

SANTA PAULA EAST AREA I & EAST AREA II



Santa Paula's East Area I

Live.....



Walk.....



Work.....



Play.....



Dream.....



Santa Paula's East Area I

A healthy, active, outdoor-oriented community exploiting the Gold Coast's ideal Mediterranean climate and the opportunity to capture the California Dream.



LIMONEIRA[®]
SINCE 1893



Limoneira Company is an agribusiness and real estate development company founded and based in Santa Paula, California, committed to responsibly using and managing our approximately 8,000 acres of land, water resources and other assets to maximize long-term stockholder value. Our current operations consist of fruit production and marketing, real estate development and capital investment activities. We are a leading producer of lemons, avocados, oranges, and other specialty crops that are enjoyed throughout the world.

www.Limoneira.com

Limoneira Community Development History

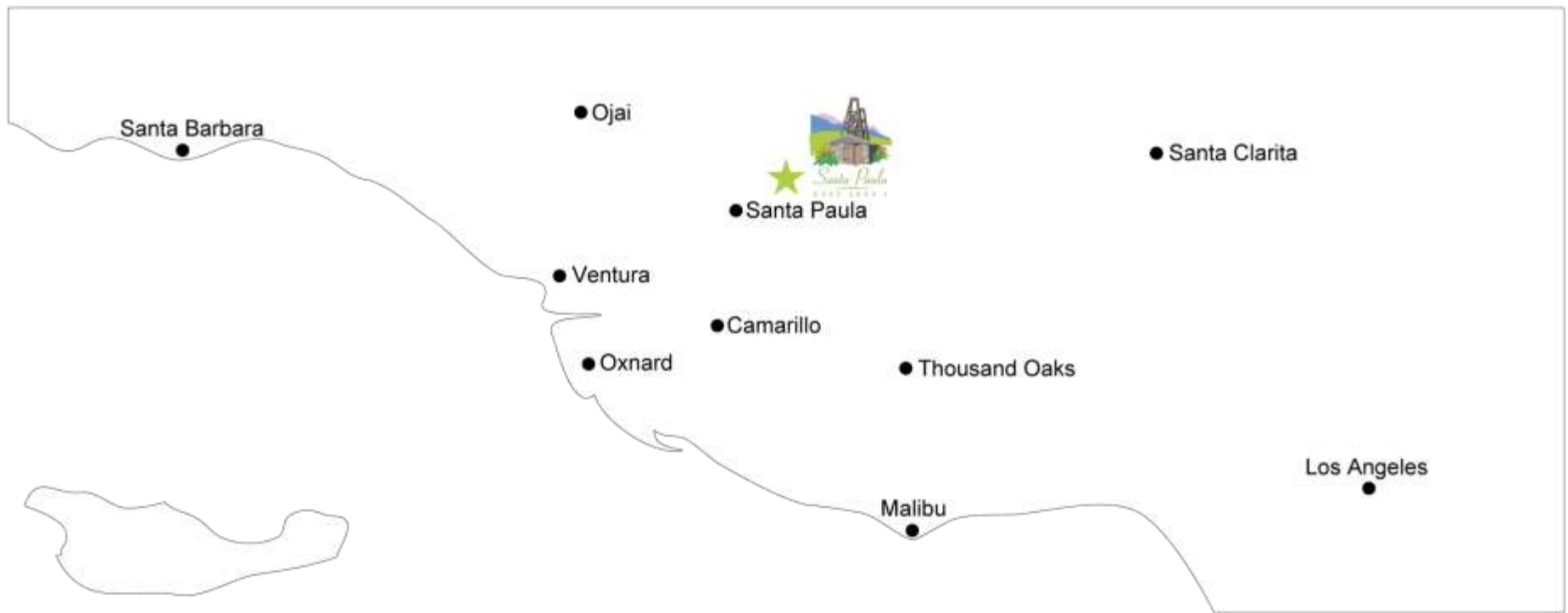
126 Years (1885 - 2011)





Santa Paula East Area I is located 65 miles northwest of Los Angeles and 14 miles east of Ventura and the coastline of the Pacific Ocean .





Santa Paula East Area I is located in the vicinity of some of the nation's renowned cities and cultural attractions.



Santa Paula East Area I

The East Area I specific Plan property is located in Ventura County, California, and is situated at the eastern edge of the City of Santa Paula.

The city of Santa Paula is a quaint town located in the heart of the Santa Clara River Valley and surrounded by groves of oranges, lemons and avocados. The large amount of groves have led the city to be known as the Citrus Capital of the World.

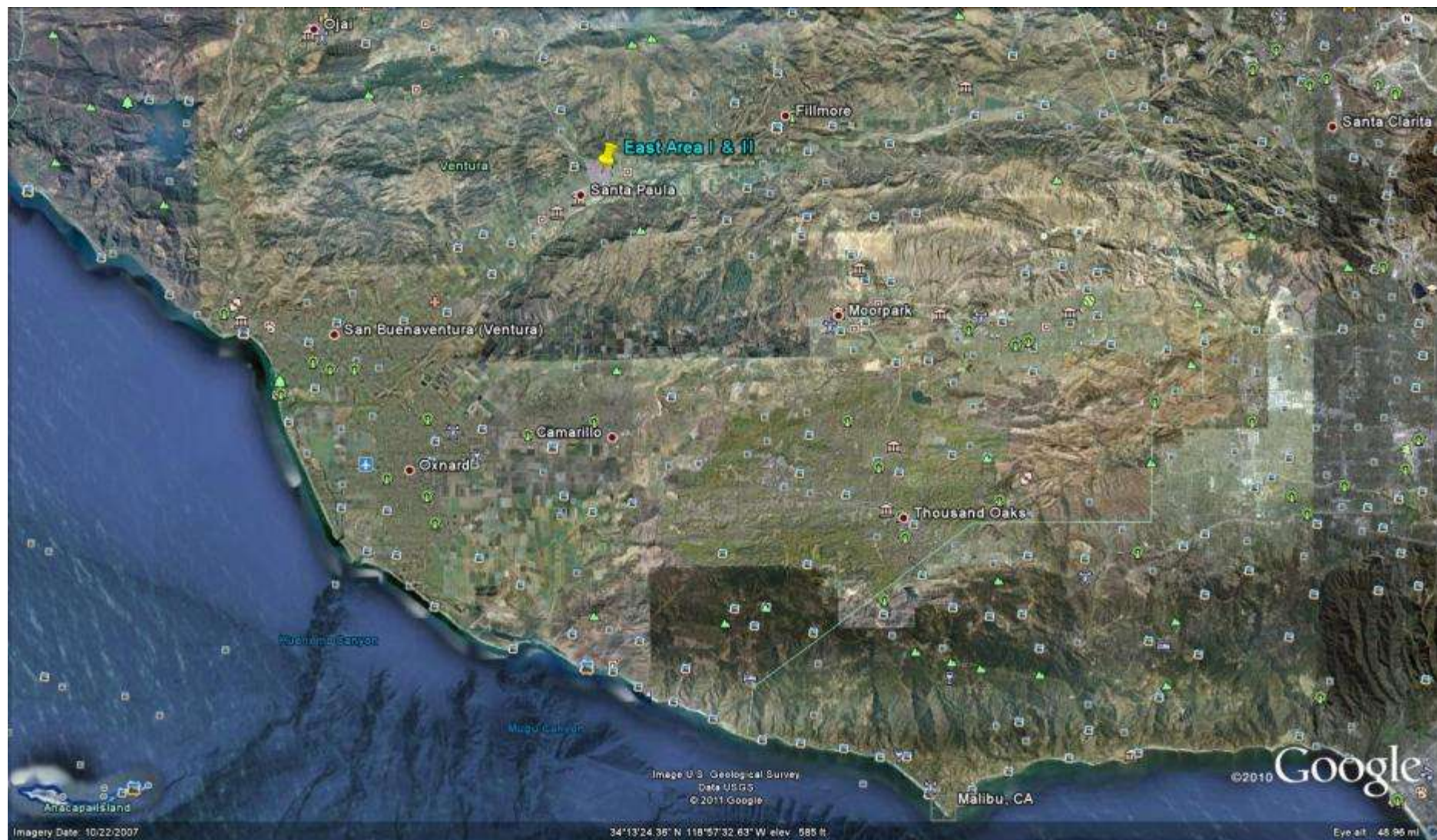
Santa Paula's heritage is rich in legend and lore, which comes alive through its oil and aviation museums, its relationship with the motion picture industry, its distinctive neighborhoods and welcoming gathering places, its diverse and involved citizenry, and its historic downtown that reflects both a bygone era and the opportunity for a bright future.

Santa Paula is a city steeped in cultural diversity and a blended heritage, which have made it the unique community it is today. Celebrated for its sense of tradition and architectural integrity, the city is a virtual showcase of classic architectural styles, from American Farmhouse, Mission and California Bungalows, to the more ornate Queen Anne and English Tudor.

Santa Paula East Area I continued

The planning and design principles that shape the plan for East Area 1 flow from the core concept that it will be a collection of walkable neighborhoods, well connected to the existing City and respecting the natural and adjacent agricultural environments. These principles include:

- A network of pedestrian-oriented streets that organize the neighborhood into walkable interconnected blocks.
- A mix of uses within easy walking distance of one another, including up to 1,500 residences of diverse types— ranging from larger family houses, to smaller houses and town houses, to modest apartments – flexible live-work and mixed-use buildings that support small businesses of various types, a range of neighborhood serving commercial uses totaling up to 285,000 s.f., up to 150,000 s.f. of light industrial and employment uses.
- Public spaces and throughout the form of parks, greens, plazas , paseos and walkable streets.
- Civic facilities and uses that are expected to include public and private recreational and sports facilities, public education and public health facilities that serve the entire community of Santa Paula.



Imagery Date: 10/22/2007

34°13'24.36" N 118°57'32.63" W elev. 585 ft.

Eye alt. 45.96 mi



East Area 1

Santa Paula, California

Hallock Center

Haun Creek Neighborhood

Foothill Neighborhood

Santa Paula Creek

Neighborhood

Civic District

Comm/Light Ind District

501 acres total

Maximum development:

1,500 residences

200,000 s.f. comm.

