

City of Santa Paula
NOTICE OF PREPARATION

Date: July 28, 2006
Subject: Notice of Intent to Prepare Draft Environmental Impact Report
Project Title: East Area 1 Specific Plan
Applicant: Limoneira Company
Project Contact: Janna Minsk, Planning Director
Phone: (805) 933-4244
Fax: (805) 525-6660

FILED
DATE: JUL 28 2006
PHILIP J. SCHMIT, County Clerk
By: [Signature] Deputy

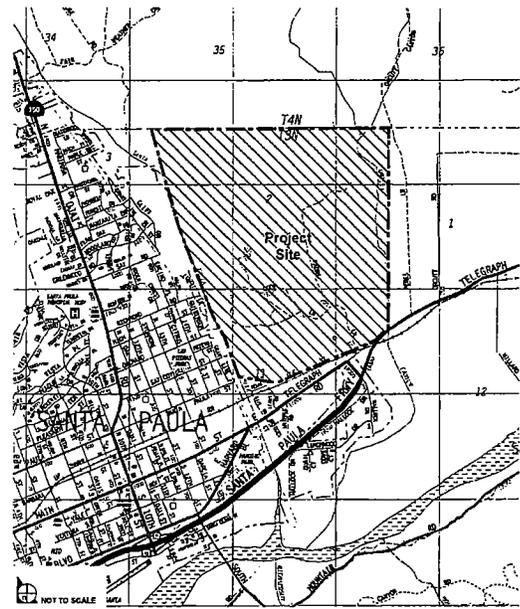
Take notice that the City of Santa Paula (City) has determined that an Environmental Impact Report (EIR) is required to address potential impacts from the proposed East Area 1 Specific Plan (EA1SP) project. Per guidelines contained in the California Environmental Quality Act (CEQA), no Initial Study (IS) will be prepared for this project. The following environmental parameters have been identified as potentially affected by the proposed project and include: (1) Aesthetics; (2) Agricultural Resources; (3) Air Quality; (4) Biological Resources; (5) Cultural Resources; (6) Geology and Soils; (7) Hazards and Hazardous Materials; (8) Hydrology and Water Quality; (9) Land Use and Planning; (10) Mineral Resources; (11) Noise; (12) Population and Housing; (13) Public Services; (14) Recreation; (15) Transportation and Traffic; and (16) Utilities and Service Systems. The City will be the Lead Agency for the subject project and will prepare the EIR. In order for your concerns to be incorporated into the EIR, we request your input as to the scope and content of the environmental information. In the case of some agencies receiving this Notice, your agency must consider the EIR prepared by the City when considering a permit or approval for the project. Please restrict your comments to issues to be addressed in the EIR relevant to your agency's statutory responsibilities for the proposed project. The project description and location are noted below. Interested individuals and groups also are invited to comment on the issues to be addressed in the EIR.

Proposed Project: The EA1SP consists of approximately 508 acres located within unincorporated Ventura County, immediately east of the City of Santa Paula (see map below). Portions of the site are currently in active agricultural production. The proposed project includes developing this area for the following uses: (1) 1,077 to 1,500 residential dwelling units, of which 50 to 100 may be commercial-assisted living units and up to 70 may be work/live units; (2) up to a total of 156,000 square feet of retail commercial space, 113,000 square feet of office space, and up to 170,000 square feet of light industrial and research and development space; and (3) approximately 75 acres identified for civic uses (e.g., high school, community college, etc.) and some 170 acres for open space, active parks and agriculture. Associated discretionary approvals would include amending the City's General Plan, Santa Paula-Fillmore Greenbelt Agreement and City Urban Restriction Boundary (CURB), Pre-zoning of the site, preparation of the Pre-annexation and Development Agreement, tentative parcel/tract map approvals and growth management allocations. In addition, a number of actions will be undertaken jointly by the City and Ventura County Local Agency Formation Commission (LAFCO) including approval of a Sphere of Influence amendment and annexation.

Review Period/Submitting Comments: Pursuant to the CEQA, your response must be sent as soon as possible but *not later than 30 days after receipt of this notice.* All parties that have submitted their names and mailing addresses will be notified if any significant changes in the proposed project occur. If you wish to be placed on the mailing list, please submit your name and mailing address to the contact person at the address below.

Public Hearing: A public Scoping Meeting is scheduled for 6:30 P.M., Wednesday, August 9, 2006 at Santa Paula City Hall in the City Council chambers. All parties are invited to attend this meeting to provide comments and input on the contents of the Draft EIR for this project.

Questions?: If you have any questions or need additional information, please call the City's Project Contact at the number listed above. The mailing address is: City of Santa Paula, P.O. Box 569/93061-0569, 200 South Tenth Street, Santa Paula, CA 93060.



for [Signature]
Janna Minsk
Planning Director

To be published in the Santa Paula Times on Friday, July 28, 2006
Dated this 28th day of July 2006.

JUL 28 2006 POSTED
SEP 05 2006
PHILIP J. SCHMIT, County Clerk
[Signature] Deputy



CITY OF SANTA PAULA
970 VENTURA STREET
SANTA PAULA, CALIFORNIA 93060

NOTICE EXTENDING COMMENT PERIOD FOR THE EAST AREA 1 SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (EIR) NOTICE OF PREPARATION (NOP)

DATE: August 25, 2006

SUBJECT: Extension of Comment Period for East Area 1 EIR NOP

Project Title: East Area 1 Specific Plan EIR

Applicant: Limoneira Company

Project Contact: Janna Minsk, Planning Director Phone: (805) 933-4244
Fax: (805) 525-6660

Take notice that the City of Santa Paula (City) has extended the comment period for the East Area 1 Specific Plan EIR NOP an additional 30 days. In order for your concerns to be incorporated into the EIR, we request your input as to the scope and content of the environmental information. In the case of some agencies receiving this Notice, your agency must consider the EIR prepared by the City when considering a permit or approval for the project. Please restrict your comments to issues to be addressed in the EIR relevant to your agency's statutory responsibilities for the proposed project. Interested individuals and groups also are invited to comment on the issues to be addressed in the EIR.

A copy of this Notice and the NOP (originally distributed/posted on July 28, 2006) are available for review at the City's Planning Department, 200 South Tenth Street, Santa Paula, CA, 93060.

Comment Period/Submitting Comments

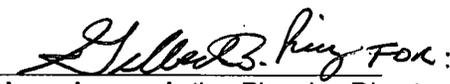
The extended comment period begins on August 25th and will close on September 23rd 2006.

All parties that have submitted their names and mailing addresses will be notified if any significant changes in the proposed project occur. If you wish to be placed on the mailing list, please submit your name and mailing address to the Project Contact (noted above) at the address below.

Questions?

If you have questions or need additional information, please call the City's Project Contact at the number listed above. The mailing address is: City of Santa Paula, P.O. Box 569/93061-0569, 200 South Tenth Street, Santa Paula, CA 93060.

Submitted by:


Anna Arroyo, Acting Planning Director

To be published in the Santa Paula Times on Friday, August 25, 2006
Dated this 25th day of August 2006.