

TABLE OF CONTENTS

GLOSSARY OF ACRONYMSG-1

1.0 EXECUTIVE SUMMARY.....1-1

1.1 Description of the Proposed Project 1-1

1.1.1 Project Location 1-1

1.1.2 Environmental Setting..... 1-1

1.1.2.1 Physiography/Topography..... 1-1

1.1.2.2 Current Site Status..... 1-1

1.1.2.3 Surrounding Land Uses..... 1-2

1.1.3 Project Objectives 1-4

1.1.4 Project Components 1-5

1.1.4.1 Land Use Plan 1-5

1.1.4.2 Development Standards 1-7

1.1.4.3 Open Space, Parkland, Trails & Agricultural Preserve 1-9

1.1.4.4 Circulation Network..... 1-10

1.1.4.5 Infrastructure Plan..... 1-11

1.1.5 Off-Site Improvements, Covenants & Capital Improvement Programs 1-15

1.2 Summary of Impacts..... 1-16

1.3 Alternatives 1-58

1.3.1 Summary of Alternatives 1-58

1.3.1.1 Alternative 1: No Project Alternative 1-58

1.3.1.2 Alternative 2: Santa Paula General Plan – 900 Dwelling Units 1-58

1.3.1.3 Alternative 3: East Area 1 Specific Plan – 1,000 Dwelling Units..... 1-59

1.3.1.4 Alternative 4: East Area 1 Specific Plan – 1,250 Dwelling Units..... 1-60

1.3.1.5 Alternative 5: East Area 1 Specific Plan – State Route 150 Bypass 1-60

1.3.2 Environmentally Superior Alternative 1-60

2.0 INTRODUCTION.....2-1

2.1 Purpose of the EIR..... 2-1

2.1.1 Authority 2-1

2.1.2 Preparation of the EIR..... 2-1

2.1.3 Incorporation by Reference..... 2-1

2.1.4 Intended Uses of the EIR 2-2

2.1.5 Agencies Having Jurisdiction/Potential Discretionary Actions 2-2

2.1.6 Availability of the EIR..... 2-2

2.2 Methodology..... 2-3

2.2.1 Existing Conditions..... 2-3

2.2.2 Thresholds of Significance..... 2-3

2.2.3 Methodology Related to Each Environmental Parameter 2-4

2.2.4 Environmental Impact Analysis..... 2-4

2.2.5 Mitigation Measures 2-4

2.2.6 Level of Significance After Mitigation..... 2-4

2.3 Background..... 2-4

2.3.1 Notice of Preparation 2-4

2.3.2 Public Scoping and Citizen Concerns..... 2-13

3.0 PROJECT DESCRIPTION3-1

3.1 Project Location..... 3-1

3.2 Environmental Setting 3-1

3.2.1 Physiography/Topography 3-1

3.3 Current Site Status 3-4

3.3.1 Agricultural Operations 3-4

3.3.2 Manufacturing Operations 3-4

3.4 Surrounding Land Uses 3-4

3.5 Land Use & Zoning Designations 3-6

3.5.1 Ventura County 3-6

3.5.2 City of Santa Paula 3-6

3.5.2.1 Santa Paula-Fillmore Greenbelt Agreement 3-7

3.6 History and Evolution of the Proposed Project 3-8

3.6.1 Teague-McKevett Ranch 3-8

3.6.2 East Area 1 Steering Committee and Charrette Process 3-8

3.6.3 Plan Santa Paula 3-8

3.6.4 East Area 1 Specific Plan and Development Application 3-9

3.6.5 Notice of Preparation and Scoping Meeting 3-10

3.7 Project Objectives 3-10

3.8 East Area 1 Specific Plan 3-11

3.8.1 Land Use Plan 3-11

3.8.1.1 Neighborhoods & Districts 3-11

3.8.2 Development Standards 3-14

3.8.2.1 Regulating Zones 3-14

3.8.2.2 Neighborhoods & District Overlays 3-15

3.8.2.3 Special Address Overlays 3-16

3.8.3 Open Space, Parkland, Trails & Agricultural Preserve 3-16

3.8.3.1 Open Space 3-17

3.8.3.2 Parkland 3-17

3.8.3.3 Trails 3-17

3.8.3.4 Agricultural Preserve 3-17

3.8.4 Circulation Network 3-20

3.8.4.1 Thoroughfares & Roadways 3-20

3.8.4.2 Santa Paula Street Bridge 3-20

3.8.5 Infrastructure Plan 3-20

3.8.5.1 Water Supply & Conveyance 3-21

3.8.5.2 Wastewater Conveyance 3-25

3.8.5.3 Stormwater Conveyance and Detention 3-25

3.8.5.4 Utilities & Service Systems 3-27

3.8.5.5 Police & Fire 3-27

3.8.5.6 Schools and Post-Secondary Educational Facilities 3-27

3.9 Off-Site Improvements, Covenants & Capital Improvement Programs 3-28

3.10 Construction Methods 3-28

3.11 Responsible Agencies & Project Approvals 3-29

3.12 Responsible Agencies 3-29

3.12.1 Federal Agencies 3-29

3.12.2 State Agencies 3-29

3.12.3 Regional and County Agencies 3-30

3.12.4 Local Agencies 3-30

3.13 Project Schedule 3-30

4.0 EXISTING CONDITIONS, IMPACTS, MITIGATION MEASURES AND LEVEL OF SIGNIFICANCE AFTER MITIGATION4.1-1

4.1 Land Use and Planning4.1-1

4.1.1 Existing Conditions4.1-1

4.1.1.1 Existing On-Site and Surrounding Land Uses4.1-1

4.1.1.2 General Plan & Zoning Designations4.1-1