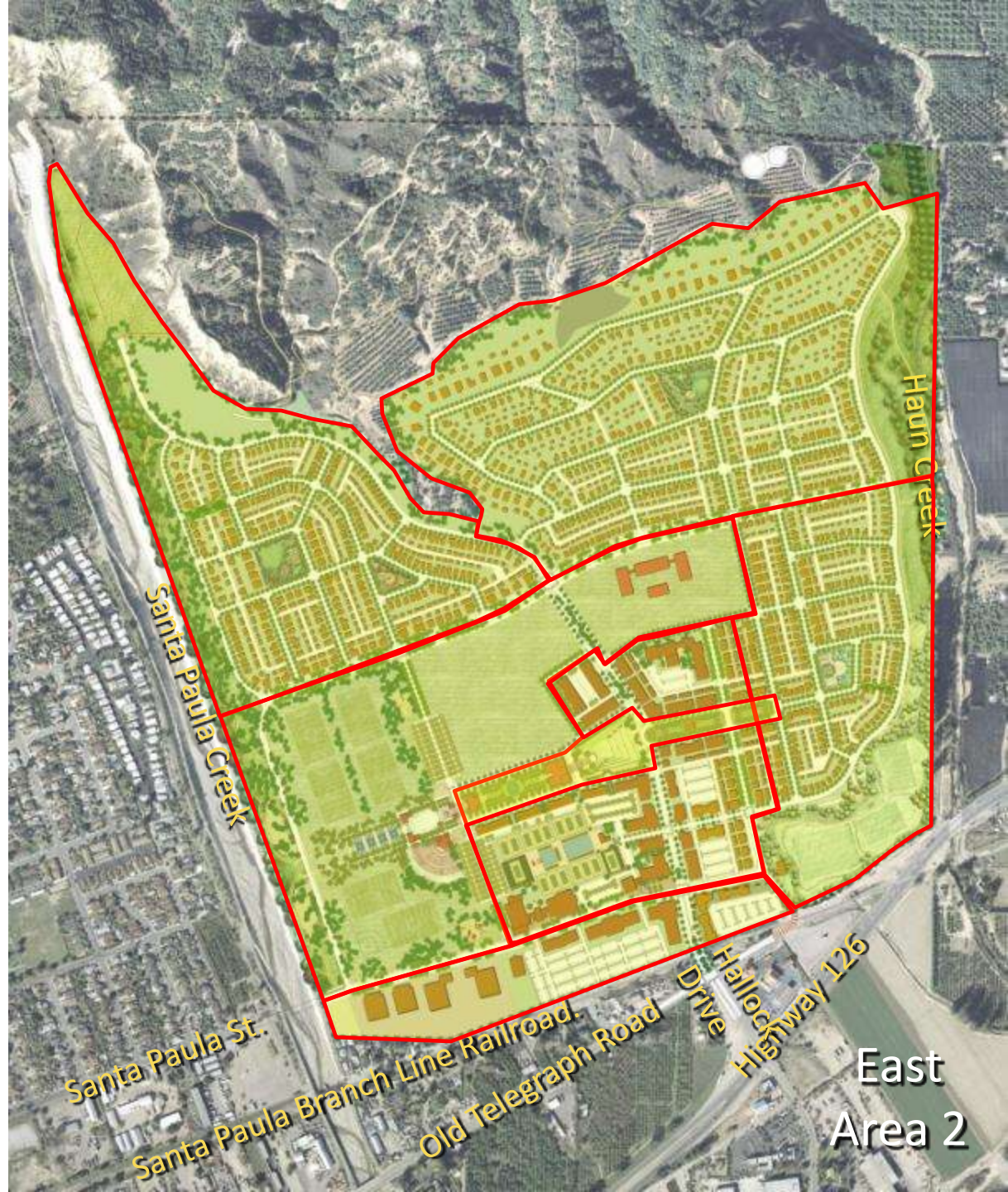
300,00 s.f. civic /institutional

100,000 s.f. light industrial

Elementary school

High school

LIMONEIRA
SINCE 1893



East
Area 2

SANTA PAULA EAST AREA 1

HALLOCK NEIGHBORHOOD CENTER

Athletic Training Complex	15 Acres
Tennis	
Swimming	
Diving	
Water Polo	
Gymnasium / Basketball	
Aerobic/Anaerobic (weights)	

Multi-Family Housing	
Dormitories	150 Units
Rental Apartments	250 Units
For Sale Condominiums	150 Units
Assisted Living Senior Center*	<u>100 Units</u>
TOTAL UNITS	650 Units

Educational Center	100,000 sf
Commercial Retail	
Commercial Office	

HAUN CREEK NEIGHBORHOOD

Single Family Housing	350 Units
Community Park / Recreation Facility	
Detention Basin / Recreational Facility	
- 4 Soccer Fields	

FOOTHILL NEIGHBORHOOD

Single Family Housing / Executive	250 Units
Community Park / Recreational Facility	

SANTA PAULA CREEK NEIGHBORHOOD

Single Family Housing	350 Units
Community Park / Recreation Facility	

TOTAL HOUSING UNITS

*HALLOCK NEIGHBORHOOD** **650 UNITS**

HAUN CREEK NEIGHBORHOOD **350 UNITS**

FOOTHILL NEIGHBORHOOD **250 UNITS**

SANTA PAULA CREEK NEIGHBORHOOD **350 UNITS**

TOTAL HOUSING UNITS* **1,600 UNITS**

* With 200 Unit Density Bonus

EAST AREA 1 CIVIC DISTRICT

City Recreational/Sports Fields	35 Acres
- Soccer Fields	
- Baseball/Softball Fields	
- Tennis Courts	
- Basketball Courts	
- Amphitheater	
- Reserved High School Property / Fields	15 Acres
- Elementary School	11 Acres

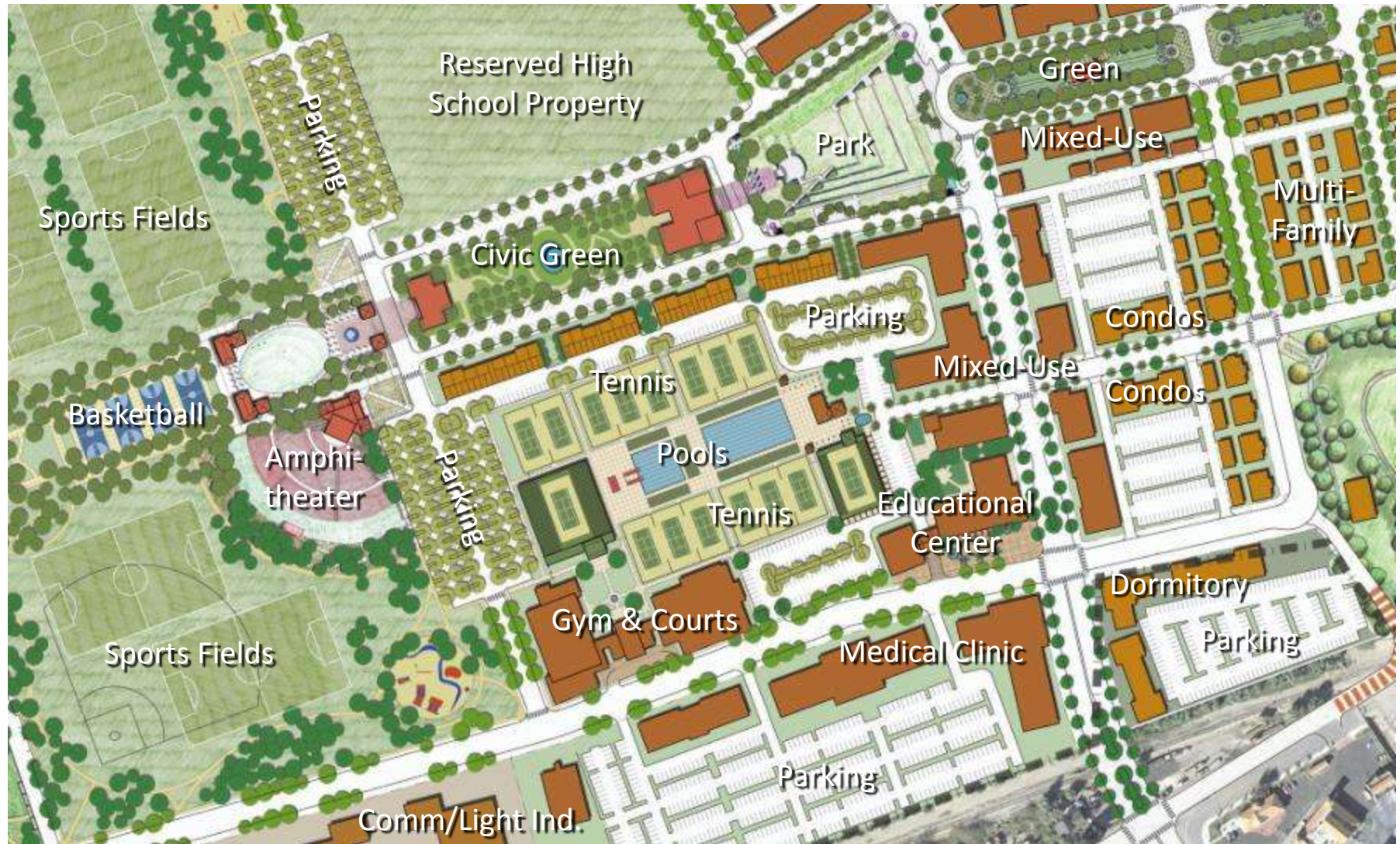
LOWER COMMERCIAL / LIGHT INDUSTRIAL DISTRICT

Healthcare Agency Facilities	130,000 sf
Police / Fire Substation	5,000 sf
Commercial Office	150,000 sf
Light Industrial	75,000 sf
Commercial Retail	100,000 sf

