<u>Revised</u>
Notice of Preparation

To: Responsible and Trustee Agencies and others on attached distribution list

From: City of Santa Paula
200 South Tenth Street.
Santa Paula, California 93060

Subject: Notice of Preparation of a Draft Environmental Impact Report

East Area 2 Annexation Project

The City of Santa Paula will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the East Area 2 Annexation Project. The City seeks public input on the content of the EIR, which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approvals for the project.

The project description, location, and the probable environmental effects are described in the attached materials. A copy of the Initial Study (is ☐ is not ☒) attached.

The City circulated a Notice of Preparation for this EIR on July 20, 2011. Based on consultation with Ventura County Local Agency Formation Commission (LAFCo) staff during the NOP review period, revisions to the proposed General Plan and zoning designations for a portion of the annexation area have been made, as further described in the attached materials. This revised NOP is being circulated to allow for comments on this change to the proposed project. Due to the time limits mandated by state law, your response must be sent to the City by September 29, 2011.

Please send your response to Ms. Janna Minsk, Planning Director, City of Santa Paula, PO Box 569, Santa Paula, California 93061. Please provide the name of a contact person at your agency. You may also email your response to: jminsk@spcity.org .

Project Title: **East Area 2 Annexation Project**

Date: 8/29/2011 Signature: Janna Minsk

Janna Minsk, AICP
Title: Planning Director
Telephone: (805) 933-4214

Reference: California Administrative Code, Title 14 (*State CEQA Guidelines*), Sections 15082(a), 15103, 15375.

EAST AREA 2 ANNEXATION PROJECT

PROJECT LOCATION AND DESCRIPTION

The City of Santa Paula is proposing to annex portions of the East Area 2 Planning Area as designated in the City's General Plan. The annexation project includes a series of related actions, including amendment of the General Plan Land Use Element and pre-zoning of the annexation area. In addition, adoption of the Santa Paula East Gateway Specific Plan is proposed for a portion of the annexation area. The location of the East Area 2 Annexation Area in relation to the City of Santa Paula is shown in **Figure 1**. East Area 2 is located on the northeast edge of the City of Santa Paula.

Figure 2 shows the boundary of the area proposed for annexation. The proposed annexation area includes the existing unincorporated island located south of State Route 126 and north of Lemonwood Drive, the area located to the east of the current city limits between State Route 126 and the East Area 1 Specific Plan Area, and additional land in the City's East Area 2 Planning Area located to the east of S. Hallock Drive. The East Area 2 Annexation Area includes approximately 94.5 acres.

Annexation of these areas at this time is proposed to eliminate one existing island of unincorporated territory located south of State Route 126 and to avoid the creation of a second larger island of unincorporated territory when the annexation of the East Area 1 Specific Plan Area, approved by the Ventura Local Agency Formation Commission (LAFCo) in March 2011, is recorded.

The East Area 2 Annexation Area includes existing residential, commercial, and light industrial development, vacant land, and agricultural land, as shown in the aerial photograph in **Figure 3**.

The Ventura County General Plan and zoning designations for the annexation area are shown in **Figures 4** and **5**. As shown in **Figure 4**, the County General Plan land use designations are Existing Community, Open Space and Agricultural with an Urban Reserve overlay designation. The Urban Reserve overlay is applied in the Ventura County General Plan to all unincorporated land within a city's Sphere of Influence as adopted by the Ventura LAFCo. As shown in **Figure 4**, the County zoning designations for the annexation area include Rural Exclusive for the existing residential area at the northwest edge of the annexation area, Limited Industrial for the developed areas north and south of Telegraph Road, Open Space for a few parcels, and Agricultural Exclusive for vacant land and land currently in agricultural use.

The City's General Plan Land Use Element currently designates the majority of the annexation area as Mixed Use Commercial/Light Industrial, with Santa Paula Creek and the Ventura County Branch Rail Line designated as Passive Open Space, as shown in **Figure 6**.

