

# General Plan Safety Element Assessment

## Board of Forestry and Fire Protection



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## Purpose and Background

Upon the next revision of the housing element on or after January 1, 2014, the safety element is required to be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas and land classified as very high fire hazard severity zones. (Gov. Code, § 65302, subd. (g)(3).)

The safety element is required to include:

- Fire hazard severity zone maps available from the Department of Forestry and Fire Protection.
- Any historical data on wildfires available from local agencies or a reference to where the data can be found.
- Information about wildfire hazard areas that may be available from the United States Geological Survey.
- The general location and distribution of existing and planned uses of land in very high fire hazard severity zones (VHFHSZs) and in state responsibility areas (SRAs), including structures, roads, utilities, and essential public facilities. The location and distribution of planned uses of land shall not require defensible space compliance measures required by state law or local ordinance to occur on publicly owned lands or open space designations of homeowner associations.
- The local, state, and federal agencies with responsibility for fire protection, including special districts and local offices of emergency services. (Gov. Code, § 65302, subd. (g)(3)(A).)

Based on that information, the safety element shall include goals, policies, and objectives that protect the community from the unreasonable risk of wildfire. (Gov. Code, § 65302, subd. (g)(3)(B).) To carry out those goals, policies, and objectives, feasible implementation measures shall be included in the safety element, which include but are not limited to:

- Avoiding or minimizing the wildfire hazards associated with new uses of land.
- Locating, when feasible, new essential public facilities outside of high fire risk areas, including, but not limited to, hospitals and health care facilities, emergency shelters, emergency command centers, and emergency communications facilities, or identifying construction methods or other methods to minimize damage if these facilities are located in the SRA or VHFHSZ.
- Designing adequate infrastructure if a new development is located in the SRA or VHFHSZ, including safe access for emergency response vehicles, visible street signs, and water supplies for structural fire suppression.
- Working cooperatively with public agencies with responsibility for fire protection. (Gov. Code, § 65302, subd. (g)(3)(C).)

The safety element shall also attach or reference any fire safety plans or other documents adopted by the city or county that fulfill the goals and objectives or contains the information required above. (Gov. Code, § 65302, subd. (g)(3)(D).) This might include Local Hazard Mitigation Plans, Unit Fire Plans, Community Wildfire Protection Plans, or other plans.

There are several reference documents developed by state agencies to assist local jurisdictions in updating their safety elements to include wildfire safety. The Fire Hazard Planning, General Plan Technical Advice Series from the Governor's Office of Planning and Research, referenced in Government Code section 65302, subdivision (g)(3) and available at

1400 Tenth Street  
Sacramento, CA 95814  
(916) 322-2318

[https://www.opr.ca.gov/docs/Final\\_6.26.15.pdf](https://www.opr.ca.gov/docs/Final_6.26.15.pdf)

provides policy guidance, information resources, and fire hazard planning examples from around California that shall be considered by local jurisdictions when reviewing the safety element of its general plan.

The Board of Forestry and Fire Protection (Board) utilizes this Safety Element Assessment in the Board's review of safety elements under Government Code section 65302.5. At least 90 days prior to the adoption or amendment of their safety element, counties that contain SRAs and cities or counties that

contain VHFHSZs shall submit their safety element to the Board. (Gov. Code, § 65302.5, subd. (b).) The Board shall review the safety element and respond to the city or county with its findings regarding the uses of land and policies in SRAs or VHFHSZs that will protect life, property, and natural resources from unreasonable risks associated with wildfires, and the methods and strategies for wildfire risk reduction and prevention within SRAs or VHFHSZs. (Gov. Code, § 65302.5, subd. (b)(3).)

The CAL FIRE Land Use Planning team provides expert fire protection assistance to local jurisdictions statewide. Fire captains are available to work with cities and counties to revise their safety elements and enhance their strategic fire protection planning.

## **Methodology for Review and Recommendations**

Utilizing staff from the CAL FIRE Land Use Planning team, the Board has established a standardized method to review the safety element of general plans. The methodology includes

- 1) reviewing the safety element for the requirements in Government Code section 65302, subdivision (g)(3)(A),
- 2) examining the safety element for goals, policies, objectives, and implementation measures that mitigate the wildfire risk in the planning area (Gov. Code, § 65302, subd. (g)(3)(B) & (C)), and
- 3) making recommendations for methods and strategies that would reduce the risk of wildfires (Gov. Code, § 65302.5, subd. (b)(3)(B)).

The safety element will be evaluated against the attached Assessment, which contains questions to determine if a safety element meets the fire safety planning requirements outlined in Government Code, section 65302. The reviewer will answer whether or not a submitted safety element addresses the required information, and will recommend changes to the safety element that will reduce the wildfire risk in the planning area. These recommended changes may come from the list of sample goals, policies, objectives, and implementation measures that is included in this document after the Assessment, or may be based on the reviewer's knowledge of the jurisdiction in question and their specific wildfire risk. By answering the questions in the Assessment, the reviewer will determine if the jurisdiction's safety element has adequately addressed and mitigated their wildfire risk. If it hasn't, any specific recommendations from the reviewer will assist the jurisdiction in revising the safety element so that it does.

Once completed, the Assessment should provide clear guidance to a city or county regarding any areas of deficiency in the safety element as well as specific goals, policies, objectives, and implementation measures the Board recommends adopting in order to mitigate or reduce the wildfire threat in the planning area.

## General Plan Safety Element Assessment

Jurisdiction: City of Santa Paula	Notes:	CAL FIRE Unit: VNC	Date Received: June 25, 2019
County: Ventura	LUPP Reviewer: Gene Potkey	UNIT CONTACT: Corrina Cagley	Date Reviewed: July 11, 2019

<b>Background Information Summary</b> Specific background information about fire hazards in each jurisdiction. <i>Indicate whether the safety element includes the specified information. If YES, indicate in the comments where that information can be found; if NO, provide recommendations to the jurisdiction regarding how best to include that information in their revised safety element.</i>			
	Yes	No	Comments/Recommendations
Are Fire Hazard Severity Zones Identified? <i>CAL FIRE or Locally Adopted Maps</i>	X		Figure 5-6 on page 5-18
Is historical data on wildfires or a reference to where the data can be found, and information about wildfire hazard areas that may be available from the United States Geological Survey, included?	X	X	Is there any further fire history specific to The City Santa Paula that could be mentioned, whether within the city limits and or within their sphere of influence? Or was the Thomas Fire the only wildfire that fits into this category? The proximity of outside threatening fires would give cause for the city to reduce the fire risk immediate to them as opposed to fires at the extreme end of the county that pose a lesser immediate threat.
Has the general location and distribution of existing and planned uses of land in very high fire hazard severity zones (VHFHSZs) and in state responsibility areas (SRAs), including structures, roads, utilities, and essential public facilities, been identified?	X		Policy HPS 3.1 page 5-17 Policy HPS 3.2 page 5-18
Have local, state, and federal agencies with responsibility for fire protection, including special districts and local offices of emergency services, been identified?	X		Page 5-16 Text body
Are other fire protection plans, such as Community Wildfire Protection Plans, Local Hazard Mitigation Plans, CAL FIRE Unit or Contract County Fire Plans, referenced or incorporated into the Safety Element?	X		Page 5-16 & 17
Any other relevant information regarding fire hazards in SRAs or VHFHSZs?	No.		

<b>Goals, Policies, Objectives, and Feasible Implementation Measures</b> A set of goals, policies, and objectives based on the above information to protect the community from unreasonable risk of wildfire and implementation measures to accomplish those stated goals, policies, and objectives. <i>Critically examine the submitted safety element and determine if it is adequate to address the jurisdiction's unique fire hazard. Answer YES or NO appropriately for each question below. If the recommendation is irrelevant or unrelated to the jurisdiction's fire hazard, answer N/A. For NO, provide information in the Comments/Recommendations section to help the jurisdiction incorporate that change into their safety element revision. This information may utilize example recommendations from <u>Sample Safety Element Recommendations</u> and <u>Fire Hazard Planning in Other Elements of the General Plan</u> below, may indicate how high of a priority this recommendation is for a jurisdiction, or may include other jurisdiction-specific information or recommendations.</i>	
	RPC 1 (b) September 2016

Avoiding or minimizing the wildfire hazards associated with new uses of land.

	Yes	No	N/A	Comments/Recommendations
<b>Land Use</b>				
Does local ordinance require development standards that meet or exceed title 14, CCR, division 1.5, chapter 7, subchapter 2, articles 1-5 (commencing with section 1270) ( <b>SRA Fire Safe Regulations</b> ) and title 14, CCR, division 1.5, chapter 7, subchapter 3, article 3 (commencing with section 1299.01) ( <b>Fire Hazard Reduction Around Buildings and Structures Regulations</b> ) for SRAs and/or VHFHSZs?	X			Policy HPS 3.2 page 5-18 Ventura County Fire Code Ordinance No. 29-Access Ventura County Fire Code Ordinance No. 30: Appendix W-Fire Hazard Reduction
Are there goals and policies to avoid or minimize new residential development in VHFHSZs?	X			Policy HPS 3.1 page 5-17
Has fire safe design been incorporated into future development requirements?	X			Policy HPS 3.2 page 5-18
Are new essential public facilities located outside high fire risk areas, such as VHFHSZs, when feasible?	X			Policy HPS 3.1 page 5-17
Are there plans or actions identified to mitigate existing non-conforming development to contemporary fire safe standards, in terms of road standards and vegetative hazard?	X			Program 3.h page 5-21
Does the plan include policies to evaluate re-development after a large fire?	X			Policy 3.1 page 5-17
<b>Fuel Modification</b>				
Is fuel modification around homes and subdivisions required for new development in SRAs or VHFHSZs?	X			Policy HPS 3.2 page 5-18 Programs HPS 3.c and 3.g pages 5-20 and 21 Ventura County Community Wildfire Protection Plan
Are fire protection plans required for new development in VHFHSZs?	X			Program HPS 3.c page 5-20
Does the plan address long term maintenance of fire hazard reduction projects, including community fire breaks and private road and public road clearance?	X			Program HPS 3.g page 5-21 Ventura County Fire Code Ordinance No. 30 Appendix V
<b>Access</b>				
Is there adequate access (ingress, egress) to new development in VHFHSZs?	X			Program HPS 3.c page 5-19 Ventura County Fire Code Ordinance 29
Are minimum standards for evacuation of residential areas in VHFHSZs defined?	X			Program HPS 3.f page 5-21 City of Santa Paula Emergency Operations Plan, Appendix A page Annex 3
If areas exist with inadequate access/evacuation routes, are they identified? Are mitigation measures or improvement plans identified?	X			Program HPS 3.f page 5-21
Are there policies or programs promoting public outreach about defensible space or evacuation routes? Are there specific plans to reach at-risk populations?	X			Program HPS 3.i page 5-21
<b>Fire Protection</b>				
Does the plan identify future water supply for fire suppression needs?	X			Policy HPS 3.3 page 5-20

			Program HPS 3.d
Does new development have adequate fire protection?	X		Policy HPS 3.2 and 3.4 page 5-18 & 20
<b>Develop adequate infrastructure if a new development is located in SRAs or VHFHSZs.</b>			

	Yes	No	N/A	Comments/Recommendations
Does the plan identify adequate infrastructure for new development related to:				
Water supply and fire flow?	X			Policy HPS 3.3 page 5-20 Program HPS 3.c and 3.d page 5-20
Location of anticipated water supply?	X			Policy HPS 3.3 page 5-20 Program 3.d page 5-20
Maintenance and long-term integrity of water supplies?	X			Program HPS 3.d page 5-20
Evacuation and emergency vehicle access?	X			Program HPS 3.c page 5-20
Fuel modification and defensible space?	X			Policy HPS 3.2 page 5-18 Program HPS 3.e page 5-20 Ventura County Fire Code Ordinance No. 30 Appendix V
Vegetation clearance maintenance on public and private roads?	X			Program HPS 3.g page 5-21 Ventura County Fire Code Ordinance No. 30 Appendix V
Visible home and street addressing and signage?	X			Program HPS 3.c page 5-19 Ventura County Fire – Fire Prevention Standard 502 Premises Identification. <a href="https://vcfd.org/fire-prevention/standards-guidelines">https://vcfd.org/fire-prevention/standards-guidelines</a>
Are community fire breaks identified in the plan? Is there a discussion of how those fire breaks will be maintained?	X			Policy HPS 3.2 page 5-18 Program PS 3.g page 5-20
<b>Working cooperatively with public agencies responsible for fire protection.</b>				
	Yes	No	N/A	Comments/Recommendations
Is there a map or description of existing emergency service facilities and areas lacking service, specifically noting any areas in SRAs or VHFHSZs?	X			Figure 6.1 page 6-4 Public Services and Utilities Element Program HPS 3.h page 5-21
Does the plan include an assessment and projection of future emergency service needs?	X			Policy HPS 3.2 page 5-18 Program HPS 3.f page 5-21 Public Services & Utilities Element Policy 2.1 page 6-8
Are goals or standards for emergency services training described?			X	The City of Santa Paula dissolved their fire department July of 2018 and contracts fire protection from Ventura County Fire Protection District. The District is responsible for providing standards for emergency services training as the fire protection provider.
Does the plan outline inter-agency preparedness coordination and mutual aid multi-agency agreements?	X			Policy 2.1 Public Services and Utilities Element page 6-10



## Sample Safety Element Recommendations

These are examples of specific policies, objectives, or implementation measures that may be used to meet the intent of Government Code sections 65302, subdivision (g)(3) and 65302.5, subdivision (b). Safety element reviewers may make recommendations that are not included here.

<b>A. Maps, Plans and Historical Information</b>
1. Include or reference CAL FIRE Fire Hazard Severity Zone maps or locally adopted wildfire hazard zones.
2. Include or reference the location of historical information on wildfires in the planning area.
3. Include a map or description of the location of existing and planned land uses in SRAs and VHFHSZs, particularly habitable structures, roads, utilities, and essential public facilities.
4. Identify or reference a fire plan that is relevant to the geographic scope of the general plan, including the Unit/Contract County Fire Plan, Local Hazard Mitigation Plan, and any applicable Community Wildfire Protection Plans.
5. Align the goals, policies, objectives, and implementation measures for fire hazard mitigation in the safety element with those in existing fire plans, or make plans to update fire plans to match the safety element.
6. Create a fire plan for the planning area.
<b>B. Land Use</b>
1. Develop fire safe development codes to use as standards for fire protection for new development in SRAs or VHFHSZs that meet or exceed the statewide minimums in the SRA Fire Safe Regulations.
2. Adopt and have certified by the Board of Forestry and Fire Protection local ordinances which meet or exceed the minimum statewide standards in the SRA Fire Safe Regulations.
3. Identify existing development that do not meet or exceed the SRA Fire Safe Regulations or certified local ordinances.
4. Develop mitigation measures for existing development that does not meet or exceed the SRA Fire Safe Regulations or certified local ordinances or identify a policy to do so.
<b>C. Fuel Modification</b>
1. Develop a policy to communicate vegetation clearance requirements to seasonal, absent, or vacation rental owners.
2. Identify a policy for the ongoing maintenance of vegetation clearance on public and private roads.
3. Include fuel breaks in the layout/siting of subdivisions.
4. Identify a policy for the ongoing maintenance of existing or proposed fuel breaks.
5. Identify and/or map existing development that does not conform to current state and/or locally adopted fire safety standards for access, water supply and fire flow, signing, and vegetation clearance in SRAs or VHFHSZs.
6. Identify plans and actions for existing non-conforming development to be improved or mitigated to meet current state and/or locally adopted fire safety standards for access, water supply and fire flow, signing, and vegetation clearance.
<b>D. Access</b>
1. Develop a policy that approval of parcel maps and tentative maps in SRAs or VHFHSZs is conditional based on meeting the SRA Fire Safe Regulations and the Fire Hazard Reduction Around Buildings and Structures Regulations, particularly those regarding road standards for ingress, egress, and fire equipment access. (See Gov. Code, § 66474.02.)
2. Develop a policy that development will be prioritized in areas with an adequate road network and associated infrastructure.
3. Identify multi-family housing, group homes, or other community housing in SRAs or VHFHSZs and develop a policy to create evacuation or shelter in place plans.

4. Include a policy to develop pre-plans for fire risk areas that address civilian evacuation and to effectively communicate those plans.
5. Identify road networks in SRAs or VHFHSZs that do not meet title 14, CCR, division 1.5, chapter 7, subchapter 2, articles 2 and 3 (commencing with section 1273.00) or certified local ordinance and develop a policy to examine possible mitigations.
<b>E. Fire Protection</b>
1. Develop a policy that development will be prioritized in areas with adequate water supply infrastructure.
2. Plan for the ongoing maintenance and long-term integrity of planned and existing water supply infrastructure.
3. Map existing emergency service facilities and note any areas lacking service, especially in SRAs or VHFHSZs.
4. Project future emergency service needs for the planned land uses.
5. Include information about emergency service trainings or standards and plans to meet or maintain them.
6. Include information about inter-agency preparedness coordination or mutual aid agreements.

## Fire Hazard Planning in Other Elements of the General Plan

When updating the General Plan, here are some ways to incorporate fire hazard planning into other elements. Wildfire safety is best accomplished by holistic, strategic fire planning that takes advantage of opportunities to align priorities and implementation measures within and across plans.

<b>Land Use Element</b>
Goals and policies include mitigation of fire hazard for future development or limit development in very high fire hazard severity zones.
Disclose wildland urban-interface hazards, including fire hazard severity zones, and/or other vulnerable areas as determined by CAL FIRE or local fire agency.
Design and locate new development to provide adequate infrastructure for the safe ingress of emergency response vehicles and simultaneously allow citizen egress during emergencies.
Describe or map any Firewise Communities or other fire safe communities as determined by the National Fire Protection Association, Fire Safe Council, or other organization.
<b>Housing Element</b>
Incorporation of current fire safe building codes.
Identify and mitigate substandard fire safe housing and neighborhoods relative to fire hazard severity zones.
Consider diverse occupancies and their effects on wildfire protection (group housing, seasonal populations, transit-dependent, etc).
<b>Open Space and Conservation Elements</b>
Identify critical natural resource values relative to fire hazard severity zones.
Include resource management activities to enhance protection of open space and natural resource values.
Integrate open space into fire safety planning and effectiveness.
Mitigation for unique pest, disease and other forest health issues leading to hazardous situations.
<b>Circulation Element</b>
Provide adequate access to very high fire hazard severity zones.
Develop standards for evacuation of residential areas in very high fire hazard severity zones.
Incorporate a policy that provides for a fuel reduction maintenance program along roadways.



## 5. Hazards and Public Safety

### A. Overview

#### 1. Purpose and Legal Requirements

Physical conditions and the patterns of urban development in Santa Paula pose risks to human health and property. This Hazards and Public Safety Element describes natural and manmade hazards affecting the city and identifies policies and programs to mitigate potential impacts through both preventative and response measures.

This Hazards and Public Safety Element addresses the requirements for the Safety and Noise elements as set forth in State planning law.

Topics addressed include the following:

- Geologic hazards
- Flood hazards and storm water drainage (the related topic of water quality is addressed in the [Environmental and Cultural Resources Element](#))
- Wildland fire hazards
- Hazardous materials
- Aviation safety
- Noise

The related topics of police protection, fire protection and emergency response are addressed in the [Public Services and Utilities Element](#).

#### Acronyms used in this section

APSA	Aboveground Petroleum Storage Act
CalARP	California Accidental Release Prevention Program
CalEPA	California Environmental Protection Agency
CEQA	California Environmental Quality Act
cfs	cubic feet per second
CHWMP	County Hazardous Waste Management Plan
CIP	capital improvement program
CLUP	Comprehensive Land Use Plan
CNEL	Community Noise Equivalent Level
CRS	Community Rating System
CUPA	Certified Unified Program Agency
dB	decibel
dBA	decibel, a-weighted
DOGGR	Division of Oil, Gas, and Geothermal Resources
EMF	electromagnetic fields
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zone
HHW	household hazardous waste
HMBP	Hazardous Materials Business Plan
Ldn	day-night equivalent level
Leq	equivalent sound level
LRA	local responsibility area
MHMP	Multi-Hazard Mitigation Plan
NFIP	National Flood Insurance Program
SPMC	Santa Paula Municipal Code
SRA	state responsibility area
UST	underground storage tank
VCAPCD	Ventura County Air Pollution Control District
VCFPD	Ventura County Fire Protection District
VCIWMD	Ventura County Integrated Waste Management Department
VCWPD	Ventura County Watershed Protection District



# Santa Paula 2040 General Plan

## 2. Goals

One of the most important functions of local government is protecting public health and safety. In furtherance of that responsibility, the City adopts the following goal to guide the establishment of policies, regulations and procedures intended to protect Santa Paula's residents and property.