Hallock Neighborhood Center



Athletic Training Complex Area





Athletic Training Complex



Hallock Neighborhood Center



Hallock Neighborhood Center



Hallock Neighborhood Center



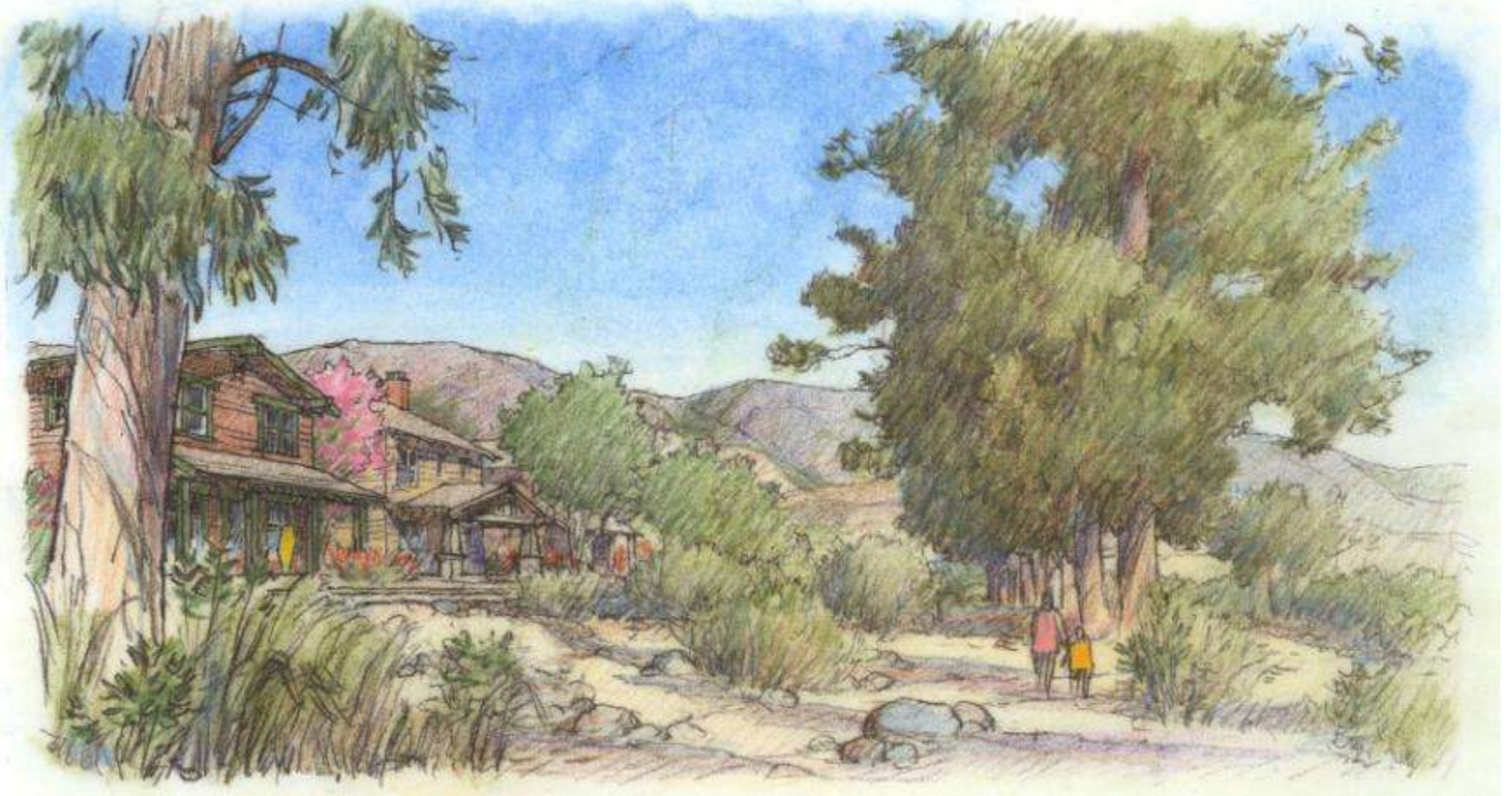
Haun Creek Neighborhood



Haun Creek Neighborhood



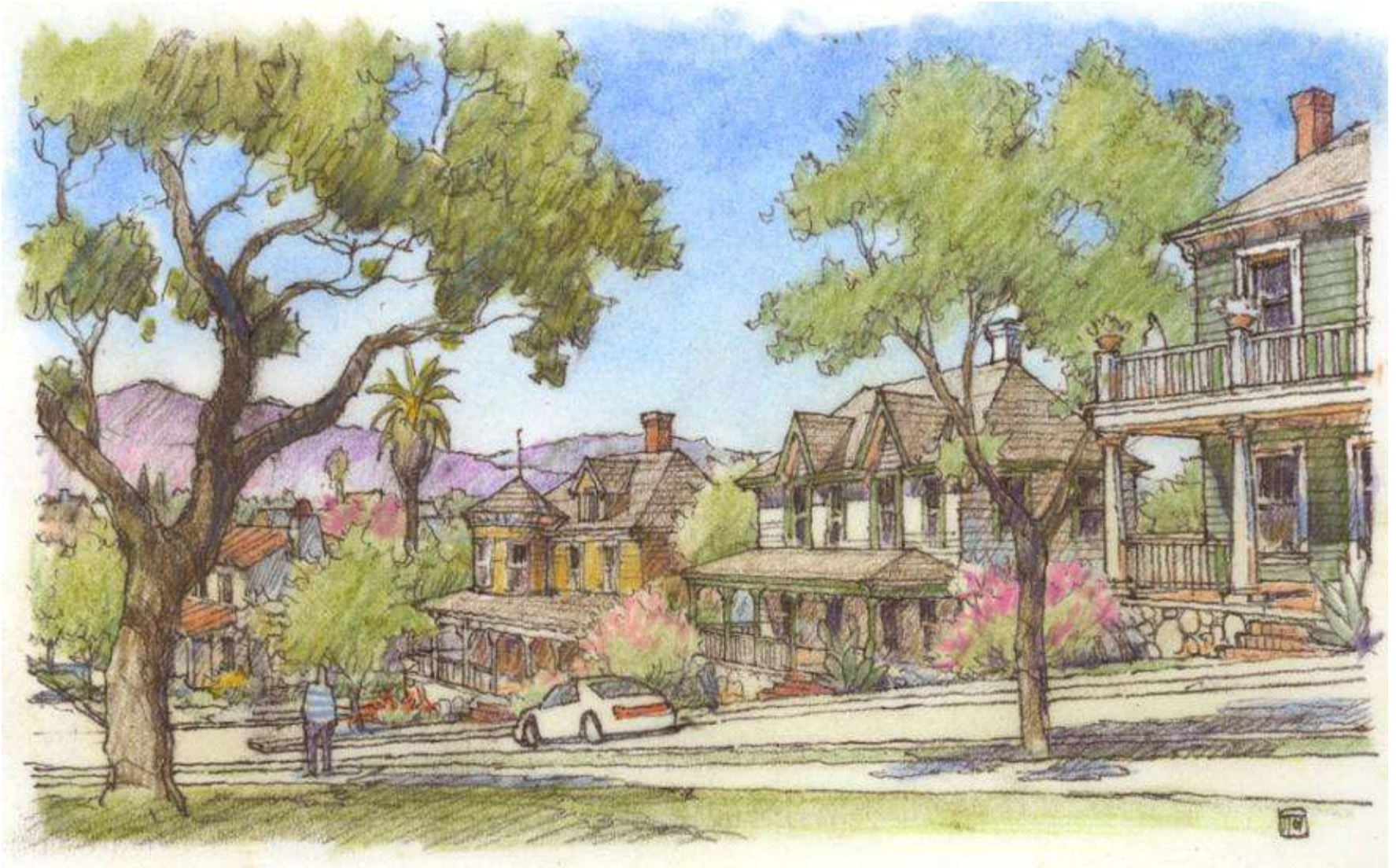
Haun Creek Neighborhood



Foothill Neighborhood



Foothill Neighborhood



Santa Paula Creek Neighborhood



Santa Paula Creek Neighborhood



East Area 1 Civic District



East Area 1 Civic District



East Area I Lower Commercial/ Light Industrial District



East Area I Lower Commercial/ Light Industrial District



Health and Wellness

Athletic Training Complex

The Athletic Training Complex will provide world class athletic facilities for sports enthusiasts exploiting Santa Paula's ideal year-round climate and proximity to Los Angeles, Ventura and Santa Barbara. The Athletic Training Complex will include all surface tennis courts (hard courts, clay courts and grass courts), a stadium exhibition court, an Olympic sized swimming pool with up to thirty swimming lanes, a diving center with various diving heights, a gymnasium, an aerobic workout training center, a weight center, squash and racquetball courts and a clubhouse. The athletic facilities will be surrounded by dormitories, rental apartments and condominiums offering living accommodations for short-term, medium-term and long-term residents. A 60 acre recreational and athletic facility owned by the City of Santa Paula sits contiguous to the Athletic Training Facility and will include soccer fields, baseball fields, softball fields and additional tennis courts. Also a series of health, wellness and medical facilities providing access to world class physical therapy and sports medicine will be situated contiguous to the Athletic Training Complex. The Athletic Training Complex will accommodate world-class training Academies, Training Camps and Training Clinics as well as provide an ideal venue for weekly athletic competition and tournaments. Nearby hotels will allow weekly competitions and tournaments to accommodate parents and spectators who travel from out of town to enjoy this beautiful world class venue.



Health and Wellness

Hiking/Biking/Paseo Trail Network

The Ventura County Transportation Commission has recently constructed a dedicated “bike trail” through the City of Santa Paula that will connect to a series of bike paths incorporated within the East Area I master planned community. This dedicated bike path network will connect to the ocean and beach in Ventura allowing East Area I residents to connect directly with local beach communities thirteen miles to the west by bike and Ojai a few miles from Ventura. It will also connect biking enthusiasts to Santa Clarita through Fillmore and Piru, thirty two miles to the east. A series of community hiking trails and a recreational *paseo network* will be an integral part of East Area I community allowing residents to enjoy community and back-country strolling and hiking experiences directly from their doorsteps.



Athletic Training Complex

- State-of-the-art facilities including:
- 16 tennis courts (hard courts, clay, grass)
- Olympic sized swimming pool with up to thirty swimming lanes
- Diving Center with various diving heights
- Squash and racquetball courts
- Gymnasium
- Aerobic workout training center
- Weight training center
- Clubhouse
- Dormitories

Athletic Training Complex Area





Athletic Training Complex



PUBLIC SAFETY FACILITY

A state of the art public safety facility on a 1.5 acre site will house a fire station with exercise and shower amenities and offices for police personnel.



EDUCATION CENTER

The Education Center will represent approximately 100,000 sf of state-of-the-art educational classrooms designed to accommodate a multitude of educational offerings. Tenants might include:

- Ventura Community College
 - Vocational Education
 - Healthcare/Medical Education
 - ESL (English as a Second Language)
- California Lutheran University
 - Adult Education
- California State University Channel Islands
 - Agribusiness Educational Offerings
- California Polytechnic University
 - Global Agribusiness
- University California Santa Barbara
 - Clean Energy/Sustainability
- UCLA Medical Residency
- Pepperdine University
- Google/Nintendo
 - Gaming/Entertainment
- Elementary and Secondary Educational Offerings for Athletes
 - Laurel Springs On-Line Educational Offerings

The Educational Center is envisioned to be a build-to-suit venture whose return on investment is achieved by market rate paying tenants comprised of local, regional, national and international educational institutions. The purpose of the venture is to introduce the best educational offerings and opportunities to Santa Paula and East Area 1 residents.



VENTURA COUNTY HEALTHCARE AGENCY

MEDICAL CAMPUS

- Out-Patient Medical Clinic
- Radiology
- Mental Health
- Physical Therapy
- Sports Medicine
- Respiratory Therapy
- Pharmacy
- Phlebotomy
- Ultrasound
- MRI
- LVN/RN
- Operating Room Technician
- Physical Technician



SENIOR LIVING FACILITIES

The Santa Paula East Area I Community will provide one of the most in-depth, innovative and inclusive senior living resources in the region.

Life at Santa Paula's East Area I senior community enables residents to be as active or as "laid-back" as they choose and participate as much or as little as they care to.

Flexibility is built into everything in our community, enabling residents to create the kind of lifestyle that works best for them. We understand that our residents have worked hard to create their current lifestyle and we are dedicated to helping preserve and even enhance all that they have attained.

