

City of Santa Paula

City Council Special

MAYOR CARLOS JUAREZ
VICE MAYOR JENNY CROSSWHITE
COUNCILMEMBER PEDRO A. CHAVEZ
COUNCILMEMBER LESLIE CORNEJO
COUNCILMEMBER GABRIELA ORNELAS



CITY COUNCIL SPECIAL MEETING OF THE SANTA PAULA CITY COUNCIL SPECIAL

WEDNESDAY, JANUARY 14, 2026

4:30 PM - City Council Special Meeting

SANTA PAULA CITY HALL
970 VENTURA STREET
SANTA PAULA, CA 93060

JULIE LATSHAW, CITY CLERK
DAN SINGER, CITY MANAGER
MONICA CASTILLO, CITY ATTORNEY

BRINGING ITEMS BEFORE THE CITY COUNCIL

You are invited to participate in all Regular City Council meetings. Agendas are posted in the front of Santa Paula City Hall, 970 Ventura Street, Santa Paula, 72 hours in advance of the scheduled meetings. The City Council's regular meetings start at 6:30 p.m. the first and third Wednesday of each month in the City Hall Council Chambers located at 970 Ventura Street in Santa Paula. Special and Closed Sessions vary by date and time.

HOW TO PARTICIPATE IN PERSON DURING THE MEETING: If you wish to speak at a City Council meeting, please fill out a **Public Comment Form** noting your name and address and submit the form to the City Clerk. Include the Agenda item number you wish to speak on. Members of the public may address the Council on items on this agenda only. **Public Comments are limited to 3 minutes.**

HOW TO PARTICIPATE BEFORE THE MEETING: Members of the public are encouraged to submit email correspondence on any agenda item by sending an email to cityclerk@spcity.org. All public correspondence received by three hours before the meeting date will be provided to the legislative body before the meeting. Public Comments received after, will be provided to the legislative body the next day.

Your Participation in this meeting is in the public domain; meetings are cablecast; minutes of this meeting will reflect your participation in this meeting and are posted on the city's website.

PLEASE NOTE: Be advised that if you bring a legal challenge to an action, you may be limited to raising only those issues you or someone else raised at the meeting described in this Agenda, or in written correspondence delivered to the City Council at or before the meeting. Any action is subject to the ninety-day time period set forth in Code of Civil Procedure § 1094.6.

In compliance with the **Americans with Disabilities Act**, if you need special assistance to participate in this meeting, please contact the City Clerk at (805) 933-4208. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35, 102-35.104 ADA Title II). Written materials distributed to the City Council within 72 hours of the City Council meeting are available for public inspection immediately upon distribution in the City Clerk's office.

MEETING ENVIRONMENT

To maintain a public meeting environment conducive and welcoming to receive public comments from all members of the public, the audience is discouraged from engaging in displays of support or opposition to staff reports or public comments, including clapping, yelling, booing, hissing, or cheering, that may create a disruptive environment for the public who wish to express their views during the meeting are encouraged to do so in silent, non-disruptive ways -- such as raising a hand, shaking hands, or another quiet gesture of support or opposition that does not obstruct views or interrupt proceedings.

Members of the public holding signs are asked to hold the signs on their person in front of them or move to the back of the room so as not to obstruct the view of other members of the public wishing to participate in the meeting.

SPECIAL MEETING - COUNCIL CHAMBERS

1. CALL TO ORDER

REMINDER: in order to minimize distractions during public meetings, all personal communication devices should be turned off or put in a non-audible mode.

2. ROLL CALL

3. PUBLIC COMMENT

At this time, members of the public may comment on any item appearing on the agenda only. Individual Councilmembers may briefly respond to Public Comments or ask questions for clarification. **Public Comments are limited to three minutes.**

4. ORDER OF BUSINESS

4.A STUDY SESSION: PROPERTY: EAST-SOUTHEAST OF HALLOCK DRIVE AND

TELEGRAPH ROAD (TRIANGLE PROPERTY)

5. **CLOSED SESSION**

The City Council may move into a closed session pursuant to applicable law, including the Brown Act (Government Code Section 54956, et seq.) for the following purpose:

- 5.A **CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE § 54956.8.** Property: East-Southeast of Hallock Drive and Telegraph Road (Triangle Property), APN: 107004405, Agency Negotiator: James Mason, Community and Economic Development Director, Negotiating Party: Xavier Maignan, Under Negotiation: Price and Terms of Payment

