

Notice of Public Hearings

Public hearings will be held before the Planning Commission on February 20, 2008 at 6:30 p.m. and before the City Council on February 26, 2008 at 6:30 p.m. Both public hearings will take place in the City Council Chambers, City Hall, Central Park Plaza, 250 Central Ave, Fillmore, California and will consider the following:

- Proposed Actions:**
1. Certify the Joint Program and Project Level Environmental Impact Report (EIR) for the Fillmore Business Park Master Plan and for Phase 1 and Phase 2 project development within the boundaries of the Fillmore Business Park Master Plan Area (Plan Area)
 2. Adoption of Fillmore Business Park Master Plan
 3. Amend the General Plan to increase the allowable building intensity for the Master Plan Area from a Floor Area Ratio of 0.25 to a Floor Area Ratio of 0.45
 4. Amend the zoning ordinance to: a) allow a drug store as a permitted use in the Business Park 1 zone; b) change the allowable building height from 35-feet to 45-feet within the Business Park zones; c) change the front, side and rear yard setback requirements within the Business Park; d) change the development standards within the Business Park to require compliance with the Fillmore Business Park Master Plan design guidelines; e) change the parking lot landscaping requirements to increase the number of trees to planted; and f) increase driveway widths to address truck ingress/egress requirements
 5. Pre-zone certain parcels within the Plan Area to Business Park 1 and Business Park 2 zoning designations
 6. Authorize annexation of a portion of the Plan Area which is currently within unincorporated Ventura County with simultaneous detachment of the same area from the Ventura County Resource Conservation District and the Ventura County Fire Protection District
 7. Approve tentative tract maps and/or development permits for Plan Area Property 1 (Perry Ranch Property, KDF Communities/Fillmore Riverview LLC, applicant), Property 2 (Maxwell Property, Jack Maxwell/Sespe Creek Properties LLC, applicant), Property 3 (Coe Property, KDF Communities, applicant), Property 6 (Epic Group Property, William Kendall, applicant), and Property 7 (The Stop Property, William Burnett/Ken Karasiuk, applicant).
 8. Approve construction of proposed uses and associated infrastructure improvements (e.g., tract maps, development permits and conditional use permits for Plan Area Properties 1, 2, 3, 6 and 7

Project Description: A Master Plan (the “Fillmore Business Park Master Plan”) for a 90-acre area in southwest Fillmore. Development is to occur in two phases. Phase 1 involves specific development projects for six parcels with the Plan Area. Phase 2 involves conceptual buildout of the remainder of the Plan Area. The EIR serves as both the project level environmental review for Phase 1 projects and conceptual Phase 2 development as well as the program level review for the Master Plan as a whole. Phase 1 of the Master Plan would involve the development of five Plan Area properties (Properties 1, 2, 3, 6 and 7) plus the City of Fillmore Water Recycling Plant which is already under construction in the southwest corner of the Plan Area. Development plans for the five Phase 1 properties would yield a combined total of just under 1.2 million square feet of development. About two-thirds of this total (68%) is classified as “business park”

development, which would likely include a mixture of office and industrial/warehouse space. About 16% of the floor area is classified as office. The remainder (16%) includes a variety of uses, including industrial/warehousing, retail, restaurants, and a bank. Phase 2 development is conceptual and is estimated to about 94,678 square feet of floor area beyond what would be built under Phase 1. Phase 2 development is characterized as business park uses, which include approximately 70-80% industrial uses and approximately 20-30% office uses. Phases 1 and 2 combined would bring overall Plan Area development to approximately 1.3 million square feet of floor area.

Project Location: The Fillmore Business Park Master Plan Area is located between Sespe Creek and C Street, south of State Route 126 and north of the Santa Clara River. The Plan Area encompasses approximately 90 acres.

Applicants: City of Fillmore (Fillmore Business Park Master Plan)
250 Central Avenue
Fillmore, California 93015

KDF Communities Fillmore Riverview LLC.
(development proposals for properties 1 [Perry Ranch] and 3 [Coe])
660 Newport Center Dr. #930
Newport Beach, CA 92660

Sespe Creek Properties, LLC (development proposal for Property 2 [Maxwell])
1253 Coast Village Road, Suite 105
Santa Barbara, CA 93108

Epic Group (development proposals for Property 6)
4864 Market Street
Ventura, CA 93003

Ken Karasiuk (development proposal for Property 7 [The Stop])
5085 Wagner Way
Oak Park, CA 91377

William F. Burnett (development proposal for Property 7 [The Stop])
804 Sierra Madre
San Marino, CA 91108

Project Objectives: The intent of the Master Plan is to create a unique and identifiable business park environment in southwest Fillmore that helps create a balanced community and strengthens the economic and employment opportunities within the City. The Plan Area was designated for industrial business park uses by the City of Fillmore General Plan in 1972. In order to create a well balanced economy within the City, the intent is for the Master Plan to comprehensively plan and facilitate the development of the business park uses within the Plan Area.