To support their lifestyle, residences meet the varying needs of seniors who want to maintain their independence, but have access to care and services should the need arise. Whether our residents want a residential living environment, the care and support of assisted living, or skilled nursing care, we provide it all.

You'll find friendly neighbors, convenient services, abundant activities and peace of mind for the future. Santa Paula East Area I offers virtually maintenance free living and a wide variety of exceptional services and amenities.

All will be in a beautiful, tranquil setting that integrates with the EA I community yet is set apart to accommodate senior needs. Access to world class health care will be in close proximity as will the Athletic Training Facilities and Education Center. Each of these amenities will service senior needs.



COMMUNITY AMPHITHEATER

A community amphitheater owned by the city of Santa Paula is envisioned to have a seating capacity of 7,500 people and will be designed to capture the beauty of the surrounding mountains and Santa Paula Peak while acoustically directing noise away from adjoining housing. The community amphitheater venue will be managed by professional talent agents who will schedule regular entertainment (concerts, etc.) in return for a fee. Besides providing a state of the art entertainment venue for the City of Santa Paula the community amphitheater is also envisioned to provide an additional source of ongoing revenue and profit for the city.





EAST AREA II and EAST AREA GATEWAY

East Area II is a 136 acre site bounded on the north by State Highway 126, on the east by the Santa Paula /Fillmore Greenbelt, on the south by the Santa Clara River and on the west by Hallock Drive.

	Acres
Highway Commercial	50
Light Industrial/R&D	55
Industrial	31

EAST GATEWAY

The East Gateway area is 32 acres in size and is located on in the southeasterly corner of East Area II. It is bounded on the north by State Highway 126, on the east by the Santa Paula/Fillmore Greenbelt, on the south by the Santa Clara River and on the west by Hallock Drive and a neighboring industrial parcel.

The key design principles of the East Gateway Area are related to the core concept of providing the city of Santa Paula with a highway-oriented commercial and employment center of regional significance that defines its East Gateway, in a setting that is reflective of the City's small-town image and character, and its location within one of California's most important agricultural valleys.

These design principles include:

- The district is organized around a network of pedestrian-oriented streets that form it into 4 to 6 simple blocks.
- The district can accommodate a range of uses that are accessible by auto, bike or foot, which generally share a common supply of parking integrated into the block structure.
- Buildings within the district –whether retail, service, commercial or research and development in program are simple in their massing, detailing and materials, face the internal streets with welcoming entries and present a semi-rural “edge of town” character to highway 126.
- The district landscape is simple and rural in character, characterized by rows or clusters of large trees common to the rural landscapes of the region.



Santa Paula East Area II



Concept Plan A - Retail Scheme

Santa Paula - East Area Two
Santa Paula, CA

20 June 2011

SARGENT
TOWN PLANNING
OF ENVIRONMENT & LANDSCAPE



Concept Plan B - Retail Scheme

Santa Paula - East Area Two
Santa Paula, CA

20 June 2011

SARGENT
TOWN PLANNING
OF ENVIRONMENT & LANDSCAPE



Massing model and precedent photos illustrating design intent for the Highway 126 edge of the project site.



Native, organic landscape, sensitive to its environmental context



Retail buildings with simple, agrarian character



Well designed frontages of "big box" retailers



Outdoor rest area adjacent to creek



Light industrial/R&D buildings



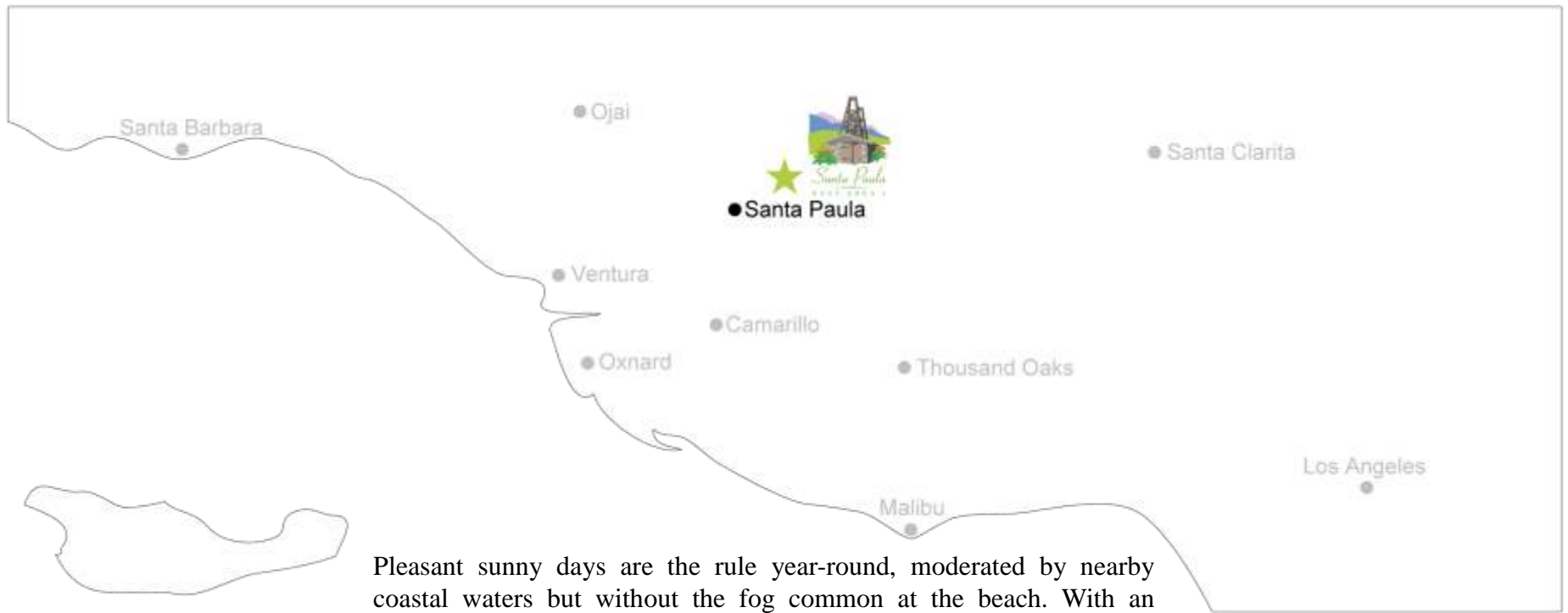
Strong frontage design of an Anchor Retail Tenant



Restaurant with simple massing and metal siding



Curb cuts lead runoff water into landscaped rain gardens



Pleasant sunny days are the rule year-round, moderated by nearby coastal waters but without the fog common at the beach. With an average maximum high temperature of 75 degrees and an average minimum low temperature of 48 degrees, Santa Paula maintains a delightful Mediterranean climate.



Santa Paula

The City of Santa Paula, California is located 65 miles northwest of Los Angeles and 14 miles east of Ventura and the coastline of the Pacific Ocean. Santa Paula is the geographical center of Ventura County, situated in the rich agricultural Santa Clara River Valley. The City is surrounded by rolling hills and rugged mountain peaks in addition to orange, lemon and avocado groves. In fact, Santa Paula is referred to as the "Citrus Capital of the World."

The original community that has become known as Santa Paula was established by the Chumash Indians as the villages of Mupu and Srswa. The land was later given away as part of a Spanish land grant to Rancho Santa Paula and Saticoy in 1840. In the 1860's, the area was subdivided into small farms. In 1880, oil was discovered in Santa Paula leading to the formation of the Union Oil Company in 1890. The City of Santa Paula was incorporated on April 22, 1902. In the early 1900's Santa Paula was considered the pre Hollywood film capital, the Queen of the Silver Screen. Even today, Santa Paula is noted for its movie personalities (silent and sound) who resided in and adjacent to the city and a TV or movie crew is not an unusual sight in the community. The City is a major distribution point for citrus fruits in the United States and is also noted for avocado producing and processing. The community has a quaint, small town image, ideal climate and reasonable priced housing, which is why Santa Paulans refer to their community as "Hometown USA". Santa Paula maintains its own identity and is in close proximity to the many tourist, recreational, and cultural activities that abound in Southern California.

With an exceptional combination of climate, location, and charm, Santa Paula is a favorite destination for visitors all year. Rich in history and culture, there are perennial attractions and annual events for every interest and all ages. Pleasant sunny days are the rule year-round, moderated by nearby coastal waters but without the fog common at the beach. The community is conveniently located in southern California along the 126 Freeway, less than an hour from Los Angeles, Santa Barbara, and Santa Clarita. With a population of nearly 30,000, Santa Paula is a thriving mix of tourism, agriculture, and Main Street business, with plenty of warmth and welcome for visitors!

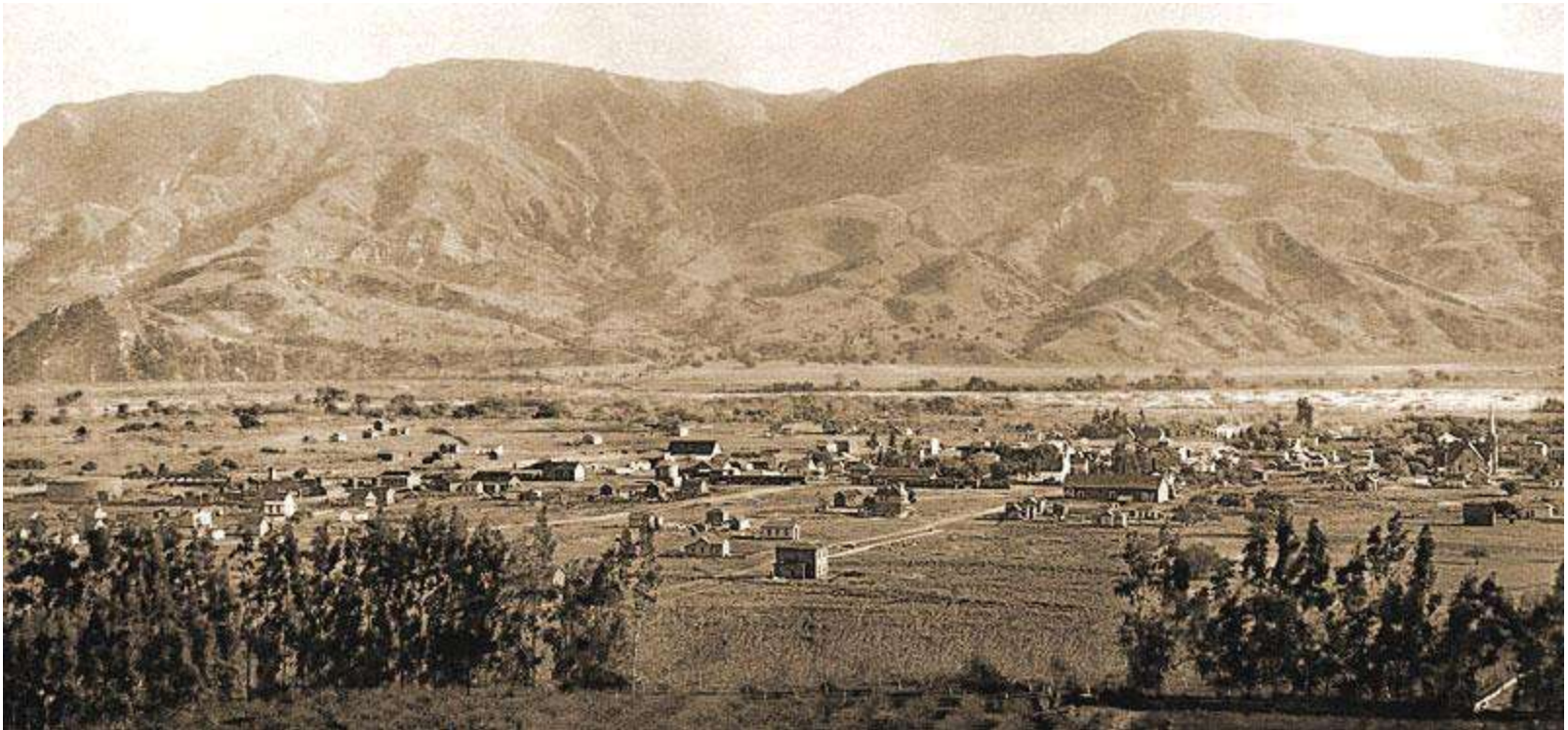
Santa Paula is nestled among the lemon, orange, and avocado orchards of the Heritage Valley, the last great *citruscape* in California. Rising to the north and south of the city, the picturesque San Cayetano and Oakridge mountain ranges are incised by the free-flowing waters of Santa Paula Creek and the Santa Clara River. The beauty of the oak-studded natural landscape is complemented by a wide variety of attractions and activities in the city.