6. **CLOSED SESSION REPORT**

7. **ADJOURNMENT**

State of California)-

County of Ventura)- ss

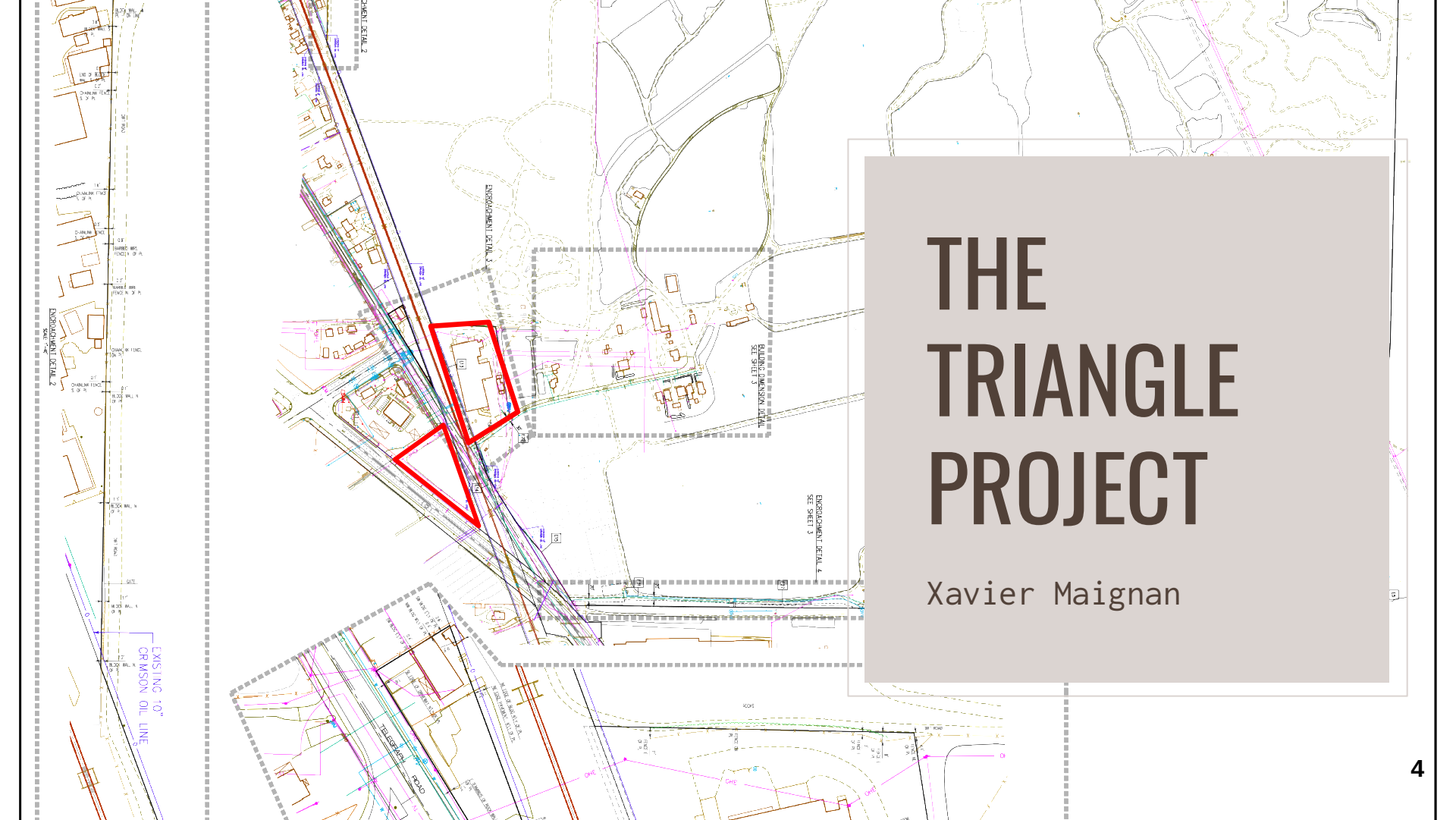
City of Santa Paula)-

I declare under penalty of perjury that I posted this City Council Agenda on the bulletin board near the front door of City Hall, 970 Ventura Street, Santa Paula, California.

