



BOARD OF SUPERVISORS
AGENDA LETTER

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:

2010 APR -8 PM 4:35

COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS

Department Name: General Services
Department No.: 063
For Agenda Of: April 20, 2010
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Robert Nisbet, Director (805-560-1011) *Robert Nisbet*
Director(s)
Contact Info: Paddy Langlands, Assistant Director (805-568-3096)
SUBJECT: Santa Maria Betteravia Government Administration and Back-Up Emergency
Operations Center, Project # 8676 - Authorization to Bid
Fifth Supervisorial District

County Counsel Concurrence

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: Debt Advisory Committee

As to form: Yes

Recommended Actions: That the Board of Supervisors:

- a. Approve the plans and specifications for the Betteravia Government Administration and Back-Up Emergency Operations Center, at the Betteravia Government Center in Santa Maria;
- b. Make a finding that Trend IQ (successor to Novar IQ with interface capabilities with Novar Logic One) HVAC Direct Digital Controls and software are designated by specific brand name in the bid documents for the purpose of matching other HVAC Controls in use at the Betteravia Government Center;
- c. Authorize the Director of General Services to advertise for construction bids for the Betteravia Government Administration and Back-Up Emergency Operations Center at the Betteravia Government Center in Santa Maria;
- d. Approve the Final Mitigated Negative Declaration and adopt the County's mitigation monitoring program pursuant to the California Environmental Quality Act (CEQA) guidelines for the Betteravia Government Administration and Back-Up Emergency Operations Center, (web link to document provided below).

Summary Text:

On February 2, 2010, the Board of Supervisors directed General Services to proceed with this project using a financing method recommended and approved by the Debt Advisory Committee (DAC). The project is estimated to cost a total of \$6 million with the current favorable bidding climate. With Board adoption of the recommendations, General Services will advertise for bids with the goal of substantially completing construction in January 2012.

Background: The existing 14,661 sq. ft. Betteravia Government Center Administration Building in Santa Maria (Building D) houses the Auditor-Controller, Clerk-Recorder-Assessor, CRA Elections, Treasurer-Tax Collector, Veterans Administration, and Fifth District Supervisor Offices. Additionally, the building is the location of the Northern Santa Barbara County Board of Supervisors Hearing Room.

There are long standing space deficiencies within the Betteravia Government Center Administration Building. The building's main lobby has become condensed by other departmental expansions which have critically impacted lobby space, making it inadequate to current occupancy standards. The Board of Supervisors Hearing Room is often times at or near capacity during Board proceedings.

After studying several options, the expansion option was deemed to be the most cost effective and efficient way to help alleviate space deficiencies for the occupying departments and public meetings. The proposed expansion includes the construction of a new 13,460 sq. ft. building to be the Betteravia Government Administration and Back-Up Emergency Operations Center, or more simply known as "Building E", and renovating approximately 1,300 sf. ft. of the current Betteravia Government Center, Administration Building "D". Ravatt Albrecht and Associates Inc. (a local vendor) was the firm selected by General Services to perform architectural services for this project.

Within the project there will be a new, more sufficient Board Hearing Room, larger lobby, and additional Supervisor office space. Building E will also include an Enhanced Computer Room (ECR), as directed by the Board on April 13, 2010. Building E will serve as a "back-up" Emergency Operations Center (EOC) in the event that the primary EOC in Santa Barbara is non-operative, or if there is an event in the North that can be better served from a localized EOC. The vacated space within Building D will be renovated and converted into office space to relieve the other Building D occupant's space needs.

Finding of Need for Sole Source Product

Many County facilities utilize the Novar / Trend line of direct digital controls (DDC) for automating the heating, venting and air conditioning (HVAC) systems. Some of these facilities (including the other Betteravia Campus buildings) have earlier versions of the Novar DDC systems such as "Novar Logic One", and "Novar IQ". Current Novar product lines are marketed under Novar / Trend IQ. Trend IQ also provides the newest operational software "963" that is directly compatible with the former Novar Logic one and Novar IQ product lines.

Maintaining consistency with the existing controls systems within new buildings is in the best interest of the County. This allows maintenance personnel the ability to operate and maintain the DDC automation systems exclusively through the Trend 963 software program that staff is currently trained to use. Under these circumstances, the Board is justified in specifying only HVAC controls known to be directly compatible with the controls and software in place and the spare parts kept on hand by the County for

repair and maintenance. Specifying the HVAC controls systems products by name is consistent with Public Contract Code Section 3400(c)(2), provided that the Board makes a finding that Trend IQ controls are being designated by specific brand name in order to match other products in use at the Betteravia Government Center.

California Environmental Quality Act (CEQA) Documentation

After public hearing and comment, a Final Mitigated Negative Declaration (MND) was certified by the Environmental Hearing Officer on February 9, 2010. The CEQA study and documentation finds that the proposed project will not have a significant effect on the environment. The document may be viewed by clicking the following link: <http://www.countyofsb.org/gis/default.aspx?id=19794>

Performance Measure:

The construction of a 13,460 sq. ft. new building E and renovation of 1,300 sq. ft of Building D at the Betteravia Government Center will provide the additional space needed for the building's multiple occupants, provide adequate facilities needed for public hearings while creating a better separation of public areas and offices, along with providing an ECR and back-up EOC.

With approval of the recommended action, General Services will advertise for bids and return to the Board to award a fixed-cost construction contract to the lowest responsible bidder.

Fiscal and Facilities Impacts:

Budgeted: Yes, when RZEDBs are issued.

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
State			
Federal			
Fees			
Other: COP			\$ 6,000,000.00
Total	\$ -	\$ -	\$ 6,000,000.00

Narrative:

The Initial Funding for this project totaled approximately \$400,000, and approximately \$88,000 remains available in Dept. 063, Fund 0030, Program 1930, Account 8700, Project 8676. The financing proposed to be used for this project are Recovery Zone Economic Development Bonds (RZEDBs) that were made available to municipalities through the Federal Stimulus legislation passed in early 2009. This financing will be part of a larger financing plan that includes the Santa Barbara Emergency Operation Center project and the Public Defender Remodel project.