4.1.1.3 Ordinances and Measures4.1-4

4.1.1.4 Southern California Association of Governments (SCAG) Regional Plans and Policies4.1-7

4.1.1.5 Ventura Local Agency Formation Commission4.1-8

4.1.2 Thresholds of Significance4.1-9

4.1.3 Methodology Related to Land Use and Planning4.1-9

4.1.4 Potential Impacts4.1-9

4.1.4.1 Ventura County4.1-9

4.1.4.2 City of Santa Paula4.1-10

4.1.4.3 Southern California Association of Governments4.1-26

4.1.4.4 Ventura LAFCO4.1-33

4.1.5 Mitigation Measures4.1-39

4.1.6 Level of Significance After Mitigation4.1-40

4.2 Agricultural Resources4.2-1

4.2.1 Existing Conditions4.2-1

4.2.1.1 Agricultural Uses4.2-1

4.2.2 Regulatory Setting4.2-5

4.2.2.1 Farmland Designation4.2-5

4.2.2.2 Land Conservation Act and Land Security Act4.2-6

4.2.2.3 Greenbelt Agreements4.2-8

4.2.2.4 County of Ventura4.2-9

4.2.2.5 City of Santa Paula4.2-11

4.2.2.6 Ventura County Local Agency Formation Commission (LAFCO)4.2-12

4.2.3 Thresholds of Significance4.2-12

4.2.3.1 California Environmental Quality Act (CEQA) Guidelines4.2-12

4.2.3.2 LESA Model Thresholds4.2-13

4.2.3.3 City of Santa Paula Thresholds4.2-13

4.2.3.4 Ventura LAFCO Thresholds4.2-14

4.2.3.5 County of Ventura Thresholds4.2-15

4.2.4 Methodology Related to Agricultural Resources4.2-17

4.2.5 Potential Impacts4.2-17

4.2.5.1 California Agricultural Land Evaluation and Assessment Model (LESA)4.2-17

4.2.5.2 City of Santa Paula4.2-18

4.2.5.3 Ventura LAFCO4.2-22

4.2.5.4 County of Ventura4.2-24

4.2.6 Mitigation Measures4.2-27

4.2.7 Level of Significance After Mitigation4.2-27

4.3 Mineral Resources4.3-1

4.3.1 Existing Conditions4.3-1

4.3.1.1 Local Setting4.3-1

4.3.1.2 Regional Setting4.3-2

4.3.1.3 Site Condition4.3-3

4.3.2 Thresholds of Significance4.3-4

4.3.3 Methodology Related to Mineral Resources4.3-4

4.3.4 Potential Impacts4.3-4

4.3.4.1 Loss of Important Mineral Resources4.3-4

4.3.4.2	Deposits Covered by Changed Land Use Conditions	4.3-4
4.3.4.3	Zoning Restrictions	4.3-5
4.3.4.4	Loss of Access	4.3-5
4.3.5	Mitigation Measures	4.3-5
4.3.6	Level of Significance After Mitigation	4.3-5
4.4	Transportation and Circulation	4.4-1
4.4.1	Existing Conditions	4.4-1
4.4.1.1	Existing Street System	4.4-1
4.4.1.2	Existing Traffic Volumes	4.4-4
4.4.1.3	Existing Levels of Service	4.4-4
4.4.1.4	Existing Transit Service	4.4-10
4.4.1.5	Existing Bicycle Facilities	4.4-10
4.4.2	Thresholds of Significance	4.4-10
4.4.3	Methodology Related to Transportation and Circulation	4.4-11
4.4.3.1	Level of Service Methodology	4.4-11
4.4.3.2	Background Traffic Volumes	4.4-13
4.4.3.3	Project Traffic Volumes	4.4-14
4.4.3.4	Construction Traffic Volumes	4.4-17
4.4.4	Potential Impacts	4.4-21
4.4.4.1	Impacts of Level of Service for Year 2020	4.4-22
4.4.4.2	Impacts to Level of Service for Year 2015	4.4-29
4.4.4.3	Other Traffic Issues	4.4-33
4.4.5	Mitigation Measures	4.4-36
4.4.6	Level of Significance After Mitigation	4.4-39
4.5	Air Quality	4.5-1
4.5.1	Existing Conditions	4.5-1
4.5.1.1	Regulatory Setting	4.5-1
4.5.1.2	Authority for Current Air Quality Planning	4.5-1
4.5.1.3	Relevant Federal and State Plans and Policies	4.5-4
4.5.1.4	Global Climate Change	4.5-5
4.5.1.5	Regional Plans and Policies	4.5-8
4.5.1.6	Ventura County Air Pollution Control District	4.5-8
4.5.1.7	Regional Air Quality	4.5-8
4.5.1.8	Local Area Conditions	4.5-9
4.5.2	Thresholds of Significance	4.5-14
4.5.3	Methodology Related to Air Quality	4.5-16
4.5.3.1	Air Quality Impact Analyses	4.5-16
4.5.4	Potential Impacts	4.5-19
4.5.4.1	Construction Impacts	4.5-19
4.5.4.2	Operational Impacts	4.5-20
4.5.4.3	Health Effects	4.5-22
4.5.4.4	Local Impacts – CO Hotspots Along Roads	4.5-23
4.5.4.5	Health Risk Assessment from Construction-Related Toxic Air Emissions	4.5-24
4.5.4.6	Global Climate Change Impacts	4.5-28
4.5.4.7	Odor Impacts	4.5-29
4.5.4.8	Valley Fever	4.5-29
4.5.4.9	Project Consistency with Air Quality Plans and Policies	4.5-30
4.5.5	Mitigation Measures	4.5-31
4.5.5.1	Construction Emissions	4.5-31
4.5.5.2	Operations Emissions	4.5-32
4.5.5.3	Valley Fever	4.5-32
4.5.5.4	Long-Term Operational Emissions	4.5-33