HPS 1 Minimize risks to public health and safety resulting from geologic conditions, flooding, wildland fires, hazardous materials, aviation, and unwanted noise to the greatest extent feasible. (S 1.1, 1.2, 1.3, 2.1, 2.2, 3.1, 3.2, 3.3, 3.4, 3.5, 4.1, 4.2, 4.3, 5.1, 5.2, 6.1, 6.2, N 1.1)



## B. Geologic Hazards

### 1. Overview

Like most areas of Southern California, Santa Paula is affected by a variety of geologic hazards related to seismic activity, slope stability, and soil conditions. Federal and State laws address these issues, and General Plan policies and the land use and building regulations in the Municipal Code serve to implement those laws and mitigate risks to life and property. As part of the development review process, proposed projects are evaluated to assess potential geologic hazards, and mitigation is required when necessary to reduce risks in conformance with current laws and regulations.

The following maps provide detailed information regarding geologic conditions in the Santa Paula area.

1. **Figure 5-1** (page [5-4](#)) shows that earthquake ground shaking potential in the Santa Paula area is classified as *violent* or *extreme*, as is the case with most other areas of Ventura County.
2. **Figure 5-2** (page [5-5](#)) shows geotechnical hazard areas, including susceptibility for landslides, subsidence, expansive soils, and liquefaction. Potential landslide areas are primarily located on slopes in the northern and southern portions of the planning area, while areas subject to liquefaction or subsidence are found primarily in the floodplain of the Santa Clara River.

The majority of buildings in Santa Paula were constructed in the 1920s, 1950s, and 1960s. Many structures were built prior to the implementation of modern building codes and contain unreinforced masonry. Within the Downtown, City records show that approximately 100 unreinforced masonry buildings have been retrofitted with assistance from a FEMA grant program.



# Santa Paula 2040 General Plan

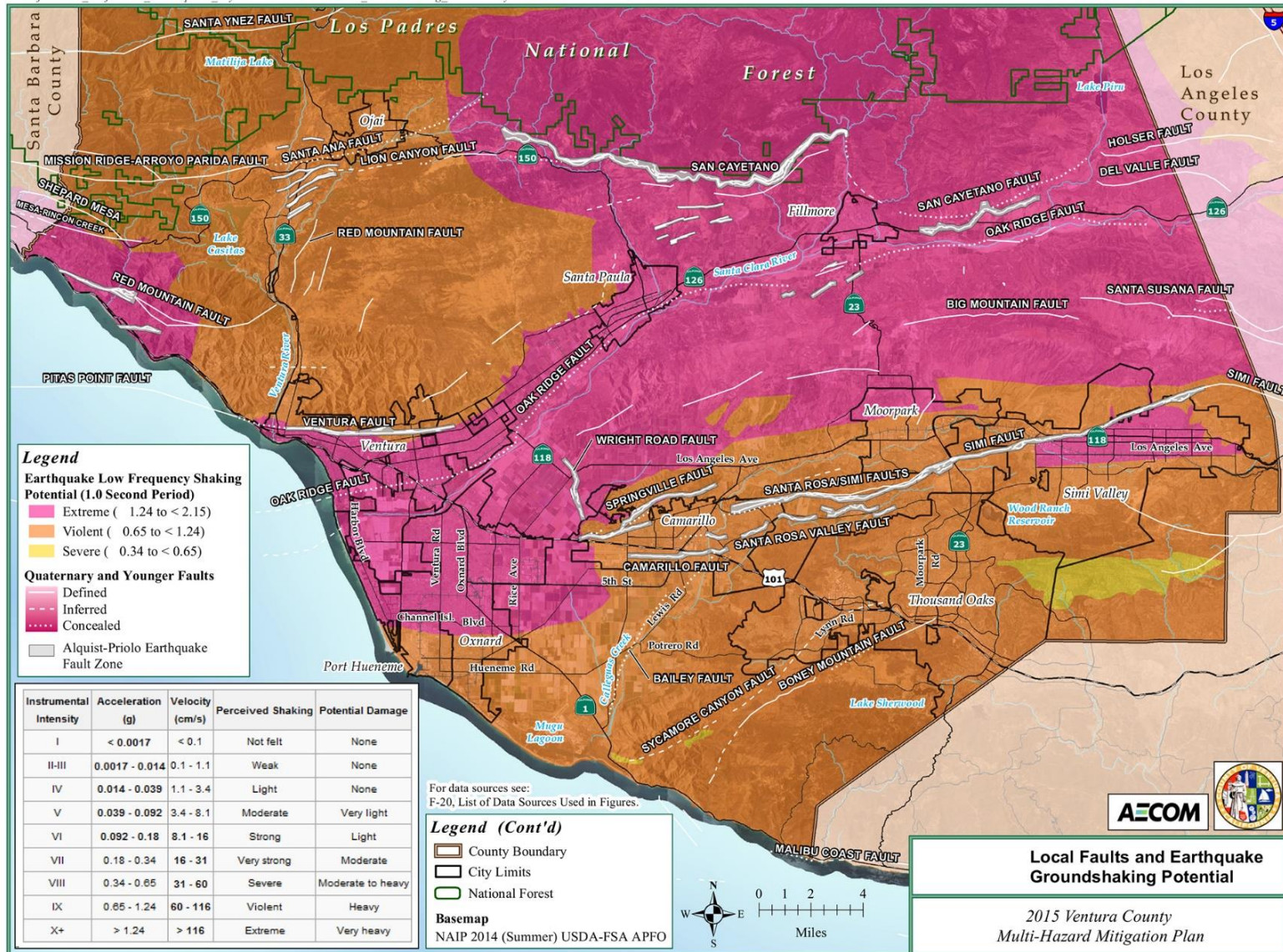


Figure 5-1 – Local Faults and Earthquake Ground Shaking Potential

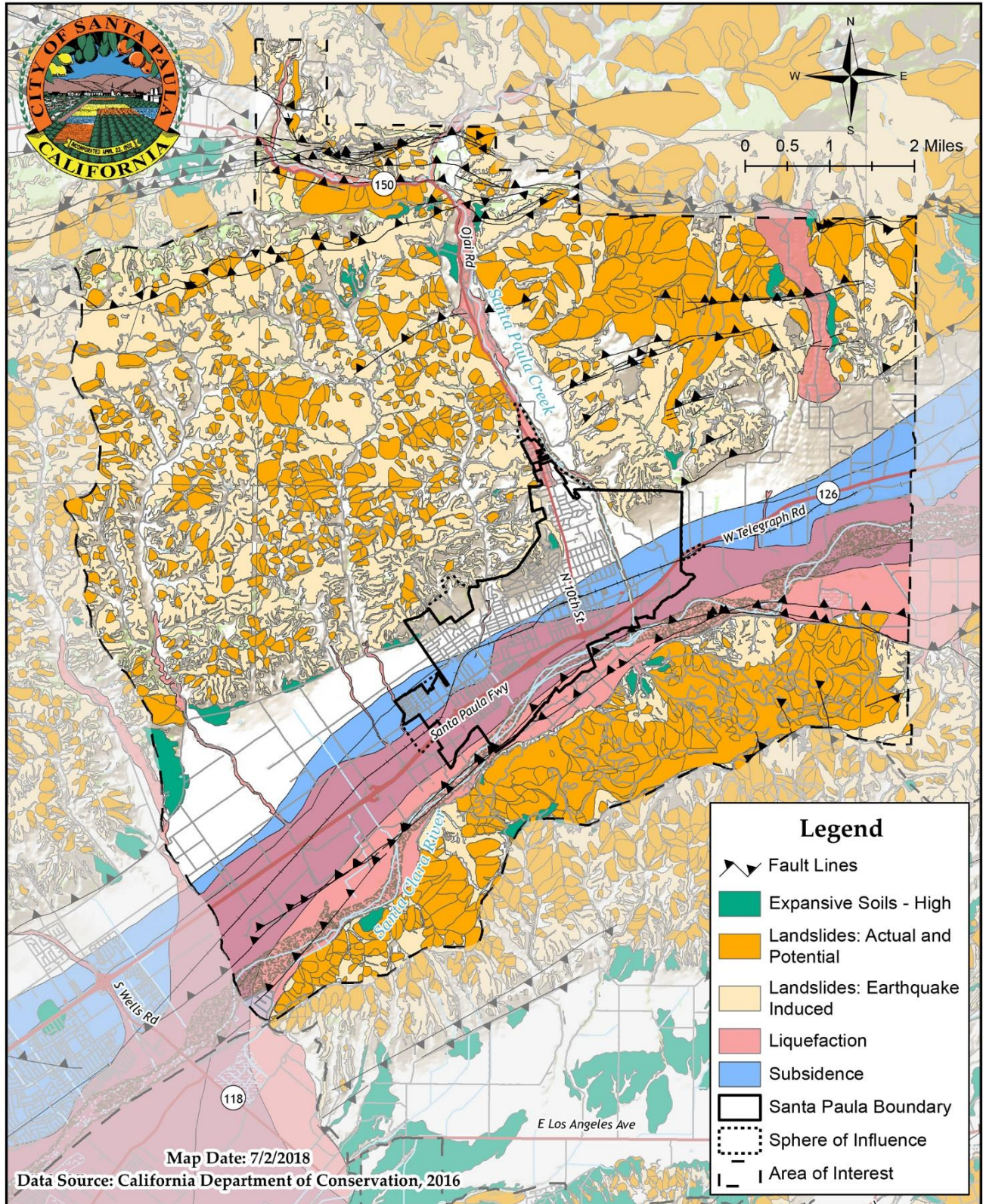


Figure 5-2 – Geotechnical Hazards





## 2. Policies and Programs

### Policies

- HPS 1.1 **Land use planning.** The City's land use plans and regulations shall be designed to minimize risks from geologic hazards by locating development in areas where such risks can be mitigated to an acceptable level. (S 1hh, 2bb, 2ee, 2(a), 2(b))
- HPS 1.2 **Development review.** Development proposals shall be reviewed to evaluate potential risk from geologic hazards, and measures shall be required to mitigate risks to an acceptable level. In areas where geologic risks cannot be feasibly mitigated to an acceptable level, development shall not be approved. (S 2(a), 2(b), 2aa, 2cc)
- HPS 1.3 **Unreinforced masonry.** Facilitate the seismic upgrade of unreinforced masonry buildings as required by State regulations. Remove or rehabilitate structures that may be expected to collapse in the event of an earthquake including, but not limited to, unreinforced masonry buildings pursuant to *California Government Code* §8875 et seq., bridges, and critical facilities. (S 1(o), 1(p), 1ff, 1ii)
- HPS 1.4 **Water wells.** Develop standards and restrictions, such as limits on density and restrictions on water wells in areas subject to subsidence. (S 2dd)

### Programs

- HPS 1.a **Building codes.** Review building regulations and records annually and ensure that current State codes and sources of geologic hazard information are used in reviewing development proposals. Special consideration shall be given to appropriate regulations regarding Critical, Sensitive and High-Occupancy Facilities. (S 1(a), 1(b), 1(c), 1(d), 1(e), 1(f), 1(g), 1(h), 1(i), 1(j), 1(k), 1(m), 1(q), 1bb, 1cc, 1dd, 2ee)
- HPS 1.b **Geotechnical investigations.** Establish standards and requirements for geotechnical investigations and mitigation measures to be followed by development applicants. (S 1aa, 1hh, 1jj, 1kk, 1ll, 2(a), 2(b), 2ee, 2ff, 2gg, 2hh, 2ii, 2jj)
- HPS 1.c **Development review.** As part of the development review process, assist applicants in demonstrating conformance with all applicable geotechnical regulations and identify appropriate mitigation measures. (S 1aa, 1ee, 1gg, 1jj, 1kk, 1ll, 2(a), 2ff, 2ii)



- HPS 1.d **Seismic retrofitting.** Adopt regulations regarding seismic retrofitting of existing structures that do not meet current standards. The regulations shall include:
- a. Requirements for upgrading unreinforced masonry buildings.
  - b. Concepts and provisions of the State code for historic buildings, to provide additional flexibility for preservation of historic buildings while protecting them from significant earthquake damage.
  - c. An enforcement schedule with all upgrading completed during that time.
  - d. Signs shall be posted and maintained on unreinforced masonry buildings to warn occupants of potential hazards. (S 1(o), 1(p), 1(q))
- HPS 1.e **Unreinforced masonry housing.** Develop strategies and program options for preservation or replacement of low- and moderate-income housing in unreinforced masonry buildings. Possible strategies include, among others: low-interest loans for seismic rehabilitation of residential buildings; preservation of nonconforming zoning rights for in-kind replacement of residential buildings; and relocation assistance for displaced occupants. (S 1(p))
- HPS 1.f **Unreinforced masonry commercial buildings.** Consider appropriate means of economic relief for unreinforced masonry commercial buildings, such as: preservation of non-conforming zoning rights for in-kind replacement of commercial buildings; and seeking grant funding for the coordinated upgrading of seismic, economic, and general design characteristics of affected commercial areas. (S 1ff)
- HPS 1.g **Abandoned water wells.** Mitigate high groundwater problems related to improperly-abandoned water wells wherever possible by proper sealing and abandonment procedures. (S 2dd)
- HPS 1.h **Subsidence.** If soil subsidence is observed in the portion of the Santa Clara River Valley within the Santa Paula planning area, the Santa Paula Department of Public Works should initiate an investigation to evaluate the cause and develop a program to halt or retard the subsidence. (S 2kk)
- HPS 1.i **Disaster recovery.** Review the City’s Emergency Response Plan to ensure that it includes adequate provisions for assessment of structural damage to bridges, over and underpasses, and walls in the public right of way to ensure safety after a seismic event. (S 1(s), 1(u))



## C. Flood Hazards and Storm Water Drainage

### 1. Overview

Flood hazards within the Santa Paula area may result from storm water and potential dam failure.

#### Storm Water Flood Hazards

In Ventura County, floods are most likely to occur during heavy winter rainfalls after prolonged dry periods. The Santa Clara River is the major drainage feature in Santa Paula. This watercourse drains westerly through the Planning Area and the Oxnard Plain to the Pacific Ocean. Major tributaries of the Santa Clara River within the Santa Paula area include Santa Paula Creek, Adams Barranca, Fagan Barranca, and Timber Canyon.

The Federal Emergency Management Agency (FEMA) establishes base flood elevations for 100-year and 500-year flood events. The 100-year flood zone is defined as the area that could be inundated by a flood having a 1% probability of occurring in any given year. The 500-year flood is defined as having a 0.2% probability of occurring in any given year.

**Figure 5-3** shows areas of the city that are within the 100- and 500-year flood zones. According to the 2015 Ventura County Multi-Hazard Mitigation Plan, 2,197 housing units (31%) and 5 critical facilities were within the 100-year floodplain, while 1,777 housing units (25%) and 8 critical facilities were within the 500-year floodplain in Santa Paula.

The Ventura County Watershed Protection District (VCWPD) was formed to protect watercourses, watersheds, public highways, life, and property from damage or destruction from floodwaters. The VCWPD has authority over “redline” channels, which are those containing runoff with a peak flow rate of 500 cubic feet per second (cfs) or more during a 100-year storm. VCWPD has authority to maintain and construct flood control facilities on all major channels, including Santa Clara River, Todd Barranca, Cummings Road Drain, Briggs Road Drain, Haines Barranca, Adams Barranca, Saltmarsh Canyon, Sisar Creek, Camp Bartlett Creek, Peck Road Drain, Fagan Canyon, Santa Paula Creek, Magnolia Drive Creek, Mud Creek Canyon, Anlauf Canyon, Orcutt Canyon, Timber Canyon, O’Leary Creek, and Balcom Canyon Wash.

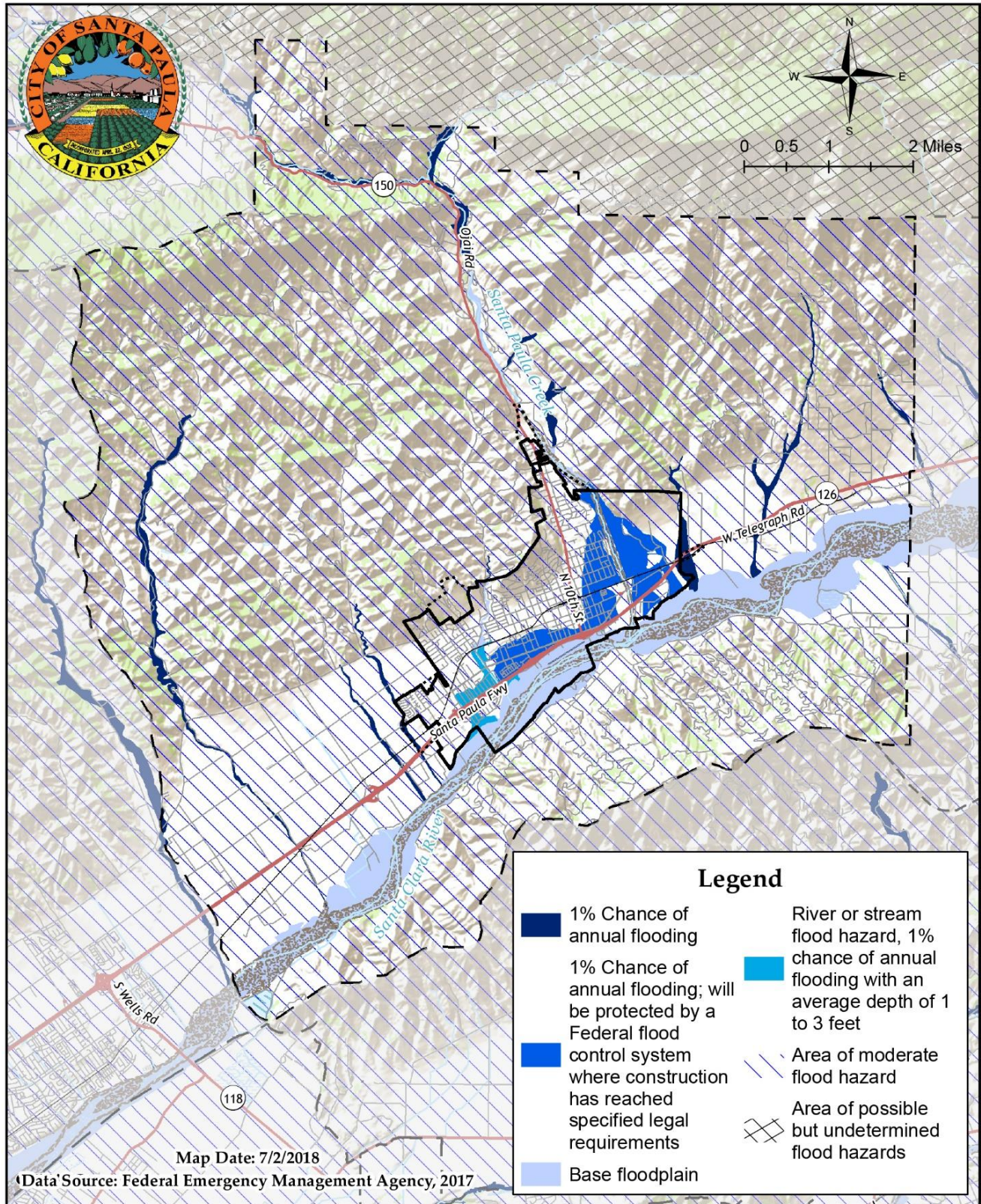


Figure 5-3 – Flood Hazard Zones



## Santa Paula 2040 General Plan

VCWPD ensures compliance with the National Flood Insurance Program (NFIP) through permit review of structures and evaluation of site plans for developments in floodplains. The City of Santa Paula serves as the floodplain manager within the sphere of influence.

The network of storm drains that conveys surface water from urban areas to the major channels is the responsibility of the Santa Paula Public Works Department. The City's Storm Drain Master Plan evaluates existing drainage systems and identifies proposed facilities needed to address deficiencies (**Figure 5-4**). The Capital Improvement Program (CIP) prioritizes and identifies sources of funding for storm drain improvements as recommended by the Storm Drain Master Plan.