Staffing Impacts:

Legal Positions:
0

FTEs:
0

Special Instructions:

Please send one (1) copy of the Minute Order, to John Green, GS / Support Services Division, Courthouse East Wing.

Attachments:

1. Plans and Specifications are available for review at GS / Support Services Division, Courthouse East Wing, Santa Barbara.
2. Final Mitigated Negative Declaration

Authored by: John Green, Project Manager (805) 934-6229

Santa Barbara County Planning and Development Department

**FINAL
Initial Study/Mitigated Negative Declaration**

**For the
Betteravia Government Center
New Executive Office Building**

08MIS-00000-00004

Applicant

Santa Barbara County

Architect

Santa Barbara County General Services Department
Robert Ooley AIA, County Architect
1105 Santa Barbara Street
Santa Barbara, CA 93101

Project Manager

John Green, Capital Projects Coordinator
Santa Barbara County General Services Department

Public Comment Period

August 28, 2009 to September 28, 2009

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
INITIAL STUDY CHECKLIST & REPORT
Betteravia Government Center—New Executive Office Building**

1.0 Project Background

The subject site/campus was the subject of extensive review in the late 1980's as a mixed use project was proposed (City of Santa Maria: GP-86-08, Z-86-18, E-86-49, Z-87-37 & E-87-68) that included construction of residential and commercial development. By 1989, the County of Santa Barbara became interested in purchasing the project and proposing a revision that would provide replacement office space to the then dilapidated and disparate county general government and medical use locations.

The original Environmental Impact Report (EIR) was therefore revised under an Addendum (City of Santa Maria: Z-89-34 & E-89-80) to analyze the potential impacts to the environment resulting from the development. The scope of that Addendum included six buildings for 199,463 gross square feet. Of this total, 71,290 gross square feet was reserved for future expansion.

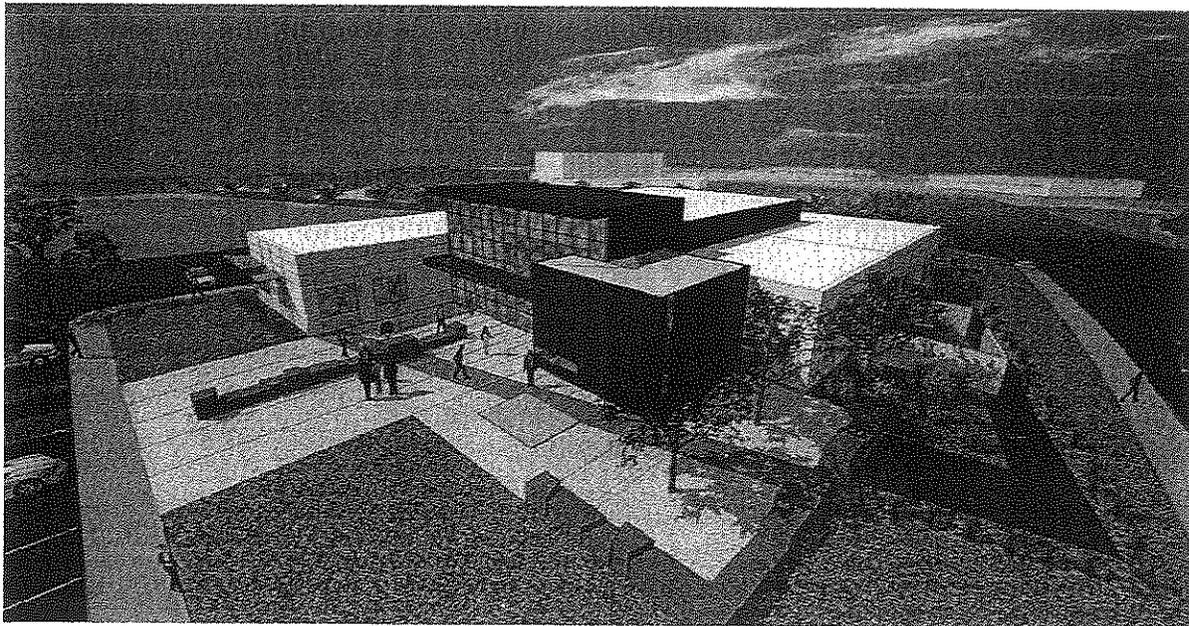
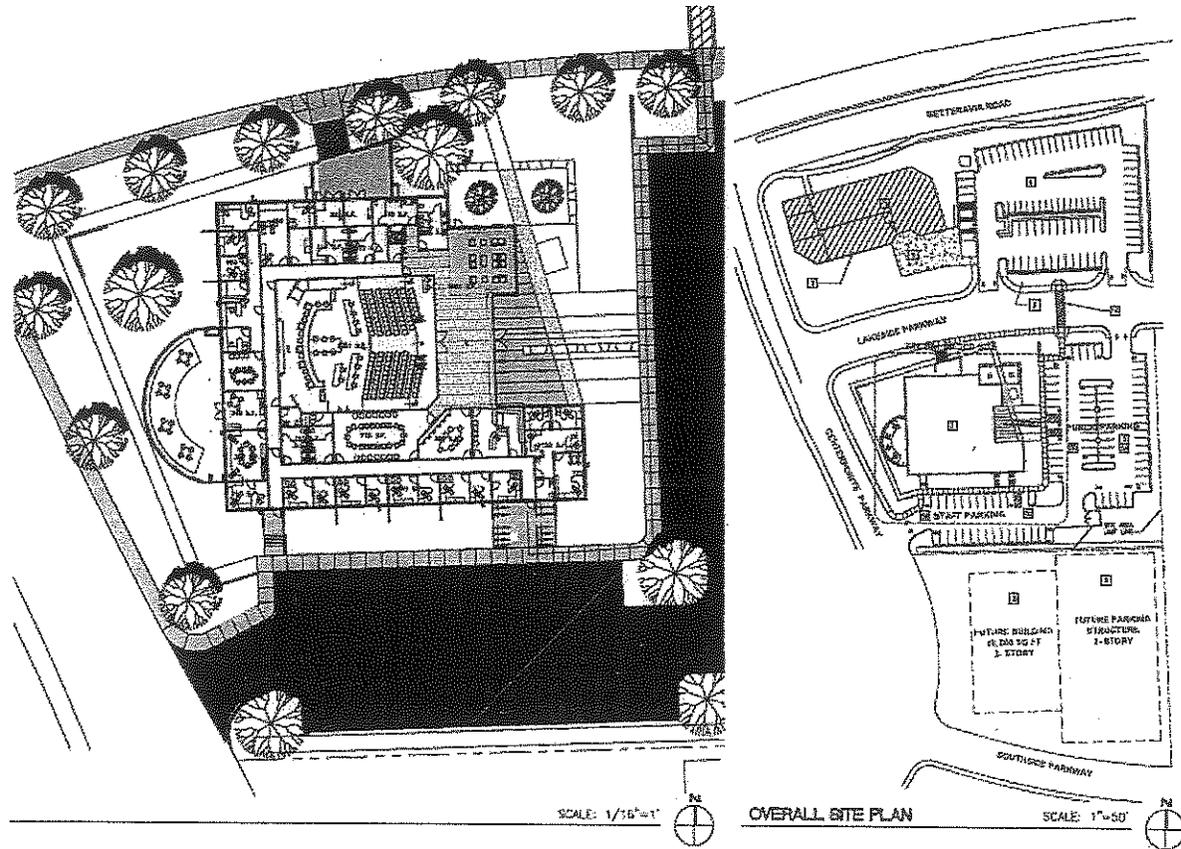
The potential impacts that resulted from the FEIR-Addendum indicated a Phase I peak hour trip generation of 307; on contract the subject peak hour trip generation is calculated at 74 additional trips.