	4.5.5.5	Additional Mitigation Measures	4.5-34
	4.5.6	Level of Significance After Mitigation	4.5-34
4.6	Noise		4.6-1
	4.6.1	Existing Conditions	4.6-1
		4.6.1.1 Noise Overview	4.6-1
		4.6.1.2 Existing Noise Environment	4.6-4
		4.6.1.3 Regulatory Setting	4.6-10
	4.6.2	Thresholds of Significance	4.6-15
		4.6.2.1 CEQA Guidelines, Appendix G	4.6-15
		4.6.2.2 Noise Regulations	4.6-15
		4.6.2.3 Vibration Regulations	4.6-16
	4.6.3	Methodology Related to Noise	4.6-16
	4.6.4	Potential Impacts	4.6-18
		4.6.4.1 Construction Noise Impacts	4.6-18
		4.6.4.2 Operations Noise Impacts	4.6-22
	4.6.5	Mitigation Measures	4.6-26
		4.6.5.1 Mitigation Measures for Short Term Construction Noise	4.6-26
		4.6.5.2 Mitigation Measures for Operations Noise	4.6-27
	4.6.6	Level of Significance After Mitigation	4.6-28
		4.6.6.1 Level of Significance of Construction Noise Impacts After Mitigation	4.6-28
		4.6.6.2 Level of Significance of Operations Noise After Mitigation	4.6-28
4.7	Biological Resources		4.7-1
	4.7.1	Existing Conditions	4.7-1
		4.7.1.1 Plant Communities	4.7-3
		4.7.1.2 Common Wildlife	4.7-5
		4.7.1.3 Special-Status Biological Resources	4.7-6
		4.7.1.4 Protected Tree Resources	4.7-19
		4.7.1.5 Jurisdictional Resources	4.7-19
		4.7.1.6 Wildlife Movement Corridors	4.7-20
	4.7.2	Thresholds of Significance	4.7-21
	4.7.3	Methodology Related to Biological Resources	4.7-21
		4.7.3.1 Literature Review	4.7-21
		4.7.3.2 Field Survey	4.7-22
		4.7.3.3 Focused Bird Surveys	4.7-22
		4.7.3.4 Focused Fish Survey	4.7-22
		4.7.3.5 Jurisdictional Delineation	4.7-22
		4.7.3.6 Wildlife Movement Corridors	4.7-23
	4.7.4	Potential Impacts	4.7-23
		4.7.4.1 Direct Impacts	4.7-24
		4.7.4.2 Indirect Impacts	4.7-33
	4.7.5	Mitigation Measures	4.7-34
	4.7.6	Level of Significance After Mitigation	4.7-40
4.8	Geology and Soils		4.8-1
	4.8.1	Existing Conditions	4.8-1
		4.8.1.1 Regional Setting	4.8-1
		4.8.1.2 Local Setting	4.8-1
		4.8.1.3 Site Conditions	4.8-1
		4.8.1.4 Subsurface Conditions	4.8-1
		4.8.1.5 Groundwater	4.8-2
		4.8.1.6 Faulting and Seismicity	4.8-2
		4.8.1.7 Geohazards	4.8-4
	4.8.2	Thresholds of Significance	4.8-6