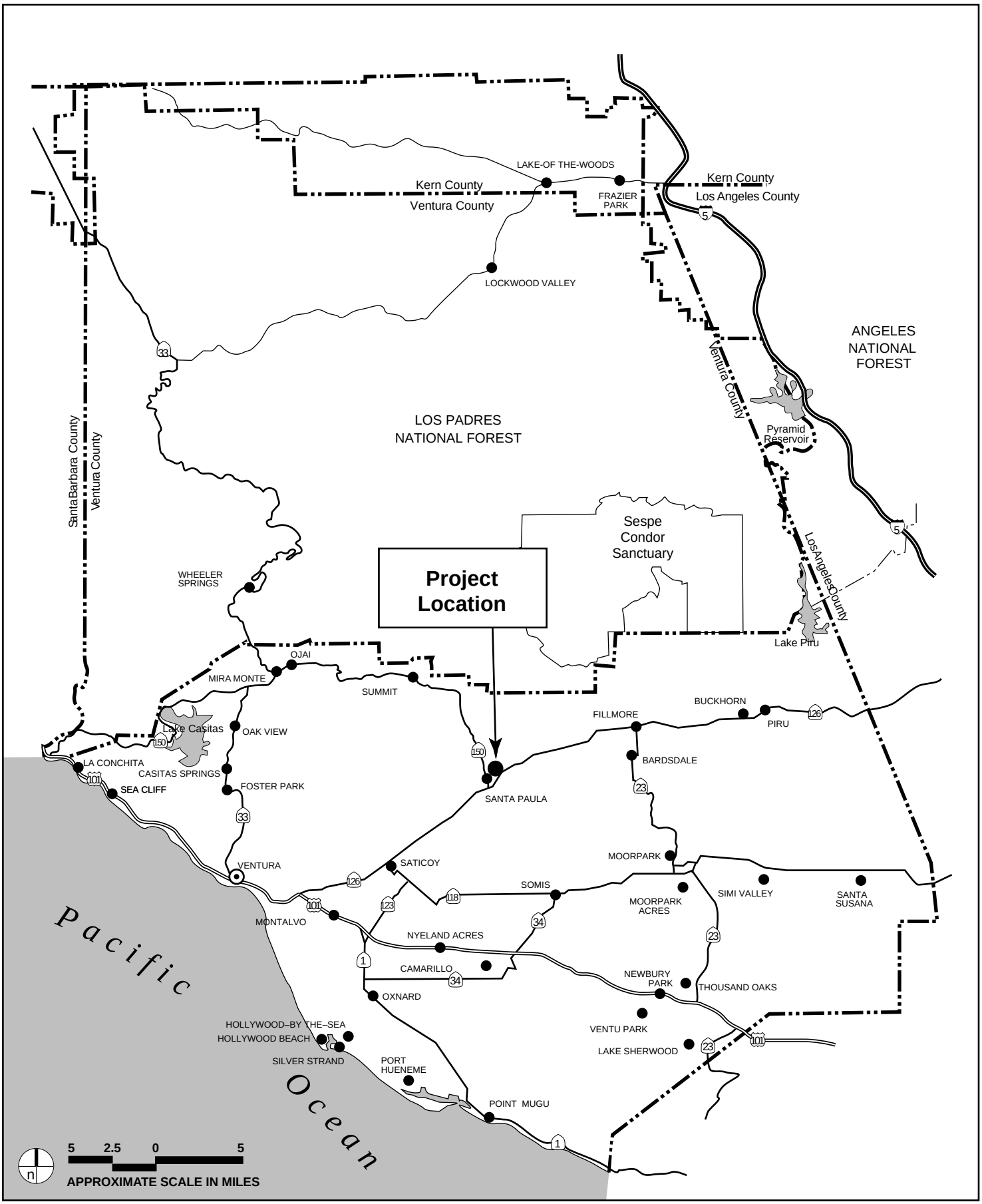

FIGURE **1**

Regional Location Map

831-03•8/11

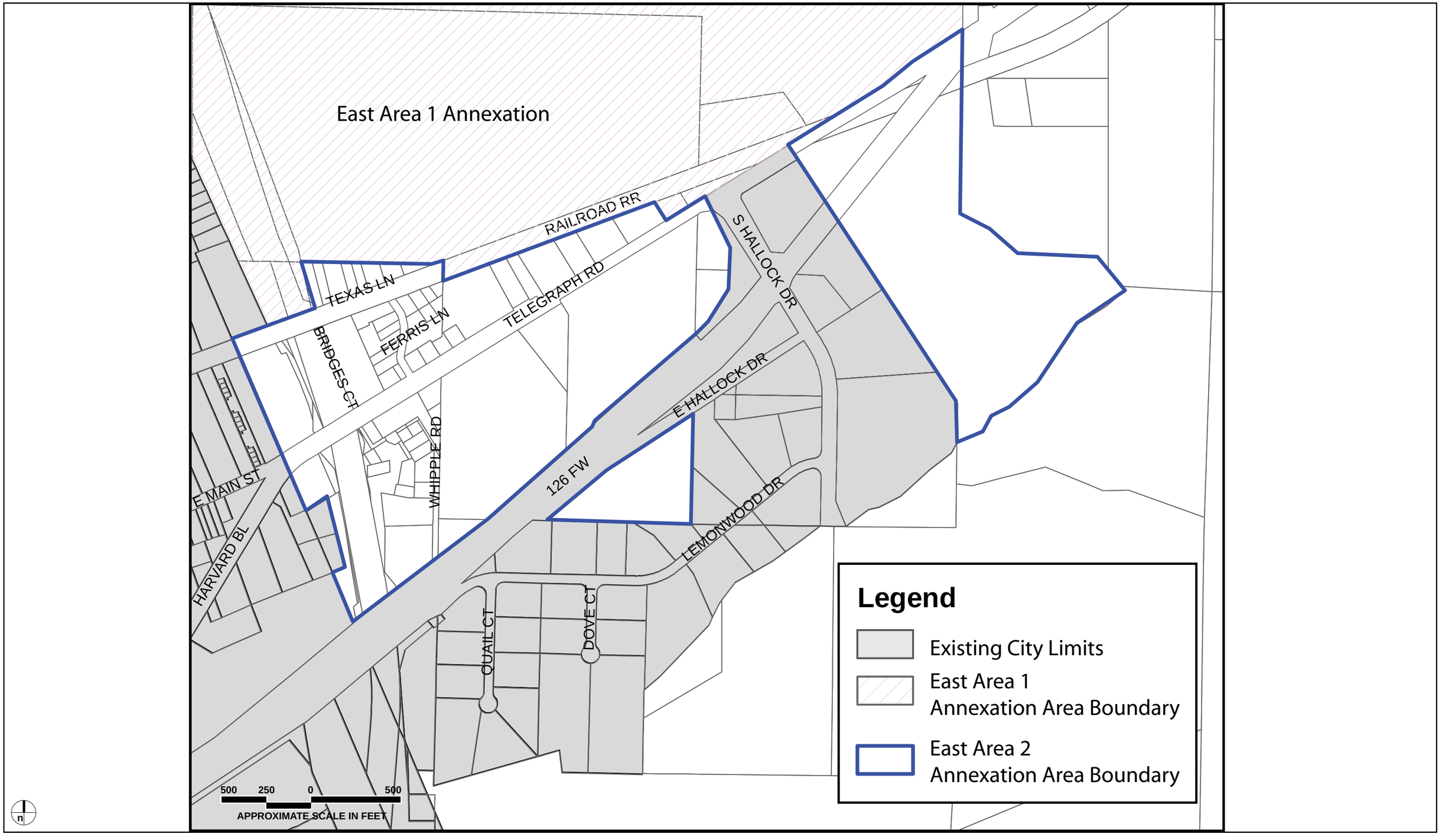

FIGURE 2

East Area 2 Annexation Area

831-03•08/11

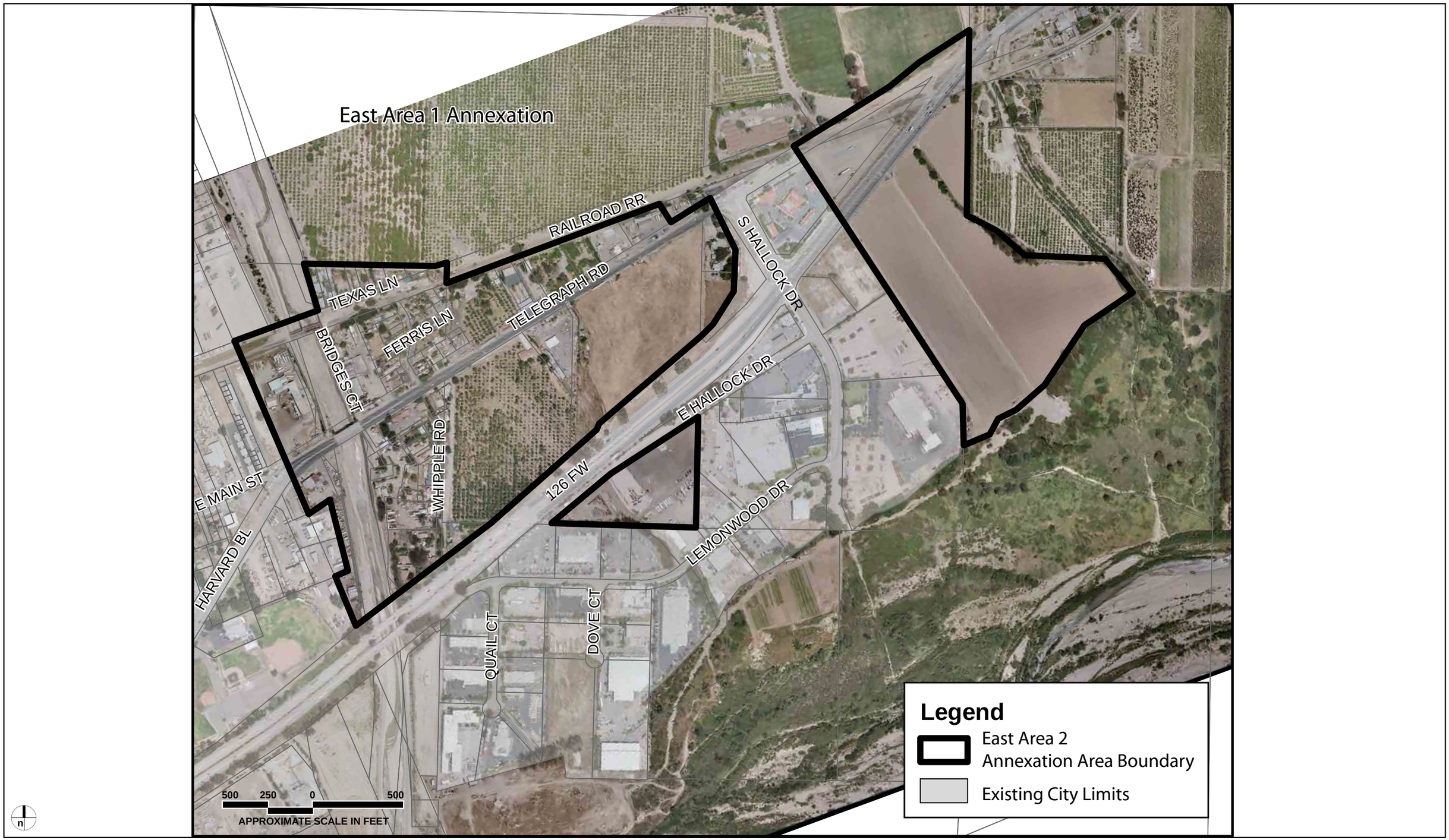

FIGURE 3

Aerial Photo

831-03•08/11

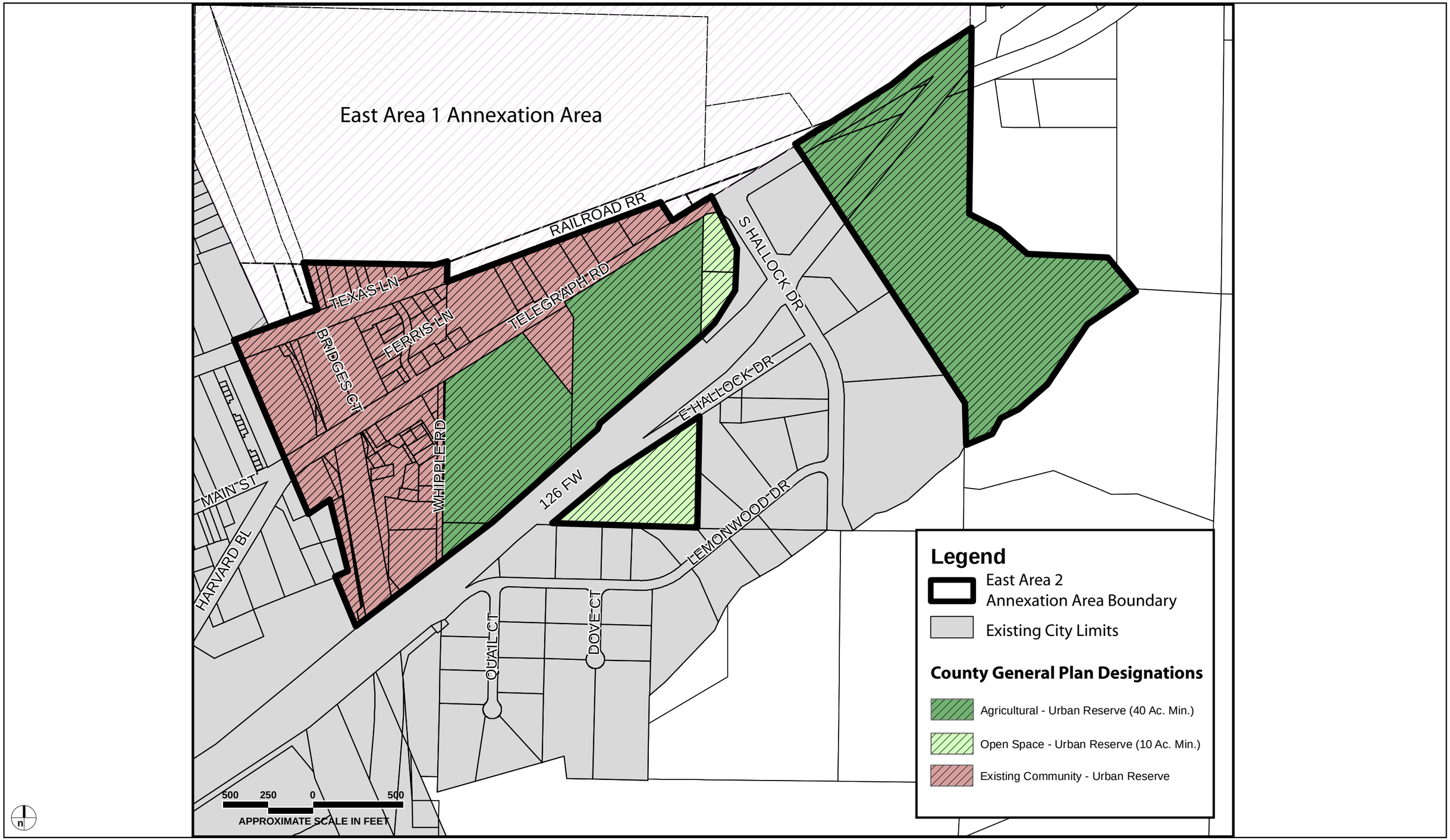

FIGURE 4

