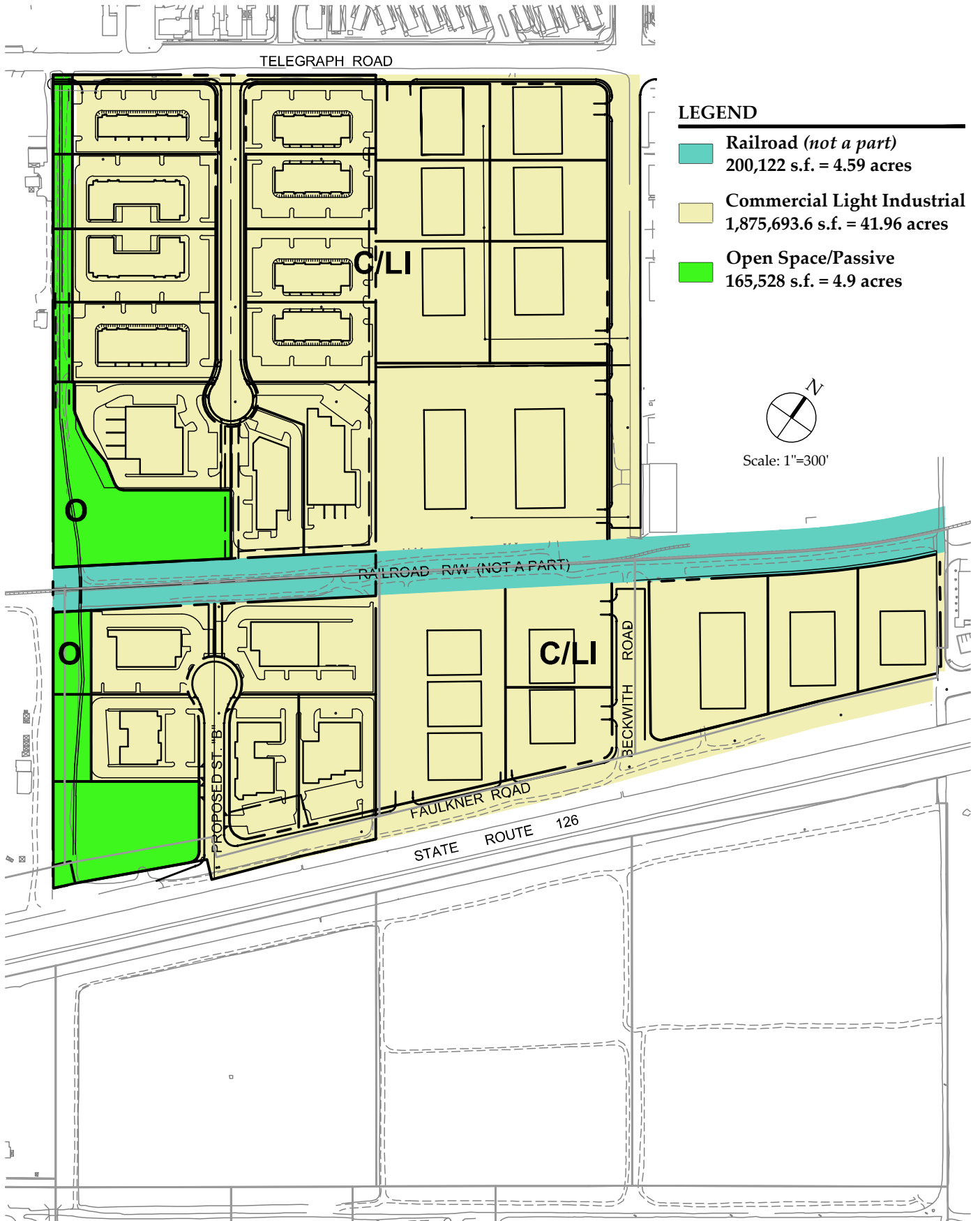


Santa Paula West
SPECIFIC PLAN

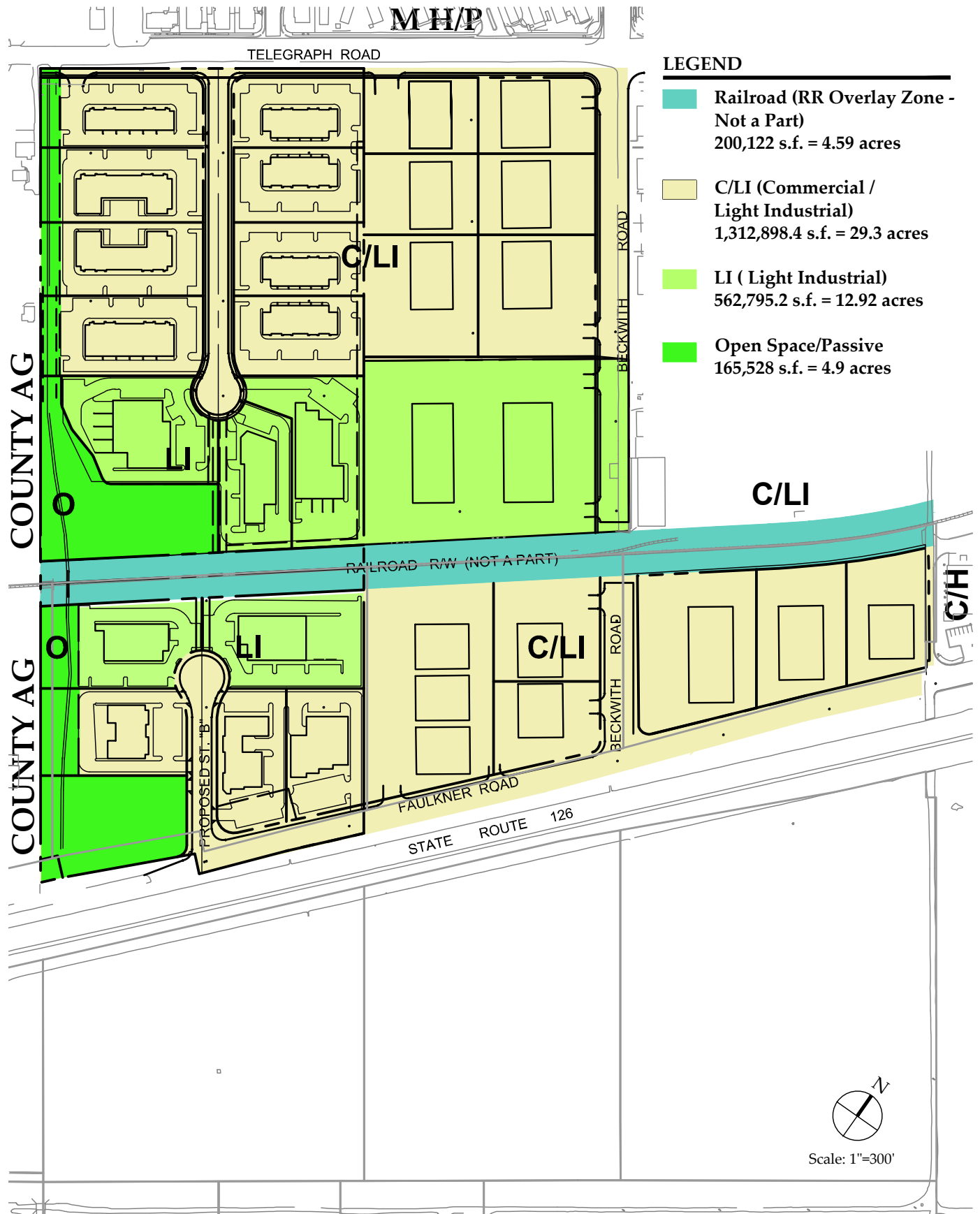


Santa Paula West

SPECIFIC PLAN



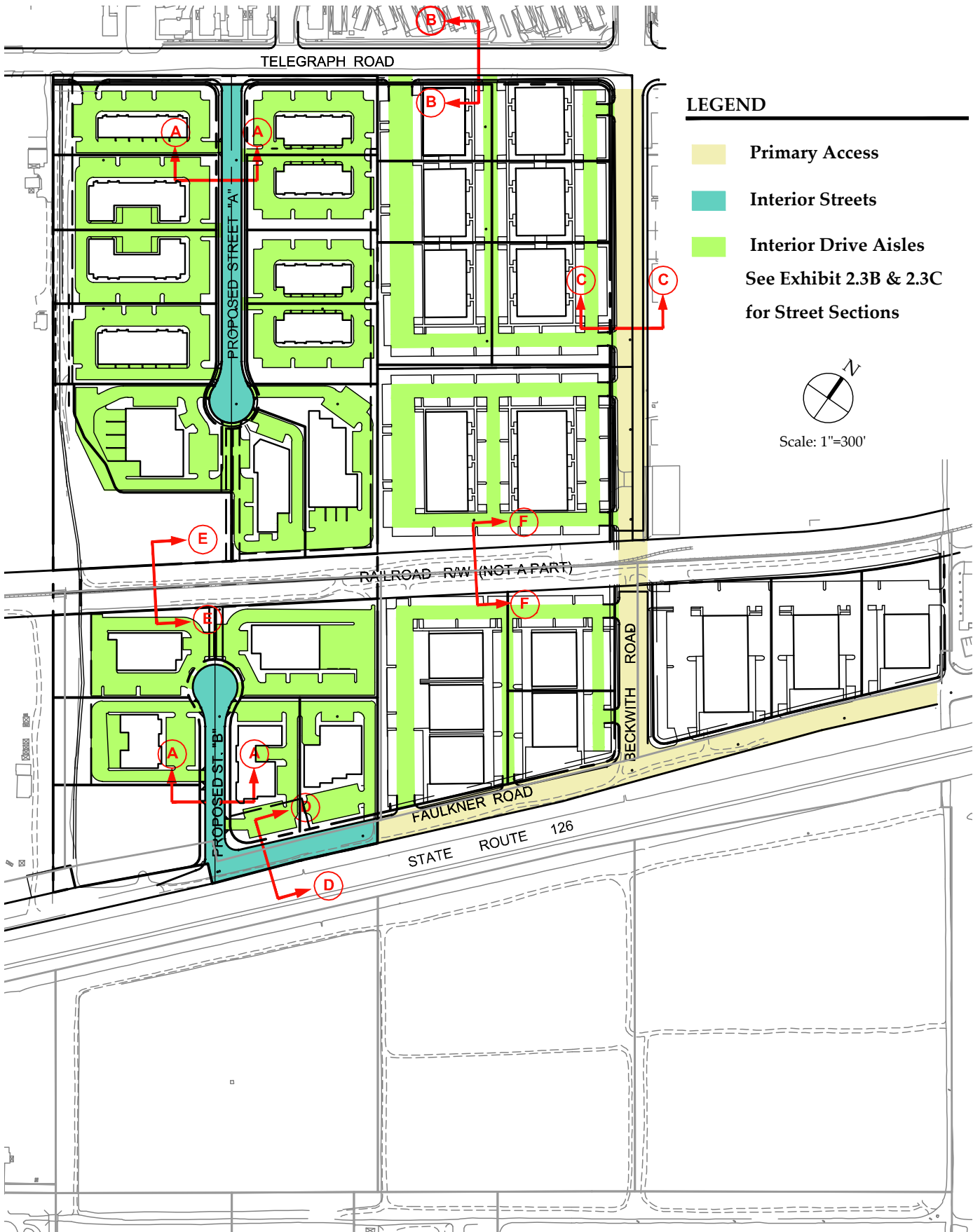
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