4.8.3 Methodology Related to Geology and Soils 4.8-7

4.8.4 Potential Impacts 4.8-7

 4.8.4.1 Faulting and Seismicity 4.8-7

 4.8.4.2 Geohazards 4.8-8

4.8.5 Mitigation Measures 4.8-10

4.8.6 Level of Significance After Mitigation 4.8-13

4.9 Hydrology and Water Quality 4.9-1

 4.9.1 Existing Conditions 4.9-1

 4.9.1.1 Rainfall 4.9-1

 4.9.1.2 Surface Hydrology 4.9-1

 4.9.1.3 On-Site Hydrology & Surface Flows 4.9-7

 4.9.1.4 Floodplain & Flood Hazards 4.9-7

 4.9.1.5 Hydrogeology 4.9-11

 4.9.1.6 Surface and Groundwater Pollution Sources 4.9-13

 4.9.1.7 Surface and Groundwater Water Quality 4.9-14

 4.9.2 Thresholds of Significance 4.9-15

 4.9.3 Methodology Related to Hydrology and Water Quality 4.9-15

 4.9.3.1 Drainage & Detention Basin Calculation Methodology 4.9-15

 4.9.3.2 Best Management Practices (BMP) Calculation Methodology 4.9-16

 4.9.4 Potential Impacts 4.9-17

 4.9.4.1 Proposed Grading and Hydrology and Storm Drain Plans 4.9-17

 4.9.4.2 Construction 4.9-21

 4.9.4.3 Operation 4.9-21

 4.9.5 Mitigation Measures 4.9-30

 4.9.5.1 Construction 4.9-30

 4.9.6 Level of Significance After Mitigation 4.9-31

4.10 Hazards and Hazardous Materials 4.10-1

 4.10.1 Existing Conditions 4.10-1

 4.10.1.1 Use, Disposal, Storage and Transport of Hazardous Materials 4.10-1

 4.10.1.2 Potential Accidental Release of Hazardous Materials 4.10-2

 4.10.1.3 Hazardous Materials Database Searches and Site Reconnaissance 4.10-3

 4.10.1.4 Airport Hazards 4.10-3

 4.10.1.5 Emergency Evacuation and Response Plans 4.10-4

 4.10.1.6 Multi-Jurisdictional Hazard Mitigation Plan for Ventura County 4.10-4

 4.10.2 Thresholds of Significance 4.10-7

 4.10.3 Methodology Related to Hazards and Hazardous Materials 4.10-7

 4.10.4 Potential Impacts 4.10-7

 4.10.4.1 Construction Impacts 4.10-7

 4.10.4.2 Operations Impacts 4.10-8

 4.10.5 Mitigation Measures 4.10-10

 4.10.5.1 Construction 4.10-10

 4.10.5.2 Operation 4.10-11

 4.10.6 Level of Significance After Mitigation 4.10-17

4.11 Aesthetics 4.11-1

 4.11.1 Existing Conditions 4.11-1

 4.11.1.1 Local Setting 4.11-1

 4.11.1.2 On-Site Views 4.11-1

 4.11.1.3 Off-Site Views 4.11-6

 4.11.1.4 Scenic Highways and Scenic Resources 4.11-11

 4.11.1.5 Existing On-Site Light and Glare Sources 4.11-12

 4.11.1.6 Regulatory Setting 4.11-12

 4.11.2 Thresholds of Significance 4.11-13

4.11.3 Methodology Related to Aesthetics4.11-13

4.11.4 Potential Impacts.....4.11-13

 4.11.4.1 Construction Impacts4.11-13

 4.11.4.2 Operation Impacts4.11-14

 4.11.4.3 Impacts Related to Scenic Vistas4.11-19

 4.11.4.4 Impacts Related to Scenic Resources4.11-19

 4.11.4.5 Impacts Related to Visual Character.....4.11-19

 4.11.4.6 Impacts Related to Light and Glare4.11-20

4.11.5 Mitigation Measures4.11-20

4.11.6 Level of Significance After Mitigation.....4.11-20

4.12 Cultural and Historic Resources4.12-1

 4.12.1 Existing Conditions.....4.12-1

 4.12.1.1 Paleontological Resources4.12-1

 4.12.1.2 Archaeological Resources.....4.12-2

 4.12.1.3 Historical Resources4.12-10

 4.12.2 Thresholds of Significance.....4.12-21

 4.12.2.1 Paleontological Thresholds of Significance4.12-21

 4.12.2.2 Archaeological Thresholds of Significance.....4.12-22

 4.12.2.3 Historical Thresholds of Significance.....4.12-23

 4.12.3 Methodology Related to Cultural and Historic Resources4.12-23

 4.12.3.1 Paleontological Resources4.12-23

 4.12.3.2 Archaeological Resources.....4.12-24

 4.12.3.3 Historical Resources4.12-25

 4.12.4 Potential Impacts.....4.12-25

 4.12.4.1 Paleontological Resources4.12-25

 4.12.4.2 Archaeological Resources.....4.12-26

 4.12.4.3 Historical Resources4.12-27

 4.12.5 Mitigation Measures4.12-37

 4.12.6 Level of Significance After Mitigation.....4.12-39

 4.12.6.1 Paleontological Resources4.12-39

 4.12.6.2 Archaeological Resources.....4.12-39

 4.12.6.3 Historical Resources4.12-39

4.13 Public Services.....4.13-1

 4.13.1 Existing Conditions.....4.13-1

 4.13.1.1 Fire Protection and Emergency Services4.13-1

 4.13.1.2 Police Protection4.13-3

 4.13.1.3 Schools4.13-5

 4.13.1.4 Parks and Recreation Facilities4.13-6

 4.13.1.5 Libraries4.13-6

 4.13.2 Thresholds of Significance.....4.13-7

 4.13.3 Methodology Related to Public Services.....4.13-7

 4.13.4 Potential Impacts.....4.13-7

 4.13.4.1 Construction Impacts4.13-7

 4.13.4.2 Operational Impacts4.13-8

 4.13.4.3 School Impacts.....4.13-10

 4.13.4.4 Library Services Impacts4.13-11

 4.13.5 Mitigation Measures4.13-11

 4.13.5.1 Fire and Emergency Mitigation Measures4.13-11

 4.13.5.2 Police Services.....4.13-12

 4.13.6 Level of Significance After Mitigation.....4.13-12

4.14 Recreation4.14-1

 4.14.1 Existing Conditions.....4.14-1

4.14.1.1	City of Santa Paula.....	4.14-1
4.14.1.2	County of Ventura.....	4.14-4
4.14.2	Thresholds of Significance.....	4.14-5
4.14.3	Methodology Related to Recreation	4.14-5
4.14.4	Potential Impacts.....	4.14-5
4.14.4.1	Open Space	4.14-7
4.14.4.2	Parkland.....	4.14-7
4.14.4.3	Shared Facilities	4.14-8
4.14.4.4	Trails.....	4.14-8
4.14.5	Mitigation Measures	4.14-11
4.14.6	Level of Significance After Mitigation.....	4.14-11
4.15	Utilities and Services	4.15-1
4.15.1	Existing Conditions.....	4.15-1
4.15.1.1	Wastewater.....	4.15-1
4.15.1.2	Domestic Water.....	4.15-2
4.15.1.3	Recycled Water	4.15-4
4.15.1.4	Solid Waste	4.15-5
4.15.1.5	Electricity	4.15-6
4.15.1.6	Natural Gas.....	4.15-6
4.15.1.7	Other Utilities.....	4.15-6
4.15.2	Thresholds of Significance.....	4.15-6
4.15.3	Methodology Related to Utilities and Services	4.15-7
4.15.4	Potential Impacts.....	4.15-7
4.15.4.1	Impacts Related to Wastewater.....	4.15-7
4.15.4.2	Impacts Related to Water.....	4.15-8
4.15.4.3	Impacts Related to Solid Waste	4.15-14
4.15.4.4	Impacts Related to Electricity	4.15-15
4.15.4.5	Impacts Related to Natural Gas	4.15-15
4.15.4.6	Impacts Related to Other Utilities.....	4.15-15
4.15.5	Mitigation Measures	4.15-15
4.15.6	Level of Significance After Mitigation.....	4.15-16
4.16	Population and Housing.....	4.16-1
4.16.1	Existing Conditions.....	4.16-1
4.16.1.1	City of Santa Paula.....	4.16-1
4.16.1.2	County of Ventura.....	4.16-2
4.16.2	Thresholds of Significance.....	4.16-3
4.16.3	Methodology Related to Population and Housing.....	4.16-4
4.16.4	Potential Impacts.....	4.16-4
4.16.4.1	Population	4.16-4
4.16.4.2	Housing	4.16-4
4.16.4.3	Employment.....	4.16-5
4.16.5	Mitigation Measures	4.16-5
4.16.6	Level of Significance After Mitigation.....	4.16-5
5.0	ALTERNATIVES TO THE PROPOSED PROJECT.....	5-1
5.1	Overview.....	5-1
5.2	Project Objectives	5-1
5.3	Alternative Considered	5-2
5.4	Alternative 1 – No Project Alternative	5-2
5.4.1	Description of Alternative 1.....	5-2
5.4.2	Impacts of Alternative 1.....	5-3
5.4.2.1	Land Use and Planning	5-3