Existing County General Plan Designations

831-03•08/11

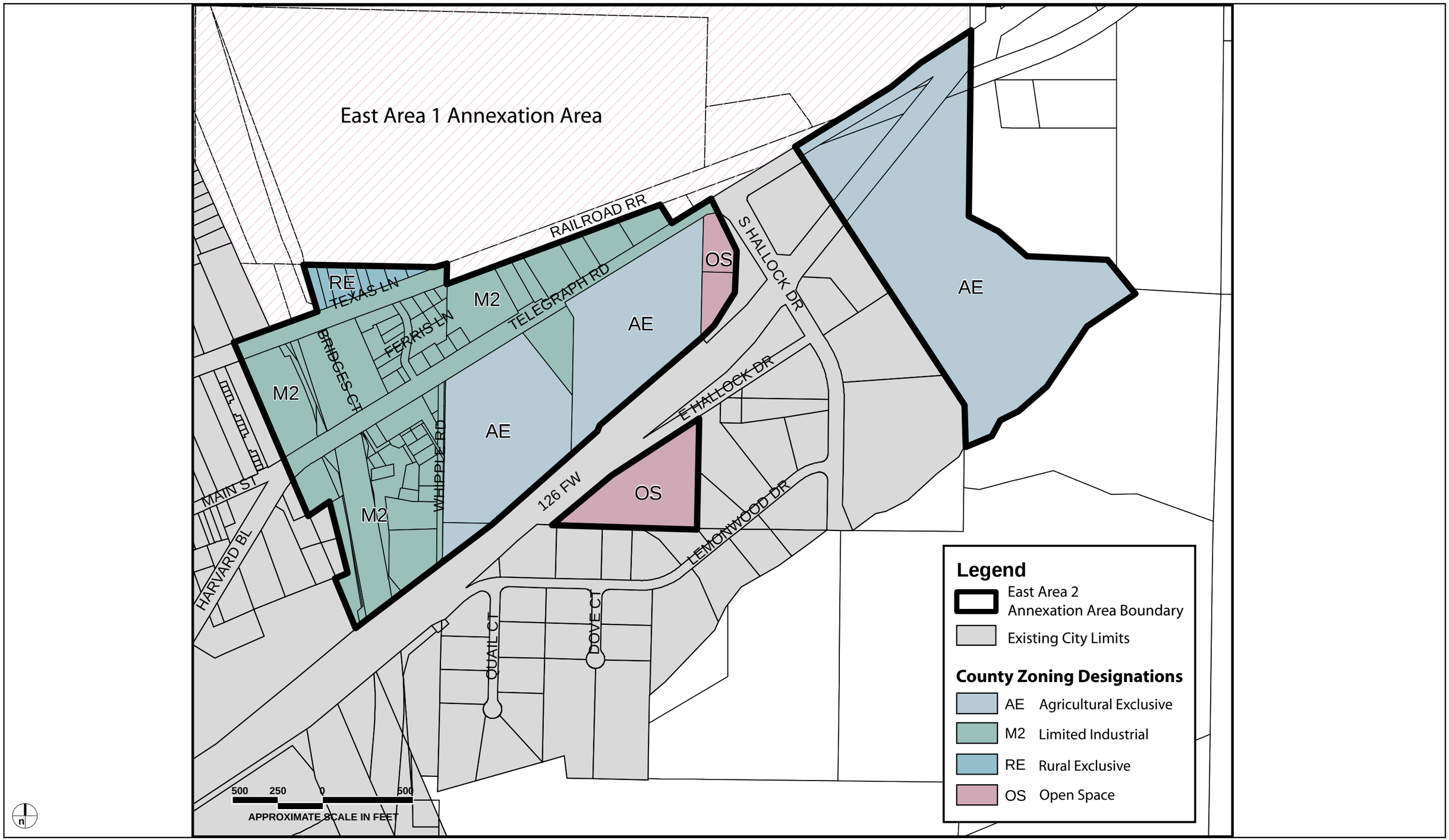

FIGURE 5

Existing County Zoning Designations

831-03•08/11

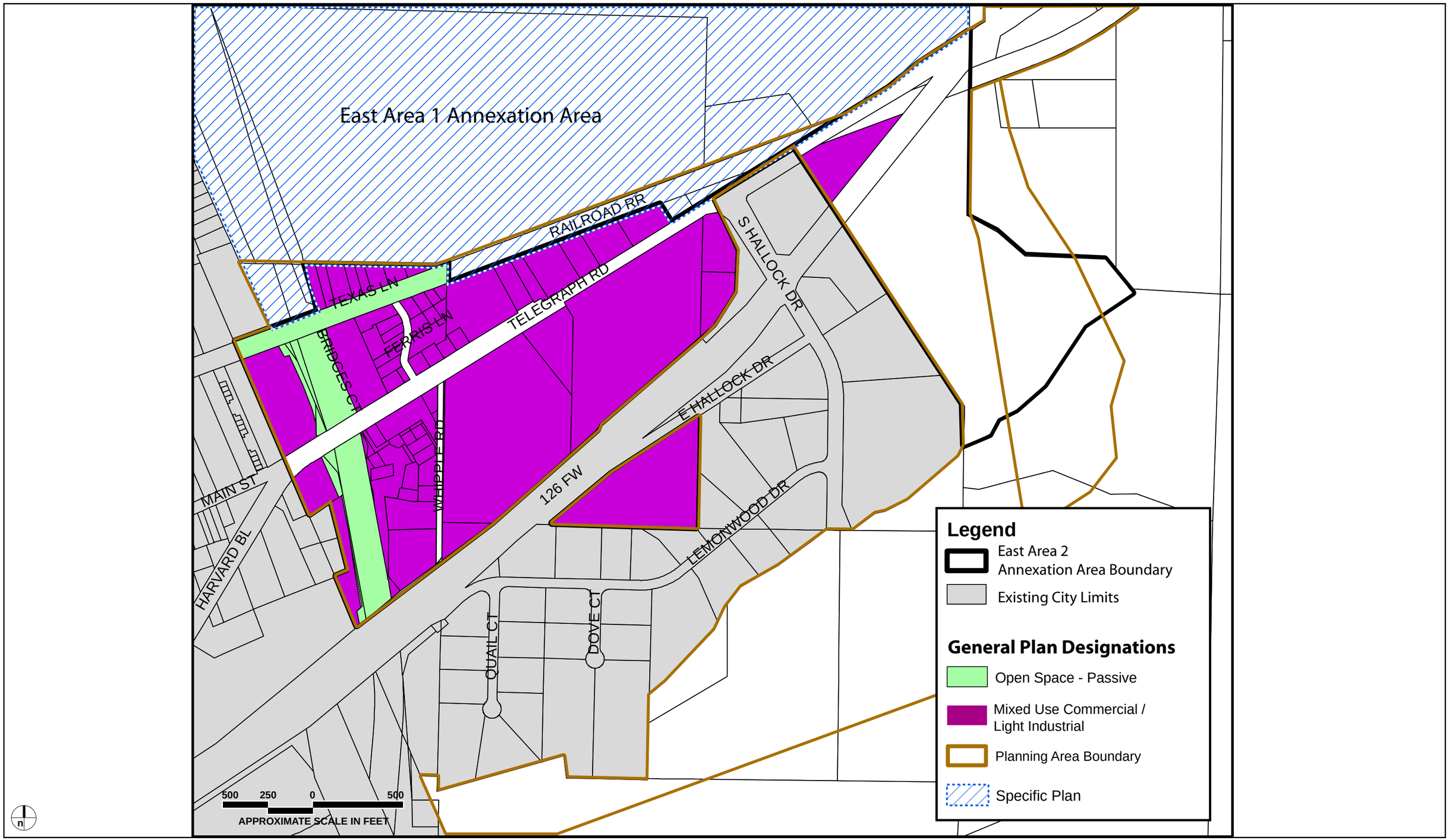

FIGURE 6

Existing City General Plan Designations

831-03•08/11

The City's proposed General Plan Land Use and pre-zone designations are shown in **Figures 7** and **8**. As shown in **Figure 7**, the majority of the annexation area would be designated Mixed Use Commercial/Light Industrial consistent with the current City General Plan Land Use Plan. The area located east of Santa Paula Creek and north of the rail line, currently developed with residential uses, would be designated Single Family Residential, consistent with the County General Plan designation of Rural Exclusive. This area is designated Mixed Use Commercial/Light Industrial by the City's General Plan. The existing rail line would be designated Open Space – Passive, consistent with the designation applied to this rail line throughout the City.

