



City of Santa Paula

Notice of Availability

East Area 1 Specific Plan Amendment Project

Supplemental Draft Environmental Impact Report

SCH #2006071134

Notice is hereby given that the City of Santa Paula has completed the Draft Supplemental Environmental Impact Report (SEIR) for the East Area 1 Specific Plan Amendment (EA1 SPA), a Master Vesting Tentative Map ("MVTM") and amendments to the East Area 1 Preannexation and Development Agreement. These items are collectively referred to as the "Project."

The EA1 SPA is an amendment to the East Area 1 Specific Plan (EA1 SP-3) that was approved by the City Council and Santa Paula electorate in 2008. Under the EA1 SPA, the planning areas are reconfigured, the number of residential units will remain the same and the amount of light industrial and commercial areas will be reduced. The number of residential units allowed with the EA1 SPA will remain at 1,500 units. The intensity of allowed light industrial and commercial uses will be reduced from a combined total of 435,000 square feet to a combined total of 240,000. Minor modifications of the land plan reconfigure the EA1 SP-3 to provide for three distinct planning areas that accommodate the residential neighborhoods, light industrial and commercial, and civic centers. Open space districts, including parks, greenways, and open space are also created. Development standards and design guidelines are updated. Also included in the Project are updated plans for utility infrastructure, internal traffic circulation, flood control features, and public services that account for the reconfigured land plan and MVTM.

All projects within the State of California are required to undergo environmental review to analyze the environmental impacts associated with implementation of the project in accordance with the California Environmental Quality Act ("CEQA"). An environmental impact report (EIR) provides information to assist a lead agency when making decisions on a project, but does not control the lead agency's exercise of discretion.

The Project is located on the eastern edge of the City north of State Route 126. The Project includes 501 acres of land that would provide for up to 1,500 residential units, public facilities (including parks and schools), and various neighborhood commercial and business park uses.

This EIR is focused on the environmental impact categories identified by the City as having potentially significant impacts during the notice of preparation, and the categories included in the East Area 1 Project Final Environmental Impact Report. Environmental categories analyzed in the SEIR include: Land Use and Planning, Agricultural Resources, Mineral Resources, Transportation and Traffic, Air Quality, Noise, Biological Resources, Geology and Soils, Hydrology and Water Quality, Hazards and Hazardous

Materials, Aesthetics, Cultural Resources, Public Services, Recreation, Utilities and Service Systems, Population and Housing, and Greenhouse Gas. Of these, Agricultural Resources, Transportation and Traffic, Aesthetics, and Cultural Resources –Historical Resources and may have significant and unavoidable impacts.

This Draft SEIR is subject to a 45-day public review period starting from the date of the Notice of Availability (NOA). Copies of this Draft SEIR have been sent to the State Clearinghouse, Responsible Agencies, agencies that have commented on the Notice of Preparation (NOP), and all other interested parties that have requested notice and copies of the Draft SEIR. The Draft SEIR is available for public review at the City of Santa Paula, Community Development Building located at 200 S. Tenth Street, Santa Paula, CA 93060 and at the Blanchard Community Library located at 119 N Eighth Street, Santa Paula, CA 93060. In addition, the Draft SEIR is available on the City's website at <http://www.ci.santa-paula.ca.us>.

Interested individuals, organizations, responsible agencies, and other agencies can provide written comments to:

City of Santa Paula
Planning Department
970 Ventura Street
Santa Paula, California 93060
Contact: Janna Minsk, AICP, Planning Director

Comments may also be sent by facsimile to (805) 933- 8793 or by email jminsk@spcity.org. Please put "East Area 1 Specific Plan Amendment SEIR" in the subject line. Agency responses should include the name of a contact person within the commenting agency.

Any person wishing to comment on this matter should submit comments, in writing to the City by 5:00PM on November 17, 2014, at which the 45-day comment period will end.

Dated this 3rd day of October, 2014.