On _____ at _____ Signed: _____

Julie Latshaw

City Clerk

The background of the slide is a detailed architectural site plan. It features a complex network of roads, including 'HARRIS RD' and 'HARRIS RD EXT'. A prominent red triangle is drawn on the plan, highlighting a specific area of interest. Various other labels are scattered throughout, such as 'ENCLOSURE DETAIL 2', 'ENCLOSURE DETAIL 3', 'ENCLOSURE DETAIL 4', 'ENCLOSURE DETAIL 5', 'ENCLOSURE DETAIL 6', 'ENCLOSURE DETAIL 7', 'ENCLOSURE DETAIL 8', 'ENCLOSURE DETAIL 9', 'ENCLOSURE DETAIL 10', 'ENCLOSURE DETAIL 11', 'ENCLOSURE DETAIL 12', 'ENCLOSURE DETAIL 13', 'ENCLOSURE DETAIL 14', 'ENCLOSURE DETAIL 15', 'ENCLOSURE DETAIL 16', 'ENCLOSURE DETAIL 17', 'ENCLOSURE DETAIL 18', 'ENCLOSURE DETAIL 19', 'ENCLOSURE DETAIL 20', 'ENCLOSURE DETAIL 21', 'ENCLOSURE DETAIL 22', 'ENCLOSURE DETAIL 23', 'ENCLOSURE DETAIL 24', 'ENCLOSURE DETAIL 25', 'ENCLOSURE DETAIL 26', 'ENCLOSURE DETAIL 27', 'ENCLOSURE DETAIL 28', 'ENCLOSURE DETAIL 29', 'ENCLOSURE DETAIL 30', 'ENCLOSURE DETAIL 31', 'ENCLOSURE DETAIL 32', 'ENCLOSURE DETAIL 33', 'ENCLOSURE DETAIL 34', 'ENCLOSURE DETAIL 35', 'ENCLOSURE DETAIL 36', 'ENCLOSURE DETAIL 37', 'ENCLOSURE DETAIL 38', 'ENCLOSURE DETAIL 39', 'ENCLOSURE DETAIL 40', 'ENCLOSURE DETAIL 41', 'ENCLOSURE DETAIL 42', 'ENCLOSURE DETAIL 43', 'ENCLOSURE DETAIL 44', 'ENCLOSURE DETAIL 45', 'ENCLOSURE DETAIL 46', 'ENCLOSURE DETAIL 47', 'ENCLOSURE DETAIL 48', 'ENCLOSURE DETAIL 49', 'ENCLOSURE DETAIL 50'.

THE TRIANGLE PROJECT

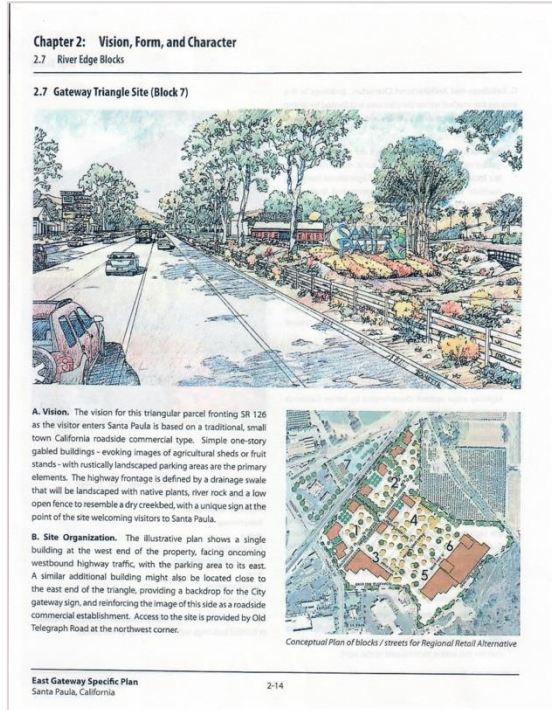
Xavier Maignan



A TOPIC REVISITED

The Triangle has been under discussion for a long time

A GATEWAY (2012)



BEST USE ANALYSIS (KOSMONT, 2021)



CITY OF SANTA PAULA HIGHEST AND BEST USE ANALYSIS

April 2021



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TEL: 424-297-1070 | URL: www.kosmont.com