Flood hazards can be reduced through a variety of measures including open space preservation, drainage system improvements, and requiring new development to minimize runoff and comply with design standards.

### **National Flood Insurance Program**

The National Flood Insurance Program (NFIP), which is administered by FEMA, requires that communities adopt land use restrictions for the 100-year floodplain to qualify for federally subsidized insurance. While participation in the NFIP is not mandatory, flood insurance within identified "special flood hazard" areas is a prerequisite for receiving mortgages or construction loans from federally regulated lending institutions. Disaster assistance is not available to public agencies in hazard areas if they do not participate and remain compliant in the program. The City is a participating community in the NFIP and qualifies for assistance in the event of a declared natural disaster.

The Community Rating System (CRS), also administered by FEMA, offers financial incentives to cities and counties that voluntarily exceed the minimum requirements of the NFIP. The three goals of the CRS are: 1) to reduce and avoid flood damage to insurable property; 2) to strengthen and support the insurance aspects of the NFIP; and 3) to foster comprehensive flood plan management. The CRS includes activities in which communities can participate to earn CRS points, such as public outreach and education on flood prevention measures, preserving open space, maintaining special certifications for staff members as Certified Floodplain Managers, removing debris and sediment from flood control channels, and adoption of an All-Hazards Mitigation Plan. Each community receives a Class Rating based on the number of points earned, and the number of points a community has earned determines if a discount is available to property owners on their flood insurance policies.



# Santa Paula 2040 General Plan

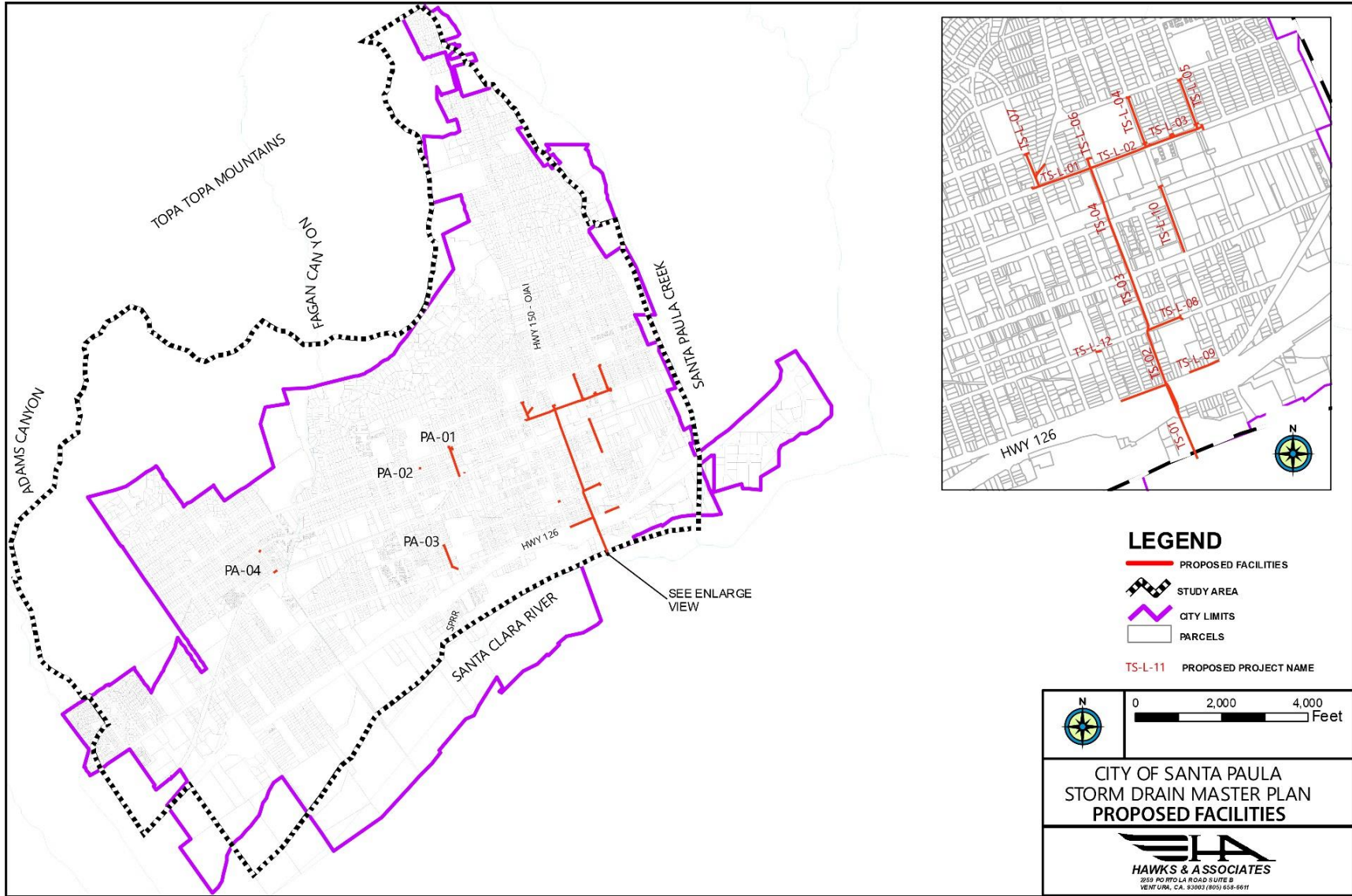


Figure 5-4 – Proposed Drainage Facility Improvements



# Santa Paula 2040 General Plan

## Dam Failure Hazards

Dam failure may result from a variety of natural or human-caused events. Factors contributing to dam failure may include design deficiencies, improper construction, inadequate maintenance, weakening of the dam through the normal aging process, or seismic activity. There is no record of a dam failure in Ventura County; however, the 1928 collapse of St. Francis Dam in Los Angeles County caused major flooding in Santa Paula and other portions of the Santa Clara Valley.

Four dams northeast of Santa Paula have the potential to result in significant inundation in the city or surrounding area: Lake Pyramid Dam, Lake Castaic Dam, Bouquet Canyon Dam, and Santa Felicia Dam (Lake Piru). Potential dam failure inundation areas in Ventura County are shown in **Figure 5-5**.

## 2. Policies and Programs

### Policies

- HPS 2.1 **Flood hazard mitigation planning.** Minimize risks from flood hazards, including storm water and dam failure, by locating development where such risks can be mitigated to an acceptable level. When feasible, locate new essential public facilities, including hospitals and health care facilities, emergency shelters, police and fire stations, emergency command centers, and emergency communications facilities, outside of flood hazard zones. Require new development to comply with all applicable regulations related to flood hazard mitigation. New developments in expansion areas should reduce existing flood hazards where feasible. If flood risks cannot be feasibly mitigated to an acceptable level, development shall not be approved. (S 3(b), 3(e), 3aa, 3cc, 3dd, 3ee, 3gg, 3jj, 3kk, 3ll, 3nn; COS 9.2, 9.3, 9(b), 9aa, 9bb, 9cc, 9dd, 9ee, 9gg)
- HPS 2.2 **National Flood Insurance Program.** Participate in the NFIP and the Community Rating System to ensure that the City is incentivized to reduce the risk of damage from flooding and improve flood preparedness. (new)



# Santa Paula 2040 General Plan

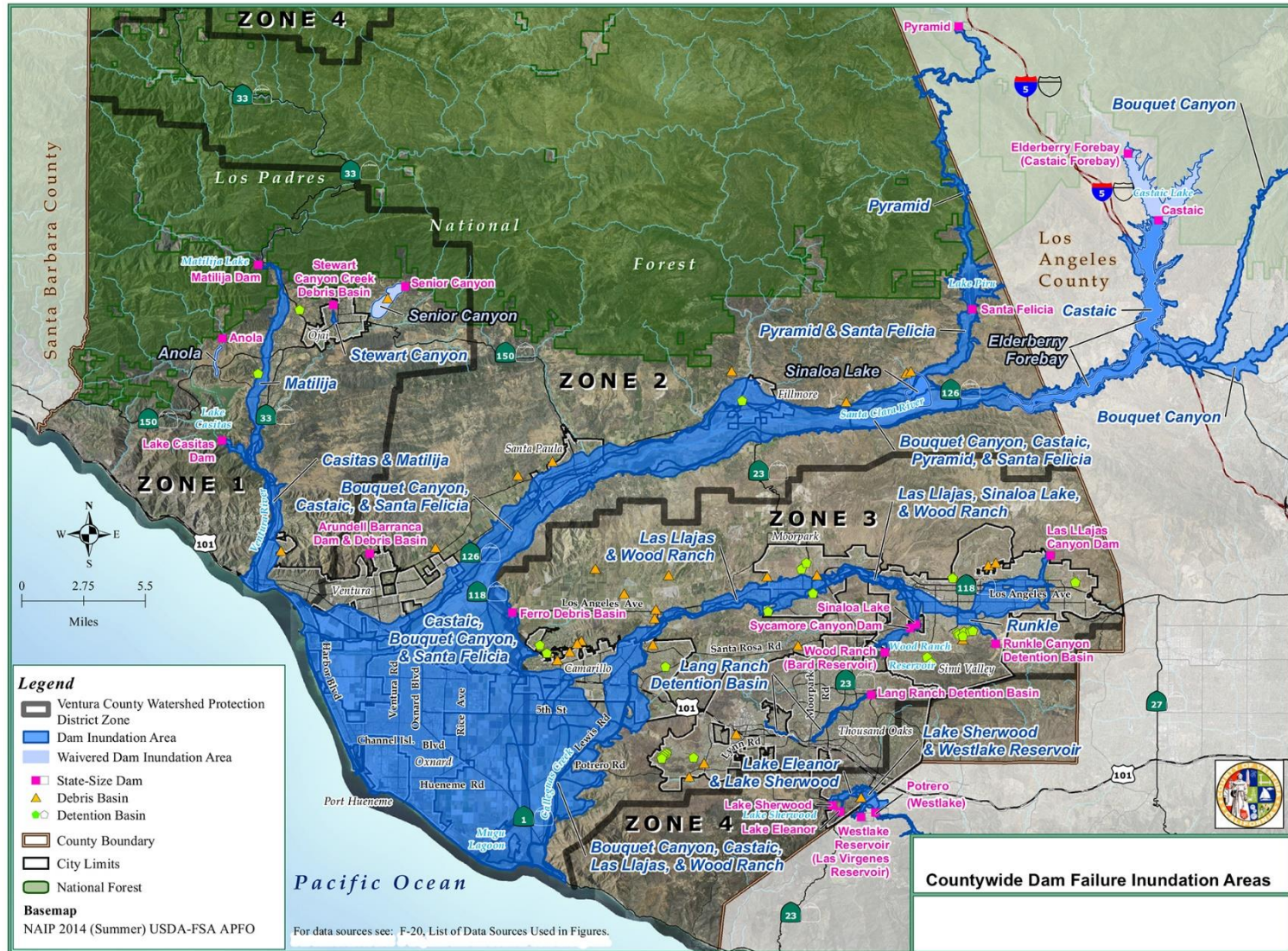


Figure 5-5 – Dam Failure Inundation Areas





## Santa Paula 2040 General Plan

- HPS 2.3 **Flood control improvements.** Support flood control projects on the Santa Clara River, Santa Paula Creek, and other waterways to eliminate or reduce flood hazards in areas of existing and proposed development. Ensure that flood control improvements are designed in a manner that maintains streams and barrancas in as natural a condition as possible and utilize colors, materials, and other design features that blend into the surrounding environment. (LU 8cc, 8gg; S 3(a), 3cc; COS 9(a))
- HPS 2.4 **Inter-agency cooperation.** Continue to work cooperatively with the Army Corps of Engineers, Ventura County Watershed Protection District (VCWPD), and other agencies to reduce flood hazards in Santa Paula. In accordance with VCWPD Ordinance WP-2 enacted October 13, 2013, a project shall not impair, divert, impede or alter the characteristics of the flow of water running in any jurisdictional redline channel or facility. To the extent that development impacts VCWPD channels and facilities, compliance with VCWPD criteria is required. In such cases engineering studies should verify compliance with VCWPD hydrology data and flood studies. (S 3(d), 3oo, 9(c))
- HPS 2.5 **Emergency response.** Ensure that the City's Emergency Response Plan includes timely public notification of predicted flood events and methods to ensure structural and operational integrity of essential public facilities and evacuation protocols during flood events. (S 3(d), 3(f), 3mm; COS 9.5, 9(d), 9(f), 9ff)
- HPS 2.6 **Limit peak discharge.** Require new development to be designed such that storm water runoff after development does not exceed the peak flow under existing conditions for any frequency of event; any additional flow (peak, volume) must be contained on the development site. Furthermore, any development activity including drainage connections and site grading that is proposed in, on, under, or across any VCWPD jurisdictional redline channel or facility including the bed, banks, and overflow areas will require a permit from VCWPD. (S 3jj, COS 9(e))

### Programs

- HPS 2.a **Update regulations.** Review flood hazard maps and data annually and ensure that the most recent regulations and sources of information are used in reviewing development proposals. (S 1(l))
- HPS 2.b **Master Plan of Storm Drains.** Prepare and regularly update the Master Plan of Storm Drains for Santa Paula. (S 3(e), 3ff)



- HPS 2.c **Capital Improvement Program.** Prepare and regularly update the Capital Improvement Program, including the schedule for planned flood control improvements and funding sources. (S 3hh, 3ii)
- HPS 2.d **Development review.** As part of the development review process, assist applicants in demonstrating conformance with all applicable drainage and flood control regulations, including but not limited to Ventura County Watershed Protection District (VCWPD) Ordinance WP-2, and identify appropriate mitigation measures. Any development activity including drainage connections and site grading that is proposed in, on, under, or across any VCWPD jurisdictional redline channel or facility including the bed, banks, and overflow areas must demonstrate that all required permits have been obtained from VCWPD. (S 3(b), 3(e), 3kk, 3ll)
- HPS 2.e **National Flood Insurance Program.** Continue to participate in the National Flood Insurance Program and consider participation in the Community Rating System Program. (new)
- HPS 2.f **Disaster recovery.** Review the City’s Emergency Response Plan to ensure that evacuation routes will be usable during major flood events. (S 3bb)



## D. Wildland Fire Hazards

### 1. Overview

#### Wildland Fire Hazards in Santa Paula

*Note: This section focuses on wildland fire hazards. See also Chapter 6 – Public Services and Utilities, Section C for a general discussion of fire protection in Santa Paula.*

High winds and dry vegetation create a risk of wildland fire in undeveloped portions of the Santa Paula Planning Area, and prolonged droughts exacerbate these conditions. When vegetation is destroyed by fire, flood hazards are increased during subsequent storms.

Santa Paula is identified as an “at risk community” in the Ventura County Community Wildfire Protection Plan.<sup>10</sup> As noted in the 2015 Ventura County Multi-Hazard Mitigation Plan<sup>11</sup> (VCMHMP), wildfires are a common occurrence in Ventura County. During the 50-year period from 1965 through 2015 there were 23 wildfires in Ventura County that consumed more than 10,000 acres.<sup>12</sup> In December 2017 and January 2018, the Thomas Fire, which began near St. Thomas Aquinas College north of Santa Paula, became the largest wildfire in California’s recorded history. Before finally being contained the fire consumed over 280,000 acres (438 square miles), destroyed over 1,000 structures, and killed 1 fire fighter. While the fire was still active, an intense rainstorm struck the area resulting in massive mudslides that damaged or destroyed hundreds of homes in the Montecito area of Santa Barbara County.

The 2015 VCMHMP predicts that climate change will result in increased wildfire risk in hillside and mountainous areas due to more severe droughts, higher temperatures and stronger Santa Ana winds.

The California Department of Forestry and Fire Protection (CAL FIRE) publishes maps showing areas of significant wildland fire hazards based on fuels, terrain, weather, and other relevant factors. These areas, referred to as Fire Hazard Severity Zones (FHSZs), are categorized as very high, high, or moderate. Fire hazard maps are divided into local responsibility areas (LRAs) and State responsibility areas (SRAs). LRAs generally include cities, cultivated agriculture lands, and portions of the desert. LRA fire protection is typically provided by city fire departments, fire protection districts, and counties, and by CAL FIRE under contract to local governments. SRAs are those where the State has financial

<sup>10</sup> <http://vcfd.org/images/ready-set-go/VCCommunityWildfireProtectionPlan.pdf>

<sup>11</sup> [https://s29710.pcdn.co/wp-content/uploads/2018/05/ventura-hmp\\_main-body\\_september-2015.pdf](https://s29710.pcdn.co/wp-content/uploads/2018/05/ventura-hmp_main-body_september-2015.pdf)

<sup>12</sup> 2015 Ventura County Multi-Hazard Mitigation Plan, p. 4-33.



responsibility for wildfire protection. The prevention and suppression of fires in areas that are not State responsibility areas are primarily the responsibility of Federal or local agencies. Within the Santa Paula area, fire protection is provided by the Ventura County Fire Protection District (VCFPD), including in SRAs under an agreement with CAL FIRE. VCFPD’s Unit Strategic Fire Plan, as well as adopted standards and guidelines, serve to reduce fire hazards.

### Existing and Proposed Uses in Fire Hazard Zones

Figure 5-6 shows FHSZs in the Santa Paula area while Figure 6-1 on page 6-4 shows the locations of fire stations serving the city and nearby areas. Portions of Santa Paula’s sphere of influence and expansion areas (primarily Adams Canyon and Fagan Canyon) are located within Moderate and Very High Fire Hazard State Responsibility Areas, and some areas within the City limits along the northern City boundary are designated Very High Fire Hazard Local Responsibility Areas or Moderate Fire Hazard State Responsibility Areas. The 2015 Ventura County Multi-Hazard Mitigation Plan estimates that about 4.5% of Santa Paula’s population resides within the Very High FHSZ.

Under State law, new essential public facilities, including hospitals and health care facilities, emergency shelters, emergency command centers, and emergency communications facilities, should be located outside of high fire risk areas. No essential public facilities are currently located or planned within a high fire hazard zone with the exception of Santa Paula Hospital, which is located at 825 N. Tenth Street.