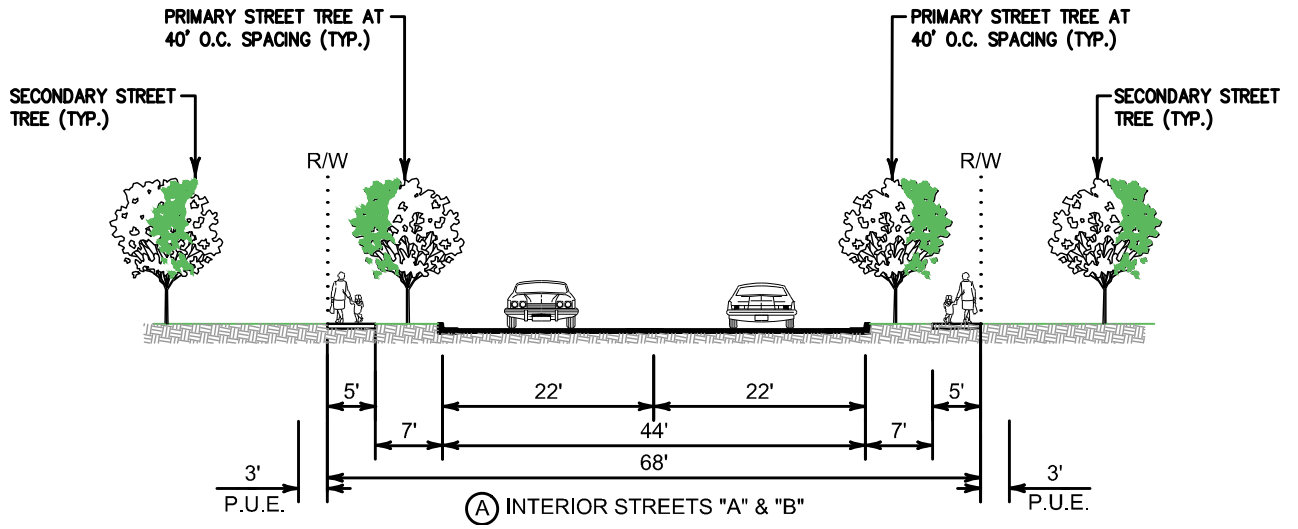
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Santa Paula West

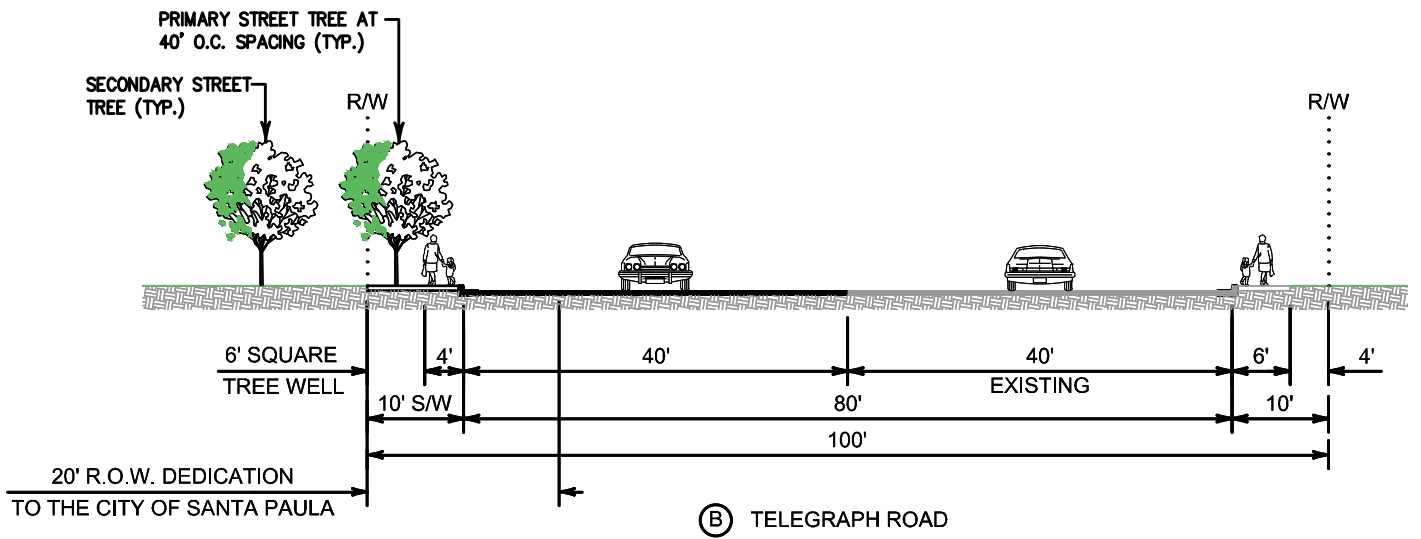
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Santa Paula West
SPECIFIC PLAN