Specific objectives for the Master Plan include:

- *To implement the City's goals for the Southwest Business Park Area, as outlined in the 2003 General Plan Update (adopted 2005)*
- *To facilitate development of the Plan Area with an attractive, financially viable business park that provides jobs to the community*

Environmental Review:

The document is a Draft Joint Program and Project Level Environmental Impact Report (EIR) that evaluates the environmental effects of the Fillmore Business Park Master Plan and Project Developments within the

Plan Area proposed in the City of Fillmore. The Community Development Director has determined that this project has been reviewed in accordance to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. This EIR serves as both a “project EIR” for the individual properties for which specific entitlements are currently being sought and a “program EIR” for the Fillmore Business Park Master Plan. According to the *CEQA Guidelines*, a project EIR focuses primarily on the changes in the environment resulting from a specific development project, while a program EIR is intended to analyze a series of actions that can be characterized as one large project. A program EIR can: (1) provide an occasion for a more exhaustive consideration of effects and alternatives than would be practical for a project EIR; (2) ensure consideration of cumulative impacts that might be slighted in a case-by-case analysis; (3) avoid duplicative reconsideration of basic policy considerations; and (4) allow the lead agency to consider broad policy alternatives and program-wide mitigation measures. In accordance with the *CEQA Guidelines*, an Initial Study was prepared on the proposed project. The Initial Study determined that the proposed project could result in significant adverse effects on the environment. Thus, it was determined that an EIR should be prepared to address these impacts.

The EIR evaluates potentially significant impacts in the following areas:

- Aesthetics
- Agriculture
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Traffic and Circulation
- Utilities and Service Systems

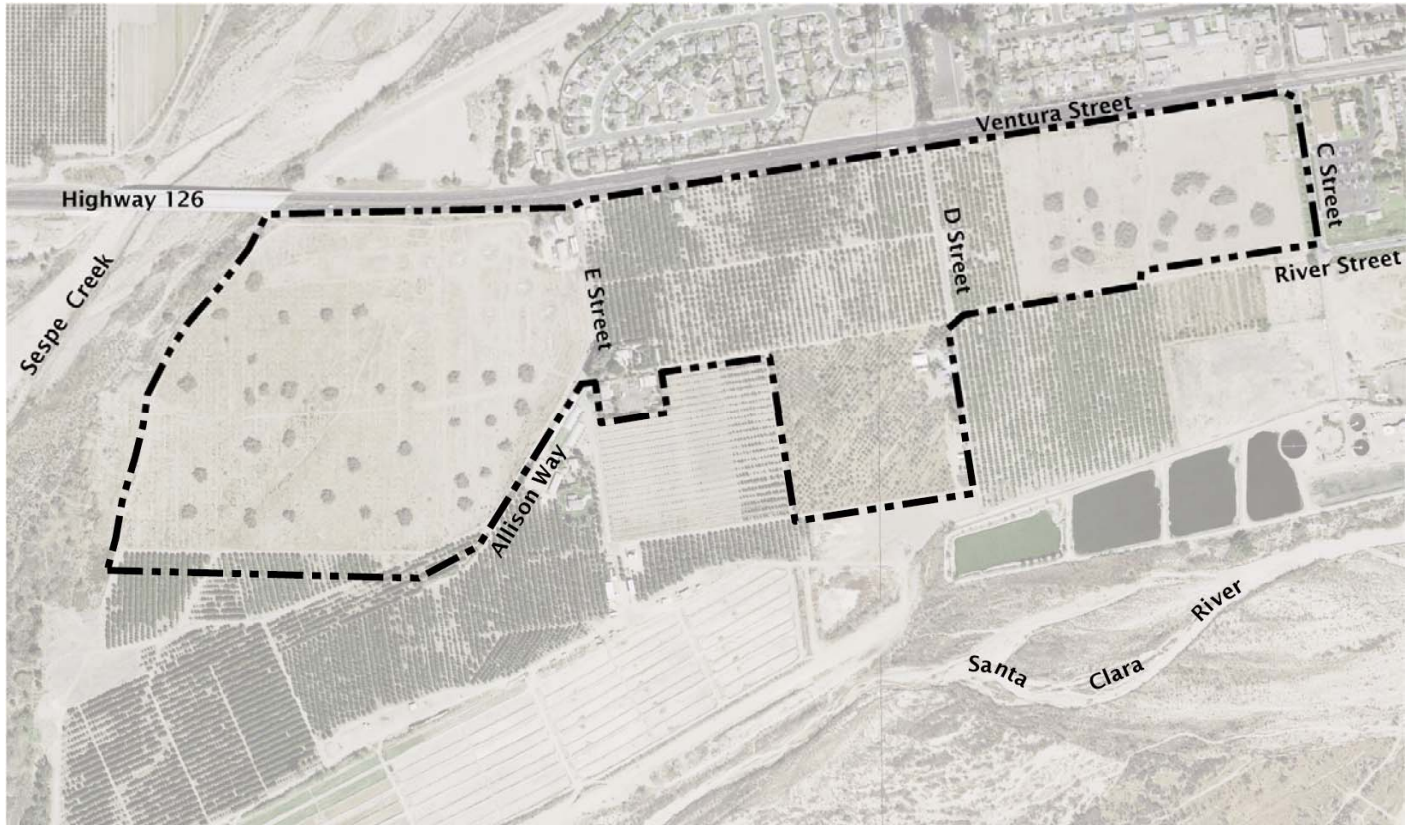
The DEIR recommends feasible mitigation measures, where possible, that reduce or eliminate potentially significant impacts, and includes a discussion of significant irreversible effects associated with the project.

Interested Parties: Any person with an interest in this item may attend the public hearings and speak before the Planning Commission and City Council. Further information on this matter can be obtained by calling Fillmore City Hall at (805) 524-1500 ext. 116 or by visiting City Hall during normal business hours.

Please note that the Planning Commission and/or City Council may choose to continue this and/or other items on the agenda. Please contact the City prior to the scheduled public hearing date to verify if this item will be heard. This notice is to be published one time only in the Fillmore Gazette on Thursday, February 7, 2008.

PLEASE NOTE: If you challenge the actions of the Planning Commission or City Council in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in the public notice, or in written correspondence delivered to the Planning Commission or City Council at, or prior to, the public hearings. (California Government Code Section 65009).

s/Kevin McSweeney,
Community Development Director



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