Proposed development within the fire hazard areas will require effective mitigation to minimize risks in conformance with VCFPD ordinances,<sup>13</sup> standards and guidelines,<sup>14</sup> and the Ventura County Unit Strategic Fire Plan.<sup>15</sup>

## 2. Policies and Programs

*Note: the following policies and programs relate specifically to wildland fire hazards. Please refer to Chapter 6 – Public Services and Utilities, Section C (Fire Protection) for additional policies and programs that apply more generally to fire protection.*

<sup>13</sup> <https://vcfd.org/fire-prevention/ordinances-and-fees>

<sup>14</sup> <https://vcfd.org/fire-prevention/standards-guidelines>

<sup>15</sup> [https://cdfdata.fire.ca.gov/fire\\_er/fpp\\_planning\\_plans\\_details?plan\\_id=131](https://cdfdata.fire.ca.gov/fire_er/fpp_planning_plans_details?plan_id=131)



## Policies

- HPS 3.1 **Land use planning.** Reduce wildland fire hazards by locating development in areas where such risks can be mitigated to an acceptable level. When feasible, locate new essential public facilities, including hospitals and health care facilities, emergency shelters, police and fire stations, emergency command centers, and emergency communications facilities, outside of high fire hazard zones. If essential facilities must be located in high fire hazard zones, require all feasible mitigation measures to minimize hazards, such as safe access for emergency response vehicles, visible street signs, and water supplies for structural fire suppression. In the event that structures are destroyed by wildfire, ensure that reconstruction adheres to current building standards and evaluate soil stability resulting from loss of vegetation to minimize future risks. (S 4aa, new)
- HPS 3.2 **Enforce State regulations.** New development within high and very high fire hazard severity zones must comply with State fire safe and defensible space regulations and standards (including Public Resources Code Sec. 4290-4291 and Government Code Sec. 51182), and local ordinances such as the Ventura County Fire Apparatus Access Code and the Ventura County Fire Code, including fire resistive construction and landscaping, and demonstrate that adequate fire protection access and suppression services will be available to serve the development. (S 4(h), 4bb)

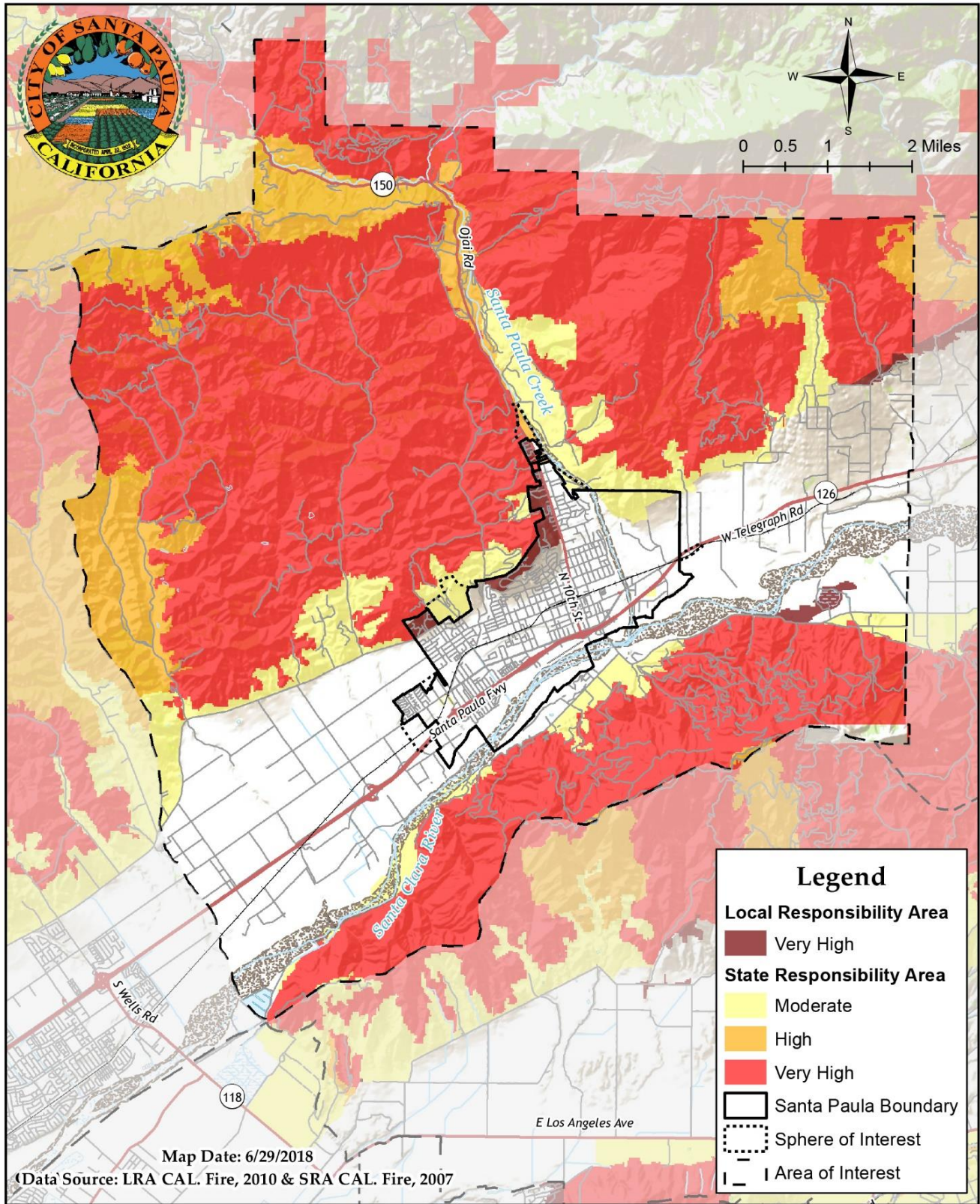


Figure 5-6 – Wildland Fire Hazard Areas



## Santa Paula 2040 General Plan

- HPS 3.3 **Water supply.** Adequate water supply for firefighting must be provided in all new development. New development in urban/wildland interface areas should have supplemental stored, dedicated firefighting water supplies and outside fire sprinkler systems. (S 4(i), 4(j))
- HPS 3.4 **Fire stations.** Consider a future fire station location(s) closer to the urban/wildland interface currently existing along State Route 150, or in canyon areas proposed to be developed, and outside of the 100-year flood zone, dam inundation, and seismically-induced liquefaction hazard areas. (S 4cc)

### Programs

- HPS 3.a **Fire hazard maps and regulations.** Review wildland fire hazard maps and State regulations annually and ensure that the most recent regulations and sources of information are incorporated into City regulations. (S 4bb)
- HPS 3.b **Building and fire codes.** Update the City's building and fire codes concurrent with each triennial update of the State codes. (S 4dd)
- HPS 3.c **Development review.** As part of the development review process, assist applicants in demonstrating conformance with all applicable fire protection regulations and identify appropriate mitigation measures. For any proposed development within a Very High Fire Hazard Severity Zone, require preparation of a site-specific Fire Protection Plan in compliance with applicable State regulations (including Government Code Sec. 51182) and VCFPD ordinances, standards and guidelines to address wildland fire prevention, maintenance and operational measures, including community fire breaks, visible home and street addressing and signage, and simultaneous ingress of emergency vehicles and egress of evacuees during a wildfire event. If supplemental stored water is necessary to provide adequate fire protection, require that water tanks on private property are accessible to the Fire Department. (S 4dd, new)
- HPS 3.d **Water supply.** Fire protection water supply infrastructure needs in the expansion areas shall be reviewed by the Public Works Department and the Ventura County Fire Protection District as part of each update to the Capital Improvement Program. (LU 8aa)
- HPS 3.e **Fire hazard mitigation.** Continue to enforce Fire Code requirements for defensible space, site maintenance, and other fire hazard mitigations in developed areas. (S 4dd)



- HPS 3.f **Emergency Operations Plan.** Ensure that effective measures to respond to wildland fire risks are included in the City’s Emergency Operations Plan, including evacuation when necessary (Annex A of the City Emergency Operations Plan).<sup>16</sup> Evaluate areas of the city within the Very High Fire Hazard Severity Zone and identify any areas with inadequate access/evacuation routes. If such areas exist, develop mitigation measures or improvement plans. (S 4bb)
- HPS 3.g **Buffer zones.** Identify effective methods of establishing buffer zones separating residential development in the foothills from chaparral and other native vegetation. This may include property easements and setbacks in new subdivisions, acquisition of lands adjacent to existing development, establishment of a “fire break” or National Forest lands, or other techniques. Identify methods to fund acquisition and maintenance of the buffer zones. Coordinate with VCFPD and other fire protection agencies regarding ongoing maintenance of fire breaks. (S 4bb)
- HPS 3.h **Monitor fire protection service levels and upgrade substandard facilities.** As part of the annual budget and Capital Improvement Program process, review fire protection and emergency service levels to ensure that desired service levels are achieved. Whenever feasible, mitigate existing non-conforming development and facilities to contemporary fire safe standards. (new)
- HPS 3.i **Public outreach.** Promote public outreach regarding defensible space and evacuation routes in high fire hazard areas, including specific information targeted to at-risk populations such as the elderly and persons with disabilities. (new)

<sup>16</sup> <http://www.ci.santa-paula.ca.us/EmergencyOperationsPlan.pdf>





## E. Hazardous Materials

### 1. Overview

A *hazardous material* is defined in *California Health and Safety Code §25501* as: “any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment.” Hazardous materials are controlled by State and Federal regulations requiring proper transport, storage, handling and disposal.

Risks to public health and safety may occur from chemicals and other hazardous materials spilled or disposed of on industrial sites or farmland, or from leaking above-ground or underground storage tanks. Accidental releases can also occur during the transport of hazardous materials in rail cars, trucks or pipelines. Health risks from contaminated sites can be reduced through an investigation (Phase I and/or Phase II environmental site assessment) and proper remediation prior to development.

Local agencies responsible for implementing hazardous materials regulations and protocols in Ventura County include the Ventura County Air Pollution Control District (VCAPCD), the Ventura County Certified Unified Program Agency (CUPA), the Ventura County Fire Protection District (VCFPD) and the Ventura County Integrated Waste Management Department (VCIWMD).

The VCAPCD regulates the demolition of buildings and structures that may contain asbestos. The Ventura County CUPA is the Certified Unified Program Agency for most of the cities and the unincorporated areas of Ventura County, and has been certified by CalEPA to implement the following State environmental programs:

- Hazardous Waste
- Hazardous Materials Business Plan (HMBP)
- California Accidental Release Prevention Program (CalARP)
- Underground Hazardous Materials Storage Tanks (UST)
- Aboveground Petroleum Storage Act (APSA)/Spill Prevention, Control, and Countermeasure Plan
- Onsite Hazardous Waste Treatment/Tiered Permit

Ventura County Environmental Health Division regulates the construction, operation, repair, and removal of underground storage tanks within Ventura County, with the exception of the cities of Oxnard and Ventura. The Environmental Health Division also administers the



Medical Waste Program and the Body Art Program, and has emergency on-call staff available to respond to hazardous and medical waste incidents or releases.

VCIWMD administers the Household Hazardous Waste (HHW) collection program and the operation of the Pollution Prevention Center, a permanent HHW collection facility that specifically serves residents of the unincorporated area and the cities of Ojai, Santa Paula, and Fillmore.

VCFPD provides a range of emergency response services including hazardous materials spills.

Information on hazardous materials and contaminated properties is maintained by both the State and the County of Ventura. The California Environmental Protection Agency (CalEPA) maintains the California Hazardous Waste and Substances List (also known as the “Cortese List”). As of April 2017, approximately 220 regulated facilities in Santa Paula were on the County’s CUPA list, as well as five facilities that collect and/or transfer hazardous wastes.

## 2. Policies and Programs

### Policies

- HPS 4.1 **Compliance with hazardous materials regulations.** All use, storage, transportation and disposal of hazardous materials in Santa Paula, including the management of underground and above-ground storage tanks, shall conform to Federal, State, and County regulations. Projects that would reasonably be anticipated to emit hazardous air emissions or handle extremely hazardous substances within one-quarter mile of a school shall not be approved. (S 5.1, 5(a), 5aa, 5bb)
- HPS 4.2 **Compliance with petroleum regulations.** Petroleum production, storage, and pipeline facilities and operations, including abandonment, shall comply with all applicable regulations to minimize risks to public safety. Wells, storage tanks and pipelines should be located away from sensitive uses such as residences, hospitals, and schools. (S 8.1, 8aa, 8bb, 8cc, 8dd)
- HPS 4.3 **Electromagnetic fields.** City land use decisions shall seek to limit public exposure to electromagnetic fields (EMF) based on the best available scientific evidence. (S 8ff)



## Santa Paula 2040 General Plan

### Programs

- HPS 4.a **Hazardous materials regulations.** Review City regulations, procedures and sources of information regarding the use, storage, transportation and disposal of hazardous materials, and the location and operation of petroleum facilities, on an annual basis and revise as necessary to ensure that they reflect current Federal, State, and County regulations. (S 5aa, 5bb)
- HPS 4.b **County Hazardous Waste Management Plan.** Cooperate with the Ventura County Environmental Health Division in preparing and updating the County Hazardous Waste Management Plan (CHWMP). (S 5bb)
- HPS 4.c **Development review.** As part of the development review process for new developments that handle hazardous materials or petroleum products, consult with DEHS and require applicants to demonstrate conformance with all applicable hazardous materials regulations and identify appropriate mitigation measures. When development is proposed in an area of previous or current oil operations, the City shall consult with the California Division of Oil, Gas, and Geothermal Resources (DOGGR) and require the project to comply with DOGGR recommendations to protect public health and safety. (S 8ee)
- HPS 4.d **Existing facilities.** Work cooperatively with County DEHS to ensure that existing facilities that use, store, transport or dispose of hazardous materials comply with existing regulations. (S 5bb)
- HPS 4.e **Electromagnetic fields.** As part of the development review process for proposed developments near electrical transmission lines, require that new residential properties, childcare facilities, active parks and recreational facilities comply with the setbacks established in *California Code of Regulations*, Title 5, §14010.c, or subsequent standards. (S 8ff)



## F. Aviation Safety

### 1. Overview

Santa Paula Airport, a general aviation facility privately owned and operated by the Santa Paula Airport Association, is located within the south-central portion of the city. The airport encompasses a total of about 38 acres and provides a single asphalt runway approximately 2,650 feet long by 40 feet wide. The airport property is designated *Airport* in the Land Use Plan (**Figure 2-1** of the [Land Use Element](#)).

Risks associated with Santa Paula Airport include those to people and property located near the airport and persons aboard an aircraft. Risk is reduced through land use policies that limit the number of people within crash hazard zones and by protecting airspace from land uses that could create flight hazards.

The Airport Comprehensive Land Use Plan (CLUP) for Ventura County, adopted by the Ventura County Transportation Commission in 2000, is intended to protect and promote the safety and welfare of residents near military and public use airports in the county, as well as airport users, while promoting the continued operation of those airports. The plan seeks to protect the public from the adverse effects of aircraft noise, to ensure that people and facilities are not concentrated in areas susceptible to aircraft accidents, and to ensure that structures and activities do not encroach upon or adversely affect the use of navigable airspace.

Air safety zones applicable to Santa Paula Airport are designated in the 2000 CLUP and include the Runway Protection Zone (formerly called the Inner Safety Zone); the Outer Safety Zone; and the Traffic Pattern Zone. Air safety zones for Santa Paula Airport are shown on **Figure 5-7** and are summarized as follows.

- The **Runway Protection Zone** (shown as the *KS-IS Overlay* on the Zoning Map) is the area below the portion of the approach surface from the end of the primary surface to the point where the approach surface is 50 feet above the runway end elevation.
- The **Outer Safety Zone** (shown as the *KS-OS Overlay* on the Zoning Map) underlies a portion of the approach surface which extends beyond the Runway Protection Zone. These two zones extend a total of 3,500 feet from the end of the runway based on the type of aircraft currently using, or projected to use, the airport.
- The **Traffic Pattern Zone** (also referred to as the *Airport Influence Zone*) is the area beneath the outer edge of aircraft flight paths.



# Santa Paula 2040 General Plan

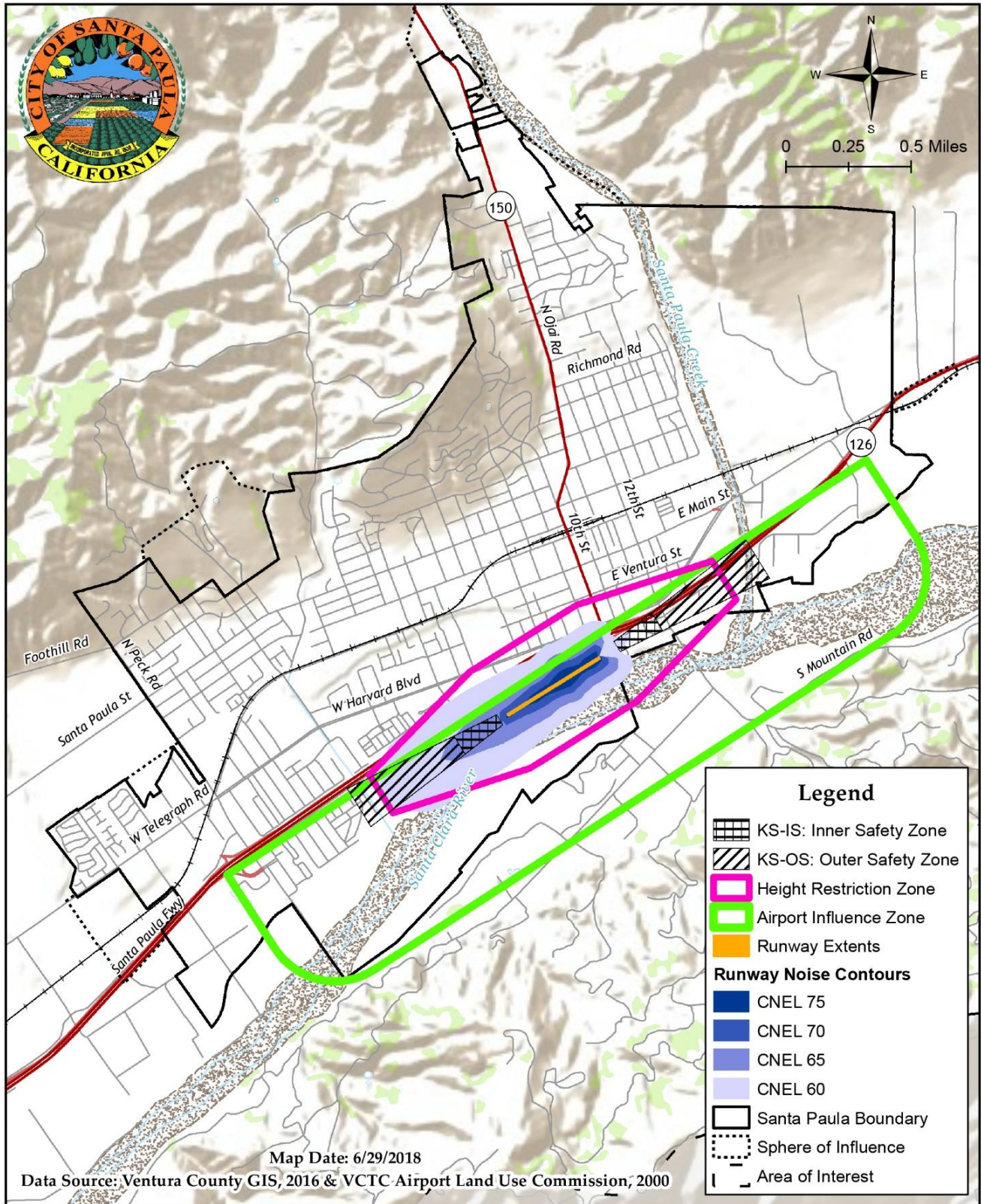


Figure 5-7 – Airport Safety Zones and Runway Noise Contours



**Table 5-1** presents land use compatibility standards for safety zones as established by the Ventura County CLUP.

Any existing structures or uses that were lawfully established or constructed prior to the adoption of the CLUP and that are inconsistent with current air safety zones are considered legal nonconforming uses and are subject to the regulations contained in Chapter 16.110 - Nonconformities of the Development Code (SPMC Title XVI). Those regulations are intended to encourage the city's continuing improvement by limiting the extent to which nonconforming structures and uses may continue to be used, expanded, or replaced, while improving the health, safety, and welfare of residents without creating an economic hardship for individual property or business owners.

