

1.0 INTRODUCTION

1.1 PURPOSE

The City of Santa Paula (“City”) prepared this Final Environmental Impact Report (“Final EIR”) to evaluate the proposed Santa Paula West Business Park Specific Plan (“Specific Plan”), which is a comprehensive set of plans, exhibits, regulations, conditions, and programs for the orderly development of a portion of the West Area 2 Expansion Area (“West Area 2”) of the City of Santa Paula General Plan. The Specific Plan and off-site improvements proposed to support the development of the Specific Plan Area are collectively referred to as the “Project” in this Final EIR.

As the Lead Agency, the City prepared this Final EIR pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, Section 21000, et seq.) and in accordance with the *Guidelines for the Implementation of the California Environmental Quality Act* (“State CEQA Guidelines”; California Code of Regulations, Title 14, Section 15000, et seq.). The State CEQA Guidelines require the City to prepare an EIR for any project that may result in significant effects on the environment. Upon preliminary review, the City determined the Project may have significant effects on the environment; therefore, the City prepared a Draft EIR and circulated it for review in November 2016.

This Final EIR has been prepared pursuant to Section 15089 of the State CEQA Guidelines and incorporates the November 2016 Draft EIR by reference; comments on the Draft EIR received during the 45-day public comment period; written responses to those comments; and changes to the text of the Draft EIR. Because this Final EIR incorporates the Draft EIR by reference, a disc containing the Draft EIR is attached to this Final EIR on the inside back cover. The Draft EIR also may also be viewed electronically on the City’s website at <http://www.ci.santa-paula.ca.us/>.

1.2 ORGANIZATION OF THE FINAL EIR

As required by the State CEQA Guidelines Section 15132, this Final EIR includes of the following components:

- The Draft EIR or a revision of the draft (incorporated by reference);
- A list of persons, organizations, and public agencies commenting on the Draft EIR (see **Section 3.0: Comment Letters and Responses to Comments**);
- Comments and recommendations received on the Draft EIR (see **Section 3.0**);
- Responses to significant environmental points raised in the review and consultation process (see **Section 3.0**);
- Revisions to the Draft EIR (**Section 4.0: Revisions to the Draft EIR** and **Appendix A: Revisions to the Draft EIR—Utilities**); and

- Additional information is also provided, including a description of the public hearing (**Section 2.0: EIR Summary**).

1.3 ENVIRONMENTAL REVIEW PROCESS

On August 29, 2014, the City circulated a Notice of Preparation (NOP; State Clearinghouse Number No. 2014081104) of EIR for this Project for review and comment by the public and by responsible and reviewing agencies. The 30-day NOP review period ended on September 29, 2014. A scoping meeting was held on September 9, 2014, during the NOP review period, to provide an opportunity for comment on the potential environmental effects of the Project by the public and public agencies.

The purpose of public and agency review of the NOP is to assist in identifying potential environmental effects of the Project, and to assist the Lead Agency in:

1. Focusing the EIR on the effects determined to be potentially significant;
2. Identifying the effects determined not to be significant;
3. Explaining the reasons for determining that potentially significant effects would not be significant; and
4. Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the Project's environmental effects.

During the 30-day NOP comment period, a total of 15 written comment letters were received from public agencies, private organizations, and individuals. The Draft EIR provided analysis of topics related to the potential environmental effects of the Project in accordance with CEQA.

The Draft EIR was released for a 45-day review period on November 4, 2016, which ended on December 19, 2016. On November 4, 2016, a Notice of Availability (NOA) of the Draft EIR for review was published in the City in the *Santa Paula Times*. A Notice of Completion (NOC) of the Draft EIR was also submitted on November 4, 2016 to the State Clearinghouse.

The Draft EIR provided analysis of the following topics:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gases
- Hazards and Hazardous Waste
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation and Traffic
- Utilities and Service Systems

The City accepted written comments on the Draft EIR by mail and in person to the City's Planning Department. The comments received by the City during the public review period are provided in this Final EIR, along with responses to comments.

This Final EIR for the Project is being distributed directly to all public agencies that submitted comments on the Draft EIR in accordance with Section 21092.5 of CEQA. The Final and Draft EIRs are also available for review at the following location:

City of Santa Paula
Planning Department
200 South 10th Street
Santa Paula, California 93060

In addition, the Final EIR and Draft EIR are available on the City's website at:

<http://www.ci.santa-paula.ca.us/>

Prior to considering approval of the Project, the State CEQA Guidelines require the City to certify that:

- The Final EIR was completed in compliance with CEQA;
- The Final EIR was presented to the City in a public meeting, and the City reviewed and considered the information contained in the Final EIR prior to considering the Project; and
- The Final EIR reflects the City's independent judgment and analysis (State CEQA Guidelines Section 15090).

In conjunction with certification of the Final EIR, the City must adopt one or more of the following written Findings of Fact for each significant environmental impact identified in the EIR:

- The Project was changed (including adoption of mitigation measures) to avoid or substantially reduce the magnitude of the impact;
- Changes to the Project are within another agency's jurisdiction and have been or should be adopted; or
- Specific considerations make mitigation measures or alternatives infeasible.

For impacts identified in the Final EIR as significant and unavoidable, the City is also required to adopt a Statement of Overriding Considerations identifying the specific social, economic, or other factors determined to outweigh the unavoidable adverse environmental effects of the Project.