	5.4.2.2	Agricultural Resources.....	5-3
	5.4.2.3	Mineral Resources.....	5-3
	5.4.2.4	Transportation and Circulation	5-4
	5.4.2.5	Air Quality	5-4
	5.4.2.6	Noise	5-4
	5.4.2.7	Biological Resources.....	5-4
	5.4.2.8	Geology and Soils	5-5
	5.4.2.9	Hydrology and Water Quality.....	5-5
	5.4.2.10	Hazards and Hazardous Materials	5-6
	5.4.2.11	Aesthetics	5-6
	5.4.2.12	Cultural and Historic Resources	5-6
	5.4.2.13	Public Services.....	5-7
	5.4.2.14	Recreation	5-7
	5.4.2.15	Utilities and Service Systems.....	5-7
	5.4.2.16	Population and Housing	5-7
	5.4.3	Summary of Alternative 1.....	5-7
5.5		Alternative 2 – Santa Paula General Plan – 900 Dwelling Units.....	5-8
	5.5.1	Description of Alternative 2.....	5-8
	5.5.2	Impacts of Alternative 2.....	5-9
	5.5.2.1	Land Use and Planning	5-9
	5.5.2.2	Agricultural Resources.....	5-10
	5.5.2.3	Mineral Resources.....	5-10
	5.5.2.4	Transportation and Circulation	5-10
	5.5.2.5	Air Quality	5-11
	5.5.2.6	Noise	5-11
	5.5.2.7	Biological Resources.....	5-12
	5.5.2.8	Geology and Soils	5-12
	5.5.2.9	Hydrology and Water Quality.....	5-12
	5.5.2.10	Hazards and Hazardous Materials	5-13
	5.5.2.11	Aesthetics	5-13
	5.5.2.12	Cultural and Historic Resources	5-14
	5.5.2.13	Public Services.....	5-14
	5.5.2.14	Recreation	5-15
	5.5.2.15	Utilities and Service Systems.....	5-15
	5.5.2.16	Population and Housing	5-16
	5.5.3	Summary of Alternative 2.....	5-17
5.6		Alternative 3 – East Area 1 Specific Plan – 1,000 Dwelling Units	5-18
	5.6.1	Description of Alternative 3.....	5-18
	5.6.2	Impacts of Alternative 3.....	5-19
	5.6.2.1	Land Use and Planning	5-19
	5.6.2.2	Agricultural Resources.....	5-19
	5.6.2.3	Mineral Resources.....	5-19
	5.6.2.4	Transportation and Circulation	5-19
	5.6.2.5	Air Quality	5-20
	5.6.2.6	Noise	5-20
	5.6.2.7	Biological Resources.....	5-21
	5.6.2.8	Geology and Soils	5-21
	5.6.2.9	Hydrology and Water Quality.....	5-21
	5.6.2.10	Hazards and Hazardous Materials	5-21
	5.6.2.11	Aesthetics	5-22
	5.6.2.12	Cultural and Historic Resources	5-22
	5.6.2.13	Public Services.....	5-22

	5.6.2.14	Recreation	5-22
	5.6.2.15	Utilities and Service Systems.....	5-23
	5.6.2.16	Population and Housing.....	5-23
	5.6.5	Summary of Alternative 3.....	5-24
5.7		Alternative 4 – East Area 1 Specific Plan – 1,250 Dwelling Units	5-25
	5.7.1	Description of Alternative 4.....	5-25
	5.7.2	Impacts of Alternative 4.....	5-26
	5.7.2.1	Land Use and Planning	5-26
	5.7.2.2	Agricultural Resources.....	5-26
	5.7.2.3	Mineral Resources.....	5-26
	5.7.2.4	Transportation and Circulation	5-26
	5.7.2.5	Air Quality	5-27
	5.7.2.6	Noise	5-28
	5.7.2.7	Biological Resources.....	5-28
	5.7.2.8	Geology and Soils	5-28
	5.7.2.9	Hydrology and Water Quality.....	5-28
	5.7.2.10	Hazards and Hazardous Materials	5-29
	5.7.2.11	Aesthetics	5-29
	5.7.2.12	Cultural and Historic Resources	5-29
	5.7.2.13	Public Services	5-29
	5.7.2.14	Recreation	5-30
	5.7.2.15	Utilities and Service Systems.....	5-30
	5.7.2.16	Population and Housing.....	5-31
	5.7.3	Summary of Alternative 4.....	5-31
5.8		Alternative 5 – East Area 1 Specific Plan – State Route 150 Bypass.....	5-32
	5.8.1	Description of Alternative 5.....	5-32
	5.8.2	Impacts of Alternative 5.....	5-32
	5.8.2.1	Land Use and Planning	5-32
	5.8.2.2	Agricultural Resources.....	5-32
	5.8.2.3	Mineral Resources.....	5-33
	5.8.2.4	Transportation and Circulation	5-33
	5.8.2.5	Air Quality	5-33
	5.8.2.6	Noise	5-33
	5.8.2.7	Biological Resources.....	5-34
	5.8.2.8	Geology and Soils	5-34
	5.8.2.9	Hydrology and Water Quality.....	5-34
	5.8.2.10	Hazards and Hazardous Materials	5-34
	5.8.2.11	Aesthetics	5-34
	5.8.2.12	Cultural and Historic Resources	5-34
	5.8.2.13	Public Services	5-35
	5.8.2.14	Recreation	5-35
	5.8.2.15	Utilities and Service Systems.....	5-35
	5.8.2.16	Population and Housing.....	5-35
	5.8.3	Summary of Alternative 5.....	5-35
5.9		Alternatives Eliminated From Further Consideration	5-36
5.10		Environmentally Superior Alternative.....	5-37
5.11		Summary of the Alternatives Ability to Meet the Project Objectives.....	5-38
6.0		GROWTH INDUCING IMPACTS	6-1
6.1		Definition of Growth Inducing Impacts	6-1
6.2		Growth Inducing Impacts Related to the Proposed Project	6-1
	6.2.1	Removal of Impediments to Growth	6-1