HISTORY

The Santa Paula area was first settled by the Chumash tribe of Native Americans approximately 10,000 years ago. European exploration of the region began with the arrival of Spanish explorer Juan Rodriguez Cabrillo, who sailed the California coast in 1542. Gaspar de Portola, former Spanish governor of Baja California, led an expedition through the area for the Spanish Crown in 1769 and recorded the presence of the Chumash village of Mupu at the site of present-day Santa Paula.

The Santa Paula area was incorporated into a series of Spanish and Mexican land grants beginning in 1795, the last being Rancho Santa Paula y Saticoy. In 1862 ownership of the rancho passed into the hands of George Briggs, who began to subdivide it and sell it in parcels to farmers. The Santa Paula town site was laid out by Nathan Blanchard and E. L. Bradley in 1873 (later incorporated in 1902). The following year, Blanchard planted the first orange trees west of town. When the Southern Pacific Railroad arrived in 1887, he began shipping oranges by rail around the country. Oil pioneers Wallace Hardison and Lyman Stewart moved to town in 1886 and began California's earliest oil production in nearby canyons. This began Santa Paula's long history in oil and agriculture. The early wealth created by these industries built many of the historic and cultural attractions of the city.



The city of Santa Paula, California, 1888.

EDUCATION

- The Santa Paula Elementary School District serves elementary and middle school students with seven campuses in Santa Paula.
- The Mupu School District serves elementary school and middle school students from Santa Paula.
- The Santa Paula Union High School District serves high school students in Santa Paula.
- The Ventura College, East Campus serves college age students in Santa Paula.
- Thomas Aquinas College, an internationally known Catholic liberal arts college, is located just outside of Santa Paula.

BUSINESS AND INDUSTRY

Santa Paula remains the heart of the Ventura County agricultural industry. Based in Santa Paula, Limoneira Company is one of the premier integrated agribusiness operations in the world. Today Limoneira Company and its affiliated companies encompass thousands of acres of rich agricultural lands throughout the state of California along with strategic investments in food processing, fresh produce marketing, and specialty produce packing. Calavo Growers, Inc., one of the world's largest processors of avocados is also based in Santa Paula. Calavo is the preeminent marketer of premium California avocados with the largest grower base in the industry by far. The company's processed products division, Calavo Foods, Inc., manufactures close to 100 brand name and proprietary flavors of guacamole. Other important agricultural businesses with large operations in Santa Paula include Saticoy Lemon Company, Fruit Growers Supply, Pan American Seed, Shore Packing Company, Rain for Rent and Fruit Growers Laboratory.

Automotive products and supply businesses also call Santa Paula home. These companies include Automotive Racing Products which produces virtually every fastener found in an engine and driveline, ranging from quality OEM replacement parts to exotic specialty hardware for Formula 1, IndyCar, NASCAR and NHRA drag racing applications as well as Bend Pak, America's largest manufacturer of tubing benders and above ground vehicle lifts. Santa Paula is also home to Abrisa Glass, the world's leading technology glass, glass components and coating company.

Retail businesses thrive in Santa Paula with many located on our historic Main Street. Santa Paula is also fortunate to have the premier Chevrolet dealer in California with Santa Paula Chevrolet.



RECREATION AND LEISURE

Santa Paula has many historic attractions for young and old alike. The California Oil Museum, located in the historic Union Oil Building on the corner of 10th and Main Streets, houses an outstanding permanent collection tracing the history of oil exploration and production in California. The Santa Paula Art Museum, located in the historic Limoneira Building at 117 North 10th Street in downtown Santa Paula, preserves and shares the artistic heritage known as the Santa Paula Art Collection. The Aviation Museum of Santa Paula honors Santa Paula's history as the "Antique Airplane Capital of the World". The Santa Paula Airport is the home of many experimental and antique craft, many of which are used in movie and TV productions. Many visitors come to Santa Paula aboard the Fillmore and Western Railroad, a historic train that runs between Fillmore and Santa Paula.

Santa Paula loves its special events each year where locals and visitors alike get to sample a taste of the good living in Santa Paula. These events include the "First Sunday" events at the Santa Paula Airport throughout the year, the Mexican-American Chamber of Commerce Carnival and DeColores Art Festival in April, "Cruise Nights" on Main Street each first Friday night on Main Street April - October featuring pre-1975 classic cars, the Citrus Festival each July, the Heritage Valley Festival each September, "Ghost Walks" reliving spooky parts of Santa Paula's past each October weekend, the Children's Halloween Parade down Main Street, the Santa Paula Christmas Parade the Saturday after Thanksgiving and Christmas events every Thursday evening on Main Street between Thanksgiving and Christmas.

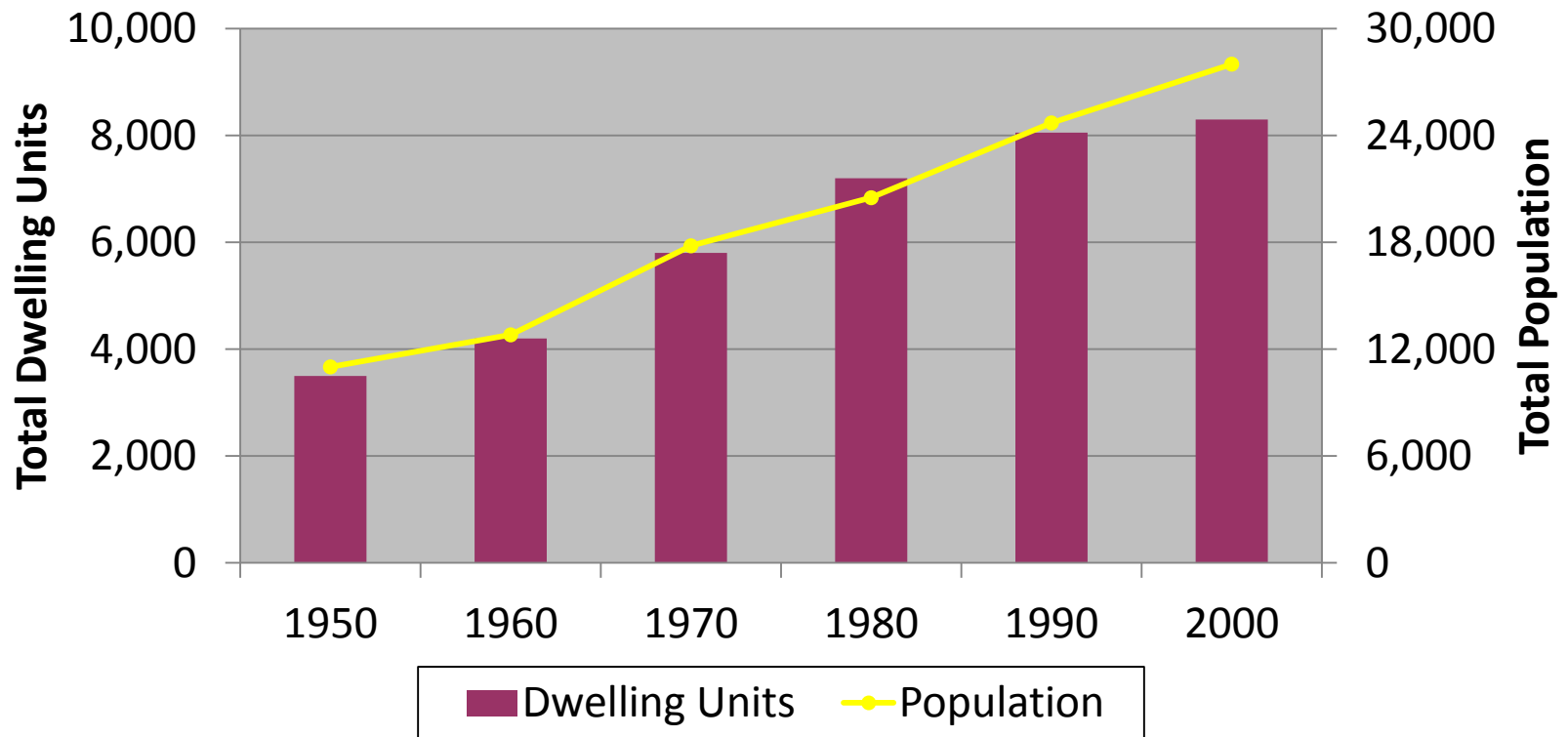
Santa Paula's charm and hospitality will pleasantly surprise you, and the City is still one of the best kept secrets in Southern California.