## 2. Policies and Programs

### Policies

HPS 5.1 **CLUP consistency.** Use and development of properties in the vicinity of Santa Paula Airport shall be consistent with the Ventura County Airport Comprehensive Land Use Plan. (S 6.2, 6(a), LU 6(i), 6gg)

### Programs

HPS 5.a **CLUP compatibility.** Work with Santa Paula Airport to ensure conformance with the land use guidelines for safety compatibility outlined in the Ventura County Airport Comprehensive Land Use Plan. (S 6aa)

HPS 5.b **Runway overrun extension.** Pursue extension of the runway overruns when land becomes available. (S 6(b), 6(c))

HPS 5.c **Development review.** As part of the development review process for applications within the vicinity of Santa Paula Airport, assist applicants in demonstrating conformance with the CLUP and identify appropriate mitigation measures. (LU 6(i), S 6.2)

HPS 5.d **Nonconforming uses.** Encourage the modification or replacement of legal nonconforming uses that are inconsistent with the CLUP in a manner that reduces or eliminates incompatibilities to the greatest extent feasible in accordance with SPMC Chapter 16.110. (new)



# Santa Paula 2040 General Plan

**Table 5-1 Land Use Compatibility Standards in Safety Zones for Civilian Airports**

Land Use	Runway Protection Zone	Outer Safety Zone	Traffic Pattern Zone	Extended Traffic Pattern Zone
<b>Residential</b>				
Single-Family	U	U	C <sup>a,e</sup>	A <sup>e</sup>
Multi-Family	U	U	C <sup>a,e</sup>	A <sup>e</sup>
Mobile Home Parks	U	U	C <sup>a,e</sup>	A <sup>e</sup>
<b>Public/Institutional</b>				
Hospitals/Convalescent Homes	U	U	U	A <sup>e</sup>
Schools	U	U	U	A <sup>e</sup>
Churches/Synagogues	U	U	U	A <sup>e</sup>
Auditoriums/Theaters	U	U	U	A <sup>e</sup>
<b>Commercial</b>				
Hotels and Motels	U	U	C <sup>c,e</sup>	A <sup>e</sup>
Office and Business/Professional Services	U	C <sup>a,e</sup>	C <sup>c,e</sup>	A
Wholesale	U	C <sup>a,e</sup>	C <sup>c,e</sup>	A
Retail	U	C <sup>a,e</sup>	C <sup>c,e</sup>	A
<b>Industrial/Transportation, Communication, and Utilities</b>				
Manufacturing – General/Heavy	U	C <sup>a,e</sup>	C <sup>c,e</sup>	A
Light Industrial	U	C <sup>a,e</sup>	C <sup>c,e</sup>	A
Research and Development	U	C <sup>a,e</sup>	C <sup>c,e</sup>	A
Business Parks/Corporate Offices	U	C <sup>a,e</sup>	C <sup>c,e</sup>	A
Transportation Terminals	U	U	A	A
Communication/Utilities	C <sup>b</sup>	A	A	A
Automobile Parking	C <sup>b</sup>	A	A	A
<b>Recreation/Open Space</b>				
Outdoor Sports Arenas	U	U	U	A
Outdoor Amphitheaters	U	U	U	A
Parks	U	C <sup>a</sup>	A	A
Outdoor Amusement	U	C <sup>a,e</sup>	A	A
Resorts and Camps	U	C <sup>a,e</sup>	A <sup>e</sup>	A <sup>e</sup>
Golf Courses and Water Recreation	C <sup>d</sup>	A	A	A
Agriculture	A	A	A	A

Source: Table 6B, p. 6-6; Airport Comprehensive Land Use Plan for Ventura County, July 2000

A = Acceptable land use; C = Land use is conditionally acceptable upon meeting required criteria (see footnotes below);

U = Unacceptable land use

- a Maximum structural coverage must be no more than 25%. “Structural coverage” is defined as the percent of building footprint area to total land area, including streets and greenbelts.
- b Placing structures or buildings in the Runway Protection Zone is unacceptable. Above-ground utility lines and parking are allowed only if approved by the Federal Aviation Administration (FAA) as not constituting a hazard to air navigation.
- c Maximum structural coverage must not exceed 50%. “Structural coverage” is defined as the percent of building footprint area to total land area, including streets and greenbelts. Where development is proposed immediately adjacent to the airport property, structures should be located as far as practical from the runway.
- d Clubhouse is unacceptable in this zone.
- e An aviation easement is recommended and a fair disclosure agreement and covenant shall be recorded by the owner and developer of the property.



## G. Noise

### 1. Overview

Noise is considered to be unwanted sound. Sources of noise in the community include roads, commercial, industrial and agricultural operations, railroads, aircraft overflight, construction and nuisance noise. Adverse effects from these noise sources on sensitive uses such as homes, schools and libraries can be minimized by locating these uses outside of high-noise areas, requiring that new developments comply with noise standards, and limiting nuisance noise.

#### Noise Characteristics and Measurement

Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound levels based on human hearing, which is most sensitive to frequencies around 4,000 hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 hertz).

In addition to instantaneous sound levels, the duration of sound is important because sounds that occur over a long period of time are more likely to be an annoyance or cause direct physical damage or environmental stress. One of the most frequently used noise metrics that considers both duration and sound level is the *equivalent noise level* ( $L_{eq}$ ). The  $L_{eq}$  is defined as the steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time. Typically,  $L_{eq}$  is summed over a 1-hour period.

Sound pressure level is measured on a logarithmic scale with 0 dB based on the lowest detectable sound pressure level that people can perceive (an audible sound that is not zero sound pressure level). Decibels are added on a logarithmic basis, and a doubling of sound energy is equivalent to an increase of 3 dB. A sound that is 10 dB less than the ambient level has no effect on the ambient noise level.

Noise levels typically attenuate at a rate of 6 dBA per doubling of distance from point sources such as industrial machinery. Noise from lightly traveled roads typically attenuates at a rate of about 4.5 dBA per doubling of distance. Noise from heavily traveled roads typically attenuates at about 3 dBA per doubling of distance.

The time period in which noise occurs is also important, because noise that occurs at night tends to be more disturbing to most people than noise during the daytime. The Community Noise Equivalent Level (CNEL) recognizes this characteristic by weighting the hourly  $L_{eq}$





## Santa Paula 2040 General Plan

levels over a 24-hour period with 5 dB added to evening noise levels (7:00 p.m. to 10:00 p.m.) and 10 dBA added to nighttime noise levels (10:00 p.m. to 7:00 a.m.) to account for the greater annoyance associated with noise during these times.

### Noise Impacts

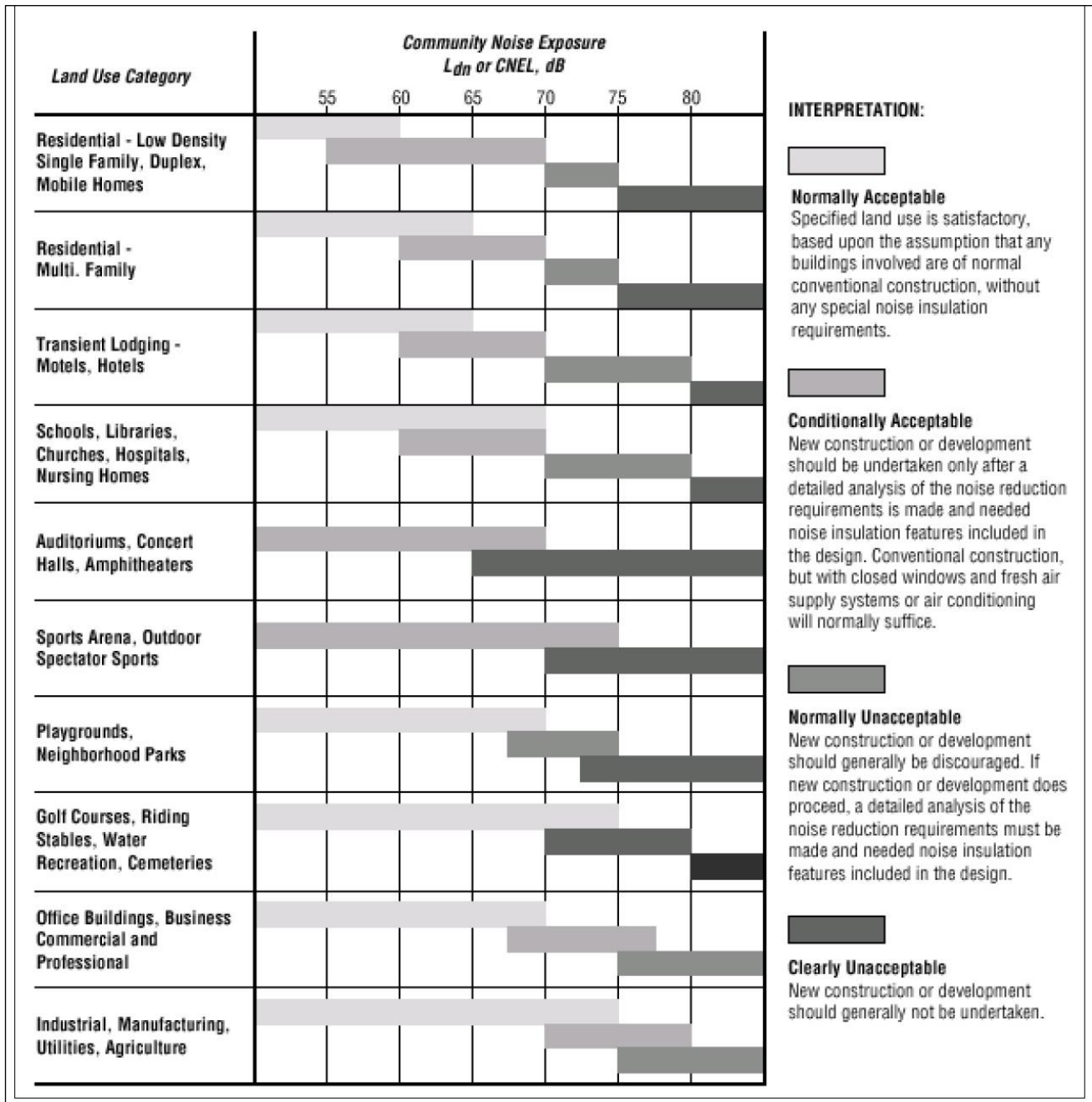
Because of the nature of the human ear, a sound must be about 10 dB greater than the reference sound to be judged as twice as loud. Typically, a 3 dB change in community noise levels is noticeable, while 1 to 2 dB changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while those along arterial streets are generally in the 50-60+ dBA range. Normal conversational levels are in the 60-65 dBA range, and ambient noise levels greater than that can interrupt conversations.

### Noise Standards

The State of California has adopted noise standards for both exterior and interior environments.

**Exterior Noise Standards.** Figure 5-8 shows community (i.e., exterior) noise compatibility guidelines published by the Governor's Office of Planning and Research for various land uses. This table illustrates the ranges of noise exposure in terms of what is *normally acceptable*, *conditionally acceptable*, *normally unacceptable*, and *clearly unacceptable*. For the most sensitive uses such as single-family homes, 60 dB is the maximum normally acceptable noise level, while for less sensitive uses such as commercial and industrial an exterior noise level of 70 to 75 dB is normally acceptable. These guidelines are used to assess whether noise levels may be incompatible with proposed land uses, and when mitigation may be required.

**Interior Noise Standards.** California's noise insulation standards are described in Title 24, Part 2 of the *California Code of Regulations*. These regulations establish a maximum noise level attributable to exterior sources of 45 dB in any habitable room. The noise metric is measured in either CNEL or Ldn, consistent with the noise element of the local general plan. Residential buildings proposed within exterior Ldn contours of 60 dB or greater, generated by an existing or planned freeway, expressway, parkway, major street, thoroughfare, rail line, rapid transit line, or industrial noise source, require an acoustical analysis showing that the building has been designed to limit intruding noise to an interior L<sub>dn</sub> of 45 dB. Interior noise reduction can be accomplished by construction techniques such as double- or triple-pane windows or thicker walls.



Source: Appendix D: Noise Element Guidelines, page 374; State of California General Plan Guidelines, 2017

Figure 5-8 – Noise/Land Use Compatibility Matrix



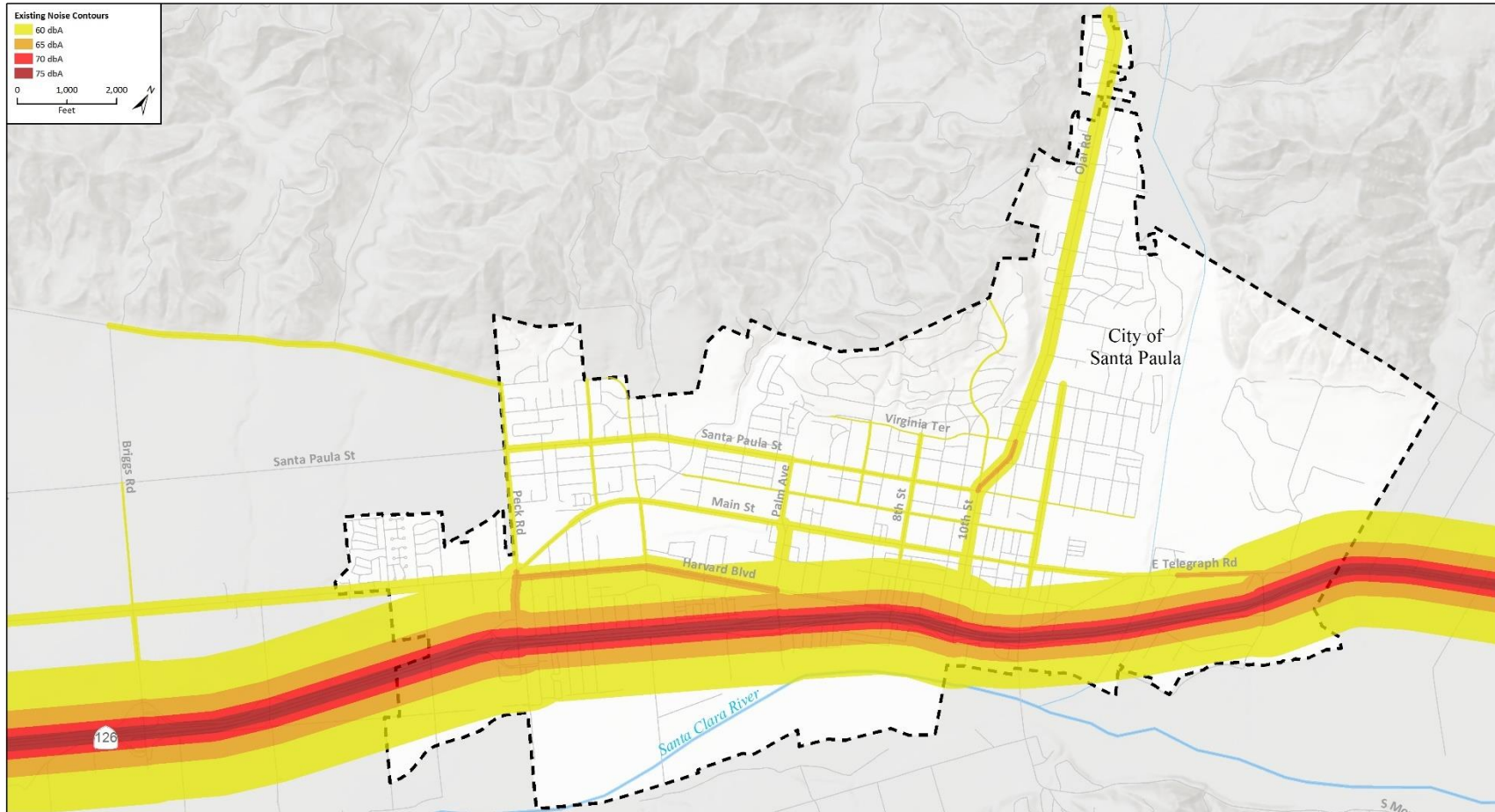
## Existing and Projected Noise Levels

**Roadway Noise.** Roadways with sufficient traffic volumes to generate noise concerns include SR 126, SR 150, Harvard Boulevard, Hallock Drive, Palm Avenue, Santa Paula Street and Telegraph Road. Roadway noise contours based on conditions in 2016 are shown in **Figure 5-9**, while projected 2040 noise contours are shown in **Figure 5-10**.

- **SR 126.** The Santa Paula Freeway (SR 126) is the primary east-west route crossing the city and generates the highest roadway noise levels. Land uses adjacent to some segments of the freeway are not noise-sensitive; however, between Peck Road and Palm Avenue residential development adjacent to the freeway is within the 70 dBA CNEL noise contour under both existing and projected 2040 conditions. Based on the Noise/Land Use Compatibility Matrix (**Figure 5-8**) new noise-sensitive uses located in these areas should only be approved after a detailed analysis to determine the type of noise mitigation needed to achieve acceptable levels.
- **SR 150.** SR 150 is the primary access route between SR 126 and Ojai and is a major north-south corridor linking downtown Santa Paula with residential areas at the northern end of the city. In some locations the 60 dBA noise contour on this roadway is estimated to be approximately 130 feet from the roadway centerline currently and is projected to extend to approximately 153 feet from the centerline in 2040. In general, the primary areas of noise concern are north of Santa Paula Street, where traffic speeds are higher and residential development is more prevalent.
- **Harvard Boulevard.** Harvard Boulevard is a primary east-west corridor that parallels SR 126. This was the main highway through town before SR 126 was built. As a result, most of the development along this road is commercial or industrial in nature, and thus less sensitive to noise impacts. However, there is scattered residential development between Peck Road and Steckel Drive. Homes that directly front on Harvard Boulevard are within the current and 2040 projected 65 dBA contour, and new residential development should only be approved after a noise study determines appropriate mitigation techniques.



# Santa Paula 2040 General Plan



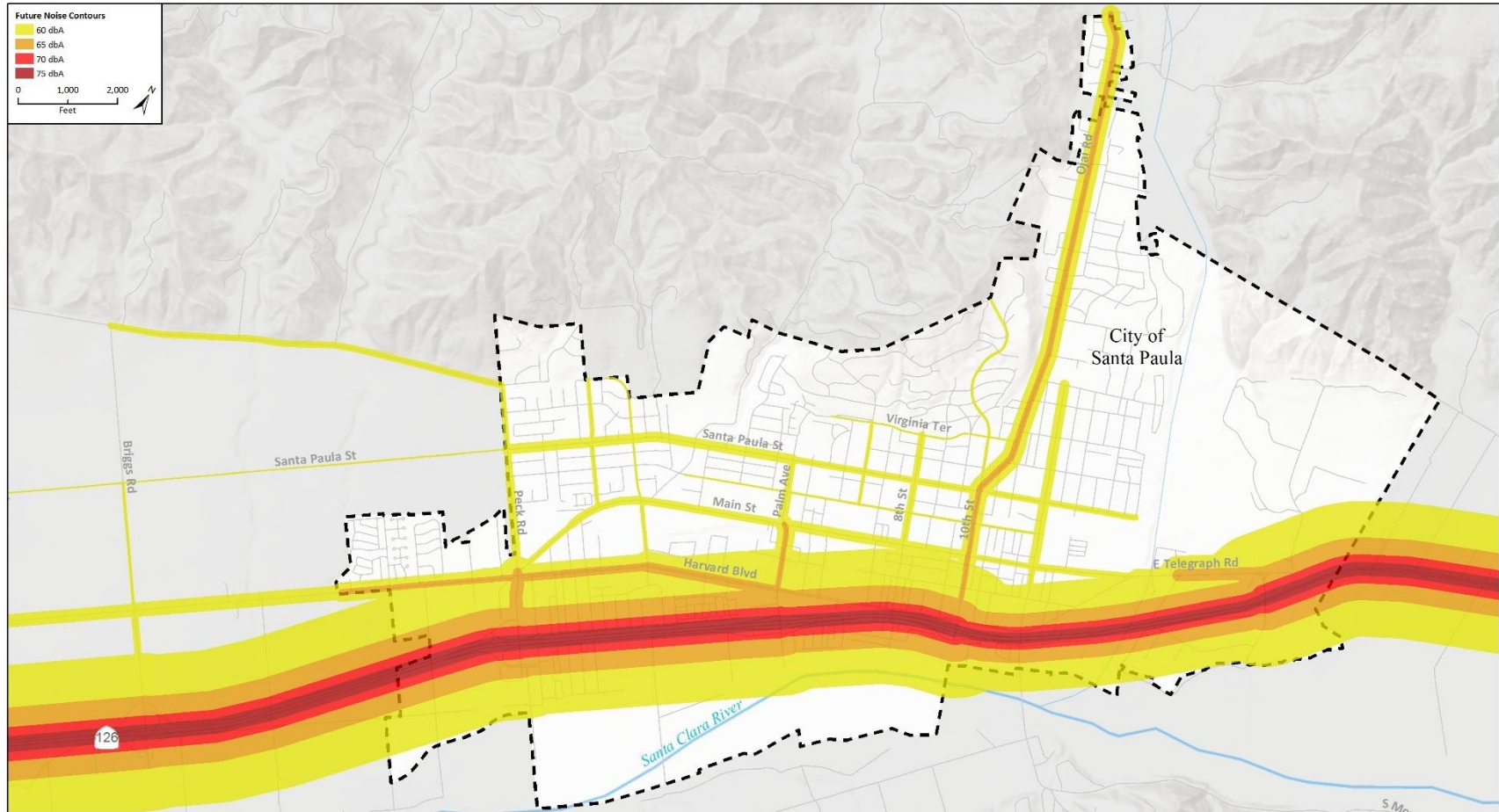
Imagery provided by ESRI and its licensors © 2018. Additional data provided by City of Santa Paula 2018. FIG 1 Noise Contours Planning 20180703

Source: Giroux & Associates, Rincon Consultants, 2018

**Figure 5-9 – Existing Roadway Noise Contours (2016)**



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Source: Giroux & Associates, Rincon Consultants, 2018

**Figure 5-10 – Projected Roadway Noise Contours (2040)**



- **Hallock Drive.** Traffic volumes and noise levels are projected to increase substantially along Hallock Drive with the development of East Area 1. Although the adjacent properties are designated Commercial/ Light Industrial, this land use category also allows multi-family housing under the Affordable Housing Overlay. If residential development is proposed on parcels where estimated noise levels exceed 65 dB a noise study will be required to identify appropriate mitigation.
- **Palm Avenue.** Noise levels along the segment of Palm Avenue between Main Street and Harvard Boulevard is projected to slightly exceed 65 dB by 2040. Adjacent properties along this segment are designated for multi-family use; therefore, a noise study will be required to identify appropriate mitigation when new residential development is proposed.
- **Santa Paula Street.** Noise levels along Santa Paula Street east of Peck Road are projected to slightly exceed 60 dB by 2040. Adjacent properties along much of this segment are designated for single-family use; therefore, a noise study will be required to identify appropriate mitigation when new residential development is proposed.
- **Telegraph Road.** Noise levels along some segments of Telegraph Road that are designated for residential development are projected to exceed levels considered normally acceptable. In those segments, a noise study will be required to identify appropriate mitigation when new residential development is proposed.