6.2.2 Economic Growth 6-2

6.2.3 Population and Housing Growth..... 6-4

 6.2.3.1 Consistency with Regional Housing Needs Assessment and Jobs-Housing
 Balance 6-5

7.0 CUMULATIVE IMPACTS 7-1

7.1 Definition of Cumulative Impacts 7-1

7.2 Cumulative Projects 7-1

7.3 Cumulative Impacts Analysis 7-4

 7.3.1 Cumulative Impacts Related to Land Use and Planning 7-4

 7.3.2 Cumulative Impacts Related to Agricultural Resources 7-4

 7.3.3 Cumulative Impacts Related to Mineral Resources..... 7-4

 7.3.4 Cumulative Impacts Related to Transportation and Circulation 7-5

 7.3.5 Cumulative Impacts Related to Air Quality 7-5

 7.3.6 Cumulative Impacts Related to Noise..... 7-6

 7.3.7 Cumulative Impacts Related to Biological Resources..... 7-6

 7.3.8 Cumulative Impacts Related to Geology and Soils 7-7

 7.3.9 Cumulative Impacts Related to Hydrology and Water Quality..... 7-7

 7.3.10 Cumulative Impacts Related to Hazards and Hazardous Materials 7-7

 7.3.11 Cumulative Impacts Related to Aesthetics 7-7

 7.3.12 Cumulative Impacts Related to Cultural and Historic Resources 7-8

 7.3.13 Cumulative Impacts Related to Public Services 7-8

 7.3.14 Cumulative Impacts Related to Recreation 7-8

 7.3.15 Cumulative Impacts Related to Utilities and Services..... 7-9

 7.3.16 Cumulative Impacts Related to Population and Housing 7-9

8.0 IRRETRIEVABLE AND IRREVERSIBLE COMMITMENT OF RESOURCES..... 8-1

8.1 Impact Analysis 8-1

9.0 UNAVOIDABLE ADVERSE IMPACTS..... 9-1

9.1 Land Use and Planning 9-1

9.2 Agricultural Resources 9-1

9.3 Air Quality 9-2

9.4 Aesthetics..... 9-2

9.5 Cultural and Historic Resources 9-2

10.0 INVENTORY OF MITIGATION MEASURES 10-1

10.1 Mitigation Measures for Land Use and Planning..... 10-1

10.2 Mitigation Measures for Agricultural Resources 10-1

10.3 Mitigation Measures for Mineral Resources 10-1

10.4 Mitigation Measures for Transportation and Circulation..... 10-1

10.5 Mitigation Measures for Air Quality 10-4

10.6 Mitigation Measures for Noise 10-6

10.7 Mitigation Measures for Biological Resources 10-7

10.8 Mitigation Measures for Geology and Soils..... 10-13

10.9 Mitigation Measures for Hydrology and Water Quality 10-16

10.10 Mitigation Measures for Hazards and Hazardous Materials 10-17

10.11 Mitigation Measures for Aesthetics..... 10-23

10.12 Mitigation Measures for Cultural and Historic Resources 10-24

10.13 Mitigation Measures for Public Services..... 10-26

10.14 Mitigation Measures for Recreation 10-27

10.15 Mitigation Measures for Utilities and Services 10-27

10.16 Mitigation Measures for Population and Housing 10-28

11.0 LIST OF PREPARERS AND PERSONS CONSULTED11-1

11.1 List of Preparers 11-1

11.1.1 City of Santa Paula 11-1

11.1.2 P&D Consultants..... 11-1

11.1.3 EDAW 11-1

11.1.4 San Buenaventura Research Associates 11-1

11.1.5 Impact Sciences, Inc..... 11-1

11.1.6 Huittt-Zollars 11-2

11.1.7 W&S Consultants..... 11-2

11.1.8 Leighton and Associates, Inc. 11-2

11.1.9 Applied Environmental Technologies, Inc. 11-2

11.1.10 Fehr & Peers/Kaku Associates..... 11-2

11.2 List of Technical Report Peer Reviewers 11-2

12.0 REFERENCES12-1

VOLUME II - TECHNICAL APPENDICES (Part 1 of 2)

- A NOP/Notice Extending Review Period
- B NOP Distribution List/NOP Comment Letters
- C Agricultural Resource Study
- D Traffic Study
- E Air Quality Study
- F Noise Study
- G Biological Resources Study

VOLUME II - TECHNICAL APPENDICES (Part 2 of 2)

- H Geology and Soils Study
- I Drainage Study
- J Phase I Assessment
- K Phase I and II Archaeological Resources Reports
- L Paleontological Resources Report
- M Historic Resources Study
- N Domestic Water Report
- O Domestic Sewer Report
- P Recycled Water Report
- Q Water Supply Assessment and Verification Report

LIST OF FIGURES

3-1 Regional Location Map 3-2

3-2 Vicinity Map 3-3

3-3 Project Location and Site Boundary 3-5

3-4 East Area 1 Illustrative Plan 3-12

3-5 Open Space Schematic Layout 3-18

3-6 Thoroughfare Schematic Layout 3-19

3-7 Domestic Water Schematic Layout 3-22

3-8 Recycled Water Schematic Layout 3-24

3-9 Wastewater Conveyance Schematic Layout 3-26

4.1-1 Existing Ventura County General Plan and Zoning Designations 4.1-3

4.1-2 City of Santa Paula General Plan and Zoning Designations 4.1-5

4.1-3 LAFCO Recommended Reorganization Areas for East Area 1 4.1-34

4.2-1 East Area 1 Important Farmland Map 4.2-7

4.2-2 East Area 1 Agricultural Buffers 4.2-20

4.4-1 Existing Intersection and Road Segment Peak Hour Traffic Volumes 4.4-5

4.4-2 Project Only Intersection and Road Segment Peak Hour Traffic Volumes 4.4-19