Santa Paula City Facts

- Total area: 4.6 square miles
- Total population as of January 1, 2008: 29,539
- Average annual rainfall: 18.7 inches
- Average temperatures: Summer-69 degrees and Winter 55 degrees
- 93% of residents drive to work
- Santa Paula is a full service city providing fire, police, water and utility services. Property tax is the City's primary source of revenue and sales tax revenue is the second major revenue source
- City's General Fund budget: \$11.3 million 2008/2009
- Santa Paula is known as the Citrus Capital of the World
- Santa Paula was originally inhabited by the Chumash, a Native American people
- Father Junipero Serra became active in the area during the Spanish mission period, thus the town takes its name from the Catholic Saint Paula
- The Mexican government as part of the Santa Paula Y Saticoy land grant gave the land that would become Santa Paula away
- The community of Santa Paula was founded in 1872
- In 1877, a post office was established to serve the community's 200 residents
- In 1875, Nathan Blanchard and Elisha Bradley recorded a map of their town vision and were involved in the building of Santa Paula's first flourmill and its first orange grove
- The Southern Pacific Railroad came to Santa Paula in 1887
- The Southern Pacific Railroad Depot was constructed in 1887 and is registered as a historical landmark
- Founder Nathan Blanchard's first orange crop appeared in 1888
- In 1888, an oil well called Adams No. 16 hit pay, California's first gusher
- Santa Paula was the initial headquarters of the Union Oil Company of California (Known today as Unocal)
- Union Oil Company of California was founded in Santa Paula in 1890
- The California Oil Museum is housed in the original 1890 headquarters of Union Oil Company. The building is an example of Queen Anne Italianate architecture
- The City of Santa Paula was incorporated in Ventura County in 1902
- Santa Paula Theatre Center was formerly known as the Ebell Club. The building is a historical landmark that was constructed in 1917
- In 1928, the City was devastated by the failure of William Mulholland's St. Francis Dam
- The Santa Paula Airport and Aviation Museum documents the long story of the local airport, which opened in 1930
- Santa Paula has gained the nickname, "Antique Airplane Capital of the World" because of the unique collection of planes housed in the Aviation Museum

City of Santa Paula Comparison of Population to Housing 1950 to 2000



Includes Size of City, Elevation, Climate, Population 1910-2000, Vital Statistics, etc.

SANTA PAULA NEIGHBORHOODS



THE OAKS

The neighborhood known today as the Oaks consists of approximately two hundred homes. The story of this neighborhood and its homes is rich in historical detail. The telling of the Oaks story is another way of telling Santa Paula's story. The neighborhood is the product of layers of settlement, one folded over the other, the result of numerous hands acting over a period of centuries—from the native Chumash at *Mupú* to the padres from Mission San Buenaventura, through *Californio* landholders, pioneering American settlers, agricultural capitalists, land developers, and individual home builders. The expression of these widely varied ways of life and approaches to the use of the land, over time, has produced a neighborhood that manages to be unified, in the way we view it today, yet diverse in its origins. In his recent book, "*The Oaks of Santa Paula, a history of Santa Paula Canyon and the Oaks Neighborhood*," Mitch Stone tells the story of this unique neighborhood and its graceful homes. This history is drawn from a wide variety of sources, including documentary evidence and oral histories. The main source of primary research was the *Santa Paula Chronicle*, beginning in 1888, and its competitor for some years during the 1920s, 1930s and 1940s, the *Santa Paula Review*.

SANTA PAULA NEIGHBORHOODS Continued

McKevett Heights

In 1920, McKevett Heights, Santa Paula's first subdivision was constructed. The graceful neighborhoods of McKevett Heights feature winding streets, gentle slopes, greenery and a wide variety of architectural styles.

Hillsborough Estates

This subdivision was developed in the 1980s by Limoneira. Hillsborough Estates consists of larger homes on generous lot with commanding views of Santa Paula and the South Mountain Range in the distance.

Vista Pointe

The Vista Pointe subdivision lies adjacent to the Hillsborough neighborhood and to the South and East of Santa Paula Memorial Hospital. The architectural style within Vista Pointe is predominately Mediterranean.

Las Pasadas

Las Pasadas is a charming 87 home development approximately one mile within the western boundary of the City of Santa Paula.







Ojai

Approximately 16 miles (30 minutes) from Santa Paula is the charming town of Ojai.

Ojai's charms are many. The community has long been known as a haven for artists, musicians and health enthusiasts. Ojai is a vibrant place with so much natural beauty that it gained fame decades ago when the area was photographed to represent Shangri-La in the 1939 movie, *The Lost Horizon*. The Chumash Indians are the first known residents of Ojai, and it is from their word 'âhwaiâ' meaning 'moon' that the name Ojai is derived. One of the oldest towns in Ventura County, Ojai was settled in the 1800s and incorporated as a city in 1921. Nestled in the Ojai Valley, the town is surrounded by peaks that give off a glow in the evening light known as *the pink moment*.

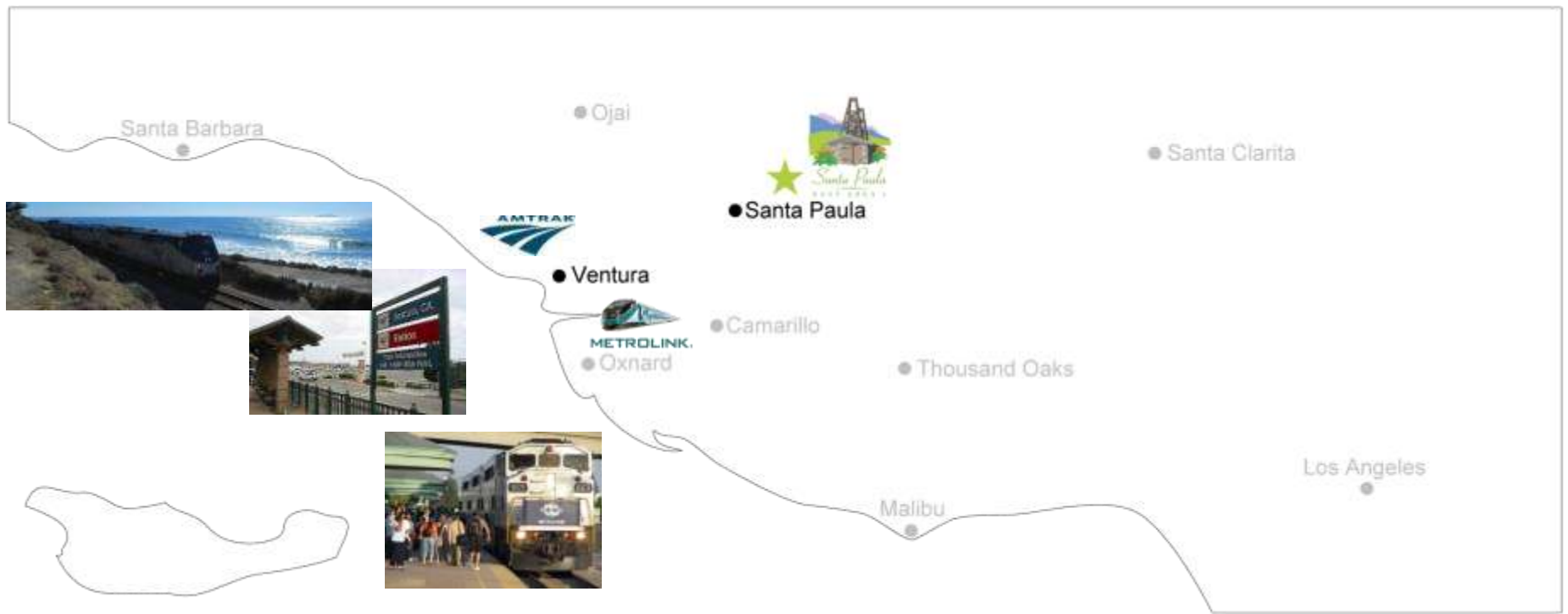
One of the prominent early settlers was Edward D. Libbey, a wealthy glass manufacturer who is responsible for the layout of the town. It was Robert Winfield who built the stately Arcade that today houses shops and eateries, but it was Libbey's vision that the town have a distinctive center faithful to its Spanish heritage. Thus Libbey teamed with architect Richard Requa from San Diego and together they created what today draws the eye and captures the heart.

Filled with delightful shops, art galleries and a host of places to retreat from the fast-paced lifestyle, Ojai nurtures its art and artists. The Ojai Center for the Arts, Summer Art Stroll, Ojai Studio Artists Tour and Art in the Park offer venues for an abundance of artistic expression. Numerous galleries show the work of both local and non-resident celebrated artists.

Ojai's reputation as a golfing paradise brings many to the city. The Ojai Valley Inn and Spa is listed as one of the top 25 golf resorts in North America. The course is as challenging as it is lovely. Soule Park is a beautiful public course with spectacular views just past downtown on Ojai Avenue.

Numerous restaurants dot the village, many taking advantage of local harvests with an abundance of fresh food.





Ventura

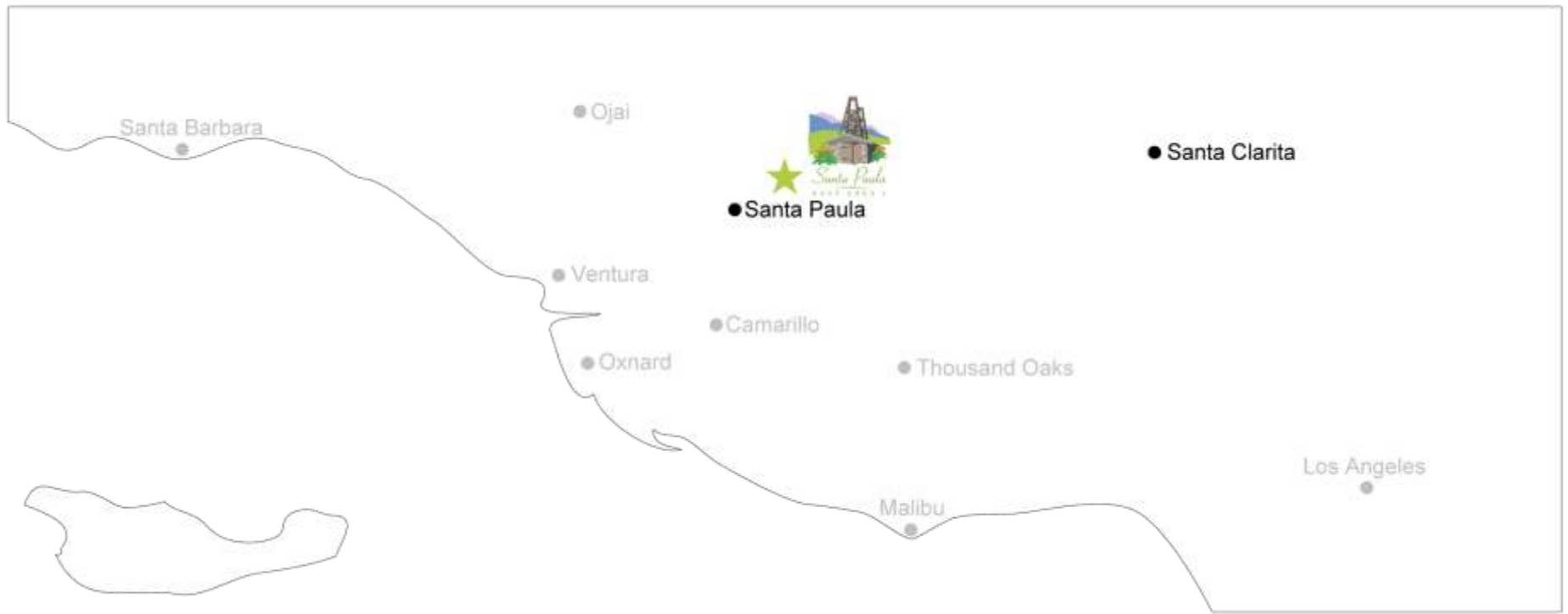
Approximately 13 miles (15 minutes) from Santa Paula, living the Real California Life - Ventura Style

All along the coast of California, travelers find communities that each exhibit their own charm and ambience. Ventura is no exception and, in fact, is often cited as a stand alone experience that epitomizes the California of days gone by, while simultaneously providing amenities found in much more urban settings.