1.1 Project Description

The project will construct a new 13,500 SF freestanding building to accommodate County Executive Offices and Board of Supervisors Hearing Room. The new building will include office space for the Board of Supervisors Clerk of the Board, County Executive Office, County Counsel, and Government Access TV. Space in the new building programmed for conference and hearing room uses could be considered for use as a "back-up" Emergency Operations Center (EOC) in the event that the primary EOC is non-operative, or should there be an event in the north county that can be better served from a localized EOC. Additionally, this project will provide roughly 89 new public parking spaces and 33 new staff parking spaces.

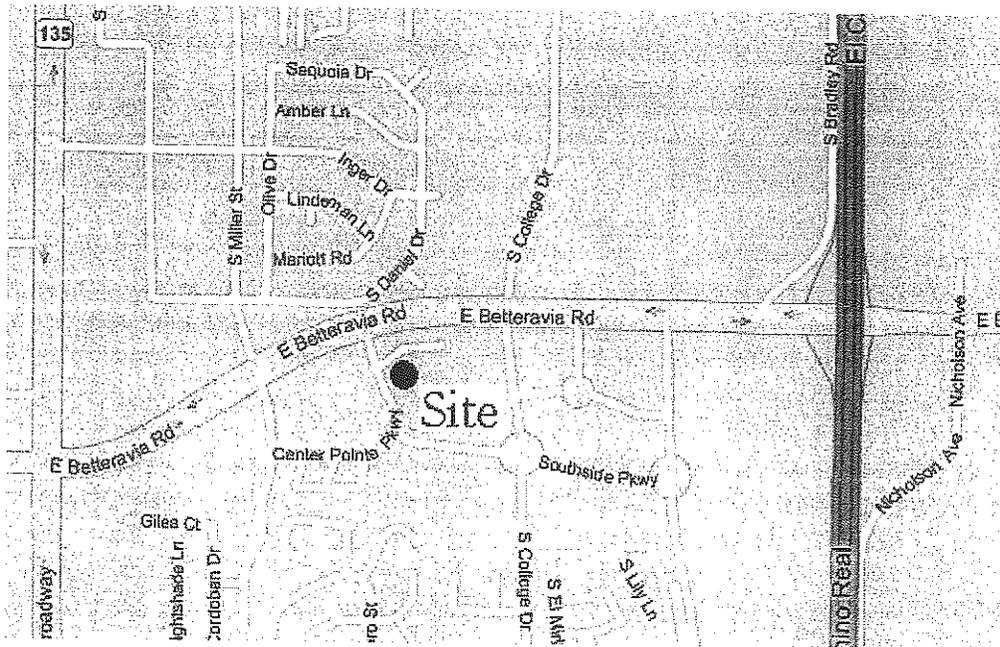
The existing 14,661 SF Administration Building located at 511 East Lakeside Parkway, Santa Maria Ca, will be minimally remodeled or re-allocated to the remaining departments, including: Treasure-Tax Collector, Veterans Services, Clerk-Recorder-Assessor and Auditor-Controller. The renovation work will be minimal interior modifications only and will not affect the building footprint or change the buildings elevations.

The proposed new building is located within a fully developed commercial campus surrounded by either commercial professional office, general commercial or residential. The urban street system has existing capacity to absorb project-generated traffic. Because the site has already been partly developed with street improvements and site improvements there are no significant impacts to the completion of this development as proposed in this project. The existing building will not be enlarged and will not increase the current intensity of use. Both the existing and new building will provide a greater amount of parking than required by applicable codes because the use of the building supports public hearings and dependant upon the topic of the public hearing, parking needs exceed parking capacity at times.



2.0 Project Location

The project is located at 511 East Lakeside Parkway, Santa Maria, CA, on an existing urban site within a developed office park (APN: 128-085-043). The subject site is owned by the County of Santa Barbara and is 2 acres in size.