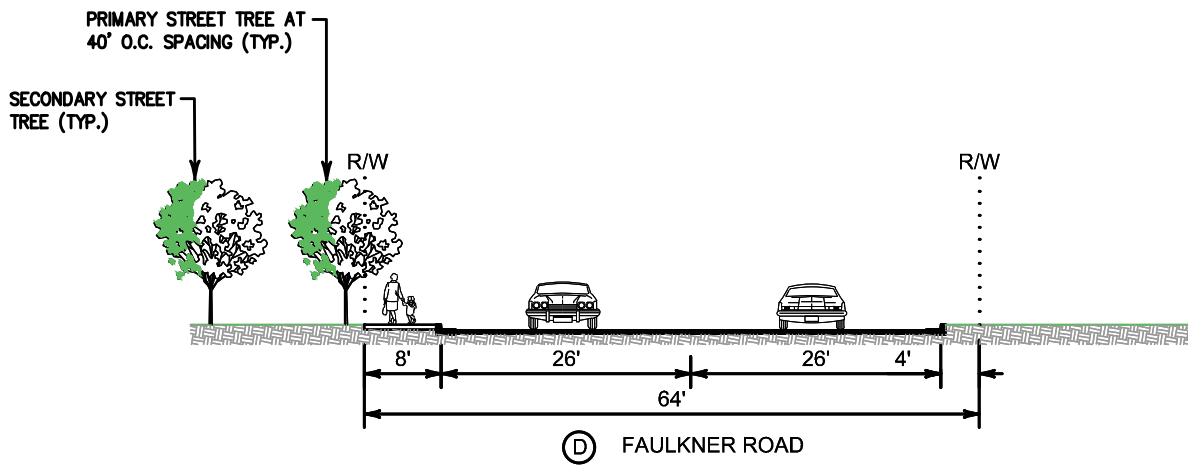
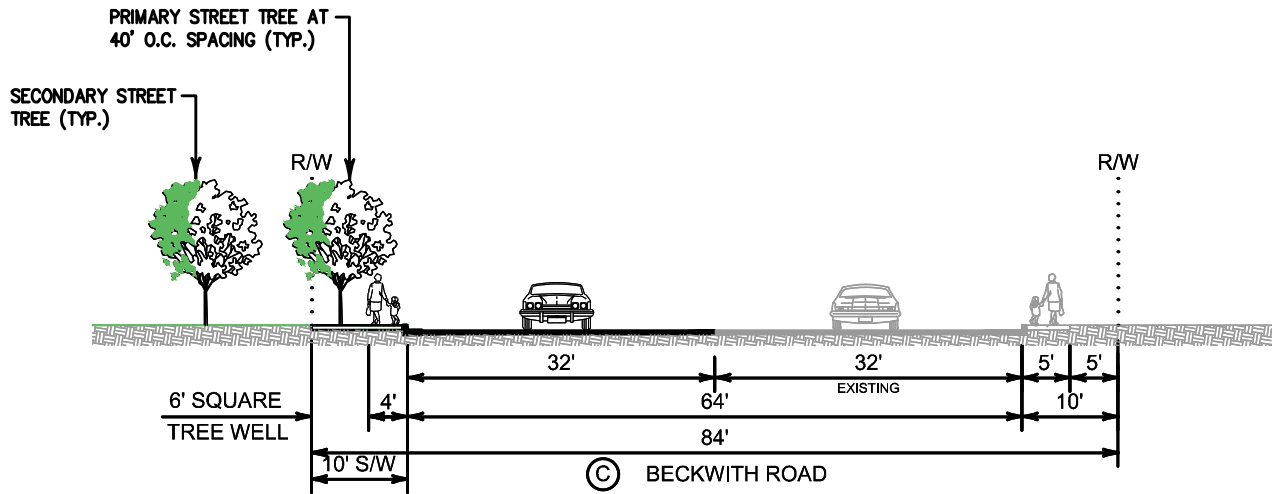
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(B) TELEGRAPH ROAD

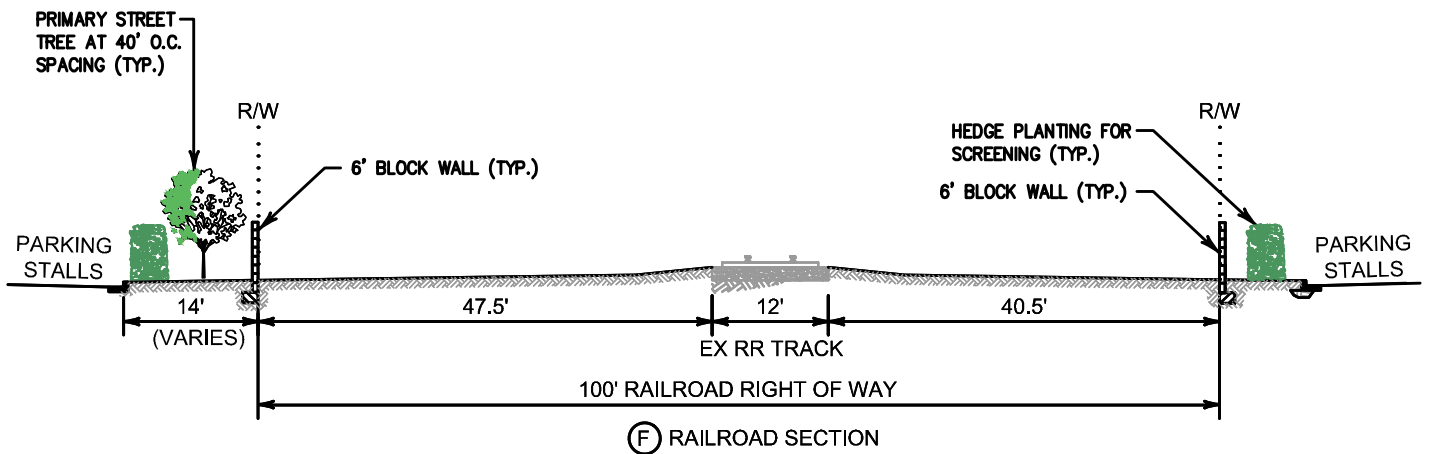
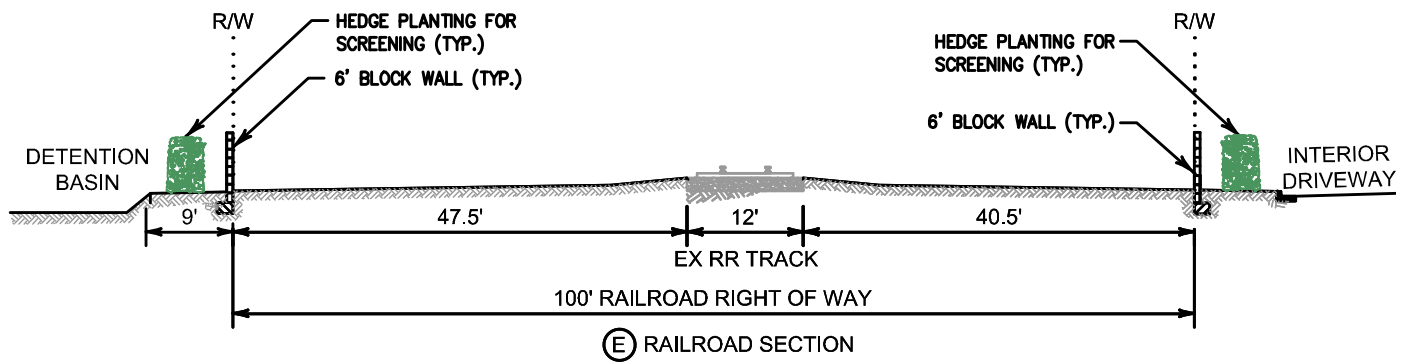
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Santa Paula West
SPECIFIC PLAN



Scale: 1"=20'

Santa Paula West
SPECIFIC PLAN




Scale: 1"=20'

Exhibit 2.3B.3

Railroad Right-of-Way Screening Sections

Santa Paula West
SPECIFIC PLAN










Scale: 1"=300'