Visitors to Ventura enjoy the abundant arts and cultural activities, outdoor adventures and the rich fusion of agricultural abundance and ocean side proximity that make it a chef's paradise. The Channel Islands National Park lies just off shore as does a National Marine Sanctuary. The Los Padres National Forest is found in Ventura's foothills while two of California's longest flowing open rivers help to form the city's boundaries. As the official tourism authority of Ventura, let us help you plan your stay in Ventura. In this site you will find information on hotels, things to do, restaurants and our award-winning golf courses.

Ventura is just an hour's drive from Los Angeles and Hollywood. Ventura is located along the scenic southern-most part of California's Central Coast. Year round daytime temperatures average 70 degrees F (21 degrees C) so it's no wonder early Spanish settlers dubbed Ventura the "land of endless summers".





Santa Clarita

Approximately 32 miles (40 minutes) from Santa Paula like the Santa Clarita Valley

The Santa Clarita Valley is where the excitement of Six Flags Magic Mountain and Hollywood mix with the tranquility of wilderness areas. There are a number of activities that offer excitement and relaxation for visitors including touring a western movie star's mansion, exploring filming locations or visiting a real working western movie ranch. Dancing under the moonlight at free summer concerts is also possible on Town Center Drive or in SCV's Central Park.

By day one can cool off at Santa Clarita Aquatic Center, with a zero-depth entry pool complete with a 160-foot water slide. Wake boarding is also possible at the valley's reservoir, Castaic Lake. Summer swimming, sailing, boating, jet skiing, and fishing are available in addition to hiking, biking, and picnicking within this 8,700-acre recreational area.

When it comes to dining, The SCV offers a variety of dining choices, from authentic Mexican restaurants to French cuisine. One can stroll through Valencia Town Center, SCV's crown jewel which houses boutique and specialty shops, department stores, restaurants, and entertainment concentrated within one mile. Town Center Drive is best explored on a warm summer evening when tiny white lights decorate the public areas and music is heard through well-placed speakers.

In cooler months, one can hike the trails of the SCV wilderness. The Santa Clarita Woodlands of East & Rice Canyon, as well as Towsley Canyon, take the adventurous and the novice past a creek and through lush landscape. Placerita Canyon, off State Highway 14, offers a network of hiking trails as well as the Oak of the Golden Dream, which marks the spot where Gold was first discovered in California.



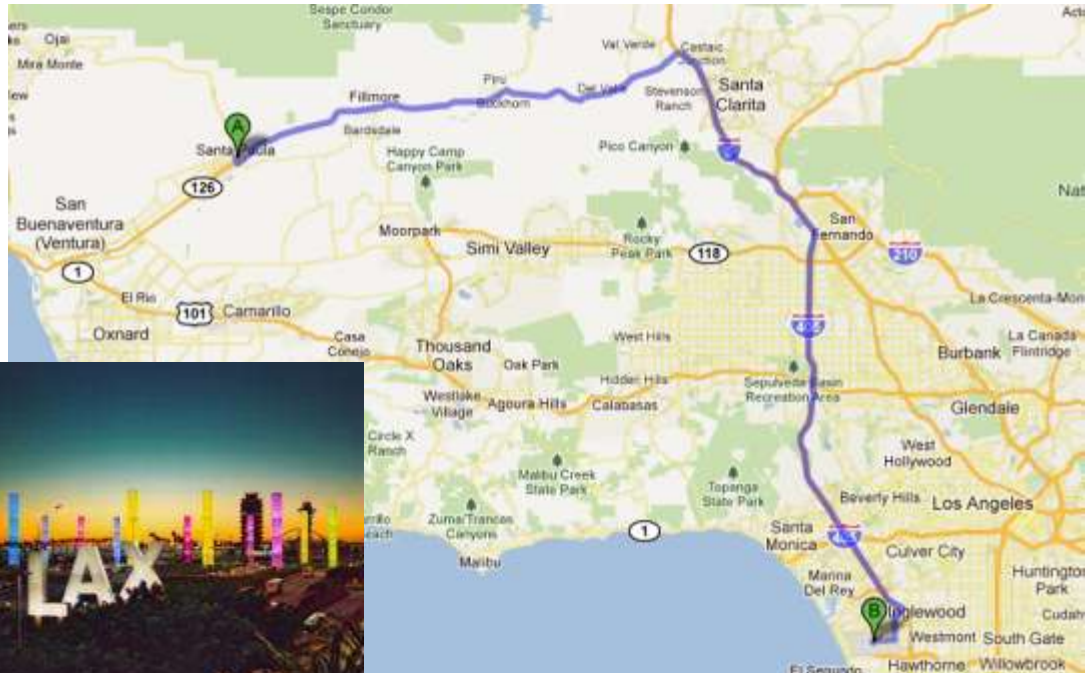
Los Angeles International Airport (LAX)

68 miles (1 hour and 22 minutes from Santa Paula)

Los Angeles International Airport (LAX) is the world's busiest origin and destination airport. In total traffic, LAX is the sixth busiest airport in the world for passengers and ranks 13th in the world in air cargo tonnage handled. In 2008, the airlines of LAX served 59.8 million passengers and handled 1.8 million tons of freight and mail. LAX handled 70 percent of the passengers, 75 percent of the air cargo, and 95 percent of the international passengers and cargo traffic in the five-county Southern California region. Originally known as Mines Field, the LAX site has been used as a general aviation field since 1928. During World War II, it was used for military flights. Commercial airline service started in December 1946. The present terminal complex was constructed in 1961. In the early 1980s, LAX added domestic and international terminals and a second-level road LAX is a dynamic airport which creates, attracts and supports economic activity throughout Southern California. LAX has an annual economic impact of \$60 billion. This is generated by aviation activity on or near the airport, by off-

airport expenditures related to the use of aviation services, and by money that is again spent and circulated throughout the local economy. An estimated \$21 billion of this total is generated within the City of Los Angeles LAX creates jobs. An estimated 59,000 jobs, directly attributable to LAX, are located on or

near the airport. Approximately 408,000 jobs, spread throughout the region, are attributable to LAX. The employment in the City of Los Angeles due to the airport is estimated to be 158,000 jobs. One in 20 jobs in Southern California is attributed to LAX operations.



Santa Barbara Airport

53 miles (1 hour from Santa Paula)

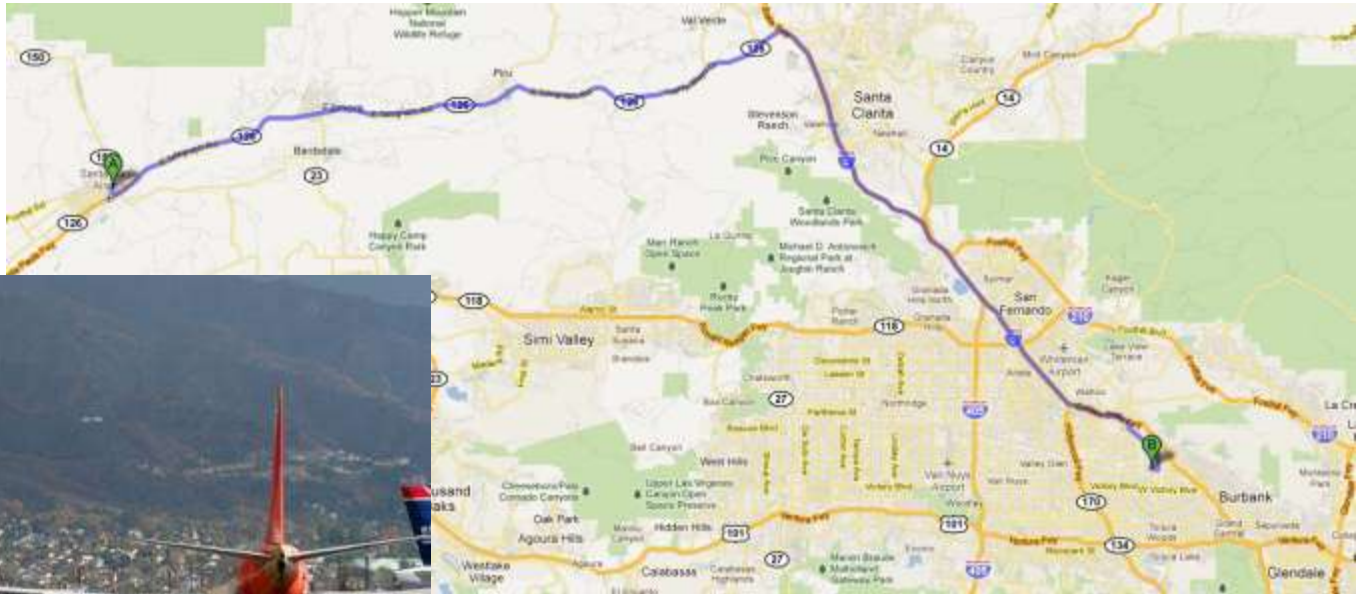
Santa Barbara is the busiest airport on the California coast between Los Angeles & San Jose serving more than 750,000 passengers annually. Located eight miles northwest of downtown Santa Barbara, the Airport sits on 954 acres. 5 passenger airlines and 1 cargo carrier operate approximately 40 daily departures. The Airport contributes over 1/2 billion dollars annually to Santa Barbara County's economy & directly or indirectly. 221 General Aviation aircraft based at SBA are valued at more than \$128 million. SBA has a commercial runway - 6,052 feet long and two parallel general aviation runways - approximately 4,000 feet long (each). A new \$63 million project was recently completed which includes a new aircraft parking ramp, and a new airline terminal building. This new 72,000 square foot terminal was designed in the tradition of the Spanish Colonial Revival architectural style which defines the City of Santa Barbara's local culture and sense of place.



Burbank (Bob Hope) Airport

53 miles (1 hour from Santa Paula)

Burbank (Bob Hope) airport is the closest airport to Downtown L.A. and Staples Center, Hollywood, Disney, Warner Bros., NBC, Universal Studios, the Rose Bowl, Dodger Stadium, Griffith Park, L.A. Zoo, Autry Museum, Magic Mountain and many other attractions. Bob Hope Airport is owned and operated by the Burbank-Glendale-Pasadena Airport Authority. In 1978 the Authority purchased the airport from Lockheed Corporation, which had owned the airport since 1940. At the time of the sale, this was the last privately owned airport in the country with commercial airline service. The airport contains two paved runways measuring 6,885 and 5,802 feet in length.