Zoning Designations

Public	Residential	Commercial	Airport	Industrial	Special
OS Open Space	RA Residential Agriculture	FS Freeway Service	AA Airport Approach Zone	M-1 Light Manufacturing	SP Specific Plan
PF Public Facilities	R-1 Single Family Residential	CPO Commercial & Prof. Office	CZ Airport Clear Zone	CM Commercial Manufacturing	SP Specific Plan- Downtown Specific Plan
PF-A Public Facilities Airport	RSL-1 Small Lot Single Family Residential	CC Convenience Center	AS-I Airport Service I	M-2 Heavy Manufacturing	Planned Development Overlay
	R-2 Medium Density Residential	C-1 Central Business District	AS-II Airport Service II		Historic Overlay
	R-3 High Density Residential	C-2 General Commercial	AS-III Airport Service III		
	RMH Residential Mobile Home Park		RPZ Runway Protection Zone		

Santa Maria City Zoning Map. (site is located within the light purple area)

2.1 Site Information	
City General Plan Designation	<i>CF-Community Facility</i>
Zoning District, Ordinance	<i>CPO—Commercial Professional Office</i>
Site Size	<i>89,630 square feet (2.06 acres)</i>
Present Use & Development	<i>Undeveloped parcel within developed Government Office Campus</i>
Surrounding Uses/Zoning	North: <i>CPO & R-1 (Commercial Professional Office & Residential)</i> South: <i>CPO (Commercial Professional Office)</i> East: <i>CPO (Commercial Professional Office)</i> West: <i>C-2 (General Commercial)</i>
Access	<i>Access to this project is from either Lakeside Parkway or Centerpointe Parkway</i>

Public Services	Water Supply: <i>City of Santa Maria</i> Sewage: <i>City of Santa Maria</i> Fire: <i>City of Santa Maria Fire Department</i> Electricity: <i>PG&E</i> Gas: <i>Southern California Gas</i>			
Required Setbacks	North: <i>10 feet</i> South: <i>10 feet</i> East: <i>10 feet</i> West: <i>10 feet</i>			
Parking	Required (1/300)	Existing	Regular Provided	HC Provided
Existing Building 14,661 sf	49	75	75	4
New Building 13,500 sf	45	0	89	3
Staff Parking		0	33	2
Totals	94	75	197	9

3.0 Environmental Setting

Slope/Topography

This site is located within a developed commercial office park with street improvements and surface drainage to the south. The property is characterized by an approximately 1.2 percent slope to the south-southeast. The subject site was included in a master plan design that established building finish elevations 2-feet above the overland escape elevation. The entire site drains to large retardation basin to the southeastern corner of the overall site.

Biological Resources

The subject site is within a fully developed commercial office park and therefore has no biological resources present.

Archaeological Resources

The subject site is within a fully developed commercial office park and therefore has no archaeological resources present.

Soils, Topography and Stratigraphy

The soils, topography and stratigraphy were all engineered to receive proposed structures during the original project development in 1990. The subject site is within a fully developed commercial office park and therefore have no soils, topography and stratigraphy impacts.

4.0 Potentially Significant Effects Checklist

The following checklist indicates the potential level of impact and is abbreviated as follows:

KS: Known significant environmental impacts.

UPS: Unknown potentially significant impacts which need further review to determine significance level.

PSM: Potentially significant impacts which can be mitigated to less than significant levels.

NS: Impacts which are not considered significant.

Reviewed Under Previous Document: The analysis contained in a previously adopted/certified environmental document addresses this issue adequately for use in the current case. Discussion should include reference to the previous documents, a citation of the page or pages where the information is found, and identification of mitigation measures incorporated from those previous documents. **NOTE:** Where applicable, this box should be checked in addition to one indicating significance of the potential environmental impact.

4.1 Aesthetics/Visual Resources

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. The obstruction of any scenic vista or view open to the public or the creation of an aesthetically offensive site open to public view?				✓	
b. Change to the visual character of an area?				✓	
c. Glare or night lighting, which may affect adjoining areas?				✓	
d. Visually incompatible structures?				✓	

Impact Discussion:

(a-d) The project site is located in a fully development office park and surrounded by commercial, residential or similar developments. Impacts are minimal and not significant. The proposed project drawings are incorporated into this ND by reference as Attachment B.

Mitigation Measures:

1. Building materials and colors compatible with the surrounding development shall be used on exterior surfaces of all structures, fences, and walls. **Plan Requirements:** Materials and colors shall be denoted on building plans. **Timing:** Structures shall be painted and the trellis with screening vegetation shall be installed within 30 days of occupancy.
2. No understories or retaining walls shall be higher than six (6) feet, and shall be in tones compatible with the surrounding terrain using textured materials or construction methods, which create a texture effect. **Plan Requirements:** The applicant shall note this requirement on final building plans, the landscape plan and retaining wall plans. **Timing:** Vegetation shall be installed within 30 days of occupancy.
3. Any exterior night lighting installed on the project shall be low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spillover onto adjacent parcels. **Plan Requirement:** the applicant shall note this requirement on final building plans and lighting plans.
4. The County of Santa Barbara shall install additional on-site landscaping and irrigation for screening purposes along and in the new parking lot area. **Plan Requirement:** This requirement shall be noted on the landscape plan. **Timing:** The landscape and irrigation plan for the on-site screening along and in the parking lot area shall be developed and implemented within 30 days of occupancy.
5. The landscaping shall be maintained for the life of the project.
6. All utilities serving the building shall be placed underground.
7. Prior to the issuance of a building permit and start of construction, proposed plans shall be reviewed by the Central Board of Architectural Review (CBAR) for compliance with these conditions.

Monitoring. Construction plans and specifications will be submitted to P&D for approval by the Office of the County Architect for compliance with the mitigation measures cited above. P&D and the construction inspector from the Office of the County Architect will also conduct periodic inspections to assure that the project meets the requirements of this section.

Mitigation and Residual Impacts: Adherence to these measures would reduce impacts to Visual Resources to less than significant levels. Residual impacts would be less than significant.

4.2 Agricultural Resources

Will the proposal:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. Convert prime agricultural land to non-agricultural use, impair agricultural land productivity (whether prime or non-prime) or conflict with agricultural preserve programs?				✓	
b. An effect upon any unique or other farmland of State or Local Importance?				✓	

Impact Discussion:

(a & b): Less than significant. The proposed project is surrounded by urban development and thereby not in agricultural use. The proposed project would not convert any agricultural land, unique, or otherwise, to non-agricultural use. Because there is no current agricultural use and none planned there is no impact to such use.

Mitigation and Residual Impact: The proposed project would not have a significant impact on Agricultural Resources; therefore, no mitigation is required.