Santa Paula West

SPECIFIC PLAN



LEGEND

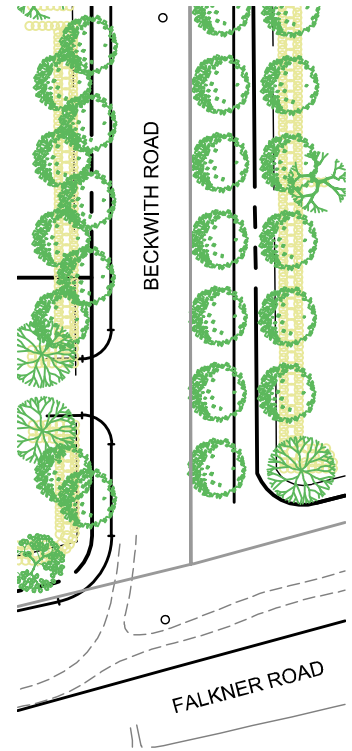
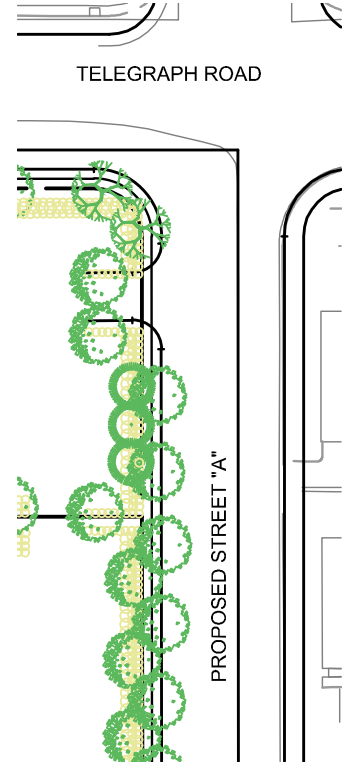
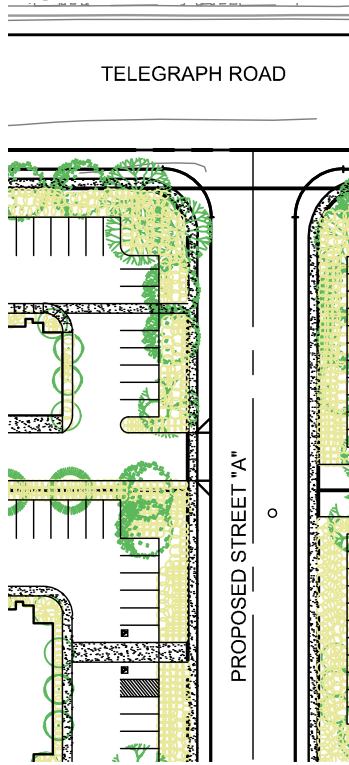
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-  Shrub
-  Approved Tree
-  Shrub
-  Approved Tree
-  Groundcover



Scale: 1"=300'

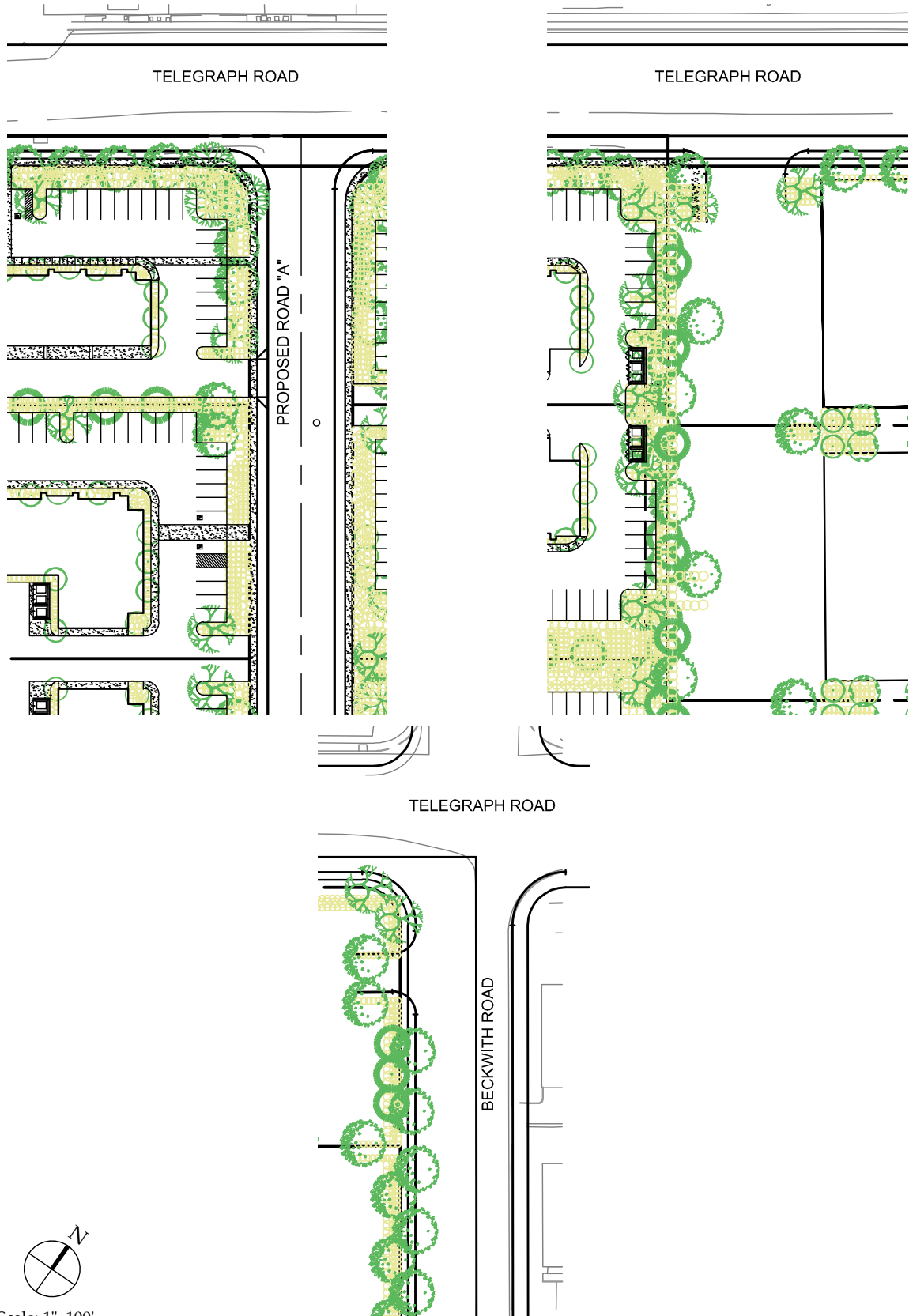
Santa Paula West

SPECIFIC PLAN



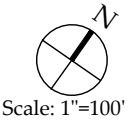
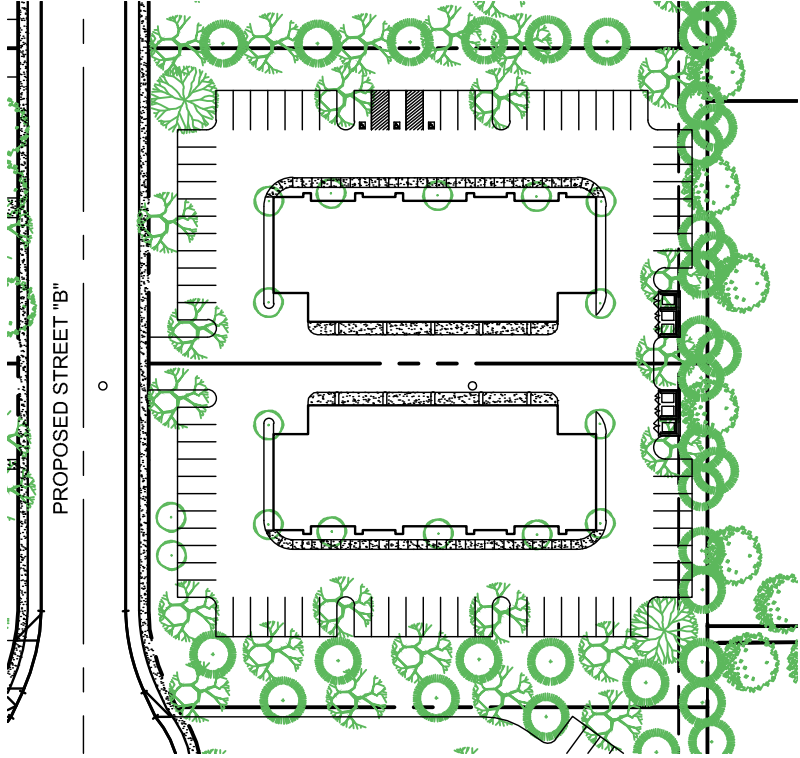
Scale: 1"=100'

Santa Paula West
SPECIFIC PLAN



Scale: 1"=100'

Santa Paula West
SPECIFIC PLAN



CENTURY GOTHIC REGULAR:

ABCDEFGHIJKLMNPO

CENTURY GOTHIC BOLD:

ABCDEFGHIJKLMNPO

CENTURY GOTHIC REGULAR:

abcdefghijklmnopqrs

CENTURY GOTHIC BOLD:

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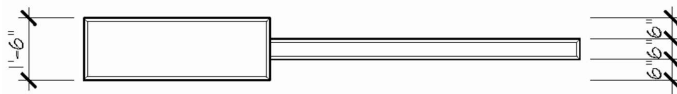
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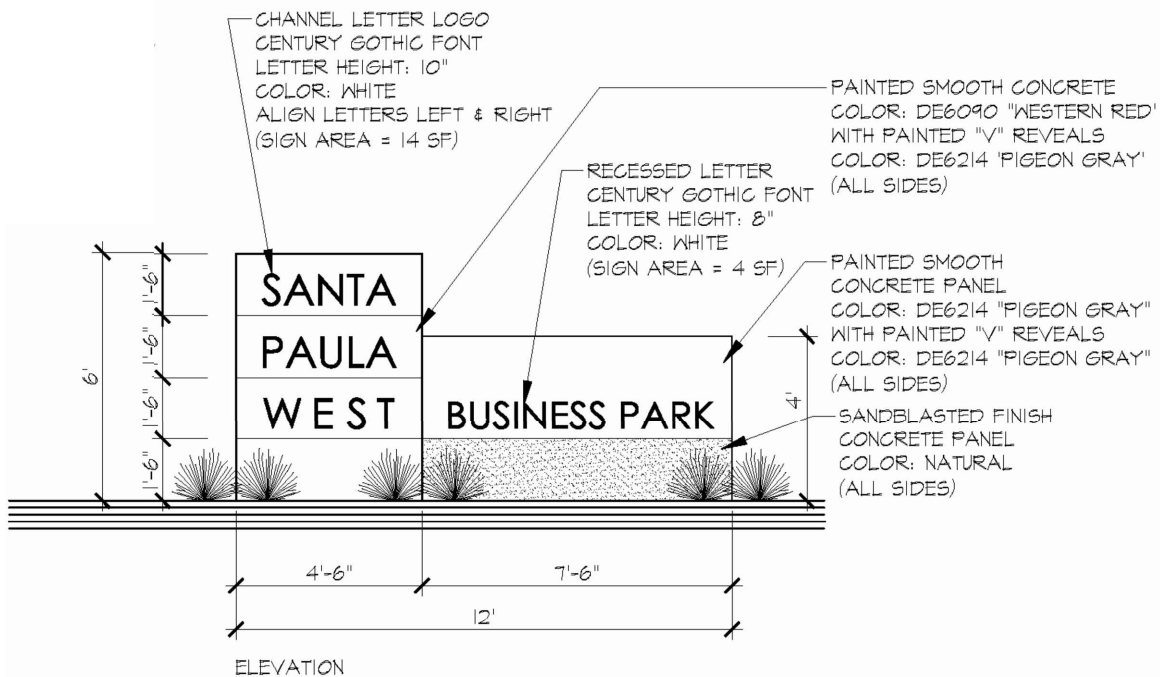
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Santa Paula West

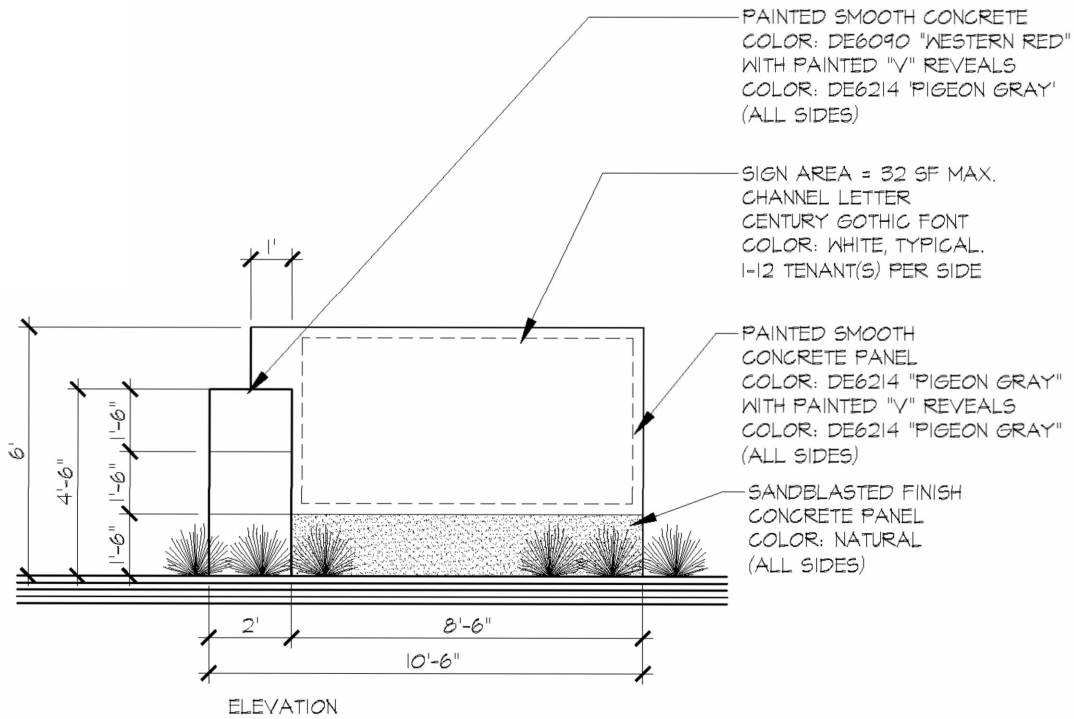
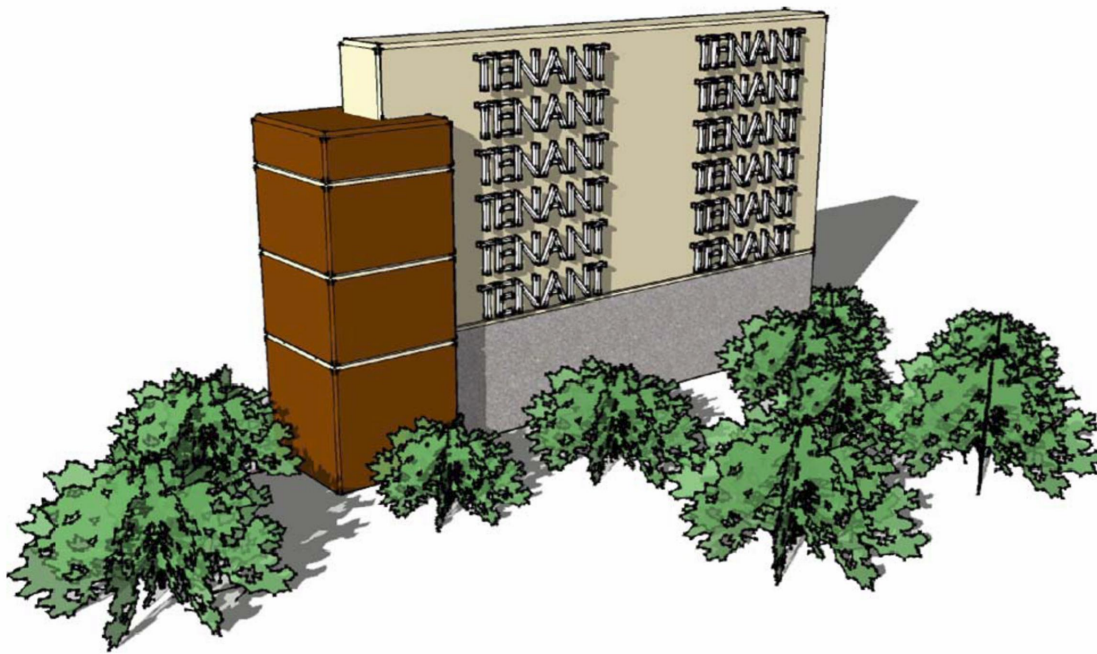
SPECIFIC PLAN



