

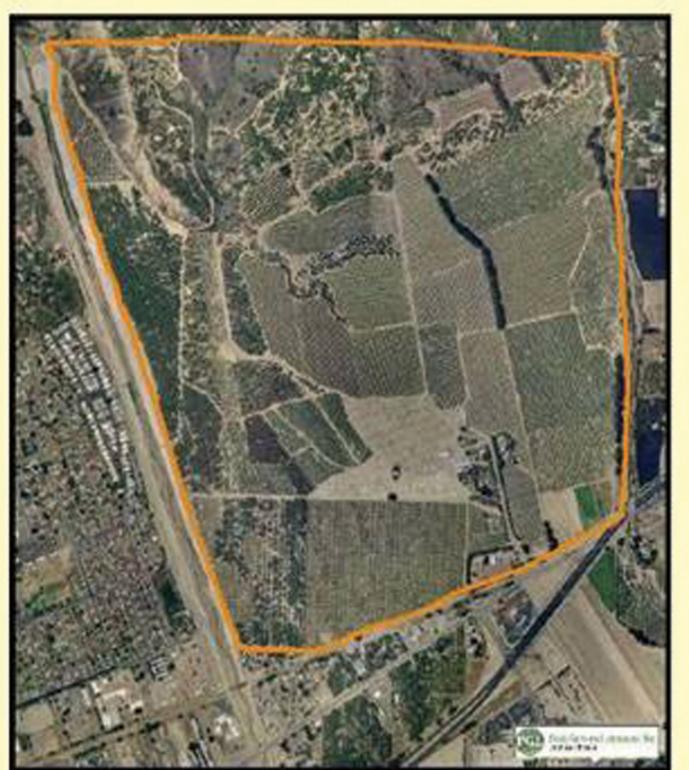
Development of a Sustainable Community in Santa Paula, California



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Location, Location, Location

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



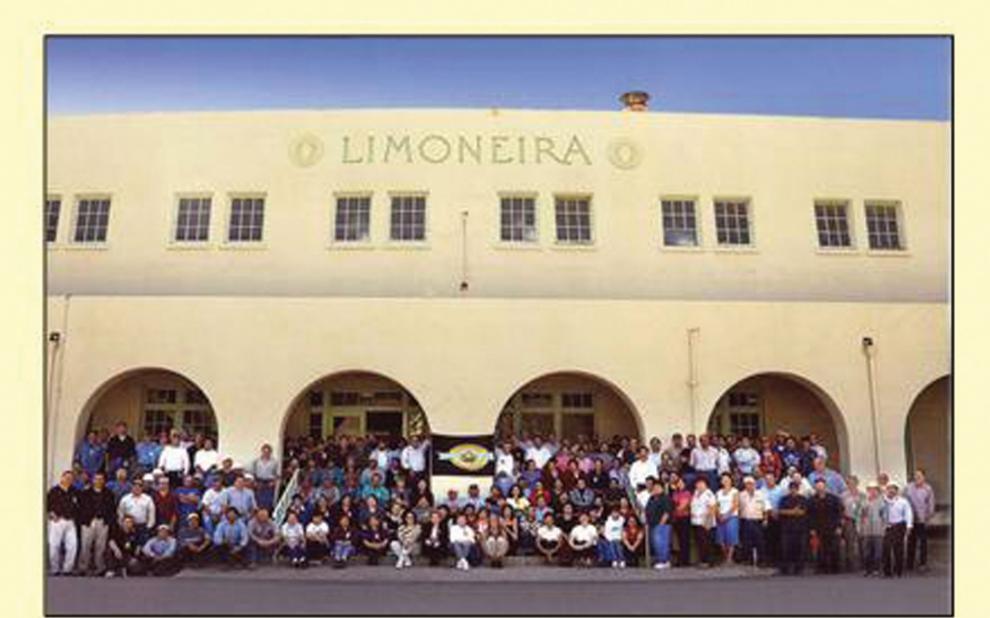




- 508 total acres
- 223 acres open space
- 1,500 homes
- 810,000 ft² non-residential

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

Water

Maximize pervious surfaces and manage stormwater during construction.

Install efficient appliances and fixtures. Use recycled water in non-residential buildings.

Use irrigation devices and xericscaping.

Irrigate public landscapes with

recycled water.

Install utility monitoring systems. Submeter multi-family units and nonresidential buildings.

<u>Transportation</u>

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.

