

TABLE OF CONTENTS

Section	Page
Executive Summary	ES-1
1.0 Introduction	1.0-1
2.0 Project Description	2.0-1
3.0 Environmental Setting	3.0-1
4.0 Cumulative Scenario	4.0-1
5.0 Considerations and Discussion of Environmental Impacts	5.0-1
5.1 Aesthetics	5.1-1
5.2 Agricultural Resources	5.2-1
5.3 Air Quality	5.3-1
5.4 Biological Resources	5.4-1
5.5 Cultural Resources	5.5-1
5.6 Geology/Soils	5.6-1
5.7 Greenhouse Gas	5.7-1
5.8 Hazards & Hazardous Materials	5.8-1
5.9 Hydrology/Water Quality	5.9-1
5.10 Land Use/Planning	5.10-1
5.11 Noise	5.11-1
5.12 Public Services	5.12-1
5.13 Transportation/Traffic	5.13-1
5.14 Utilities/Services Systems	5.14-1
5.15 Effects Found Not to be Significant	5.15-1
6.0 Alternatives	6.0-1
7.0 Consideration and Discussion of Significant Impacts	7.0-1
7.1 Significant Environmental Effects That Cannot Be Avoided if the Proposed Project is Implemented	7.1-1
7.2 Significant Irreversible Environmental Changes That Would Be Caused by the Proposed Project Should It Be Implemented	7.2-1
8.0 Growth-Inducing Impacts	8.0-1
9.0 Organizations and Persons Consulted	9.0-1
10.0 References	10.0-1

Appendices (On CD in back sleeve)

- 1.0 East Area 2 Annexation Project NOP
Responses to the NOP
- 2.0 East Gateway Project Development Standards
City of Santa Paula Wastewater System Master Plan
2005 City of Santa Paula Potable Water System Master Plan Amendment
- 5.3 Air Quality Modeling
- 5.4 Fish Survey
Haun Creek – Southwestern Willow Flycatcher and Least Bell's Vireo Focused
Presence/Absence Surveys
California Natural Diversity Database/California Native Plant Society Lists
- 5.5 Archaeological Records Search
CEQA Historic Resources Report
Phase I Archaeological Survey
- 5.6 Geologic and Geotechnical Study
- 5.7 GHG Emissions Models
- 5.8 EDR Radius Map Report
- 5.9 Jensen Design & Survey Letter
East Gateway Project Area Drainage Study
Santa Paula Creek Hydraulic Modeling Review
- 5.10 Fiscal Impact Analysis
Retail Market Analysis
- 5.11 Noise Modeling
- 5.13 Transportation Analysis Report
Traffic Analysis of Hallock Drive Corridor
- 5.14 Water Supply Assessment
- 6.0 Real Estate Requirements