4.4-3 Cumulative Base Intersection and Road Segment Peak Hour Traffic Volumes 4.4-23

4.4-4 Cumulative Plus Project Intersection and Road Segment Peak Hour Traffic Volumes 4.4-25

4.5-1 Wind Rose Data at Piru Monitoring Stations 4.5-10

4.5-2 Sensitive Receptor Locations Nearest to the Project Site 4.5-13

4.6-1 Common Noise Levels 4.6-2

4.6-2 Typical Levels of Ground-Borne Vibration 4.6-5

4.6-3 City of Santa Paula General Plan Figure N-2 – Existing Noise Contours 4.6-7

4.6-4 Noise Monitoring Locations 4.6-8

4.6-5 City of Santa Paula Noise Compatibility Matrix 4.6-12

4.6-6 Noise Levels of Typical Construction Equipment 4.6-19

4.7-1 Plant Communities of the East Area 1 Project Site 4.7-2

4.7-2 Impacts to Jurisdictional Resources 4.7-31

4.9-1 Santa Clara River Watershed 4.9-2

4.9-2 Santa Clara River Subwatersheds 4.9-4

4.9-3 Existing Drainage Area 4.9-6

4.9-4 Existing Hydrology Map 4.9-8

4.9-5 East Area 1 Flood Hazard Map 4.9-9

4.9-6 East Area 1 Grading Master Plan 4.9-18

4.9-7 Proposed Hydrology Map 4.9-19

4.9-8 Proposed Storm Drain System 4.9-20

4.9-9 Proposed Detention Basins 4.9-24

4.9-10 Proposed Weir Structures 4.9-25

4.11-1 View Point Locations 4.11-3

4.11-2 On-Site Views 4.11-4

4.11-3 Off-Site Views 4.11-7

4.11-4 Visual Simulations 4.11-15

4.12-1 Building & Feature Locations 4.12-29

7-1 Locations of Related Projects 7-3

LIST OF TABLES

1-1 Ventura County General Plan and Non-Coastal Zoning Ordinance Land Use & Zoning Designations..... 1-3

1-2 City of Santa Paula General Plan Land Use and Buildout Scenario for East Area 1 1-3

1-3 Summary of Proposed Land Uses by Neighborhood & District..... 1-7

1-4 Parkland Calculation..... 1-9

1-5 Summary of Impacts, Mitigation Measures and Level of Significance After Mitigation 1-17

1-6 Land Uses Proposed for Alternative 1: No Project 1-58

1-7 Land Uses Proposed for Alternative 2: Santa Paula General Plan – 900 Dwelling Units..... 1-58

1-8 Land Uses Proposed for Alternative 3: East Area 1 Specific Plan – 1,000 Dwelling Units..... 1-59

1-9 Land Uses Proposed for Alternative 4: East Area 1 Specific Plan – 1,250 Dwelling Units..... 1-60

2-1 List of Potential Responsible Agencies 2-3

2-2 Summary of Comments in Response to the NOP 2-5

3-1 Ventura County General Plan and Non-Coastal Zoning Ordinance Land Use & Zoning Designations..... 3-6

3-2 City of Santa Paula General Plan Land Use and Buildout Scenario for East Area 1 3-6

3-3 Summary of Proposed Land Uses by Neighborhood & District..... 3-14

3-4 Parkland Calculation..... 3-16

3-5 List of Potential Responsible Agencies 3-29

4.1-1 Ventura County General Plan and Non-Coastal Zoning Ordinance Land Use & Zoning Designations..... 4.1-2

4.1-2 City of Santa Paula General Plan Land Use and Buildout Scenario for East Area 1 4.1-4

4.1-3 Proposed Specific Plan Consistency with City of Santa Paula General Plan 4.1-11

4.1-4 Proposed Specific Plan Consistency with SCAG Policy Documents 4.1-26

4.1-5 Proposed Specific Plan Consistency with Section 56668 of the California Government Code... 4.1-35

4.2-1 Avocado Economic Summary..... 4.2-4

4.2-2 LESA Model Scoring Thresholds 4.2-13

4.2-3 East Area 1 LESA Score 4.2-18

4.2-4 East Area 1 Acres of Farmland Converted..... 4.2-18

4.2-5 LAFCO Evaluation Criteria Summary 4.2-23

4.2-6 County of Ventura Farmland Conversion Threshold Criteria..... 4.2-24

4.4-1 Existing Surface Street Characteristics..... 4.4-2

4.4-2 External Intersection Level of Service Analysis Existing (Year 2006) Conditions..... 4.4-7

4.4-3 Existing (2006) Level of Service Analysis – Freeway and Multilane Highway Segments..... 4.4-9

4.4-4 Existing (2006) Level of Service Analysis – Ramp-Freeway Junction Areas of Influence 4.4-9

4.4-5 Level of Service Definitions for Signalized Intersections..... 4.4-11

4.4-6 Level of Service Definitions for Stop-Controlled Intersections..... 4.4-12

4.4-7 Level of Service Definitions for Freeway Mainline and Multilane Highway Segment Analyses..... 4.4-12

4.4-8 Level of Service Definitions for Freeway Ramps and Ramp Junctions 4.4-12

4.4-9 Project Trip Generation Estimates for Year 2020 4.4-15

4.4-10 Interim Project Trip Generation Estimates for Year 2015 4.4-18

4.4-11 Maximum Daily Construction Traffic Trip Generation During the Building Construction Phase 4.4-21