Building Materials

Use building materials that minimize exposure to indoor environmental contaminants.

Select building products using a life-cycle assessment approach.

Operations & Maintenance

Require CC&Rs with sustainability provisions.

Create a community website.

Host public workshops on living sustainably.

Solid Waste

Maximize residential and non-residential recycling.

Mandate that at least 90 percent of construction and demolition waste be diverted from landfills.

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.

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.

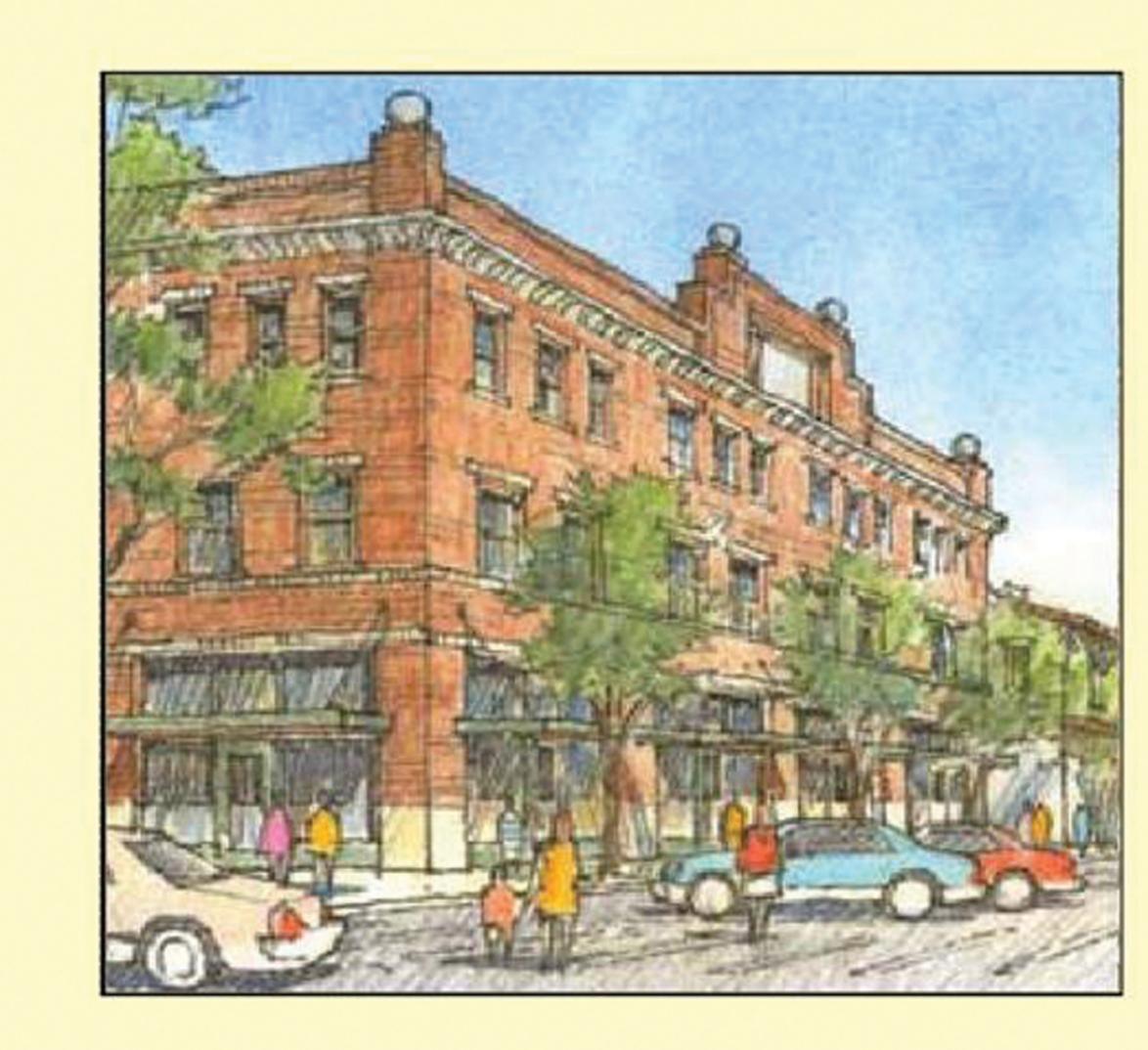
Sustainable Development

The Brundtland 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.