**Loud vehicle exhaust.** Loud vehicle exhaust is another source of noise on roadways. The *California Vehicle Code* establishes noise limits for auto, truck and motorcycle exhaust systems, and local authorities may enforce those regulations but are prohibited from enacting or enforcing more restrictive vehicle noise limitations.

**Aircraft Noise.** Aircraft noise is generally not a problem in Santa Paula. The air traffic pattern is generally south of the city, over the Santa Clara River. Local ordinance requires that aircraft maintain an altitude of at least 1,500 feet above sea level when approaching or departing the city. The primary noise concern noted by the public relating to the airport is aerobatics, which are periodically practiced east of the city.

The airport property is surrounded by industrial development on either end of the runway. The SR 126 freeway provides a barrier to the north, while there is generally no development to the south due to the presence of the Santa Clara River. Aircraft noise is reflected in the noise contours shown in **Figure 5-9** (page [5-33](#) above).



## Santa Paula 2040 General Plan

**Commercial and Industrial Noise.** Commercial operations located in the area of Laurie Lane, Steckel Drive, Harvard Boulevard, Palm Avenue, Main and 7<sup>th</sup> Streets, and in the Downtown may produce noise that affects nearby sensitive land uses such as homes and schools. However, these effects are generally minor and noise from commercial uses has not been a significant issue in the community.

Industrial development is located along Telegraph Road, Peck Road, Main Street and south of the freeway adjacent to the airport. Noise generated by plant operations and heavy equipment may impact nearby residential areas, parks, schools, and a mental care facility.

The City's Noise Ordinance (Santa Paula Municipal Code, Chapter 93) establishes noise limits for activities at commercial and industrial facilities that reduce adverse impacts on adjacent uses.

**Agricultural Noise.** Noise from tractors and other agricultural equipment such as frost control are the major sources of agricultural noise. Many of these noise sources lie outside the city and are related to seasonal operations. Packing operations, including refrigeration trucks, and movement of farm equipment are sources of noise that have the potential to affect the city, but are not a constant source of noise. Farm equipment movement usually occurs on Santa Paula Street and Harvard Boulevard during busy agricultural times of the year. While these sources may periodically affect Santa Paula residents, they are usually outside the City's jurisdiction to enforce noise limits.

**Railroad Noise.** Historically the Santa Paula Branch Line Railroad was heavily used. Now, however, regular rail traffic has stopped, primarily because the railroad tracks have been removed between Piru and Santa Clarita, and the corridor in that area is privately owned. The Fillmore Western Railroad operates tourist excursion trains between Fillmore and Santa Paula, and the railroad is also used by the Weyerhaeuser plant and local agricultural operations in Santa Paula and occasionally by Hollywood film productions that use Santa Paula as a backdrop. Consequently, operations on the rail line do not create a serious noise concern.

**Construction Noise and Ground-Borne Vibration.** Construction near noise-sensitive uses has the potential to be an annoyance but is temporary. In order to minimize disturbance, the City's Noise Ordinance limits the allowable hours of construction activities, and construction that occurs between 8:00 a.m. and 6:00 p.m. Monday through Friday is exempt from noise regulations. Noise generated by residents personally undertaking construction activities to maintain or improve their property on Saturdays, Sundays, or holidays between 9:00 a.m. and



5:00 p.m. is also exempt from noise regulations unless noise levels exceed 85 dBA at a distance of 50 feet. Emergency repair work is also exempt from City noise regulations.

**Nuisance Noise.** Noise sources in residential areas include air conditioners, gardening equipment, power tools, generators, amplified music and barking dogs. The effects of nuisance noise can be compounded by the time of day, volume, and proximity to sensitive receptors. For instance, a loud party might be acceptable in the early evening hours but be considered a nuisance during late night and early morning hours. The City’s Noise Ordinance contains regulations limiting the allowable noise generated by equipment, private parties, and animal noise.

## 2. Policies and Programs

### Policies

- HPS 6.1 **Noise standards.** The maximum acceptable ambient noise levels for usable outdoor areas shall be as provided in the Noise/Land Use Compatibility Matrix (**Figure 5-8**). The maximum acceptable interior noise level shall be as provided by the Municipal Code. (N 1aa)
- HPS 6.2 **Noise/land use compatibility.** Land use decisions shall consider the Noise/Land Use Compatibility Matrix (**Figure 5-8**). Unless a proposed use is identified as *Normally Acceptable*, the use shall not be approved unless a noise study has been prepared demonstrating that noise levels will not exceed adopted standards. When a building’s openings to the exterior are required to be closed to meet the interior noise standard, mechanical ventilation shall be provided. (N 1.3, 1(a), 1aa, 2(a), 2cc, 3cc, 8(a))
- HPS 6.3 **New noise-generating uses.** New commercial, industrial, or other noise-generating developments must not cause significant noise impacts on noise-sensitive uses. Techniques for reducing noise impacts may include locating truck access and parking areas away from sensitive uses, limiting truck traffic during night and early morning hours, placement of walls or structures to buffer noise, and limiting the use and location of noise-generating equipment such as leaf blowers and maintenance equipment. (N 1.2, 4(a), 4aa, 4bb, 4cc, 4dd, 6aa, 6bb, 6cc)
- HPS 6.4 **Existing noise.** Exposure of citizens to excessive noise sources, including nuisance noise, should be reduced to the greatest extent feasible. (N 1.1, 9cc)





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HPS 6.5 **Construction noise.** Minimize construction noise and ground-borne vibration to the greatest extent feasible through techniques such as limiting hours of operation, limiting times of year for construction near schools, requiring construction equipment to utilize current noise reduction technology, limiting truck idling near noise-sensitive uses, locating staging areas away from noise-sensitive uses, limiting construction traffic to designated routes that avoid noise-sensitive uses, and temporary noise barriers. For purposes of CEQA analysis, these restrictions shall be considered to mitigate construction noise impacts to a level that is less than significant. (N 7(a), 9cc)

### Programs

HPS 6.a **Noise along State highways.** Work with Caltrans to mitigate traffic noise impacts on sensitive uses adjacent to State highways. Requirements that are within the City's jurisdiction shall be included in the City's Noise Ordinance. Strategies to be considered include:

- Limitations on hours of operation and other truck operations that could be limited to reduce noise impacts.
- Encourage the use of designated truck routes in accordance with the [Circulation and Mobility Element](#) that avoid residential areas and confine truck traffic to major thoroughfares.
- Prohibit the use of "jake brakes" along established truck routes adjacent to sensitive uses. (N 1bb, 1cc)

HPS 6.b **Noise along local streets.** Minimize vehicular noise on pedestrians and residential neighborhoods by inhibiting through trips by the use of diagonal parking, one-way streets, road dips, speed humps, and other traffic calming controls. If feasible, rubberized asphalt paving material shall be required for new roads. (N 1dd, 1ii, 1jj)

HPS 6.c **City vehicles.** Ensure that new vehicles and other equipment purchased by the City comply with the best available noise-reduction technology. (N 1ff)

HPS 6.d **Noise Ordinance.** Review and update the Noise Ordinance (Santa Paula Municipal Code, Chapter 93) on a regular basis as necessary to reflect changes in State or Federal law and City policy. (N IM 1, 2, 3, 4, 5)

HPS 6.e **Project design standards.** Adopt and enforce design standards in the Development Code to reduce noise effects on-site and on adjacent noise-sensitive uses. Techniques may include the location of driveways and parking areas, enclosure of



parking structures facing noise-sensitive uses, use of landscape buffers or sound walls, sound-absorbing materials to minimize sound amplification and transmission, and limiting hours of operation, and other appropriate techniques.

(N 6(a), 8(a))

HPS 6.f **Development review.** As part of the development review process, assist applicants in demonstrating that interior and exterior noise levels for proposed land uses will be in conformance with the Noise/Land Use Compatibility Matrix (**Figure 5-8**), General Plan policies, and the Noise Ordinance. Unless a proposed development is within the *Normally Acceptable* noise contour, the applicant shall provide a site-specific noise study prepared by a qualified acoustical engineer demonstrating conformance with applicable noise standards. The determination of whether a project site is within the *Normally Acceptable* range shall be made by the Planning Department.

When a proposed development would result in noise levels requiring mitigation, preference for mitigation measures shall be in the following order:

1. Site layout, including setbacks, open space separation and shielding of noise sensitive uses with non-noise-sensitive uses.
2. Acoustical treatment of buildings.
3. Structural measures such as construction of earthen berms or wood or concrete barriers.

For mixed-use projects, applicants shall demonstrate that noise levels for sensitive uses within the development will not exceed adopted standards.

As part of the development review process, the City shall require all feasible methods of minimizing construction noise. (N 2(a), 2cc, 3(a), 3cc, 6(a), 6aa, 6bb, 6cc, 7(a), 7aa, 7bb, 8(a), 8aa, 8bb)

HPS 6.g **Santa Paula Airport.** Work cooperatively with Santa Paula Airport officials to resolve operational noise concerns, including those resulting from aerobatics and air shows. (N 2(a), 2aa, 2bb)

HPS 6.h **Rail noise.** Encourage railroad operators and the Ventura County Transportation Commission to properly maintain lines and establish operational restrictions during the early morning and late evening hours and/or install noise mitigation features to reduce impacts in residential neighborhoods and other noise sensitive areas.

(N 3(a), 3aa, 3bb)



## Santa Paula 2040 General Plan

HPS 6.i **Agricultural noise.** Work with farmers in and around the city to address any identified noise problems relating to the use of farm equipment, such as frost protection equipment and farm machinery on city streets. (N 5(a), 5aa)



## 6. Public Services and Utilities

### A. Overview

#### 1. Purpose and Legal Requirements

One of the fundamental responsibilities of city governments is to provide adequate public services and facilities to support existing and future land uses. The purpose of this [Public Services and Utilities Element](#) is to provide a policy framework to guide decisions regarding the provision of the following services and utilities:

- Police protection
- Fire protection (the [Hazards and Public Safety Element](#) also addresses the issue of wildland fire hazards)
- Emergency preparedness and response
- Education
- Library services
- Parks and recreation
- Water supply (the topic of flood hazards and storm water drainage is addressed in the [Hazards and Public Safety Element](#), while water quality is addressed in the [Environmental and Cultural Resources Element](#))
- Wastewater treatment and disposal
- Solid waste disposal (hazardous waste is addressed in the [Hazards and Public Safety Element](#))
- Energy production and transmission

City fiscal management policies, which also have a bearing on public services and utilities, are addressed in the [Economic Development Element](#).

#### Acronyms used in this section

AFY	acre-feet per year
CPTED	crime prevention through environmental design
EOP	Emergency Operations Plan
LAFCo	Local Agency Formation Commission
MGD	million gallons per day
MRF	materials recovery facility
NIMS	National Incident Management System
SCE	Southern California Edison
SEMS	California Standardized Emergency Management System
SPBPA	Santa Paula Basin Pumpers Association
SPUSD	Santa Paula Unified School District
SWP	State Water Project
TDS	total dissolved solids
UWMP	Urban Water Management Plan
VCFPD	Ventura County Fire Protection District
WRF	water recycling facility



## Santa Paula 2040 General Plan

The goals, policies, and programs described below focus on issues including service standards, design, and operational measures.

### 2. Goals

The provision of adequate public services and utilities is essential to the welfare of Santa Paula's residents and businesses. The City adopts the following goal to guide the establishment of policies, regulations and management strategies related to public services and utilities.

- PSU 1 Provide an adequate level of public services and utilities to meet the needs of Santa Paula's residents and businesses and accommodate population growth. (LU 1.2, 1.3, 3eee, 8.1; S 7.1)



## B. Police Protection

### 1. Overview

The Santa Paula Police Department has been responsible for the security of Santa Paula residents and businesses since 1923. The Department provides a broad range of law enforcement services, including administration, patrol, investigations, dispatch, records services, and custody/jail services. The Department also oversees animal control and graffiti removal. The Police Department has mutual aid agreements with other Ventura County law enforcement agencies.

The City operates one main police station located at 214 South 10<sup>th</sup> Street (**Figure 6-1**). A future police substation site has also been identified in the East Area 1 Specific Plan area.

The City's desired standard is to provide 1.25 sworn police officers per 1,000 residents, or 1 officer per 800 residents. The 2017 ratio was 1.02 officers per 1,000 residents (30 sworn officers). To achieve the City's desired level of service standard, 38 sworn officers would be required to serve the 2017 estimated population of 30,654 while a total of 50 sworn officers would be required to serve the projected 2040 population of 39,600 residents.

### 2. Policies and Programs

#### Policies

PSU 1.1 **Police protection.** Protect persons and property from criminal activity through the following strategies:

- Locate police facilities and resources where they can effectively serve the community. (new)
- Facilitate partnerships between the Santa Paula Police Department, other law enforcement agencies, schools and other community organizations to prevent crime. (S 7(h), 7aa, 7bb, IM 70)
- The Police Department should be staffed with the best available police officers, supervisors, civilian personnel, administrators, and equipment. The number of sworn officers should be adequate to provide a full range of services to the community. A ratio of 1.25 officers per 1,000 population is desirable. (S 7(a-c))

PSU 1.2 **Public facilities financing.** Utilize impact fees, development agreements, Measure T monies, or other financing techniques to ensure that new developments defray their proportionate share of the cost of police facilities needed to serve the developments. (LU 1(a), 8(a), IM 45, 107)



# Santa Paula 2040 General Plan

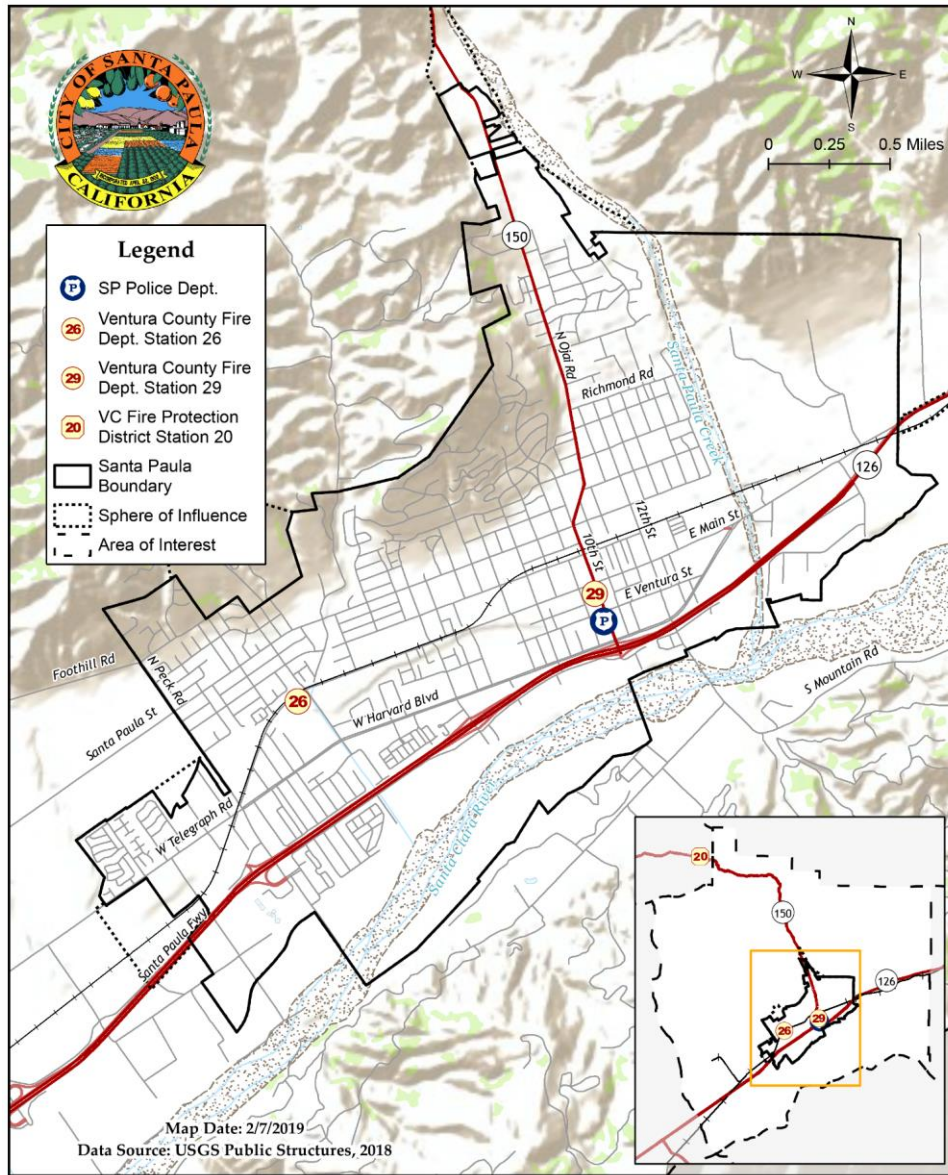


Figure 6-1 – Police and Fire Facilities



## Programs

PSU 1.a **Land planning and development review.** As part of the development review process for specific plans and major development proposals, require a fiscal impact analysis demonstrating that the development will contribute on a fair-share basis for the cost of police protection required to serve the project. (LU 1(a), IM 3, 45, 107)

PSU 1.b **Crime prevention through environmental design (CPTED).** Incorporate CPTED and defensible space principles and best practices into the Development Code and project review procedures for new developments and major renovations. Project design features should include concepts such as:

- Natural Surveillance – orient buildings and windows to provide maximum surveillance of exterior areas, and locate entryways such that they are visible to adjacent neighbors or passersby
- Natural Access Control – use landscaping such as low hedges and flowerbeds to identify points of entry and movement on property, and use signage and symbolic barriers to direct vehicular and pedestrian traffic
- Natural Territorial Reinforcement – use thorny or thick plant materials in perimeter landscape areas to discourage cutting through parking areas and rear yards, trampling vegetation, approaching ground floor windows, or climbing fences and walls
- Low Maintenance Design – reduce property maintenance costs by using graffiti-resistant surface materials, vandal-proof lighting, and landscaping selected for durability
- Shared Facilities – promote activity in public areas by coordinating shared uses of facilities such as parking lots, parks and sports fields. Enforce property maintenance and environmental design regulations for businesses, including regulations for alcohol and tobacco advertisements. Assist storeowners in identifying low-cost solutions to maintenance issues. Continue to enforce provisions in the Municipal Code to manage alcoholic beverage sales locations and hold storeowners accountable for litter, graffiti, or other public nuisances connected to their stores
- Lighting Standards – ensure proper illumination standards in compliance with current best practices for security lighting

(S IM 71)





## Santa Paula 2040 General Plan

- PSU 1.c **Mutual aid agreements.** Maintain mutual aid agreements with other law enforcement agencies. (S IM 66)
- PSU 1.d **Annual review.** Review police protection needs annually as part of the City's budget and Capital Improvement Program process, and revise plans and programs as necessary to achieve desired objectives. (S IM 64-65, 72-73)



## C. Fire Protection

### 1. Overview

In 2018 the City of Santa Paula was annexed into the Ventura County Fire Protection District (VCFPD) and a Memorandum of Agreement between the City and VCFPD was executed describing services and funding. In addition to Santa Paula, VCFPD provides fire protection services in Camarillo, Moorpark, Ojai, Port Hueneme, Simi Valley, Thousand Oaks and unincorporated Ventura County. [VCFPD also protects the State Responsibility Area \(SRA\) lands within Santa Paula's Sphere of Influence under an agreement with Cal Fire. \(see also Section D-Wildland Fire Hazards in Chapter 5\)](#)

The Plan for Service approved by LAFCo as part of the VCFPD annexation process includes the following services to be provided in Santa Paula:

- Fire suppression
- Emergency medical response
- Hazardous materials response
- Search and rescue
- Mass casualty and major disaster response
- Arson investigation
- Pre-development plan review
- Inspection services
- Fire Code administration
- Wildland-urban interface fire hazard reduction
- Dispatch/communications

As shown in **Figure 4-1** above, Santa Paula is currently served by two VCFPD fire stations. Upon annexation to the VCFPD, Santa Paula Fire Station 81 became VCFPD Station 29 and Santa Paula Fire Station 82 became VCFPD Station 26. These two stations are proposed to be rebuilt by VCFPD in the future to incorporate state-of-the-art capabilities.