The existing island of territory located south of State Route 126 would be designated Industrial Park, consistent with the land use designation for the area to the south. This area is also currently designated Mixed Use Commercial/Light Industrial by the City's General Plan.

This proposed Santa Paula East Gateway Specific Plan Area includes five parcels. Three of these parcels located immediately south of State Route 126 and east of S. Hallock Drive are in the City of Santa Paula. The fourth and fifth parcels are located immediately to the east of the current city limits to the north and south of SR 126. The specific plan is proposed by the owners of these parcels to master plan access and utility services to support development with the retail commercial and light industrial uses permitted by the City's Mixed Use Commercial/Light Industrial land use designation, which is the current designation for four of these five parcels. The East Gateway Specific Plan Area would be designated Specific Plan by the City's General Plan.

The City's proposed zoning designations are shown in **Figure 8**. Pre-zoning of the annexation area is proposed with zoning designations consistent with the proposed General Plan Land Use designations for the majority of the area proposed for annexation. The Santa Paula East Gateway Specific Plan Area would be zoned Specific Plan (SP). The portion of the annexation area located west of Hallock Drive between SR 126 and the rail line to the north would be designated Highway Commercial (C-H), with the exception of two parcels that would be zoned Agricultural (A-1) consistent with the existing Ventura County zoning designation of Agricultural – Urban Reserve for these parcels. The area designated Single Family Residential would be zoned Single Family Residential (R-1) and the area designated Industrial Park would be zoned Industrial (I) with an Industrial Park Overlay. The portion of Santa Paula Creek designated Open Space – Passive would also be zoned Open Space – Passive (OS). Parcels containing the existing rail line would be zoned Open Space – Parks & Recreation, consistent with the zoning applied to this rail line throughout the City of Santa Paula.

At this time, the City of Santa Paula has identified the following actions that will need to be taken by the City, acting as Lead Agency for this project, and by Responsible Agencies. The list of Responsible Agencies and project actions is preliminary, and the City anticipates that additional actions may be identified as a result of consultation with other public agencies facilitated by the circulation of this notice.