4.3 Air Quality

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation including, CO hotspots, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect, mobile and stationary sources)?				✓	
b. The creation of objectionable smoke, ash or odors?				✓	
c. Extensive dust generation?			✓		

Impact Discussion:

- a. *Less than significant.* Project generation of ozone precursors (nitrogen oxides [NOx] and reactive Organic Compounds [ROC]) from vehicle exhaust based on the project’s estimated Average Daily Trips (ADT) generation of 380 weekday trips would be below the County significance threshold of 25 pounds per day of either NOx or ROG (County Environmental Thresholds Manual). Specifically, ROG would be 6.86 lbs./day, NOx would be 6.47 lbs./day as calculated by the Urbemis9.2 air quality impact computer modeling system (see Attachment E). Therefore, long-term air quality impacts of the project are considered

insignificant. The ADT was generated using land use category 630 in the Trip Generation Handbook published by the Institute of Traffic Engineers (ITE).

- b. *Less than significant.* The proposed government use of this building will not generate objectionable smoke, ash or odors.
- c. *Potentially significant and mitigable.* No quantitative threshold has been established for short-term, construction related suspended particulate matter 10 microns or less in diameter (PM10). Dust-related impacts are considered potentially significant, but mitigable with the application of the standard dust control mitigation measures listed below.

Cumulative Project Impacts

The threshold for cumulative impacts is the same as for project specific impacts; therefore there is no cumulative impact beyond the potential project specific impacts, which are mitigated below.

Mitigation Measures:

8. During site grading and transportation of fill materials (if any), regular water sprinkling shall occur. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent fugitive dust from leaving the site. Each day after construction activity ceases, the entire area of disturbed soil shall be sufficiently moistened to create a crust.
9. Trucks transporting fill material to and from the site shall be covered from the point of origin.
10. After clearing, grading, earth moving or excavation is completed and prior to construction activities, should construction activities be delayed, the entire area of disturbed soil shall be treated to prevent fugitive dust from leaving the site. This shall be accomplished by seeding and watering until grass cover is grown, spreading soil binder, or other methods approved in advance by the Air Pollution Control District.
11. All roadways, driveways, sidewalks, etc. shall be paved as soon as possible. Additionally, building pads should be laid as soon as possible after grading to prevent fugitive dust from leaving the site.
12. All soil stockpiled for more than two (2) days shall be covered, kept moist or treated with soil binders to prevent fugitive dust from leaving the site.

Plan Requirements and Timing: All requirements stated above, except for the first, shall be shown on grading and building plans. Prior to beginning demolition and construction, contractor shall submit a Dust Control Plan for approval by the Department, which incorporates these mitigation measures. After approval, this plan shall be made available to all subcontractors and posted in the construction site trailer. **Monitoring:** The construction inspector from the Office of the County Architect shall approve the Dust Control Plan and spot check **daily** during demolition and grading activities and **weekly** during all other construction activities.

Mitigation and Residual Impacts: Adherence to these measures would reduce impacts to Air Quality to less than significant levels. Residual impacts would be less than significant.

4.4 Biological Resources

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
Flora					
a. A loss or disturbance to a unique, rare or threatened plant community?				✓	
b. A reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants?				✓	
c. A reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements)?				✓	
d. An impact on non-native vegetation whether naturalized or horticultural if of habitat value?				✓	
e. The loss of healthy native specimen trees?				✓	
f. Introduction of herbicides, pesticides, animal life, human habitation, non-native plants or other factors that would change or hamper the existing habitat?				✓	
Fauna					
g. A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals?				✓	
h. A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)?				✓	
i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?				✓	
j. Introduction of barriers to movement of any resident or migratory fish or wildlife species?				✓	
k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?				✓	

Setting:

The site is primarily surrounded by urban development consisting of residential, commercial professional offices or general commercial. Because the site was originally part of a commercial development that included site preparation, street and site improvements, there are no significant impacts to the site as a result of this project.

Impact Discussion:

(a-k) *Less than significant.*

The site is primarily surrounded by urban development consisting of residential, commercial professional offices or general commercial. Because the site was originally part of a commercial development that included site preparation, street and site improvements, there are no significant impacts to the site as a result of this project.

Mitigation and Residual Impact:

No significant impacts result from the development of this project and therefore no mitigation is required.

4.5 Cultural Resources

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
Archaeological Resources					
a. Disruption, alteration, destruction, or adverse effect on a recorded prehistoric or historic archaeological site (note site number below)?				✓	
b. Disruption or removal of human remains?				✓	
c. Increased potential for trespassing, vandalizing, or sabotaging archaeological resources?				✓	
d. Ground disturbances in an area with potential cultural resource sensitivity based on the location of known historic or prehistoric sites?				✓	
Ethnic Resources					
e. Disruption of or adverse effects upon a prehistoric or historic archaeological site or property of historic or cultural significance to a community or ethnic group?				✓	
f. Increased potential for trespassing, vandalizing, or sabotaging ethnic, sacred, or ceremonial places?				✓	
g. The potential to conflict with or restrict existing religious, sacred, or educational use of the area?				✓	

Setting: There are no known cultural resources on this project site.

Impact Discussion:

(a-g) *Less than significant.* There are no known human remains and there is no reason to believe there is an increase potential for trespassing, vandalizing, or sabotaging of archeological resources. Any subsurface remains or artifacts would have been encountered during grading and trenching activities in the 1990’s.

Mitigation and Residual Impact: The following “Standard Discovery” clause is adequate to ensure that that project would not have significant adverse effects related to cultural resources.

1. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans.

MONITORING: P&D shall check plans prior to issuance of a Building Permit.

Cumulative Impacts: The threshold for cumulative impacts is the same as for project specific impacts; therefore there is no cumulative impact beyond the potential project specific impacts.

4.6 Energy

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. Substantial increase in demand, especially during peak periods, upon existing sources of energy?				✓	
b. Requirement for the development or extension of new sources of energy?				✓	

Impact Discussion:

(a-b) *Less than significant.* The scope of the project is not large enough to substantially effect energy demand on existing energy sources, and the project would not require the development or extension of new energy sources. Existing energy sources would have sufficient capacity to serve the project.

Mitigation and Residual Impact: The proposed project would not create a significant impact to Energy Resources; therefore, no mitigation is required.