When the East Area 1 project was originally approved, it was anticipated that a new fire station would be necessary to serve the development. However, with annexation of Santa Paula into the VCFPD, adequate fire and emergency medical services coverage is provided for the entire city and construction of a new fire station East Area 1 is no longer required.



## 2. Policies and Programs

### Policies

- PSU 2.1 **Fire protection and emergency medical services.** Work cooperatively with VCFPD to ensure that persons and property are protected from fires and provide emergency medical services through the following strategies:
- Locate firefighting facilities and resources where they can effectively serve the community. **(new)**
  - Encourage partnerships and mutual aid agreements between VCFPD and other fire protection organizations. **(LU 8(a))**
  - Incorporate designs, systems and practices for fire safety, prevention and suppression in new developments. **(S 4.3)**
  - Work with VCFPD to ensure that Santa Paula is served with the best available equipment and personnel. **(S 4(a))**
  - Development should mitigate undue risks from fires. **(S 4.1)**
  - A fire safety and equipment access standard should be appropriately designed and implemented. **(S 4(e))**
  - A fire safety plan should be required of all businesses and multi-family occupancies. **(S 4(f))**
  - A program for fire safety plans and training should be designed and implemented. **(S 4(g))**
- PSU 2.2 **Fire protection facilities financing.** Utilize impact fees, development agreements, or other financing techniques to ensure that new developments defray their proportionate share of the cost of fire protection facilities needed to serve the projects. **(LU 1(a), 4tt, 4uu, 8(a), IM 45, 107)**

### Programs

- PSU 2.a **Code compliance.** Continue to implement a program to ensure compliance with fire codes, including weed abatement, site maintenance, and other fire hazard mitigations. **(S IM 41)**
- PSU 2.b **Land planning and development review.** As part of the development review process:
- Require new developments to contribute on a fair-share basis to the provision of fire protection facilities required to serve the development. **(new)**

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- Assist applicants in demonstrating compliance with fire protection regulations and standards, including availability of adequate water supply for fire suppression, siting of structures, site access, use of fire retardant vegetation, and setbacks from natural vegetation. (LU IM 3; S 4(j))

PSU 2.c **Annual review.** Work with VCFPD to review fire protection needs annually as part of the City's budget and Capital Improvement Program process, and revise plans and programs as necessary to achieve desired objectives. Implement a phased program to replace substandard water mains, fire hydrants, and facilities. Review and update City building and fire codes in coordination with triennial State code updates. (LU IM 98; S 4aa)



## D. Emergency Preparedness and Response

### 1. Overview

The potential for large-scale emergencies due to natural, technological or other events requires that governments at all levels take proactive steps to protect public health and safety. Emergency preparedness requires effective planning and the coordination of public and private agencies at the Federal, State, County, and City levels, including preparation, mitigation, response, and recovery efforts.

As part of the California Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS), the City of Santa Paula has adopted an Emergency Operations Plan (EOP) addressing the City's planned response to extraordinary emergency situations. The EOP focuses on potential large-scale disasters that can generate unique situations requiring unusual emergency responses and is an extension of the California Emergency Plan. The EOP describes procedures for establishing evacuation routes and evacuation center locations as necessary depending on the nature of the emergency event.

The EOP is reviewed annually to ensure that plan elements are valid and current. The Police Department is responsible for making revisions to the EOP that will enhance response and recovery operations. Adoption and maintenance of a local emergency plan in conformance with State and Federal regulations qualifies the City for disaster assistance.

### 2. Policies and Programs

#### Policies

PSU 3.1 **Emergency planning, response and recovery.** Proactively plan for an effective response to emergency situations such as earthquakes, floods, wildfires, hazardous materials releases, and disaster recovery in cooperation with other Federal, State, and local agencies. (S 1r, 1s, 1u, 3f, 3bb, 3mm, 3nn)

#### Programs

PSU 3.a **Emergency Operations Plan.** Maintain and update the City's Emergency Operations Plan on a regular basis to ensure that the City is well-prepared to effectively deal with potential disaster events. (S 1f, 1r, 3bb)



## E. Education

### 1. Overview

Santa Paula is served by four public school districts: Santa Paula Unified School District, Mupu Elementary School District, Briggs Elementary School District, and Santa Clara Elementary School District. The boundaries of the Mupu, Briggs, and Santa Clara districts extend beyond the City limits into unincorporated territory. In 2013, the Santa Paula Elementary School District and the Santa Paula Union High School District were combined to form the Santa Paula Unified School District (SPUSD). SPUSD operates an early childhood education program, six K-5 elementary schools, one 6-8 middle school, one comprehensive high school, and one continuation high school.

Existing school facilities within Santa Paula are shown in **Figure 6-2**. In 2017 total enrollment within these four districts was approximately 6,993 students.

Two private schools are also located in Santa Paula: St. Michael's Academy in the Mountains, and St. Sebastian.

Additional educational facilities include Thomas Aquinas College, Santa Paula Adult School, and Ventura College-Santa Paula.

- Thomas Aquinas College, founded in 1971, is a private liberal arts college located in the unincorporated area north of the city.
- Santa Paula Adult School is part of the California Adult School System, which provides adult basic skills leading to high school diplomas and general education degrees and job training for career advancement. Santa Paula Adult School is located at 404 N. Sixth Street in the central portion the city.
- Ventura College-Santa Paula (East Campus) is an extension of Ventura College, an accredited 2-year institution of higher education. The Santa Paula campus offers a variety of educational programs, including a rotation of general education transfer courses, career and technical training, and English as a Second Language. In 1980, the Santa Paula Vocational Center, later known as East Campus, opened on Dean Drive in Santa Paula. In 2011, the satellite campus, now referred to as the Ventura College-Santa Paula Site, moved to its current location on Faulkner Road.



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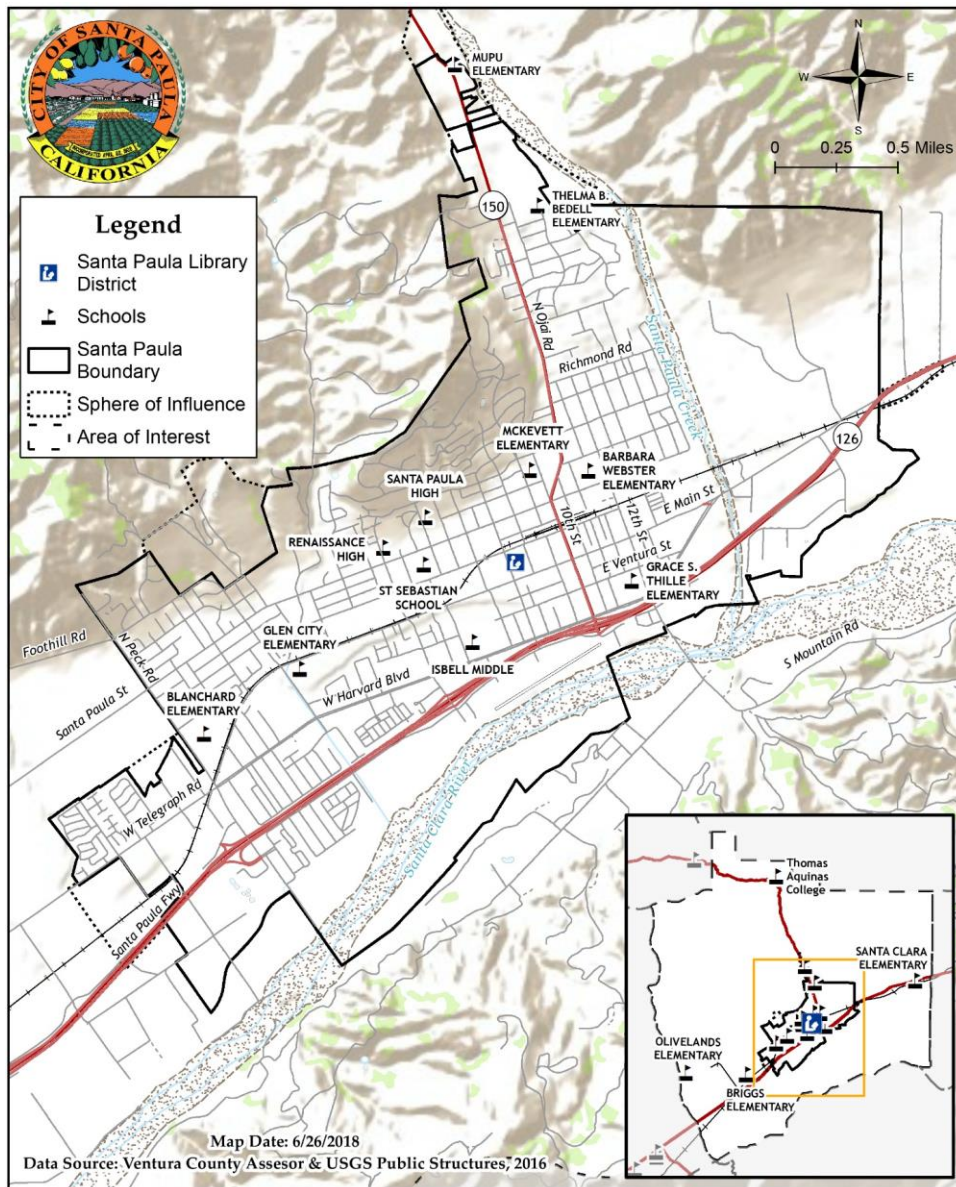


Figure 6-2 – Schools and Libraries

## Santa Paula 2040 General Plan



The East Area 1 Specific Plan identifies a site for a K-8 school centrally located in the Specific Plan area. The Specific Plan also designates land in the Civic District for additional high school facilities. The high school site adjoins planned public athletic fields.

Under California law, public school districts are independent of city governments; however, cooperation between school districts and cities is required in the planning, design and construction of new schools, school facilities, major additions to existing school facilities, and recreation and park facilities in the community.

## 2. Policies and Programs

### Policies

PSU 4.1 **School facilities.** Work cooperatively with local school districts to enhance existing schools, school-related uses and school grounds in Santa Paula, and help to facilitate development of additional school facilities needed to serve new development. Promote the establishment of additional educational facilities in Santa Paula, such as community colleges and private secondary schools. (LU 3bbb, 3ccc, 7ff, IM 3)

### Programs

- PSU 4.a **Development review.** As part of the review process for major developments and specific plans, work cooperatively with local school districts to evaluate the need for new or expanded school facilities. (LU IM 3)
- PSU 4.b **Adams Canyon school site.** Require dedication of 40 acres for a school site in the Adams Canyon Specific Plan, if deemed necessary in consultation with Santa Paula Unified School District. (LU 3ccc, IM 39a)





## F. Library Services

### 1. Overview

Santa Paula has one public library, the Blanchard Community Library, which opened in 1910 and is located at 119 North 8<sup>th</sup> Street (**Figure 6-2** above). The library is an independent California Special District and is funded primarily from property taxes including a property tax special assessment. The Library District has a territory of 107 square miles, which includes unincorporated areas beyond the boundaries of the City of Santa Paula.

In addition to reference and lending services, the library offers filtered internet access for students and the general public, as well as a variety of programs including Adult Coloring Club, Story Time, Teen Scene, and Family Night.

### 2. Policies and Programs

#### Policies

PSU 5.1 **Library facilities.** Work cooperatively with Blanchard Community Library to enhance library services within the city, and facilitate the expansion of services to serve new development. (LU 3ggg, IM 3)

#### Programs

PSU 5.a **Development review.** As part of the review process for major developments and specific plans, work cooperatively with the local Library District to address the need for new or expanded facilities. (LU IM 3)



## G. Parks and Recreation

### 1. Overview

The Santa Paula Parks and Recreation Department operates a variety of parks and recreational facilities and programs for Santa Paula residents.

#### Existing Parks and Recreation Facilities

The Santa Paula park system includes two neighborhood parks, nine mini parks, and two special interest parks. The City does not have a community park; however, planning and design is underway for the approximately 37-acre community park in East Area 1. Currently, the largest special interest park, George Harding Park, provides some community park uses. Community parks, which are usually 14 to 40 acres, can provide a wide variety of uses such as swimming pools, athletic fields, community/recreation centers, cultural centers, picnic areas, and gardens.

Neighborhood parks are defined as having a usable size of 5 to 15 net acres and provide for the daily recreational needs of residents within a 1-mile service area. Mini Parks are defined as parks that are less than 5 acres and provide passive or limited recreational opportunities to a specific area.

Special Interest Parks are defined as facilities with a particular use that generally serves the entire community irrespective of park size. Santa Paula’s parks are listed in **Table 6-1** and shown in **Figure 6-3**.

Recreational facilities include: five playgrounds at Teague, Las Piedras, Mill, Obregon, and Veterans Memorial parks; two lighted soccer fields at Teague and Las Piedras parks; fields for softball, baseball, and Little League at George Harding Park; a softball field at Obregon Park; and basketball courts and picnic tables in various City parks. The City also operates a community center, a senior center, and approximately 3 miles of bike trails.

In addition, the City and the Santa Paula Unified School District have entered into a joint use agreement that provides for shared use of fields and facilities. Santa Paula High School, Isbell Middle School, and seven elementary schools allow organized sports leagues to use their fields and grounds providing additional recreation opportunities and open space amenities for Santa Paula residents. School facilities include 1 football field, 1 swimming pool, 30 basketball half-courts, 3 basketball full-courts, 10 softball fields, 1 baseball field, 9 soccer fields, 6 tennis courts, 10 handball walls, 1 running track, and 11 tot lots.



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**Table 6-1 Existing and Proposed Parks**

Type	Name	Size (acres)
<b>Existing Parks</b>		
Neighborhood Parks	Teague Park	5.7
	Las Piedras Park	4.5
Mini Parks	Railroad Plaza Park	3.0
	Mill Park	2.9
	Obregon Park	2.4
	Fagan Barranca Park	2.0
	Veterans Memorial Park	1.5
	Recreation Park	0.8
	Ebell Park	0.8
	Moreton Bay Fig Tree Park	0.1
	Santa Paula Bike Path	5.0
Special Interest Parks	George Harding Park	12.2
	Skate Park at Veterans Memorial Park	0.3
Subtotal – Developed		41.2
Undeveloped	Santa Clara River	86.5
Subtotal – Existing (Developed and Undeveloped)		127.7
<b>Approved and Proposed Parks</b>		
East Area 1 Specific Plan*		93
Adams Canyon		110
Fagan Canyon		7
South Mountain		115
Subtotal – Proposed		315
<b>Grand Total</b>		<b>442.7</b>

\*Approved pursuant to the East Area 1 Development Agreement

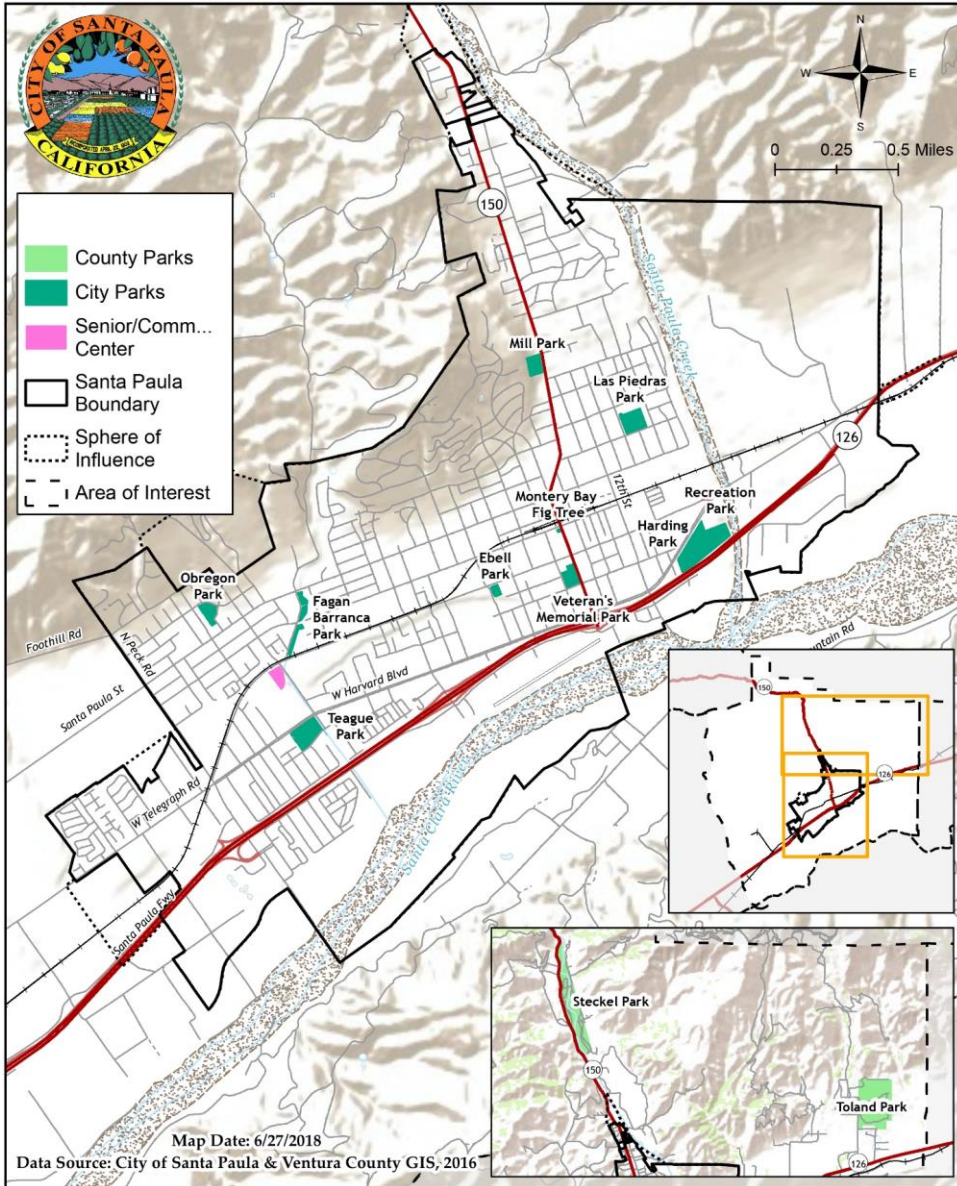


Figure 6-3 – Parks and Community Centers



## Santa Paula 2040 General Plan

Santa Paula residents also have access to nearby County regional parks and open space areas in the Santa Clara riverbed. Steckel Park is a 200-acre regional park located in the unincorporated area just north of the city. The park offers a variety of recreational activities including picnics, camping, hiking, biking, and wilderness exploring.

South Mountain offers recreational opportunities including a golf course and hiking trails.

Toland Regional Park is a 213-acre passive, natural open space park with restrooms, picnic tables and barbecues located approximately 3 miles east of Santa Paula north of SR 126.

### Proposed Parks and Recreation Facilities

The East Area 1 Specific Plan includes approximately 93 acres of parkland, including approximately 55 acres of neighborhood parks and greenways, and approximately 37 acres of shared use athletic fields available for school and community use.

[Land Use Element](#) policies also require public park and recreation facilities to be provided in the Adams Canyon and Fagan Canyon expansion areas as part of specific plans for those developments.

As envisioned in the [Land Use Element](#), the South Mountain area also has the potential for 15 acres of active parks (including 6 soccer fields), approximately 100 acres of regional park (staging area for canyon hiking trails), with the remainder to be retained in current uses.

The City's goal is to provide 5 acres of parkland per 1,000 residents. Based on Santa Paula's projected 2040 population of approximately 39,600, a total of 198 acres of parkland would be required to achieve this desired standard. Existing and approved parks plus future parks in the expansion areas would yield a total of approximately 440 acres of parkland, which would exceed that standard ([Table 6-1](#) above).