LIST OF FIGURES

Figure		Page
2.0-1	Regional Location Map	2.0-3
2.0-2	Project Location Map	2.0-4
2.0-3	East Gateway Project Area.....	2.0-5
2.0-4	City of Santa Paula Sphere of Influence and CURB Boundary.....	2.0-6
2.0-5	East Gateway Specific Plan Location	2.0-7
2.0-6	Existing County General Plan Designations.....	2.0-9
2.0-7	Existing County Zoning Designations.....	2.0-10
2.0-8	Existing City General Plan Designations	2.0-11
2.0-9	Proposed City General Plan Designations	2.0-12
2.0-10	Proposed City Zoning Designations	2.0-13
2.0-11	Illustrative Plan – Regional Retail Program (Alternative A)	2.0-23
2.0-12	Retail Regional Center Program (Alternative B).....	2.0-24
2.0-13	Mixed-Use Program Alternative C	2.0-25
2.0-14	Mixed-Use Program Alternative D	2.0-26
2.0-15	Conceptual Grading Plan.....	2.0-39
2.0-16	Conceptual Drainage Plan.....	2.0-40
2.0-17	Conceptual Drainage Plan Variations.....	2.0-41
2.0-18	Conceptual Water Plan.....	2.0-42
2.0-19	Conceptual Water Plan Variations.....	2.0-43
2.0-20	Conceptual Recycled Water Plan	2.0-44
2.0-21	Recycled Water Plan Variations	2.0-45
2.0-22	Conceptual Sewer Plan	2.0-48
2.0-23	Conceptual Sewer Plan Variations	2.0-49
3.0-1	Existing Roadways.....	3.0-2
3.0-2	Santa Paula-Fillmore Greenbelt Map	3.0-15
4.0-1	Location of Related Projects.....	4.0-3
5.1-1	East Gateway Project Photo Locations	5.1-3
5.1-2	East Gateway Project Area Photographs	5.1-4
5.1-3	Triangle Piece Photographs (East Gateway Specific Plan Block 7).....	5.1-5
5.1-4	Telegraph Road Area Photographs – A.....	5.1-6
5.1-5	Telegraph Road Area Photographs – B.....	5.1-7
5.1-6	Telegraph Road Area Photographs – C	5.1-8
5.1-7	Telegraph Road Area Photographs – D	5.1-9
5.1-8	Vision and Form of Heritage Highway Blocks	5.1-22
5.1-9	Vision and Form of Central Blocks	5.1-23
5.1-10	Vision and Form of River Edge Blocks	5.1-24
5.1-11	Vision and Form of Gateway Triangle Site (Block 7).....	5.1-25
5.2-1	East Gateway Project State Important Farmland Map Designations	5.2-3
5.2-2	East Gateway Project Soils Map	5.2-4
5.4-1	Vegetation Types of the East Gateway Project Site.....	5.4-7
5.4-2	Potential Jurisdictional Water Features	5.4-33
5.5-1	East Gateway Project Subareas.....	5.5-3
5.5-2	Location of Potentially Eligible Historic Properties	5.5-8
5.5-3	Archaeological Sensitivity Map, Ventura County (South Half)	5.5-9
5.6-1	Regional Fault Map.....	5.6-3
5.6-2	East Gateway Project Area Geologic Map	5.6-4
5.6-3	Historically-Shallowest Groundwater Depth Contours.....	5.6-7
5.6-4	Liquefaction and Earthquake Induced Landslides.....	5.6-14
5.8-1	City of Santa Paula Crude Oil and Natural Gas Pipelines.....	5.8-8
5.8-2	City of Santa Paula Emergency Evacuation Routes	5.8-10
5.8-3	City of Santa Paula Fire Hazard Zones	5.8-12

LIST OF FIGURES (continued)

Figure		Page
5.9-1	Santa Clara River Watershed	5.9-4
5.9-2	Santa Clara River Subwatersheds.....	5.9-5
5.9-3	Current FEMA Flood Insurance Map	5.9-9
5.9-4	Santa Paula Creek Flood Control Project Area	5.9-12
5.9-5	Floodplain Boundaries under Existing Conditions (28,000 cfs Event).....	5.9-18
5.9-6	Floodplain Boundaries for Existing Conditions (39,400 cfs Event).....	5.9-19
5.9-7	Ventura County Dam Failure Hazard Profile	5.9-23
5.9-8	Ventura County Debris Flow Hazard Profile	5.9-24
5.9-9	Santa Paula Groundwater Basins Location Map	5.9-26
5.9-10	East Gateway Project Area Existing Drainage	5.9-41
5.10-1	Aerial View of Local Land Use Pattern	5.10-3
5.10-2	Existing City General Plan Designations	5.10-5
5.10-3	Existing County General Plan Designations	5.10-12
5.10-4	Existing County Zoning Designations	5.10-13
5.10-5	Proposed City General Plan Designations	5.10-27
5.10-6	Proposed City Zoning Designations	5.10-29
5.11-1	Common Noise Levels.....	5.11-3
5.11-2	Noise Attenuation by Barriers	5.11-4
5.11-3	Typical Levels of Ground-Borne Vibration	5.11-7
5.11-4	Noise Monitoring Locations	5.11-8
5.11-5	City of Santa Paula Noise Compatibility Matrix	5.11-24
5.11-6	Noise Levels of Typical Construction Equipment	5.11-36
5.13-1	Project Traffic Study Area	5.13-4
5.13-2	Existing Intersection and Roadway Segment Peak Hour Turning Movement Volumes.....	5.13-6
5.13-3	Adopted Airport Comprehensive Land Use Plan for Santa Paula Airport	5.13-13
5.13-4	Air Safety and Height Restriction Zones	5.13-14
5.13-5	Circulation Plan Map.....	5.13-18
5.13-6	Project Trip Distribution	5.13-28
5.13-7	Project Only Intersection and Roadway Segment Peak Hour Traffic Volumes	5.13-29
5.13-8	Existing Plus Project Intersection and Roadway Segment Peak Hour Traffic Volumes	5.13-30
5.13-9	Proposed Hallock Drive Improvements	5.13-46
5.13-10	Proposed SPBL Rail Crossing Grade Improvements.....	5.13-47
5.13-11	Future Project Only Intersection and Roadway Peak Hour Traffic Volumes with Lemonwood Extension	5.13-53
5.13-12	Cumulative Plus Project Intersection and Roadway Segment Peak Hour Traffic Volumes with Lemonwood Extension	5.13-54
5.13-13	Cumulative Plus Project Intersection and Roadway Segment Peak Hour Traffic Volumes without Lemonwood Extension	5.13-55
5.14-1	City of Santa Paula Water Service Area.....	5.14-2
5.14-2	Location of Farmers Irrigation Company Wells	5.14-12
5.15-1	Mineral Resources Zone Map.....	5.15-3
5.15-2	Distribution of Mineral Resources	5.15-6
6.0-1	City of Santa Paula Vacant Land Sites.....	6.0-8
6.0-2	City of Santa Paula Underutilized Sites	6.0-9
6.0-3	Alternative 2 – Existing Zoning Designations	6.0-16