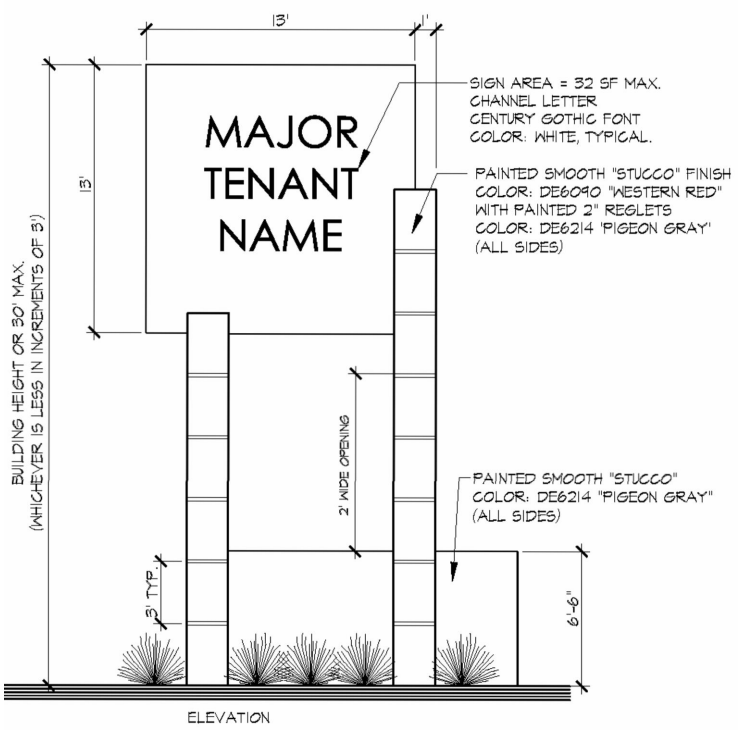
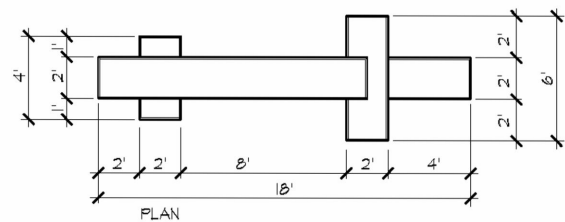
PLAN



Santa Paula West
SPECIFIC PLAN



SPECIFIC PLAN



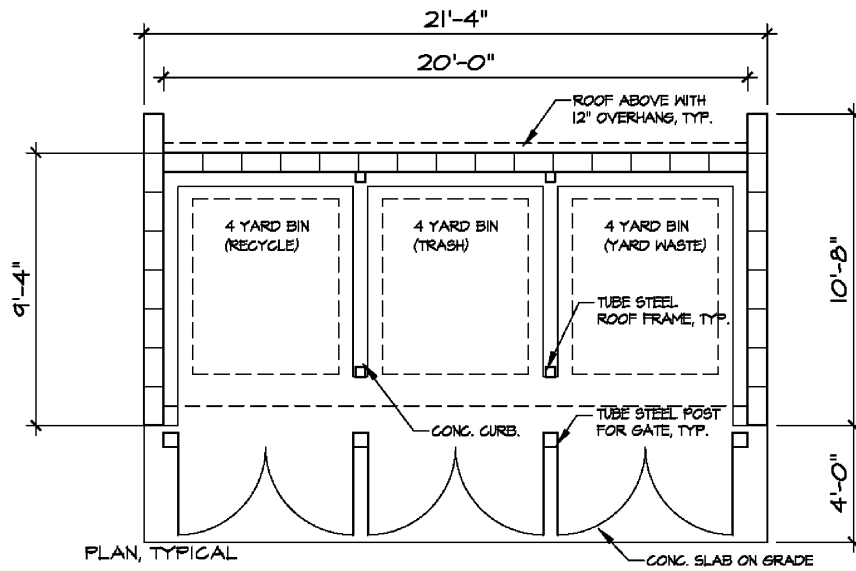
Santa Paula West

SPECIFIC PLAN

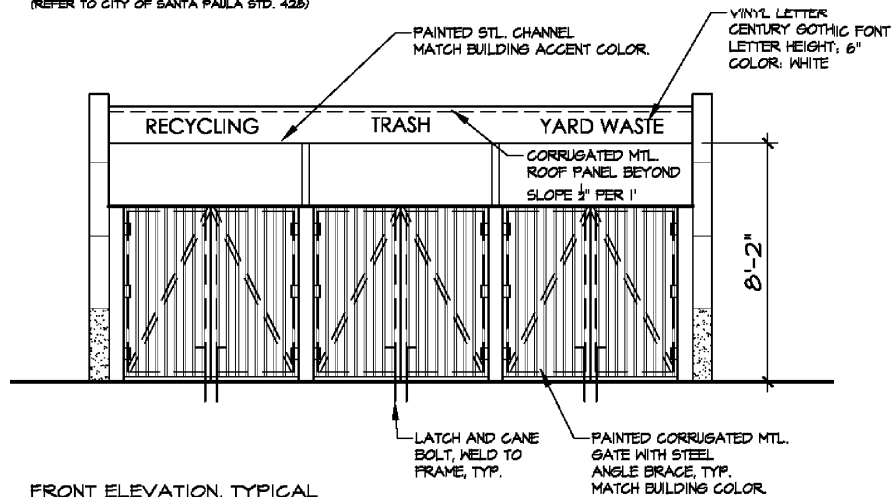


Santa Paula West

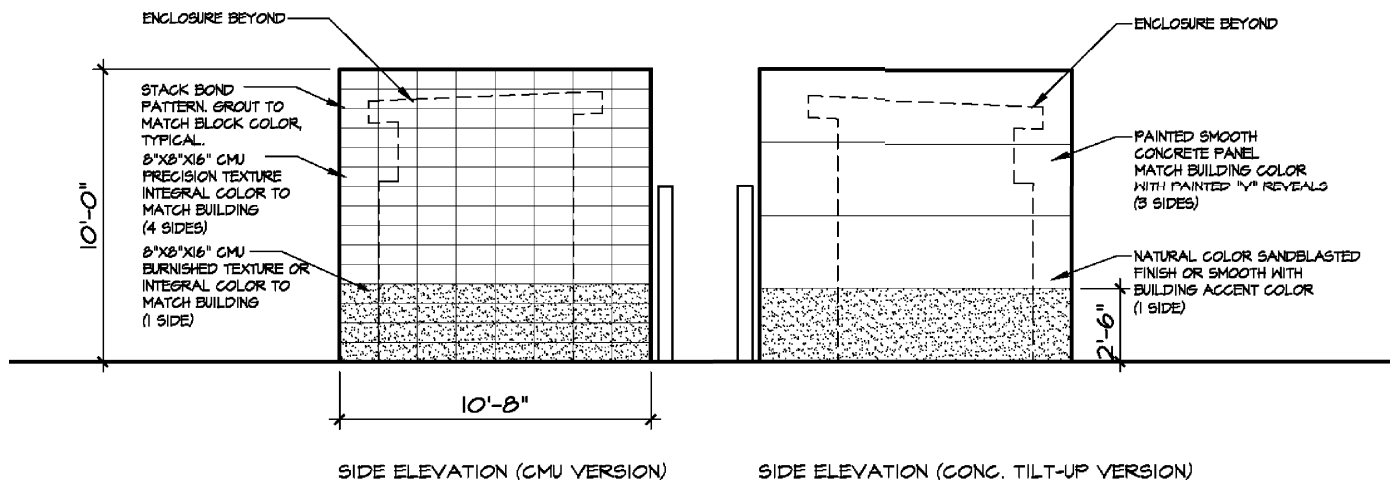
SPECIFIC PLAN



PLAN, TYPICAL
(REFER TO CITY OF SANTA PAULA STD. 42B)



FRONT ELEVATION, TYPICAL



SIDE ELEVATION (CMU VERSION)

SIDE ELEVATION (CONC. TILT-UP VERSION)