## 2. Policies and Programs

### Policies

PSU 6.1 **Parks and recreational amenities.** Enhance existing amenities such as parks, trails and recreational facilities, and encourage the provision of additional facilities to enrich the quality of life for current and future residents, visitors and employees in Santa Paula. Parks, recreational areas, open spaces, natural areas, civic and cultural resources should be accessible to all, including children, adults, seniors and those with disabilities. ([LU 3.2, 3\(d\); COS 11.1, 11.2, 11.4, 11\(a\), 11\(b\), 11\(g\), 11\(i\)](#))



- PSU 6.2 **Parkland standards.** Provide active parkland consistent with national standards based on population at a rate of 5 acres per 1,000 people. (LU 3(e), 3yy; COS 11(j), 11aa)
- PSU 6.3 **Neighborhood parks.** New residential developments should be served by neighborhood parks. (LU 5(c); COS 11gg)
- PSU 6.4 **Joint use of school and park facilities.** Facilitate joint use programs for school and City recreational facilities. (COS 11hh)
- PSU 6.5 **Public involvement.** Encourage public involvement in park planning and design. (COS 11(d))
- PSU 6.6 **Priority facilities.** Periodically review and update the City’s priorities for additional parks and recreation facilities. (LU 3zz, IM 15, 49; COS 11(f), IM 49, 50, 54, 61)
- PSU 6.7 **Park and recreation funding.** Prepare and maintain a five-year Capital Improvement Plan that provides for park and recreation facilities and programs. Utilize the following funding techniques, as appropriate:
- Quimby fees
  - Special taxes
  - Bonds or assessment districts
  - Impact fees
  - Development agreements
  - Provide youth, adult, and senior activities on a user-pay basis to minimize the City’s cost for these programs
  - Encourage nonprofit organizations to provide recreation-related activities
  - Continue to solicit funds and donations for the Community Center Endowment Fund
- (LU 1(a), 8(a), IM 45, 107; COS 11.3, 11(e), 11(h), 11ee, 11ff, 11ii, 11jj, IM 62, 66, 67)
- PSU 6.8 **Multi-function parks and open space.** Create multi-function parks and open space that benefit people and the environment by protecting and enhancing water supplies, and providing flood and storm water management services. Identify opportunities to use and connect public lands such as playing fields, parks, and street rights-of-way for “green solutions” to water quality and supply problems. (LU 8yy, 8zz)



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- PSU 6.9 **Bike routes and trails.** Designate bike routes along flood control channels, Ojai Road, Santa Paula Street, Harvard Boulevard and the railroad right of way. Designate hiking and equestrian trails along flood control channels and utility rights-of-way from the mountains to the river. Develop a plan for a hiking trail along the Santa Clara River from Santa Paula Creek to 12<sup>th</sup> Street and then from Palm Avenue to Peck Road and ultimately to Adams Barranca. (LU 8.3; C 5(b); COS 7bb, IM 48, 51, 55, 63, 64)
- PSU 6.10 **Expansion Areas.** As part of the planning process for new development in the expansion areas, require specific plans to include parks, recreational facilities and open space consistent with the [Land Use Element](#). (LU 4oo, 4pp, IM 39, 39a; COS 11cc, IM 54a, 55, 56, 57, 60)

### Programs

- PSU 6.a **Parks and Recreation Master Plan.** Review and update the City's Parks and Recreation Master Plan on a regular basis, including 5-year and 20-year schedules for the rehabilitation and improvement of park facilities. (COS 11(c), IM 12, 47)
- PSU 6.b **Development review.** As part of the review process for new developments, assist applicants in demonstrating compliance with all parks and recreation policies and standards. (COS 11bb)
- PSU 6.c **Railroad right of way.** Continue to implement a landscaping and linear park program for the railroad right of way (LU 8.3, IM 117; COS 7bb, IM 51-53)



## H. Water Supply and Wastewater Treatment

### 1. Overview

#### Water Sources

The Santa Paula Groundwater Basin, located along the Santa Clara River between Saticoy and the eastern City limits, is Santa Paula's sole source of potable water supply. A 1996 groundwater basin adjudication allocates the use of groundwater between the City of Ventura and the Santa Paula Basin Pumpers Association (SPBPA), a consortium of water users in the Santa Paula area that includes the City and farming interests. Currently, members of SPBPA have a cumulative allocation to pump on average 27,515 acre-feet per year (AFY). The City of Santa Paula has an allocation to pump on average 5,488 AFY.

The City has surface water rights from Santa Paula Creek. Currently, the City provides an annual average of 500 AFY of surface water from Santa Paula Creek to the Farmers Irrigation Company, which uses the water for irrigation in lieu of pumped groundwater, while the City receives 500 AFY groundwater pumping credits in the Santa Paula Basin. The agreement eliminates the need to treat the surface water for domestic use.

#### Water Distribution System

The Santa Paula water distribution system (**Figure 6-4**) includes five active wells and four pressure zones connected by more than 96 miles of water distribution mains.

#### Water Quality

Principal concerns affecting groundwater quality in the basin are the presence of elevated concentrations of manganese, iron, sulfate, and total dissolved solids (TDS). To address water quality concerns, a centralized water conditioning facility (Steckel Plant) was completed in 2000.





# Santa Paula 2040 General Plan

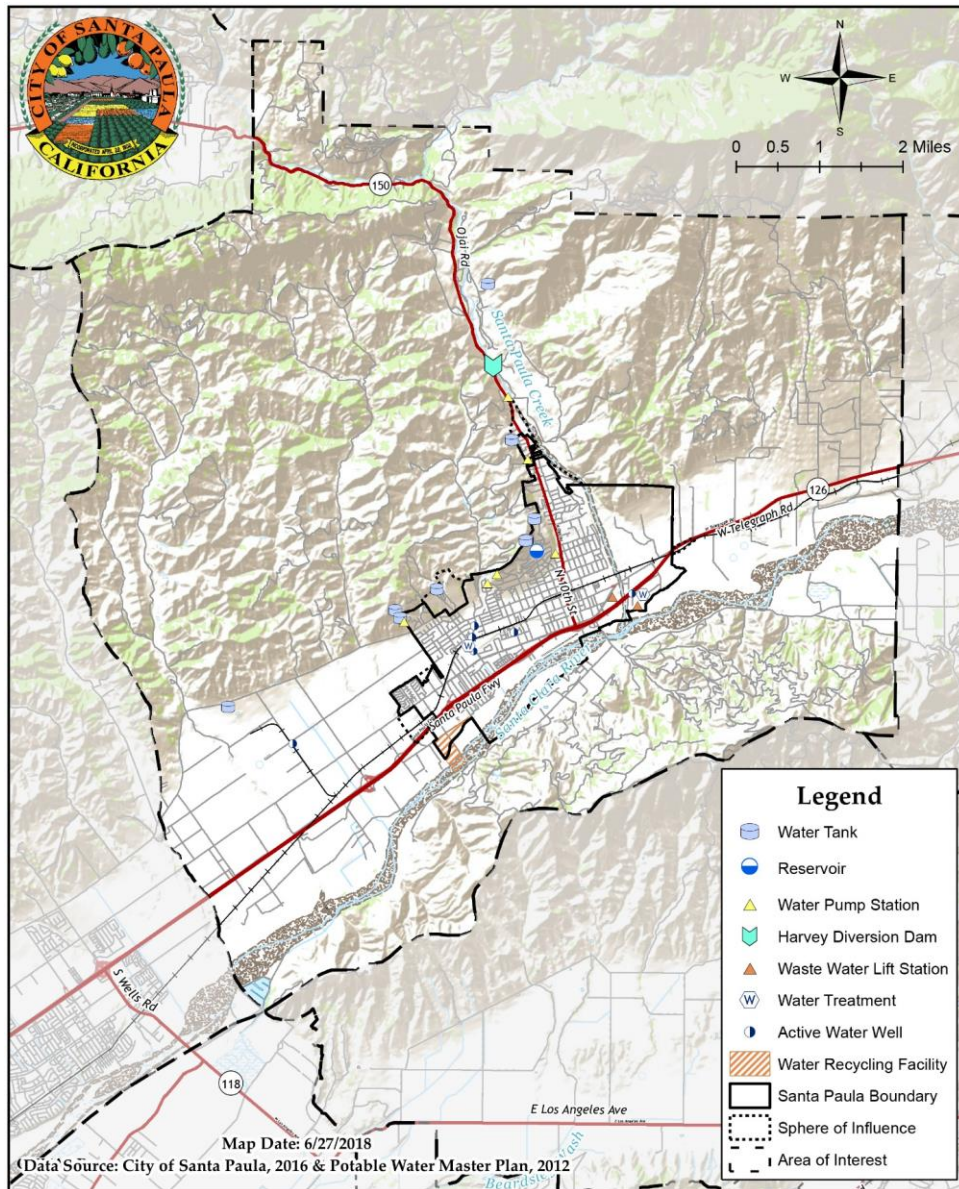


Figure 6-4 – Water and Wastewater Facilities



### Current and Projected Water Demand

As of 2015, Santa Paula provided domestic water to approximately 7,400 accounts across all customer classifications. Total 2015 water demand within the city was 3,907 AFY. As shown in **Table 6-2**, total potable water demand is projected to increase to 5,416 AFY by 2040.

**Table 6-2 Projected City Potable Water Demands**

Potable Water Use Sector <sup>1</sup>	2020	2025	2030	2035	2040
Single-Family	2,285	2,464	2,643	2,822	3,001
Multi-Family	941	1,014	1,087	1,161	1,234
Commercial/Institutional/Mixed Use	527	560	594	628	662
Industrial	50	52	54	55	57
Landscape Irrigation <sup>2</sup>	49	49	49	49	49
Other	22	22	22	22	22
Middleroad Mutual Water Company	44	44	44	44	44
Water Losses <sup>3</sup>	291	306	320	334	349
<b>Total Demand (AFY)</b>	<b>4,209</b>	<b>4,511</b>	<b>4,812</b>	<b>5,114</b>	<b>5,416</b>

Source: City of Santa Paula 2016 Urban Water Management Plan Update, August 2017

Notes:

- 1 Demand in acre-feet per year (AFY) based on normal water year and projected development distributed equally over the period 2020 to 2040
- 2 Assumes existing landscape areas with irrigation will remain on potable water until such time that areas are converted to recycled water
- 3 Includes existing water losses and losses within potential new developments; water losses for new developments estimated to be 5%

The 2016 Urban Water Management Plan (UWMP) estimated water requirements through the year 2040 based on projected land use, population, and water demand characteristics. The projections included the expansion areas as identified in the [Land Use Element](#). Future water demands were calculated based on the projected development and distributed in 20% increments in 5-year periods from 2020 to 2040. Actual timing of new water demands may occur within shorter or longer periods of time depending on construction of anticipated new developments. Estimated future water demand includes the anticipated savings due to additional demand management measures.



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### Future Water Supply

To accommodate additional water demand from new development in the expansion areas plus a reasonable allowance for infill development within City boundaries, new supply must be secured. Potential sources of additional water supply include the long-term transfer of water rights, the short-term transfer of water rights, State Water Project (SWP) water, use of recycled water; and water demand management programs. Implemented over time, these programs are expected to provide Santa Paula with sufficient supplies to meet future water demands.

As reported in the 2016 UWMP, the City's total water supplies in normal water years are estimated to be 10,295 AFY by 2040, which would exceed projected demand by 2,879 AFY. Groundwater is expected to continue to be Santa Paula's primary water source. These projections assumed initiation of a recycled water program by 2020.

### Water Recycling and Conservation

Construction of the water recycling facility (WRF) was completed in 2010. The WRF produces water that meets California Title 22 regulations for recycled water. Capacity of the WRF is 4.2 MG per day (4,704 AFY). At present, treated effluent from the WRF is discharged to percolation/ evaporation ponds, located adjacent to the plant site.

As described in the 2016 UWMP, estimated urban recycled water availability is expected to reach approximately 2,000 AFY by 2040. Additional demand for recycled water is anticipated from new developments in the expansion areas. Recycled water is not expected to be provided to existing potable water irrigation systems due to the complexities associated with converting to recycled water use. Recycled water demands from new development could be fully met from the WRF.

Demand for recycled water is expected primarily for urban landscape irrigation, agricultural irrigation, and public agencies such as Caltrans for highway landscape irrigation or dust control. Although the potential may exist in the future, the City is not developing plans at this time for groundwater recharge using recycled water nor indirect/direct potable reuse.

Water conservation is an essential component of protecting existing water supplies. Historically, the City of Santa Paula has actively pursued water demand management through a variety of programs aimed at residential, commercial, and industrial customers. For, example, the City's Water Division actively promotes water conservation by distributing conservation information to its customers through utility bill mailers, online brochures, and



the City website. Recommended measures included fixing leaking faucets, pipes, and toilets; replacing old fixtures; installing water-saving devices in faucets, toilets and appliances; running dishwashers and washing machines with full loads; and taking shorter showers.

In response to the 2012-2016 California drought, the City's Public Works Department issued mandatory conservation measures.

To respond to the possibility of short- or long-term water supply shortages, the 2016 UWMP recommends development of a water demand reduction program that could be implemented in response to a water supply emergency.

### **Wastewater Treatment**

The City owns and operates the current wastewater system (**Figure 6-4** above), which consists of collection lines, two lift stations, and the Water Recycling Facility. Wastewater is delivered by gravity to the WRF, which has a permitted dry-weather capacity of 4.2 MGD and permitted wet-weather capacity of 8.0 MGD.

### **Future Wastewater Treatment Demand and Capacity**

The WRF annual average daily wastewater flow was 1.75 MGD in 2015. As described in the [Land Use Element](#), growth is planned for several expansion areas within the Sphere of Influence. Estimated future wastewater flow is approximately 0.93 MGD from the expansion areas. Total projected wastewater flow based on buildout of the entire city is estimated to be approximately 2,400 AFY, which is within the WRF buildout capacity; however, the 2016 UWMP used a conservative estimate of 2,000 AFY as the amount of recycled water available for use by 2040.

Future development in the expansion areas will require improvements to the wastewater system, such as new or expanded pipelines and lift stations, to provide adequate service. Detailed improvement plans will be required as part of the entitlement process for these developments.



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### 2. Policies and Programs

#### Policies

- PSU 7.1 **Ensure adequate water supply and wastewater treatment capacity.** Ensure that adequate water supply and wastewater treatment capacity will be available to support Santa Paula's current and future needs through conservation, wise ground-water management, protection of aquifer recharge areas, and upgrading and expansion of the water distribution and wastewater treatment systems. Require new development to contribute its fair share to the cost of providing the additional water and wastewater treatment capacity required to serve the development. (LU 1.2, 1.3, 1(a), 8.1, 8.2, 8bb, IM 45, 46, 107-110; COS 1.1, 7.1, 7.2, 7(b), 9.1, 9.6, 9(h), IM 40a)

#### Programs

- PSU 7.a **Water and Wastewater Plans.** Prepare and regularly update an Urban Water Management Plan and a Wastewater Master Plan identifying the city's water needs, water sources, water and wastewater infrastructure requirements and funding mechanisms to ensure that adequate, safe water supplies and wastewater treatment capacity will be available to serve existing and future development. When new or upgraded facilities are necessary, ensure that they are incorporated into the City's Capital Improvement Program. (LU 8aa, IM 46, 98-101, 109; COS 9(g), 9(i), IM 40, 40a-c)
- PSU 7.b **Development review.** As part of the review process for new developments, assist applicants in demonstrating compliance with all policies and standards related to water supply and wastewater treatment. (LU 1(a), 8(i), 8dd, 8ee, 8ww, IM 3, 100; COS 7(b), 7cc, 9ll)
- PSU 7.c **Water conservation.** Encourage water conservation through compliance with building and landscaping codes, use of reclaimed water, and public information. (LU 8vv, IM 102; COS 7(b), 7cc, 9(h), 9ii, 9jj, IM 28, 40, 40d)



## I. Solid Waste

### 1. Overview

This section addresses the management of non-hazardous solid waste, including recycling programs. Hazardous wastes are addressed in the [Hazards and Public Safety Element](#).

#### Solid Waste Collection

Since 2011 the City of Santa Paula has contracted with a private waste hauler for solid waste collection and disposal services.

#### Solid Waste Facilities

Santa Paula is served by two active solid waste disposal/landfill sites and one recycling and transfer station.

Toland Road Landfill, located east of Santa Paula, is a Class III landfill that accepts mixed municipal, construction/demolition, agricultural, industrial, and biosolid waste. The landfill is owned and managed by the Ventura Regional Sanitation District. Total capacity of the landfill is 30 million cubic yards, with a remaining capacity of 10.4 million cubic yards as of 2016. The County has estimated that the landfill will reach capacity in approximately 2028.

Chiquita Canyon Landfill, located in Los Angeles County approximately 10 miles east of Piru, is a Class III landfill that accepts mixed municipal waste, green materials, construction/demolition, industrial, and inert waste. The landfill is owned and operated by Chiquita Canyon, Inc. In 2017 Los Angeles County approved a permit allowing the landfill to accept an average of 8,974 tons per day through 2024 and an average of 5,769 from 2025 through 2047.

The Del Norte Regional Recycling and Transfer Station, located in Oxnard, is a regional materials recovery facility (MRF) owned and operated by the City of Oxnard. The facility provides transfer and recycling services of up to 2,779 tons per day and accepts refuse, yard and green waste, scrap wood, demolition debris, tires, refrigerators, air conditioners, bulky items, and recyclables. In addition, the City conducts periodic household hazardous waste collection events.

#### Recycling Programs

The primary goal of recycling programs is to reduce the amount of solid waste that would otherwise end up in a landfill. State law establishes goals for municipalities that are typically expressed as a percentage of waste stream diversion.



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Santa Paula's solid waste contractor is currently required to comply with a diversion goal of 60%. The contractor provides curbside automated residential waste pickup once a week for recyclables, green waste, and solid waste. The company also offers bulky item collection to residents on an on-call basis and conducts periodic drop-off events throughout the year. Recyclable material is delivered to Del Norte Regional Recycling and Transfer Station in Oxnard for processing.

Diverting waste from landfills by promoting reduction, reuse, recycling, and composting of materials reduces truck traffic, the amount of land required for waste disposal, and greenhouse gas emissions.

## 2. Policies and Programs

### Policies

PSU 8.1 **Minimize solid waste.** Support statewide goals for the reduction of solid waste and support recycling programs. (LU 8hh, IM 105a)

### Programs

PSU 8.a **Encourage recycling.** Work cooperatively with the City's solid waste contractor to disseminate information to residents and businesses encouraging recycling through methods such as automated curbside recycling, green waste collection, and recycling of construction and demolition materials. (LU 8hh, IM 104-105)

PSU 8.b **Development review.** As part of the review process for new developments, assist applicants in demonstrating compliance with all policies and standards related to solid waste collection and recycling. (new)



## J. Energy Production and Transmission

### 1. Overview

#### Electrical Generation and Transmission Facilities

Electricity is supplied to customers in Santa Paula by Southern California Edison (SCE), which obtains its power from a variety of sources. There are no electrical generating facilities in Santa Paula. Several high-voltage transmission lines pass through the Santa Paula area and a substation is located south of the railroad tracks near 12<sup>th</sup> Street.

#### Oil and Natural Gas Production and Distribution Facilities

No oil refineries are located in Santa Paula or Ventura County. However, major oil pipelines within the county carry crude oil and natural gas, generally along highways and rail lines. The locations of oil and gas pipelines are mapped on Ventura County's Geographic Information System for planning and emergency response purposes. This information is proprietary, and access is limited to protect public safety.

### 2. Policies and Programs

#### Policies

PSU 9.1 **Facilitate the safe and efficient transmission of energy.** Ensure that energy transmission facilities, such as high voltage electrical transmission lines and pipelines, are developed and maintained in a safe manner that avoids conflicts with other land uses in the city. (LU 8.2, 8g)

#### Programs

PSU 9.a **Coordination with energy utilities.** Coordinate with electrical utilities and the owners of petroleum pipelines when new or expanded transmission facilities are proposed to avoid conflicts with adjacent land uses and support "dig once" policies. (new)

PSU 9.b **Development review.** As part of the review process for new developments, require applicants to demonstrate that appropriate separation distances will be maintained from existing electrical transmission lines or petroleum pipelines to ensure public safety. (LU 8i)





## Santa Paula 2040 General Plan

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