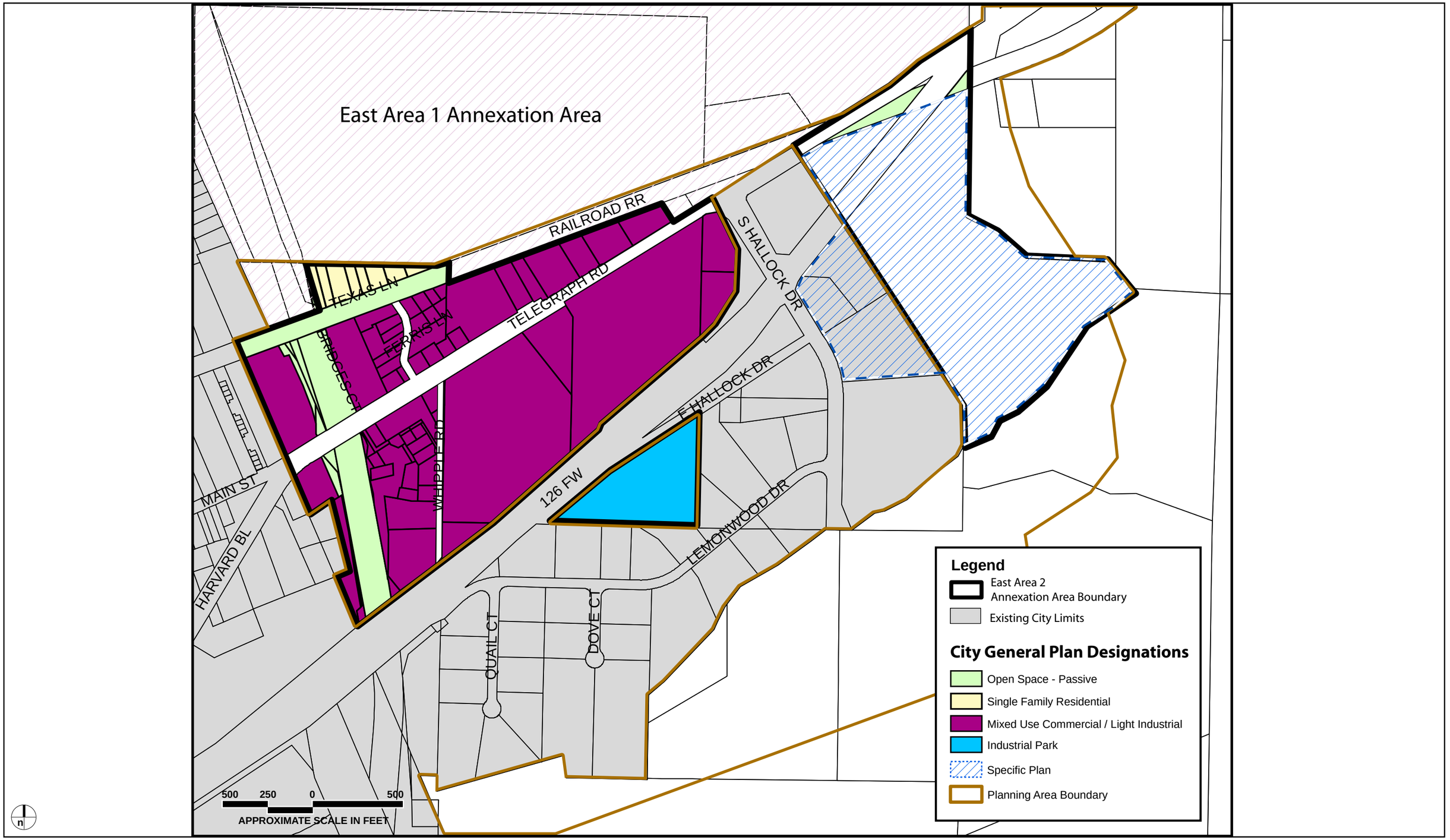

FIGURE 7

Proposed City General Plan Designations

831-03•08/11

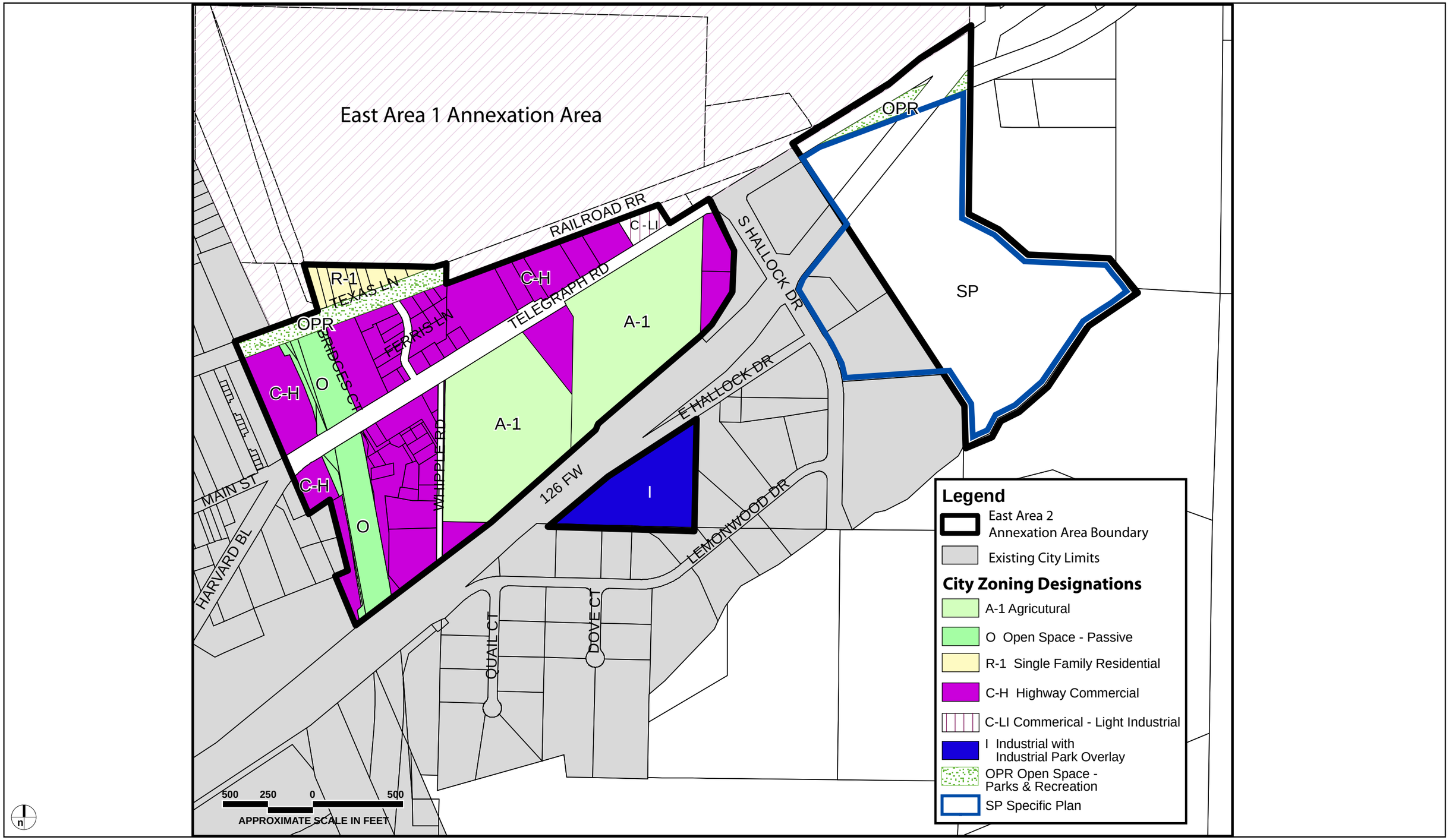

FIGURE **8**

Proposed City Zoning Designations

831-03•08/11

The City of Santa Paula will consider the following actions to implement the East Area 2 Annexation Project:

- Amend the City's General Plan Land Use Element to apply the land use designations shown in **Figure 7** to the annexation area and revise the boundary of the East Area 2 Planning Area to follow existing property boundary of APN 107-0-043-065, the parcel in the unincorporated area included in the Santa Paula East Gateway Specific Plan Area.

