Development of a Sustainable Community in Santa Paula, California

Alicia Godlove, Kelli McCune, Tariel Naxson, Seth Strongin
Teaching Assistant: Jeff Dao

Location, Location, Location
East Area 1 is in Santa Paula, California, 10 miles east of Ventura.

- 508 total acres
- 223 acres open space
- 1,500 homes
- 810,000 ft² non-residential

Our Client
The Limoneira Company is the largest lemon producer in North America. Its mission is to promote a legacy in agriculture, community development, and land stewardship.

Our Role
Limoneira worked with a professional design team to create the community’s layout. As the project’s sustainability experts, we provide specific strategies to ensure East Area 1’s long-term environmental, economic, and social sustainability.

Development’s Big Impact
Conventional community development and urban sprawl cause adverse impacts to environmental and human health. Sustainable development breaks away from this approach.

OUR RECOMMENDATIONS FOR EAST AREA 1

Building Materials
Use building materials that minimize exposure to indoor environmental contaminants. Select building products using a life-cycle assessment approach.

Water

Energy
Require buildings to exceed Title 24 standards by at least 20 percent. Integrate renewable energy technology into buildings, including PV cells, solar water heaters, and geothermal heat pumps. Minimize barriers to retrofitting by using green leases and energy improvement mortgages. Participate in utility and government programs to obtain incentives and custom recommendations.

Operations & Maintenance
Require CC&Rs with sustainability provisions. Create a community website. Host public workshops on living sustainably.

Transportation
Restrict parking and promote walking and bicycling. Promote public transit by providing shuttle service and monthly transit benefits. Establish a carpooling program for residents and commuters. Introduce a car-sharing program.

Landscape Management
Promote the agricultural heritage of East Area 1. Use organic landscaping methods. Reduce outdoor light pollution with efficient use of light fixtures, light shielding, and directed light.

Solid Waste
Maximize residential and non-residential recycling. Mandate that at least 90 percent of construction and demolition waste be diverted from landfills.

Sustainable Development
The Broadtland Commission’s definition of sustainable development states that present needs are met without compromising the needs of future generations.

We take a holistic view of sustainable development that considers environmental, economic, and social impacts. We analyze six interconnected sectors to develop a set of recommendations for integrating sustainability into East Area 1.

Methodology
To conduct our analysis, we went on site visits to Santa Paula and East Area 1, performed a literature review, consulted with experts, and used calculations and models.

Our Vision
Our vision for East Area 1 focuses on the people. Sustainability is about maintaining a high quality of life. It must be a dynamic process that evolves to meet the needs of future generations.