4.7 Fire Protection

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. Introduction of development into an existing high fire hazard area?				✓	
b. Project-caused high fire hazard?				✓	
c. Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting?				✓	
d. Introduction of development that will hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas?				✓	
e. Development of structures beyond safe Fire Dept. response time?				✓	

Impact Discussion:

(a-e) *Less than significant.* The project does not pose an impact upon fire protection services because there are adequate existing fire hydrants within 150 feet of the project site.

Mitigation and Residual Impact: The proposed project would not create a significant impact to Fire Protection; therefore, no mitigation is required.

4.8 Geologic Processes

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. Exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards?				✓	
b. Disruption, displacement, compaction or overcovering of the soil by cuts, fills or extensive grading?				✓	
c. Permanent changes in topography?				✓	
d. The destruction, covering or modification of any unique geologic, paleontologic or physical features?				✓	
e. Any increase in wind or water erosion of soils, either on or off the site?				✓	
f. Changes in deposition or erosion of beach sands or dunes, or changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed of the ocean, or any bay, inlet or lake?				✓	
g. The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent?				✓	
h. Extraction of mineral or ore?				✓	
i. Excessive grading on slopes of over 20%?				✓	
j. Sand or gravel removal or loss of topsoil?				✓	
k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?				✓	
l. Excessive spoils, tailings or over-burden?				✓	

Impact Discussion:

(a) *Less than significant.* No unique geological, paleontologic, or physical features exist within the project site. The project would therefore not affect any unique geological, paleontologic, or physical features.

(b-1) *Less than significant.* There are no beach sands or body of water adjacent to the project site. The project does not require the use of a septic disposal system, or the extraction of mineral or ore from the ground. The project is not being developed on slopes over 20%. Therefore the proposed project would have a less than significant affect on these resources.

Mitigation and Residual Impact: The proposed project would not create a significant impact to Geological Resources; therefore, no mitigation is required.

4.9 Hazardous Materials/Risk Of Upset

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)?				✓	
b. The use, storage or distribution of hazardous or toxic materials?				✓	
c. A risk of an explosion or the release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions?				✓	
d. Possible interference with an emergency response plan or an emergency evacuation plan?				✓	
e. The creation of a potential public health hazard?				✓	
f. Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)?				✓	
g. Exposure to hazards from oil or gas pipelines or oil well facilities?				✓	
h. The contamination of a public water supply?				✓	

Impact Discussion:

(a-h) *Less than significant.* There has been no known use of hazardous materials on the property in the past. The proposed project would not introduce any hazardous substances to the site. There are no facilities onsite that would potentially lead to the risk of explosion or release of hazardous substances in the event of an accident or upset conditions

Mitigation and Residual Impact: The proposed project would not create a significant impact to Hazardous Materials/Risk of Upset; therefore, no mitigation is required.

4.10 Historic Resources

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. Adverse physical or aesthetic impacts on a structure or property at least 50 years old and/or of historic or cultural significance to the community, state or nation?				✓	
b. Beneficial impacts to an historic resource by providing rehabilitation, protection in a conservation/open easement, etc.?				✓	

Impact Discussion:

(a-b) *Less than significant.* No structures or resources of historic or cultural significance exist on the project site.

Mitigation and Residual Impact: The proposed project would not create a significant impact to Historical Resources; therefore, no mitigation is required.

4.11 Land Use

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. Structures and/or land use incompatible with existing land use?				✓	
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding of mitigating an environmental effect?				✓	
c. The induction of substantial growth or concentration of population?				✓	
d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?				✓	
e. Loss of existing affordable dwellings through demolition, conversion or removal?				✓	
f. Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓	
g. Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓	
h. The loss of a substantial amount of open space?				✓	
i. An economic or social effect that would result in a physical change? (i.e. Closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.)				✓	
j. Conflicts with adopted airport safety zones?				✓	

Impact Discussion:

- (a, c-j) *Less than Significant.* The proposed governmental building is a compatible use with current or future surrounding uses and does conflict with the existing land use designation. The project does not displace any existing housing units or people. The project would involve no loss of high quality open space, would not involve economic or social changes resulting in substantial physical changes, and would not conflict with any airport safety zones. Mitigation measures regarding under grounding of utilities and exterior night lighting shall be stated on all final construction plans.
- (b) *Less than significant.* The proposed governmental building is compatible with the land use designation indicated within the City of Santa Maria Community Plan for this site.

Cumulative Impacts: The threshold for cumulative impacts is the same as for project specific impacts; therefore there is no cumulative impact beyond the potential project specific impacts.

Mitigation and Residual Impact: The proposed project would not create a significant impact related to Land Use; therefore, no mitigation is required.

4.12 Noise

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. Long-term exposure of people to noise levels exceeding County thresholds (e.g. locating noise sensitive uses next to an airport)?				✓	
b. Short-term exposure of people to noise levels exceeding County thresholds?			✓		
c. Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)?				✓	

Setting

Land uses in the project vicinity include residential neighborhoods to the north and south, and commercial/industrial uses to the north, east and west. Ambient noise is generated primarily from vehicle traffic along Betteravia, Lakeside Parkway and Centerpointe Parkway.

Impact Discussion:

- (a,c) *Less than significant.* The project site is located at the intersection of Lakeside Parkway and Centerpointe Parkway. This is a low level interest.

 County thresholds identify noise levels exceeding 65 decibels (dBA) for outdoor living areas and 45 dBA for indoor living areas as significant for noise sensitive uses such as residences and schools. Operational noise levels from the proposed building would be similar to those of the existing area and according to Figure 1 from the Environmental Threshold and Guidelines Manual; a private business office generates noise that is below the thresholds indicated above.
- (b) *Potentially significant and mitigable.* According to EPA guidelines, average construction noise is 95 dBA at a 50' distance from the source. A 6-dB drop occurs with a doubling of the distance from the source. Therefore noise levels would affect locations within 1600' of the construction site over 65 dBA. As indicated above, the nearest noise sensitive receptor is 1,000' from the project site. Mitigation measures limiting the hours of operation have been included to reduce noise impacts to a level below significance.