- Pre-zone the annexation area to apply the zoning designations shown in **Figure 8**.

- Adopt the proposed Santa Paula East Gateway Specific Plan Area by ordinance.

- Apply to the Ventura County LAFCO for annexation

The Ventura LAFCo, acting as a Responsible Agency, will consider the following action:

- Annexation of East Area 2 to the City of Santa Paula

PROBABLE ENVIRONMENTAL EFFECTS

The City of Santa Paula has completed a preliminary review, as described in Section 15060 of the *State CEQA Guidelines*, of the proposed East Area 2 Annexation Project, including the Santa Paula East Gateway Specific Plan, and determined an EIR should be prepared for this project. No Initial Study was prepared, consistent with Section 15063 (a) of the *CEQA Guidelines,* as the City determined an EIR was required based on preliminary review. The proposed scope of work for this EIR will involve research, analysis, and study of the following environmental topics:

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Public Services
- Transportation/Traffic
- Utilities/Service Systems

A brief description of the scope of analysis the City has identified for study related to each of these topics is provided below for your information.

Aesthetics – Analysis of this topic will address the potential change in the visual character of the East Area 2 Annexation Area that could result from future development allowed by the proposed land use and zoning designations and the Santa Paula East Gateway Specific Plan. Vacant parcels and parcels with existing development may be developed and redeveloped over time with new buildings and uses permitted under the new zoning designations.

Air Quality – The impacts of the development that would be permitted by the City's General Plan and zoning and the Santa Paula East Gateway Specific Plan on air quality will be evaluated in accordance with the Guidelines for the Preparation of Air Quality Impact Analyses prepared by the Ventura County Air Pollution Control District (VCAPCD). This section will examine the consistency of the East Area 2 Annexation Project with the Ventura County Air Quality Management Plan, the effects of the East Area 2 annexation project on attainment status for regulated pollutants, and any potential impacts related to emissions from existing and planned surrounding uses.

Biological Resources – The East Area 2 Annexation Area includes developed areas, vacant land, and agricultural land. The annexation area is bordered by Santa Paula Creek on the west and partially bordered by Haun Creek on the east. The Santa Clara River is located south of the Santa Paula East Gateway Specific Plan Area. The potential for future development in the annexation area to effect biological resources in Santa Paula and Haun Creeks and the Santa Clara River will be assessed. The California Natural Diversity Database (CNDDB) along with any other available published reports will be reviewed to determine the sensitive plant and animal species known or likely to occur in the area, along with the habitats that support them. Biological resource surveys will be conducted to determine the biological resources present in the project area and adjacent areas.

Cultural Resources – The presence of any archeological and historic resources in the annexation area will be determined and the potential effect from future development on these resources will be assessed.

Geology/Soils – The EIR will address the existing geologic and soils conditions in the annexation area and identify any potential effects on future development that would be permitted in the annexation area.

Greenhouse Gas Emissions – The EIR will evaluate greenhouse gas emissions associated future development and increase in vehicle trips that would be permitted by the City's General Plan and zoning and the Santa Paula East Gateway Specific.

Hazards and Hazardous Materials – The annexation area contains existing commercial and industrial uses. An assessment of known hazardous materials and the potential effect on existing and future planned uses will assessed.

Hydrology/Water Quality – The East Area 2 Annexation Area is located north of the Santa Clara River between Santa Paula and Haun Creeks. Portions of the East Area 2 Annexation Area are located in flood zones shown on the FEMA Flood Insurance Rate Map. The EIR will address the potential for the annexation area to be effected by flooding. Existing drainage patterns and estimated future runoff will be reviewed to determine the capacity of existing and planned storm water systems. Storm water quality control measures will also be evaluated

Land Use/Planning – The East Area 2 Annexation Project is proposed to implement the City's General Plan and eliminate and avoid the creation of islands of unincorporated territory consistent with the Government Code. The EIR will evaluate the proposed changes in the existing and planned land uses with applicable local and regional land use plans and policies. Consistency with the City's General Plan and with the Southern California Association of Government's (SCAG) Regional Comprehensive Plan and Guide (RCPG) will be analyzed.

Noise – The potential for future development that would be permitted by the City's General Plan and zoning and the Santa Paula East Gateway Specific Plan to cause an increase in ambient noise levels will be analyzed, along with the compatibility of between existing industrial and commercial uses and noise sensitive uses (i.e. residential). The potential for noise from new commercial and light industrial uses to impact existing and planned land uses will also be analyzed.

Public Services – The EIR will address the need for police, fire, solid waste disposal, recreation, and other public services from the City of Santa Paula to serve the additional development that would be allowed by the East Area 2 Annexation, and the ability of the City and other agencies to meet this increased demand for services. The potential for solid waste generated by additional development to impact landfill capacity will also be assessed.

Transportation/Traffic – Existing traffic conditions and the capacity of the city's street system will be reviewed. A traffic impact analysis will be prepared identifying the potential effects future development and estimated number of vehicle trips would introduce to the street network, including volume to capacity ratios and Level of Service at city intersections. Impacts on public transit service in the area will also be addressed.

Utilities/Service Systems – Potential impacts from future development permitted by the City's General Plan and zoning and the Santa Paula East Gateway Specific Plan on existing and planned sewer, water, and storm drain facilities will be evaluated along with potential impacts to energy demand. The adequacy of the City's available water supplies to meet the needs of projected growth will be studied. Water supply impacts will be addressed based on the City's Urban Water Management Plan.