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A CHANGING LANDSCAPE

- COVID - Work from home culture - more professionals in Santa Paula working remotely
- Huge residential population increase in direct proximity to the Triangle
- Electric car use dramatically increased and will continue
- Travel via Hwy 126 increasing - business and vacation travel (goods & services, road trip vacations, etc.)
- Many major development projects in-progress surrounding the Triangle

Recreation – Capitalizing on the Historic Southern Pacific Railroad



**The Sunburst
Railbikes**



**VCTC SPBL
Rails *with* Trails**

Santa Paula Branch Line – Rails *with* Trails

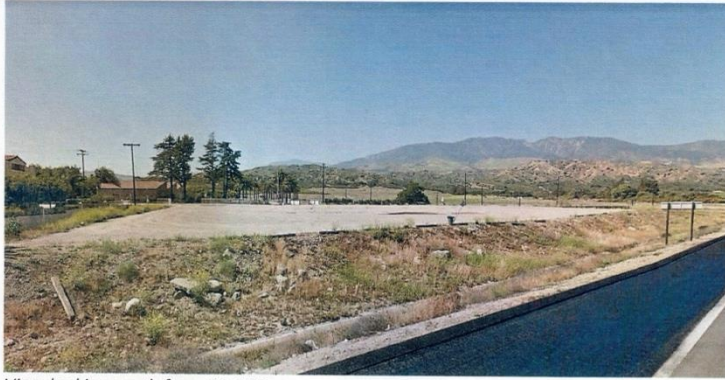
Harvest at Limoneira Routes



Ventura County
Transportation
Commission



Figure 8A: Street Perspective #1



View looking north from CA-126

Figure 8B: Street Perspective #2



View looking southeast from E. Telegraph Rd.

Current Triangle Status

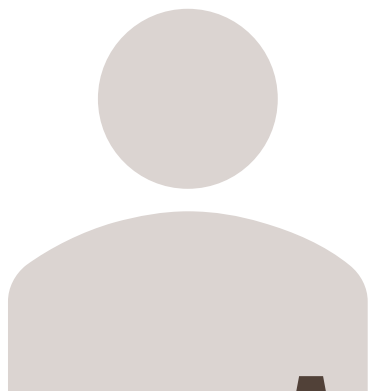
Undeveloped, dirt field

Terrible visual gateway to SP

Unauthorized overnight parking

Homeless/indigent activity

RFQ 2022 - City contemplating what is in SP's best interest for this property



A LITTLE ABOUT ME

...and why I am here talking with you today

XAVIER MAIGNAN



I am the owner of
the property
located at 18201 E
Telegraph Rd.

Directly adjacent
to / diagonally
across from The
Triangle

XAVIER MAIGNAN



COLLECTOR
CAR VAULT 
AUTOMOTIVE STORAGE & CONCIERGE SERVICES

Collector Car Vault
established in 2012

I have dedicated the past
13 years to restoring and
renovating this landmark
and historic property.

1917 - 1930's

Originally a Teague
McKevett Packing
House, with Sunkist
operations as a
citrus processing
plant





2014 - Today

Thriving, high-end collector car storage and lifestyle facility, curated native/exotic landscape, indoor/outdoor event and studio space



Destination for drives, gatherings, photography, w/ automotive industry powerhouses



Other industries - art, music, interior design, furniture, agriculture, etc.





Why Me?

- I am at the heart of Santa Paula's major development projects
 - Harvest at Limoneira
 - Harvest Medical Pavilion
 - Citrus Flats Apartments
 - VCTC Bicycle Trail
 - Triangle Property
- The Triangle property is not only a gateway to Santa Paula; it is also my front yard.