LIST OF TABLES

Table	Page	
2.0-1	East Gateway Specific Plan Buildout.....	2.0-21
2.0-2	East Gateway Specific Plan Wastewater Generation.....	2.0-46
3.0-1	Existing Assessors Parcels.....	3.0-3
4.0-1	Related Projects.....	4.0-4
5.3-1	Regional Average Emissions in 2008.....	5.3-2
5.3-2	Local Ambient Air Quality.....	5.3-4
5.3-3	Examples of Construction-Related Fugitive Dust Emissions Control Measures.....	5.3-16
5.3-4	Estimated Operational Emissions – East Gateway Specific Plan.....	5.3-18
5.3-5	Estimated Operational Emissions – East Gateway Annexation Area.....	5.3-18
5.3-6	Estimated Operational Emissions – East Gateway Project.....	5.3-19
5.4-1	Existing Vegetation Summary.....	5.4-5
5.4-2	Special-status Plant Species Reported from the Project Region.....	5.4-19
5.4-3	Special-status Animal Species Reported from the Project Region.....	5.4-23
5.4-4	Plant Species to be Avoided During Landscaping on the East Gateway Project Site.....	5.4-60
5.6-1	Active and Potentially Active Faults within Approximately 25 Miles of the East Gateway Project Area.....	5.6-8
5.6-2	East Gateway Project Area Ground Shaking.....	5.6-10
5.6-3	Estimated Probabilistic Earthquake Ground Acceleration Parameters in the Central Portion of the East Gateway Project Area.....	5.6-12
5.7-1	Atmospheric Lifetimes and Global Warming Potentials of GHG Gases.....	5.7-3
5.7-2	Estimated Operational GHG Emissions – East Gateway Specific Plan.....	5.7-14
5.7-3	Estimated Operational GHG Emissions – East Gateway Annexation Area.....	5.7-15
5.7-4	Project Consistency with 2006 CAT Report Greenhouse Gas Emission Reduction Strategies.....	5.7-16
5.7-5	Project Consistency with ARB Scoping Plan Recommended Greenhouse Gas Emission Reduction Measures.....	5.7-18
5.9-1	Tributaries for Each Subwatershed.....	5.9-3
5.9-2	Reaches Associated with Each Subwatershed.....	5.9-3
5.9-3	Santa Paula Basin Water Allocations.....	5.9-29
5.9-4	Summary of 2009 and 2010 Groundwater Extractions.....	5.9-33
5.9-5	Historical Santa Paula Basin Groundwater Extractions (as reported to UWCD).....	5.9-34
5.9-6	East Gateway Project Area Existing Hydrology.....	5.9-42
5.9-7	East Gateway Project Area Hydrology after East Area 1 Project Development.....	5.9-43
5.9-8	Definitions of FEMA Flood Zone Designations.....	5.9-46
5.9-9	Preliminary East Gateway Specific Plan Area Drainage Estimates.....	5.9-65
5.10-1	Regional Compass Blueprint Consistency Analysis.....	5.10-28
5.11-1	Outside to Inside Noise Attenuation (dB(A)).....	5.11-2
5.11-2	Existing Ambient Noise Levels.....	5.11-9
5.11-3	Existing Roadway Noise Levels.....	5.11-11
5.11-4	Existing With and Without Project Noise Levels (dB(A) CNEL) at 75 Feet From Roadway Centerline.....	5.11-26
5.11-5	Vibration Source Levels for Construction Equipment.....	5.11-32
5.11-6	Typical Maximum Noise Levels for Construction Phases.....	5.11-35
5.11-7	Cumulative With and Without Project Noise Levels (dB(A) CNEL) at 75 Feet from Roadway Centerline.....	5.11-41
5.12-1	Crimes Reported 2010-2011.....	5.12-4
5.12-2	Historical Review of Crime Reporting: 2000-2011.....	5.12-5
5.13-1	Intersection Level of Service Analysis – Existing Year (2011) Conditions.....	5.13-7