4.4-12 Intersection Level of Service Analysis Future (Year 2020) Conditions 4.4-27

4.4-13 Future Conditions (2020) Level of Service Analysis – Freeway and Multilane Highway Segments..... 4.4-30

4.4-14 Future Conditions (2020) Level of Service Analysis – Ramp-Freeway Junction Areas of

Influence4.4-31

4.4-15 Internal Intersection Level of Service Future (2020) with Project.....4.4-32

4.4-16 Intersection Level of Service Interim (Year 2015) Conditions.....4.4-32

4.4-17 Intersection Level of Service Analysis Future (Year 2020) Conditions with Mitigation4.4-40

4.4-18 Future Conditions (2020) Level of Service Analysis with Mitigation – Freeway Segments4.4-41

4.5-1 Ambient Air Quality Standards4.5-2

4.5-2 South Central Coast Air Basin Attainment Status.....4.5-4

4.5-3 Ambient Air Quality Data at the El Rio and Piru Monitoring Stations4.5-9

4.5-4 Worst Case Construction Emissions Impacts.....4.5-20

4.5-5 Mobile Source Emissions Impacts4.5-21

4.5-6 Area Source Emissions Impacts4.5-22

4.5-7 CO Hotspots Analysis Results.....4.5-24

4.5-8 Risk Assessment Health Values for Substances of Potential Concern4.5-25

4.5-9 Summary of Maximum Health Risk Impacts by Individual Receptors4.5-27

4.6-1 Outside to Inside Noise Attenuation (dB(A)).....4.6-3

4.6-2 Monitored Noise Levels4.6-4

4.6-3 Modeled Existing Roadway Noise Levels4.6-9

4.6-4 Vibration Source Levels for Construction Equipment4.6-21

4.6-5 Future With and Without Project Modeled Noise Levels (dB(A) CNEL) at 75 Feet from Roadway Centerline.....4.6-23

4.7-1 Special-Status Plant Species and Sensitive Plant Communities Known to Occur in the Project Area.....4.7-8

4.7-2 Special-Status Wildlife Species Known to Occur in the Project Region.....4.7-12

4.7-3 Approximate Acreages of Plant Communities Located on the East Area 1 Project Site4.7-24

4.7-4 Plant Species to be Avoided During Landscaping on the East Area 1 Project Site.....4.7-39

4.8-1 Faults.....4.8-4

4.8-2 Expansion Index and Expansion Potential4.8-5

4.9-1 Tributaries for Each Subwatershed.....4.9-3

4.9-2 Reaches Associated with Each Subwatershed.....4.9-3

4.9-3 Existing Hydrologic Flows4.9-7

4.9-4 Comparison of Project Hydrology.....4.9-22

4.9-5 Water Quality.....4.9-29

4.10-1 Schools Located within One-Quarter Mile of State Route-126 and within Close Proximity to the Project Site4.10-2

4.12-1 Project Parcels.....4.12-28

4.12-2 Summary of Eligibility4.12-36

4.13-1 City of Santa Paula UCR Part I and II Crimes (2005)4.13-4

4.13-2 Santa Paula School Characteristics.....4.13-5

4.13-3 Student Generation4.13-10

4.14-1 Parkland Calculation.....4.14-4

4.14-2 East Area 1 – Open Space and Parkland4.14-6

4.14-3 East Area 1 – Parkland and Greenways4.14-7

4.14-4 Parkland Calculation with Proposed Project4.14-10

4.15-1 Potential Landfills Used by the Proposed Specific Plan4.15-5

4.15-2 Current Water Supply and Demand (2005).....4.15-11

4.15-3 Buildout Water Supply and Demand Using 132 GPD per Capita (2030)4.15-11

4.15-4 Buildout Water Supply and Demand Using 163 GPD per Capita (2030)4.15-12

4.15-5 Modeling Summary of Proposed Fire Flows4.15-13

4.15-6 Estimated Solid Waste Generation.....4.15-14

4.16-1 Santa Paula Housing Information (January 2006)4.16-1

4.16-2 Santa Paula Employment by Occupation4.16-2

4.16-3 County of Ventura Housing Information (January 2006).....4.16-3

4.16-4 County of Ventura Employment by Occupation.....4.16-3

5-1 Land Uses Proposed For Alternative 1: No Project5-3

5-2 Ability of Alternative 1 to Meet the Project Objectives.....5-8

5-3 Land Uses Proposed for Alternative 2: Santa Paula General Plan – 900 Dwelling Units.....5-9

5-4 Project Trip Generation Estimates for Alternative 2.....5-10

5-5 Water Supply Demand for Alternative 2.....5-16

5-6 Ability of Alternative 2 to Meet the Project Objectives.....5-17

5-7 Land Uses Proposed for Alternative 3: East Area 1 Specific Plan – 1,000 Dwelling Units.....5-18

5-8 Project Trip Generation Estimates for Alternative 3.....5-20

5-9 Water Supply Demand for Alternative 3.....5-23

5-10 Ability of Alternative 3 to Meet the Project Objectives.....5-24

5-11 Land Uses Proposed for Alternative 4: East Area 1 Specific Plan – 1,250 Dwelling Units.....5-25

5-12 Project Trip Generation Estimates for Alternative 4.....5-27

5-13 Water Supply Demand for Alternative 4.....5-30

5-14 Ability of Alternative 4 to Meet the Project Objectives.....5-31

5-15 Ability of Alternative 5 to Meet the Project Objectives.....5-36

5-16 Comparison of the Environmental Impacts of All Project Alternatives5-37

6-1 Santa Paula Employment by Occupation6-2

6-2 County of Ventura Employment by Occupation.....6-3

6-3 Santa Paula Housing Information (January 2006)6-4

6-4 SCAG Regional Housing Need Allocation Plan for the City of Santa Paula6-5

7-1 Planned and Proposed Land Uses in the Vicinity of East Area 1 Specific Plan.....7-2

7-2 Cumulative Operational Emissions7-6