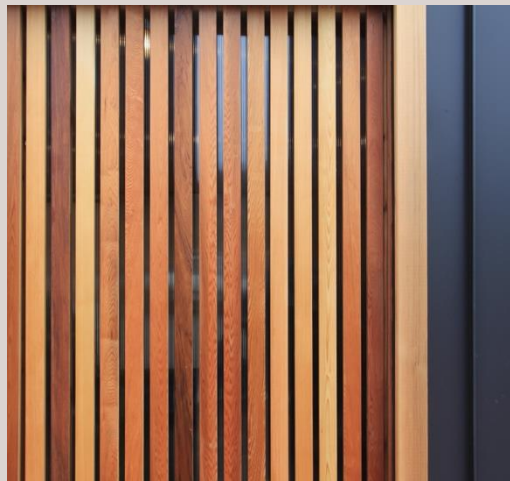


Why Me? Continued

- I am not an anonymous, corporate investor.
- I am dedicated to and invested in the success of this project and SP.
- I understand what it takes to make things happen, to transform a challenging property into a destination.
- I have a track-record of working with the city, in partnership, to create a thriving business.
- I am an active member of the SP community – Rotary, VCTC Bicycle Trail Advisor.
- 99% of my employees live in Ventura County and 50% in Santa Paula.
- I am present, on-site, every day, working to bring excellence to Santa Paula.
- The success of the Triangle is integrally linked to the success of my business.

VISION

A DESTINATION



EXCELLENCE. QUALITY. REAL. INVITING

NON-SYNTHETIC

Sustainable materials,
woods, metals, century
plants, trees and grasses

NATURAL

Capitalize on the
seasonal, local produce
& culture of the Santa
Clara Valley

plants
trees
bicycles
food & beverage
retail-opportunities
seasonal pop ups
entertainment
people
services

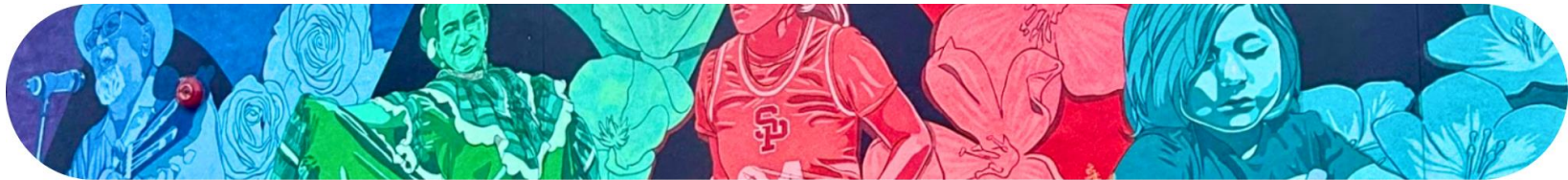
WHOLESOME

Nutritious and
intriguing options
with real ingredients

INNOVATIVE

Interesting, stylish,
contemporary, high-end
& avant-garde, yet
within reach to the
locals and passersby





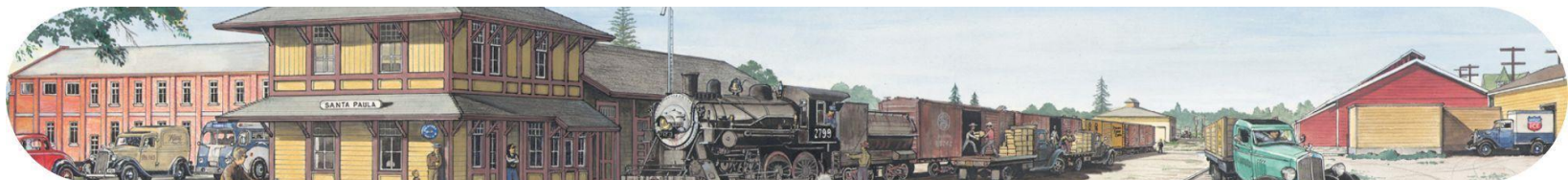
De Colores of the Community



Santa Paula Citrus Capital of the World



Honoring Founders & Pilots of Santa Paula Airport



Transport in Time and Place: Trains, Planes & Automobiles, 1890s – 1940s

ANAHEIM PACKING DISTRICT – Template, Inspiration, Inuendo



PACKING HOUSE

Designed in 1919 by Roy C. Wilson – the same architect as 18201 E. Telegraph Rd.