LIST OF TABLES (continued)

Table	Page
5.13-2 Existing (Year 2011) Level of Service Freeway and Multilane Highway Segments.....	5.13-9
5.13-3 Existing (Year 2011) Level of Service Analysis – Ramp Freeway Junction Areas of Influence	5.13-11
5.13-4 Project Trip Generation Rates and Estimates	5.13-26
5.13-5 Intersection Level of Service Analysis – Existing Year (2011) Conditions	5.13-33
5.13-6 Intersection Level of Service Analysis – Future (Year 2020) with Lemonwood Extension Conditions	5.13-36
5.13-7 Future Conditions (Year 2020) Level of Service Analysis – Freeway and Multilane Highway Segments	5.13-38
5.13-8 Future Conditions (Year 2020) Level of Service Analysis – Ramp-Freeway Junction Areas of Influence	5.13-39
5.13-9 Intersection Level of Service Analysis – Future (Year 2020) without Lemonwood Extension Conditions	5.13-40
5.13-10 Level of Service Analysis/Freeway and Multilane Highway Segments – Future Conditions (Year 2020) without Lemonwood Drive Extension	5.13-42
5.13-11 Level of Service Analysis/Ramp-Freeway Junction Areas of Influence – Future Conditions (2020) without Lemonwood Extension Conditions	5.13-43
5.14-1 2010 City Accounts and Water Demand	5.14-3
5.14-2 Estimated Future Potable Water Demand.....	5.14-4
5.14-3 Project Potable Water Demands 2015 – 2035	5.14-4
5.14-4 City Well Groundwater Production 2000 – 2010	5.14-6
5.14-5 City Groundwater Well Production.....	5.14-6
5.14-6 Existing and Potential City Water Resources and Demands	5.14-7
5.14-7 Existing City Water Use for East Gateway Project Area	5.14-10
5.14-8 Farmers Irrigation Wells Pumping Records 2006 – 2010	5.14-11
5.14-9 Solid Waste Facilities.....	5.14-14
5.14-10 Existing Solid Waste Generation	5.14-15
5.14-11 East Gateway Project Water Demand.....	5.14-33
5.14-12 East Gateway Project Wastewater Generation	5.14-38
5.14-13 Estimated East Gateway Project Solid Waste Generation.....	5.14-39
5.14-14 Estimated Cumulative Solid Waste Generation.....	5.14-43
6.0-1 Vacant Commercial/Mixed-Use Sites in the City of Santa Paula	6.0-5
6.0-2 Underutilized Commercial Sites in the City of Santa Paula.....	6.0-7
6.0-3 Existing Zoning Development	6.0-20
6.0-4 Comparison of Alternatives to the Proposed Project.....	6.0-46