LAND USE DATA (PROJECT AREA 467.78 AC)

TS854-1 (PHASE 1)
TOWN CENTER, MAUN GREEN NEIGHBORHOOD

[illegible]

TS854-3 (PHASE 3)
SANTA FEALTA CREEK NEIGHBORHOOD

LOT	AMT	LAND USE PER SPECIFIC PLAN
10	14.75 AC	RECREATION/ OPENING (1 & 2) - OPEN SPACE
20	13.25 AC	RECREATION/ OPENING (1, 2 & 3) - OPEN SPACE
30	10.75 AC	RECREATION/ OPENING (2)
40	2.00 AC	RECREATION/ OPENING (2 & 3) - OPEN SPACE (2)
TOTAL:	63.00 AC	

NON-RESERVATION		
5	0.00 AC	OPEN SPACE (2)
6	1.00 AC	OPEN SPACE (2)
7	0.00 AC	OPEN SPACE (2)
TOTAL:	1.00 AC	

LAND USE	
Public Open Space	14.75 AC
300 P.C. ALIGNED PER SPECIFIC PLAN	

PHASE 2	
TOTAL	76.00 AC

73834-4 (PNA37-4)
SANTA FEALTA CREEK CHAS DISTRICT

LOT	AREA	LAND USE PER SPECIFIC PLAN
20	4.12 AC	SP-1 RESIDENTIAL
21	0.52 AC	SP-20 / MIDDLEBURY
22	13.07 AC	SP-10 SPAC 2.1
23	12.14 AC	SP-10 SPAC 2.2
24	9.45 AC	SP-10 SPAC 2.3
TOTALS	39.28 AC	

NON-ADJACENT		
25	13.80 AC	SP-1 MIDDLEBURY SPAC 1001 - OFFICE BUILDING
TOTALS	13.80 AC	

LAND USE	
1. PUBLIC STREET TO 6.67 AC	2. SPAC 17 MIDDLEBURY SPAC 1001 SP-10 SPAC 5.01
PHASE 4 TOTAL	3. TOTAL 17.14 AC OF ALUMED RSP MIDDLEBURY PLAN
TOTAL	88.19 AC

TS854-2 (PHASE 2)
FEDERAL BUREAU OF INVESTIGATION

LOT	ACRES	LAND USE PER DEEDS PLAN
27	46.00 AC	AGRICULTURAL ZONING 1, 2 & 3 USE
28	47.00 AC	AGRICULTURAL ZONING 1, 2 & 3 USE
SUBTOTAL: 93.00 AC		
PUBLIC RIGHTS: 0.00 AC		
Phase 2 TOTAL: 46.00 AC		
		LAND USE
		0.00 AC ALL ALLOWED PER DEEDS PLAN

TOTAL TRACT PROJECT AREA	467.78 ac
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DSMA-1	26.03 AC
DSMA-2	32.28 AC
DSMA-3	78.01 AC
DSMA-4	88.23 AC
Total	497.38 AC
DSMA (all)	1,880

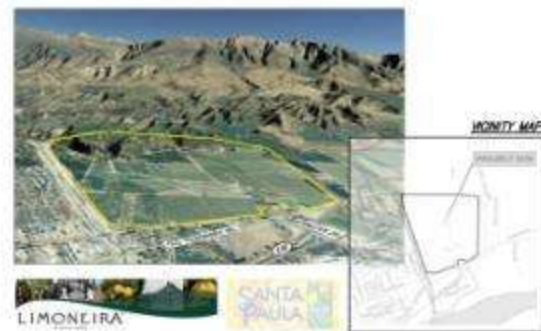
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LEGEND

[illegible]☐ **EASEMENTS** (continued from page 104)

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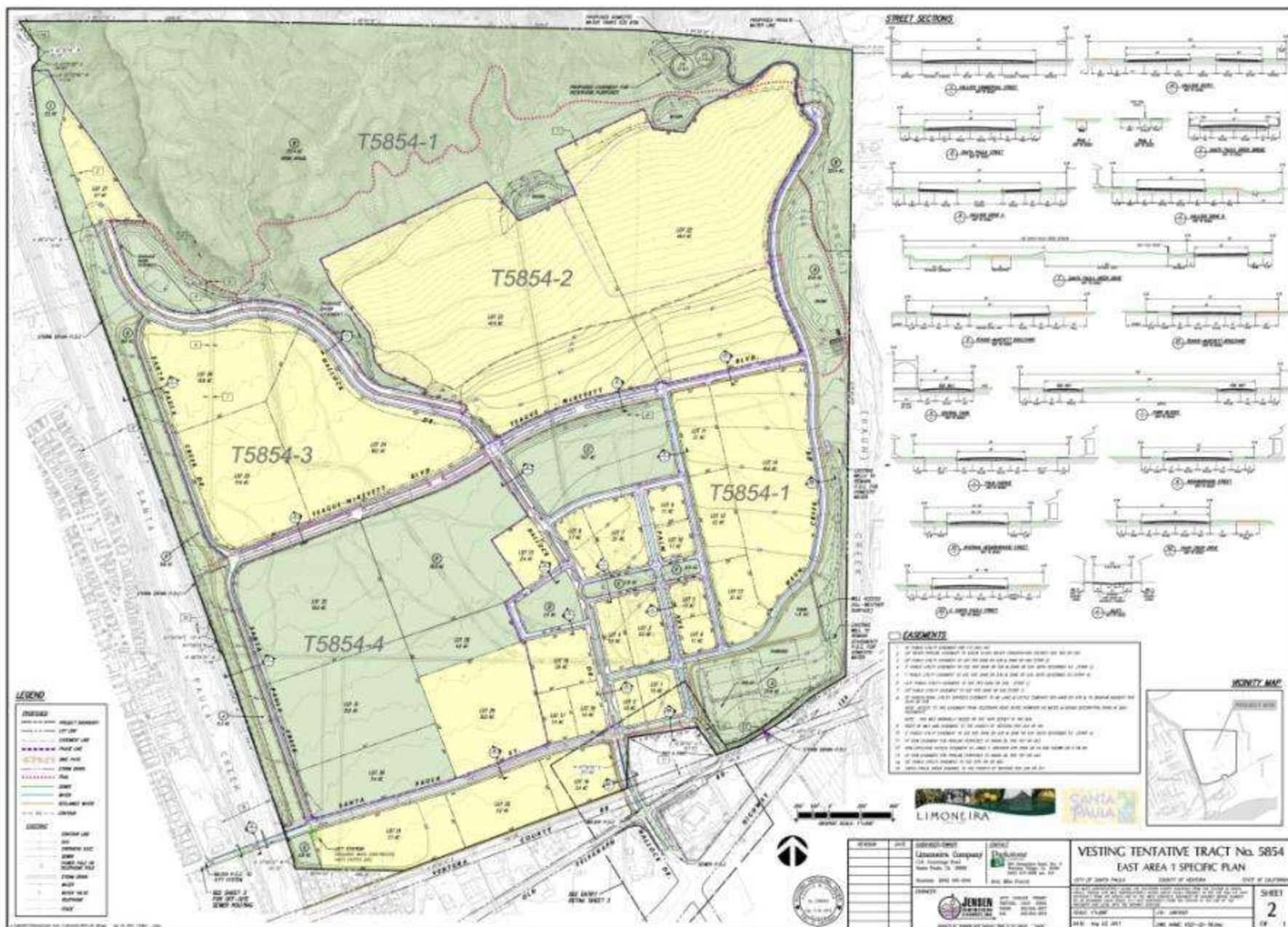
IGNITY MAP



CLERK	JAY	AMERICAN OVER Laminite Company 1411 Greenway Blvd. Santa Rosa, CA 95405 (408) 455-5040	PERKINS Perkins 940 Greenway Blvd., Ste. 200 Santa Rosa, CA 95405 (408) 455-5040
		JOHNSEN  JENSEN'S 1411 Greenway Blvd. Santa Rosa, CA 95405 (408) 455-5040	JOHNSEN 1411 Greenway Blvd. Santa Rosa, CA 95405 (408) 455-5040

VESTING TENTATIVE TRACT No. 585-
EAST AREA 1 SPECIFIC PLAN

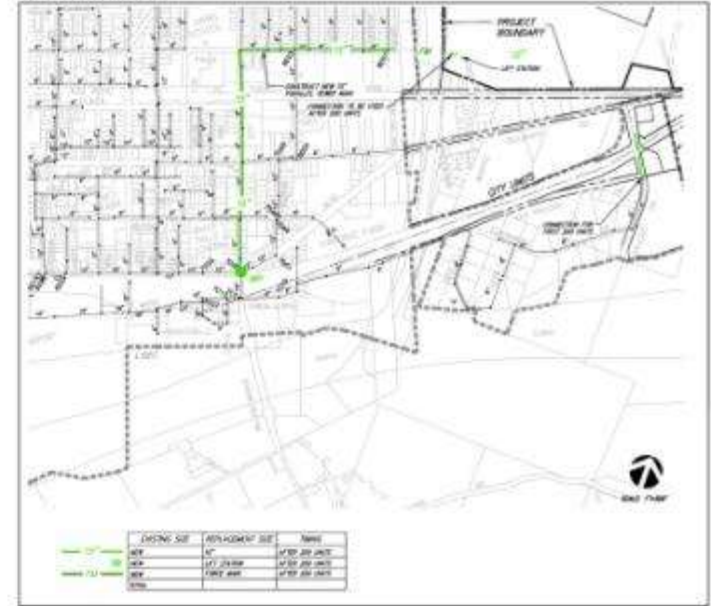
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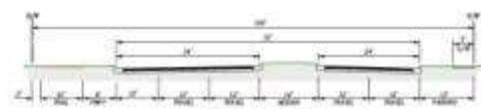
ENTRY DETAIL

OFF-SITE SEWER ROUTING



LEGEND

- PROPOSED**
 - PROPOSED SEWER
 - PROPOSED WATER
 - PROPOSED GAS
 - PROPOSED RAILROAD AVENUE
 - PROPOSED HALLS DRIVE
 - PROPOSED OLD TELEGRAPH
 - PROPOSED RAILROAD AVENUE
 - PROPOSED HALLS DRIVE
 - PROPOSED OLD TELEGRAPH
- EXISTING**
 - EXISTING SEWER
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<p>REVISION</p> <p>NO. DATE DESCRIPTION</p>	<p>DESIGNED BY</p> <p>University of California</p> <p>CHECKED BY</p> <p>University of California</p>	<p>VESTING TENTATIVE TRACT No. 5854</p> <p>EAST AREA 1 SPECIFIC PLAN</p> <p>SHEET 3</p>
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