Cumulative Impacts

The threshold for cumulative impacts is the same as for project specific impacts; therefore there is no cumulative impact beyond the potential project specific impacts, which are mitigated below.

Mitigation Measures and Residual Impacts: With the following mitigation measures, the project would not have significant effects related to noise.

1. At least 20 days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 1,000' of the project area. The notice shall contain a description of the proposed project, a construction schedule including days and hours of construction, and the name and phone number of the contractor's contact person who can answer questions and provide additional information.
2. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on State holidays (i.e.: Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. One sign placed at the Lakeside Parkway entrance stating these restrictions shall be provided the project, and placed prior to grading operations and remain in place during the construction period.
3. All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturer' muffler and silencing devices and sound control devices and techniques such as noise shields and blankets shall be employed as needed to reduce the level of noise to surrounding businesses and residents.
4. Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded to levels of less than 65dBA and shall be located at a minimum of 50 feet from occupied residences. Plan Requirements: The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Timing: Equipment and shielding shall remain in the designated location throughout construction activities.

Plan Requirements and Timing: These conditions shall be printed on construction drawings submitted for a building permit, along with evidence that required noticing has occurred. Notice to surrounding residents regarding construction activities shall be provided at least 20 days prior to the commencement of construction. Proof of equipment muffler and silencing devices must be provided to the General Services Department prior to the commencement of construction. A General Services Department contact person shall be designated. The contact person's name and phone number shall be printed on all notices and signage.

Monitoring: The construction inspector from the General Services Department shall approve the equipment submittal list and verify the mailing list to all residents within 1,000'. Additionally, the inspector shall inspect for noise violations regularly during demolition and construction activities. In addition all noise complaints will be logged by the inspector and followed-up with the contractor.

Mitigation and Residual Impacts: Adherence to these measures would reduce impacts to less than significant levels. Residual impacts would be less than significant.

4.13 Public Facilities

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. A need for new or altered police protection and/or health care services?				✓	
b. Student generation exceeding school capacity?				✓	
c. Significant amounts of solid waste or breach any national, state, or local standards or thresholds relating to solid waste disposal and generation (including recycling facilities and existing landfill capacity)?				✓	
d. A need for new or altered sewer system facilities (sewer lines, lift-stations, etc.)?				✓	

Impact Discussion:

- (a & b) *Less than significant.* This project would not generate an increase in capacity of existing police, fire or emergency responders.
- (c) *Less than significant.* Remaining landfill capacity is limited in Santa Barbara County, and the County is under a State mandate to reduce solid waste disposal. At an estimate of 8.38 tons/year, the estimated waste generation of the project would be less than the County of Santa Barbara threshold of 40 tons/year for solid waste, and would not rise to a level of significance. Trash and recyclable material will be removed from the building by private local haulers under a franchise with the County and disposed of at permitted landfills and recovery facilities in the County.
- (d) *Less than significant.* City of Santa Maria water supplies have adequate capacity and there are no considerable growth-inducing effects because the site is currently served as a result of inclusion within an existing commercial office park.

Mitigation and Residual Impact: The proposed project would not create a significant impact to Public Facilities; therefore, no mitigation is required.

4.14 Recreation

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. Conflict with established recreational uses of the area?				✓	
b. Conflict with biking, equestrian and hiking trails?				✓	
c. Substantial impact on the quality or quantity of existing recreational opportunities (e.g., overuse of an area with constraints on numbers of people, vehicles, animals, etc. which might safely use the area)?				✓	

Impact Discussion:

- (a-c) *Less than significant.* The project site is located in an urban area and will not conflict with any established recreational uses of the area nor will it conflict with any hiking, biking, and equestrian trails. The project will create a public courtyard-like commons that will enhance the outdoor experience for all users of the buildings.

Mitigation and Residual Impact: The proposed project would not create a significant impact to Recreation; therefore, no mitigation is required.

4.15 Transportation/Circulation

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. Generation of substantial additional vehicular movement (daily, peak-hour, etc.) in relation to existing traffic load and capacity of the street system?				✓	
b. A need for private or public road maintenance, or need for new road(s)?				✓	
c. Effects on existing parking facilities, or demand for new parking?				✓	
d. Substantial impact upon existing transit systems (e.g. bus service) or alteration of present patterns of circulation or movement of people and/or goods?				✓	
e. Alteration to waterborne, rail or air traffic?				✓	
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians (including short-term construction and long-term operational)?				✓	
g. Inadequate sight distance?				✓	
ingress/egress?				✓	
general road capacity?				✓	
emergency access?				✓	
h. Impacts to Congestion Management Plan system?				✓	

Setting:

Regional access to the area is available from State Highway 135 and US Highway 101. Local access to the site is available from Betteravia Road, Centerpointe and Lakeside Parkways.

Refer to a project specific traffic study dated March 19, 2009 by Associated Transportation Engineers (see Attachment A).

Impact Discussion:

(a-h) *Less than significant:* The subject project is within the boundary of a fully development commercial campus.

Mitigation and Residual Impact: The proposed project would not create a significant impact to Traffic; therefore, no mitigation is required.

4.16 Water Resources/Flooding

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?				✓	
b. Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff?			✓		
c. Change in the amount of surface water in any water body?				✓	
d. Discharge into surface waters, or alteration of surface water quality, including but not limited to temperature, dissolved oxygen, turbidity, or thermal water pollution?			✓		
e. Alterations to the course or flow of flood water or need for private or public flood control projects?				✓	
f. Exposure of people or property to water related hazards such as flooding (placement of project in 100 year flood plain), accelerated runoff or tsunamis?				✓	
g. Alteration of the direction or rate of flow of groundwater?				✓	
h. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or recharge interference?				✓	
i. Overdraft or over commitment of any groundwater basin? Or, a significant increase in the existing overdraft or over commitment of any groundwater basin?				✓	
j. The substantial degradation of groundwater quality including saltwater intrusion?				✓	
k. Substantial reduction in the amount of water otherwise available for public water supplies?				✓	

Setting:

The project site is located within the City of Santa Maria, which has indicated that service and capacity is available.