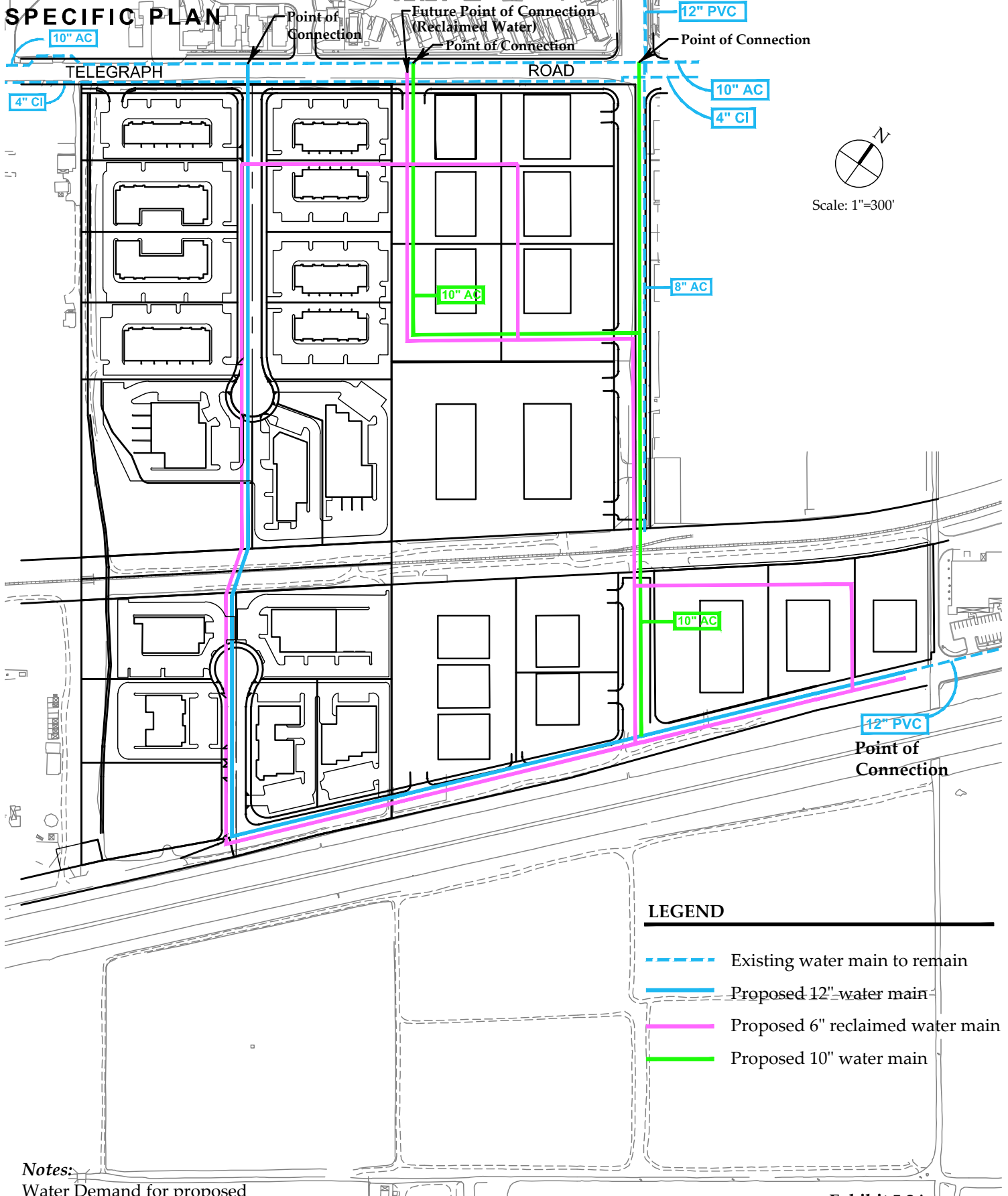
Santa Paula West

SPECIFIC PLAN



Santa Paula West

SPECIFIC PLAN



Scale: 1"=300'

LEGEND

- Existing water main to remain
- Proposed 12" water main
- Proposed 6" reclaimed water main
- Proposed 10" water main

Notes:

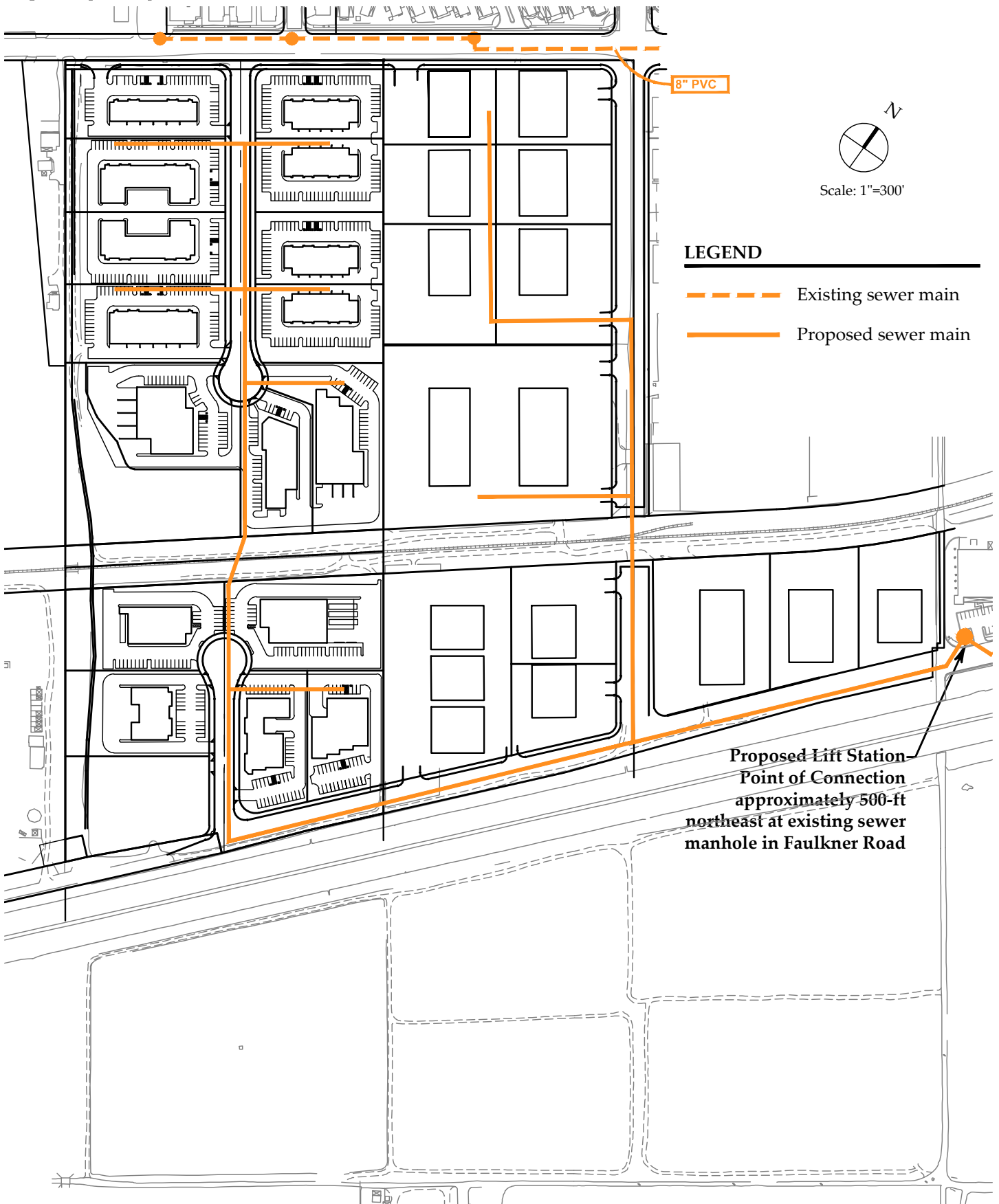
Water Demand for proposed Santa Paula West Specific Plan only.