LIST OF ACRONYMS

ACBM	asbestos containing building materials
af	acre-feet
afy	acre-feet per year
BAAQMD	Bay Area Air Quality Management District
BAT	best available technology
BCT	best conventional pollutant control technology
BO	Biological Opinion
BMP	Best Management Practice
CA	California
CAAQS	California Ambient Air Quality Standards
Cal/EPA	California Environmental Protection Agency
CALFIRE	California Department of Forestry and Fire Protection
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFG	California Department of Fish and Game
CDPH	California Department of Health
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
CESA	California Endangered Species Act
CESQG	conditionally exempt small quantity generators
cfs	cubic feet per second
CGS	California Geological Survey
CLUP	Comprehensive Airport Land Use Plan
CNEL	community noise equivalent level
CNPS	California Native Plant Society
CNRA	California Natural Resources Agency
CO	Carbon Monoxide
CRHR	California Register of Historical Resources
CTMP	construction traffic management plan
CWA	Clean Water Act
DHS	Department of Health Services

DOC	Department of Conservation
DOT	Department of Transportation
DPH	Department of Public Health
DPS	Distinct Population Segment
DTSC	California Department of Toxic Substances Control
DWR	Department of Water Resources
EFZ	earthquake fault zones
EIR	Environmental Impact Report
EMI	Emissions Inventory Data
EPA	Environmental Protection Agency
ESA	Endangered Species Act
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FIFRA	Federal Insecticide, Fungicide, and Rodenticide Act
FTA	Federal Transit Administration
FWHA	Federal Highway Administration
GHG	Greenhouse Gas
gpd	gallons per day
gpm	gallons per minute
GWh	gigawatt-hours
GWP	Global Warming Potential
HAZNET	Facility and Manifest Data
HDPE	high-density polyethylene
HIST UST	Hazardous Substance Storage Container Database
HMR	Hazardous Materials Regulations
HMTA	Hazardous Materials Transportation Act
HUD	Department of Housing and Urban Development
HWCL	Hazardous Waste Control Law
HWT	Registered Hazardous Waste Transporter Database
IPCC	Intergovernmental Panel on Climate Change
kWh	kilowatt-hour
LCA	Land Conservation Act
LAFCo	Local Agency Formation Commission
LFPZ	Levee Flood Protection Zones
LQG	large quantity generators
LUST	Leaking Underground Storage Tank
MACT	Maximum Achievable Control Technology

MCE	maximum considered earthquake or maximum considered event
mg	million gallons
mgd	million gallons per day
Mw	seismic moment magnitude
MWh	megawatt-hours
MWMP	Medical Waste Management Program
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCCP	Natural communities conservation plan
NEPA	National Environmental Policy Act
NFIP	National Flood Insurance Program
NFRAP	No Further Remedial Action Planned
NHRP	National Register of Historic Places
NHTSA	National Highway Traffic Safety Administration
NMFS	National Marine Fisheries Service
NOAA	National Oceanic and Atmospheric Administration
NOI	Notice of Intent
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
NRHP	National Register of Historic Places
OEHHA	Office of Environmental Health Hazard Assessment
OES	Office of Emergency Services
OSHA	Occupational Safety and Health Administration
PDM	Pre-Disaster Mitigation
PGA	peak ground acceleration
PHGA	peak horizontal ground acceleration
PSHA	probabilistic seismic hazard analysis
RCRA	Resource Conservation and Recovery Act
ROG	reactive organic gas
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SDWA	Safe Drinking Water Act
SHMA	Seismic Hazard Mapping Act
SLIC	Spills, Leaks, Investigations and Cleanup
SPFD	Santa Paula Fire Department
SPMC	Santa Paula Municipal Code

SQG	small quantity generator
SSTS	section seven tracing system
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TDS	total dissolved solids
UWCD	United Water Conservation District
TMDL	total maximum daily load
TPZ	Traffic Pattern Zone
US EPA	United States Environmental Protection Agency
US	United States
USACE	United States Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	Underground Storage Tank
UV	ultraviolet light
VCAPCD	Ventura County Air Pollution Control District
VCWPD	Ventura County Watershed Protection District