Impact Discussion:

- (a-c) *Less than Significant.* The project does not have the potential to affect the course or direction of surface water bodies nor will it significantly change the amount of surface water in any water body.
- (b,d) *Potential Significant and Mitigable.* The subject project site currently has no hard surfaces. The entire site provides surface percolation. This will change after the project is completed. To the maximum extent possible, surface drainage will be captured, routed or used on-site for landscape irrigation. To the maximum extent possible impervious surfaces will be kept to a minimum. Pollution from cars, parking areas, landscaped areas, and rooftops, becomes concentrated as it runs off. Drainage will be provided to the existing storm drain system that serves the area, if not reused on-site.
- (e,f) *Less than Significant.* The project is not in a 100-year flood plain. The project will have no affect on the course or flow of flood water or cause a need for public flood control projects.
- (g-k) *Less than Significant.* The project would have no significant affect on the rate, flow, quantity, or quality of groundwater. The threshold of significance for new development in the Lompoc Groundwater Basin is 12 acre feet per year. The project’s water use would be

similar to that of a single family residence, which is approximately one (1) acre foot per year or less.

Cumulative Impacts:

Cumulative water resources impacts due to development in the area include those associated with changes in percolation rates, drainage patterns, and the rate of surface run-off and discharge into surface waters, or alteration of surface water quality. The proposed project's incremental contribution to these cumulative impacts would be insignificant because water demand would be well below the adopted threshold of significance.

1. During construction, washing of concrete, paint, or equipment shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. An area designated for washing functions shall be identified. **Plan Requirements:** General Services shall designate a wash off area on the construction plans. **Timing:** The wash off area shall be designated on all plans submitted for a building permit. The wash-off area shall be in place throughout construction.

Monitoring: P&D shall verify compliance prior to the issuance of a building permit.

Mitigation and Residual Impacts: Adherence to these measures would reduce impacts to Water Resources to less than significant levels. Residual impacts would be less than significant.

5.0 Information Sources

5.1 County Departments Consulted

Police, Fire, Public Works, Flood Control, Parks, Environmental Health, Special Districts, Regional Programs, City of Lompoc and the Mission Hills Community Service District

5.2 County Comprehensive Community Plan

✓	Seismic Safety/Safety Element	✓	Conservation Element
✓	Open Space Element	✓	Noise Element
	Coastal Plan and Maps	✓	Circulation Element
✓	ERME	✓	Planning Department

5.3 Other Sources

✓	Field work		Ag Preserve maps
✓	Calculations	✓	Flood Control maps (Burton Ranch Specific Plan)
✓	Project plans	✓	Other technical references (reports, survey, etc.)
✓	Traffic studies (Project Specific Traffic Study included)		
✓	Records	✓	Planning files, maps, reports
✓	Grading plans	✓	Zoning maps
✓	Elevation, architectural renderings	✓	Soils maps/reports
✓	Published geological map/reports	✓	Plant maps
✓	Topographical maps	✓	Archaeological maps and reports

6.0 Project Specific (*Short- And Long-Term*) And Cumulative Impact Summary

Project-specific impacts, which are potentially significant but can be mitigated to less than significant levels:

- 1) Air Quality: Dust from construction activities.
- 2) Noise: Short-term construction-related noise.
- 3) Water Resources: Change in percolation rate, drainage patterns, or the rate and amount of surface water runoff, and discharge into surface waters, or alteration of surface water quality. Also, need can and will serve letter.

The project would not have potentially significant cumulative impacts.

7.0 Mandatory Findings Of Significance

	KS	UPS	PSM	NS	Reviewed Under Previous Document
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				✓	
2. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals?				✓	
3. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.)				✓	
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓	
5. Is there disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR ?				✓	

8.0 Project Alternatives

If potentially significant, adverse unmitigable impacts would result, identify potential project alternatives to minimize these effects (reduced project, alternative use, alternative site location, etc.)

No identification of alternatives is needed because all impacts can be mitigated to less than significant levels.

9.0 Initial Review of Project Consistency with Applicable Zoning And Comprehensive Plan Requirements

Zoning Requirements

Public projects developed outside of the coastal zone are not subject to Discretionary Approvals and Land Use Permit Regulations required of private applications. The project does meet all zoning requirements (e.g., setbacks, building height, parking, etc.) and is allowed within the zoning designation.

General Plan Requirements

The Office of the County Architect, in consultation with City of Santa Maria Planning staff, has determined the project would be consistent with the Community Plan in the project area.

10.0 Recommendation By P&D Staff

On the basis of the Initial Study, the staff of Planning and Development:

Finds that the proposed project WILL NOT have a significant effect on the environment and, therefore, recommends that a Negative Declaration (ND) be prepared.

Finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures incorporated into the PROJECT DESCRIPTION would successfully mitigate the potentially significant impacts. Staff recommends the preparation of an MND. The MND finding is based on the assumption that mitigation measures are acceptable to the applicant.

Finds that the proposed project MAY have a significant effect on the environment, and recommends that an EIR be prepared.

Finds that from existing documents (previous EIRs, etc.) that a subsequent document (containing updated and site-specific information, etc.) pursuant to CEQA Sections 15162/15163/15164 should be prepared.

Potentially significant unavoidable adverse impact areas:

With Public Hearing Without Public Hearing

PREVIOUS DOCUMENT: N/A

PROJECT EVALUATORS:

Robert Ooley, AIA County Architect (Principal Author, July 1, 2009)

11.0 Determination By Environmental Hearing Officer

I agree with staff conclusions. Preparation of the appropriate document may proceed.

I DO NOT agree with staff conclusions. The following actions will be taken:

I require consultation and further information prior to making my determination.

SIGNATURE: Gayle Haise INITIAL STUDY DATE: August 27, 2009

SIGNATURE: Gayle Haise DRAFT ND DATE: August 27, 2009

SIGNATURE: Gayle Haise REVISION DATE: February 9, 2010

SIGNATURE: Gayle Haise FINAL ND DATE: February 9, 2010

12.0 Attachments

- A. Phase II Traffic Study
- B. Architectural Drawings
- C. 1989 FEIR-Addendum
- D. 1989 FEIR-Supplement Mitigations
- E. Emissions Modeling Study

13.0 Attachments by Reference Only: None