Exhibit 5.2A

Domestic & Recycled Water Master Plan

Santa Paula West

SPECIFIC PLAN



Santa Paula West

SPECIFIC PLAN

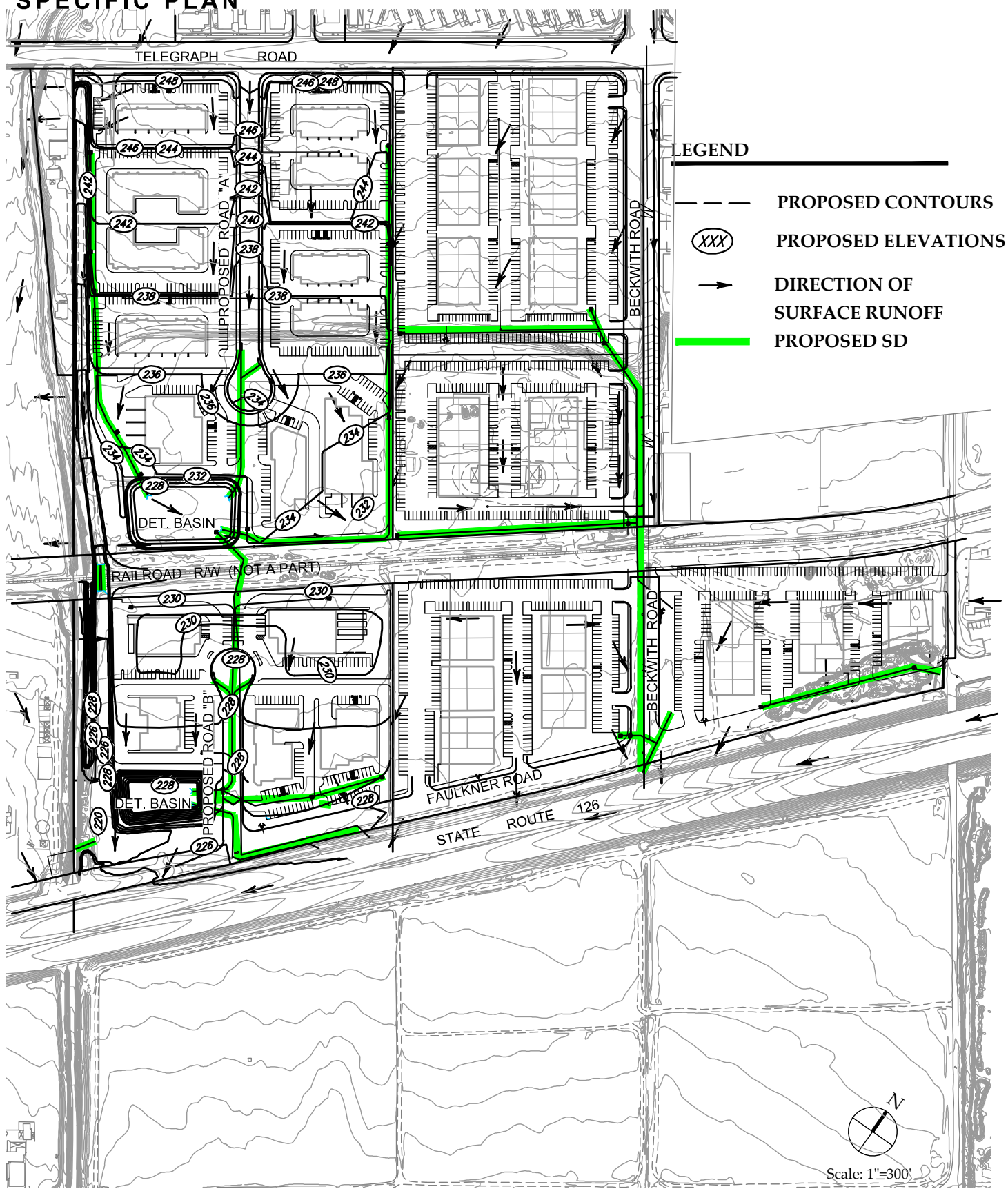
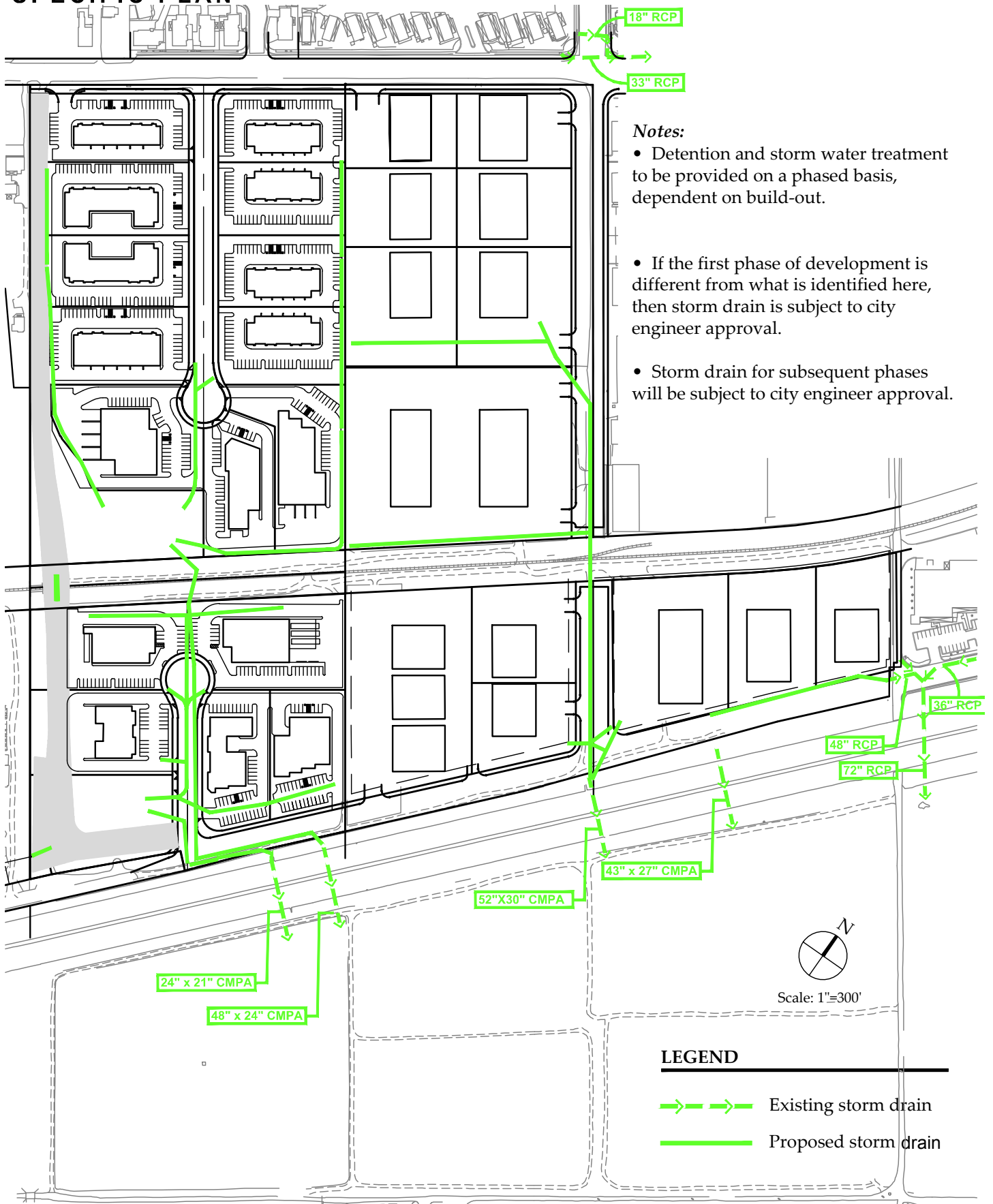


Exhibit 5.5A
 Conceptual Grading & Drainage Plan

Santa Paula West
SPECIFIC PLAN



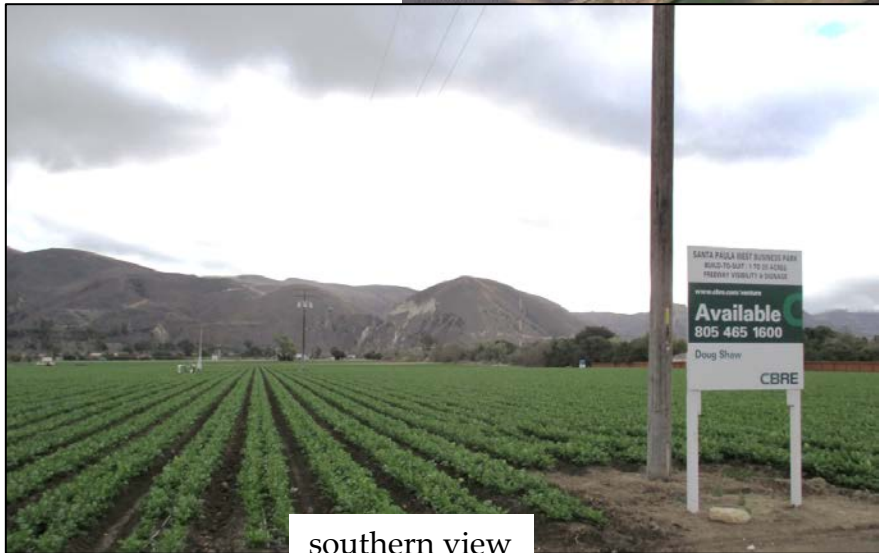
- Notes:**
- Detention and storm water treatment to be provided on a phased basis, dependent on build-out.
 - If the first phase of development is different from what is identified here, then storm drain is subject to city engineer approval.
 - Storm drain for subsequent phases will be subject to city engineer approval.



Scale: 1"=300'

LEGEND

- → Existing storm drain
- Proposed storm drain



southern view

SANTA PAULA WEST BUSINESS PARK
(53.81 acres NW of Faulkner Rd. and Beckwith Rd.)



W Telegraph Rd

Valencia Way

Beskwith Rd

Clubhouse Dr

Kmart

Faulkner Rd
Santa Paula Fwy

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