FARMER'S PARK

Outdoor dining and gathering space, marketplace



MAKE BUILDING

Multi-purpose entertainment and arts space



A TEMPLATE

~ The Triangle



Synergy

Support

Logistics

Complementary



TRIANGLE DETAILS

FEATURES



Tesla Superchargers

A superior charging product for desirable customers



Retail

Entice locals and passersby, local products, nursery



Food & Beverage

Simple & Quality - Rotisserie chicken, wood-fired pizza, Gelato, Coffee



Entertainment/Seasonal

Musicians, artists, pop-ups, pumpkin patch, holiday markets



Basic Services

Restrooms, bicycle rentals and repair, Amazon lockers

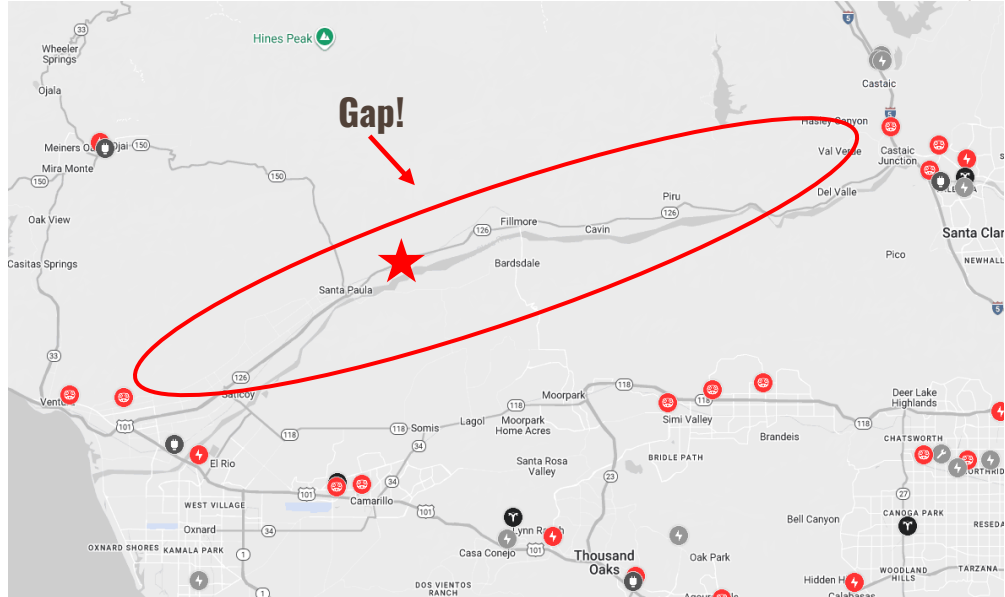


Farmer's Market

Fresh, seasonal produce and plants

Tesla Superchargers

- Estimates of ~2 million Teslas on the road today
- Tesla = North American Charging System (NACS) - Adopted by nearly all major automakers (e.g., Ford, GM, Nissan, Toyota, Hyundai, Audi, Porsche, Rivian, MBZ, etc.)
- **The Triangle fills a huge gap** - Supercharging will open Hwy 126 travel route for Tesla and non-Tesla drivers!



Infrastructure



- Hawk Construction – Ready to go
- Land prep for 6-8 concrete pads with utilities – No real building
- Indoor/outdoor mobile units and quality prefabs

Tesla Superchargers



- Contract drafted – Ready to go
- Standard vehicle spaces and pull-through spaces to accommodate travel-trailers

Landscape



- Xavier Maignan – Ready to go
- Greenspace and shaded areas for outdoor dining, child play, etc.
- Style integrated with 18201 E. Telegraph Rd.

Food



- Restaurant Associates (R/A)
- Dining Management Company
- Introduced senior management to the project and they are very interested

Financing & Logistics

Land Purchase

- Purchase price \$1.1M
- Confirmed backing of Ventura's Mission Bank



Logistics & Infrastructure Support

- 18201 E. Telegraph will act as a logistics hub - storage, administration
- Enhance efficiency in development, safety, operations, oversight



IN PROGRESS

01

FINANCING & ACQUISITION

Financing has been secured

02

ACTIVATION OF PARTNERS

Key partners have been secured with contracts drafted or identified with interest

03

PERMITTING & INFRASTRUCTURE DEVELOPMENT

To begin after acquisition and activation

04

IDENTIFICATION & IMPLEMENTATION OF SERVICES

Specific entities to be confirmed as development progresses

I am invested in the success of this project.

- I am not an anonymous / corporate investor.
- I am in it for the long game.
- I am motivated, willing, capable, funded and have a vision and a plan.
- My current assets can help deliver a product more efficiently and seamlessly.
- I am on-site, every day, working to develop this business.
- The success of the Triangle is essential to the success of my business and my future in Santa Paula.

THANK YOU!

Xavier Maignan
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