

Attachment A

LAFCO MEMORANDUM

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
105 East Anapamu Street ♦ Santa Barbara CA 93101 ♦ (805) 568-3391 ♦ Fax (805) 568-2249

REQUEST FOR REPORTBACK

February 14, 2025

TO: Assessor – Matthew Niblett
Auditor-Controller - Claudia Ornelas
County Executive Office - Mona Miyasato
Elections - Michael Daly
Planning and Development – Zoe Carlson

FROM: Mike Prater
Executive Officer

RE: **24-08 Richard's Ranch – Annexation to City of Santa Maria by Resolution of Application**

Enclosed is the ☒ proposal questionnaire ☒ map and ☒ legal description for the above-referenced proposal.

Enclosed are ☐ petitions for Assessors ☐ petitions for Elections verification per G.C. §56707, §56708, & §56710.

The local agencies whose service area or responsibility will be altered by this jurisdictional change are as follows:

- ☐ The annexing agency only.
- ☐ The annexing city and the Santa Barbara County Fire Protection District.
- ☒ The local agencies listed below.

City of Santa Maria

Mosquito & Vector Management District of SB (Detachment)

North County Lighting District (Detachment)

County Fire Protection District (Detachment)

County Service Area 32 (Detachment)

County Service Area 5 (Detachment)

The Assessor and Auditor ☒ are ☐ are not required by Section 99 of the Revenue and Taxation Code to calculate information for the negotiation for an exchange of property tax revenues for this proposal.

Additional comments:

LAFCO requests comments to be returned no later than Friday, March 14, 2025.

Thank you.



110 S. PINE STREET #101 (ON HERITAGE WALK) • SANTA MARIA, CALIFORNIA 93458-5082 • 805-925-0951 • TDD 925-4354

February 6, 2025

Executive Officer
Santa Barbara LAFCO
105 East Anapamu Street
Santa Barbara CA 93101

Subject: **Proposed Richards Ranch Reorganization (AN2021-0001)**

Dear Mr. Prater,

The undersigned hereby requests approval of the proposal described in the attached materials. It is proposed to process this application under the provisions of the Cortese/ Knox/Hertzberg Local Government Reorganization Act (Government Code Section 56000 et seq.)

Enclosed in support of this proposal are the following:

1. Resolution of application (Resolution No. 2024-143) adopted by the Santa Maria City Council on November 24, 2024.
2. Completed LAFCO Proposal Questionnaire
3. Map and legal description of the application area
4. Assessor Parcel Map showing proposal area outlined
5. Certified EIR (3 hard copies, 1 digital) – Submitted to LAFCO on February 6, 2025

Written consent has been given to this annexation by all affected property owners and it is therefore requested that the Commission waive the protest hearing requirements.

If you have any questions regarding this proposal, please contact Dana Eady, Planning Manager, at (805) 925-0951 ext. 2444 or by email at deady@cityofsantamaria.org

Sincerely,

Chenin Dow
Community Development Director

RESOLUTION NO. 2024-143

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SANTA MARIA, CALIFORNIA APPROVING AN APPLICATION
INITIATING PROCEEDINGS FOR THE RICHARDS RANCH
REORGANIZATION (AN2021-0001)**

WHEREAS, on August 17, 2021, the property owner, MD3 Investments, filed an application with the City of Santa Maria for the purpose of annexing approximately 43.75 acres located within the unincorporated area of Santa Barbara County at the northeast and southeast corners of the intersection of Union Valley Parkway and Highway 135 (property); and

WHEREAS, the application filed by the property owner included a General Plan Map Amendment and pre-zoning of the property; and

WHEREAS, the subject property is uninhabited and wholly located within the City of Santa Maria Sphere of Influence; and

WHEREAS, the City of Santa Maria was provided consent by 100 percent of the property ownership for the subject reorganization; and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 2, 2024, for the purpose of considering the Annexation, General Plan Land Use Map Amendment, and pre-zoning applications; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, at the October 2, 2024, public hearing, the Planning Commission heard and considered all evidence, including evidence presented in the staff report and all written and oral testimony; and

WHEREAS, the Planning Commission adopted a Resolution (No. 2832) recommending that the City Council adopt a Resolution certifying the Environmental Impact Report (SCH #2022020194) making CEQA findings and a statement of overriding considerations, and approving a mitigation monitoring and reporting program in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. Seq., as amended; and

WHEREAS, the Planning Commission adopted a Resolution (No. 2833) recommending that the City Council adopt a Resolution to approve a General Plan Land Use Map Amendment and Pre-zoning; and

WHEREAS, the Planning Commission adopted a Resolution (No. 2834) recommending that the City Council initiate the Richards Ranch Reorganization; and

WHEREAS, the City Council held a duly noticed public hearing on November 19, 2024 for the purpose of considering the Annexation, General Plan Land Use Map Amendment, and pre-zoning applications; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, at the November 19, 2024, public hearing, the City Council heard and considered all evidence, including evidence presented in the Council Agenda Report and all written and oral testimony; and

WHEREAS, the City Council adopted a Resolution certifying the Environmental Impact Report (SCH #2022020194) making CEQA findings and a statement of overriding considerations, and approving a mitigation monitoring and reporting program in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. Seq., as amended; and

WHEREAS, the City Council adopted a Resolution to approve a General Plan Land Use Map Amendment; and

WHEREAS, the City Council introduced an Ordinance to pre-zone 43.75 acres.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Maria, that:

- Section 1. The above recitals are true and correct and incorporated herein by reference.
- Section 2. The Santa Maria City Council approves this resolution of application to annex approximately 43.75 acres to the City of Santa Maria contingent on the adoption of the Ordinance to Pre-zone approximately 43.75-acres.
- Section 3. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Reorganization Act of 2000, commencing with section 56000 of the California Government Code.
- Section 4. The proposed reorganization consists of the following changes of organization:
 - Annexation to the City of Santa Maria
 - Detachment from the Santa Barbara County Fire Protection District
- Section 5. A legal description and survey map of the boundaries of the affected territory, set forth in Attachment 9 of the Council Agenda Report dated November 19, 2024, incorporated herein by reference, are authorized to be submitted by staff to complete the LAFCO application.
- Section 6. The proposal is consistent with the Sphere of Influence of the City of Santa Maria.
- Section 7. The reasons for the proposal are to provide water resources and other municipal services to the property that will allow for future urban development of the property.

Section 8. It is desired that the area to be annexed be subject to a proportionate share of the City's existing indebtedness.

Section 9. The Chief Deputy City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the Chief Deputy City Clerk shall consult with the City Manager and City Attorney concerning any changes deemed necessary.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria, California, held this 19th day of November 2024.



Mayor


ATTEST:



Chief Deputy City Clerk

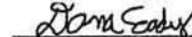


APPROVED AS TO FORM:

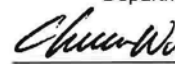


Thomas Watson (Nov 21, 2024 15:34 PST)
City Attorney

APPROVED AS TO CONTENT:



Dana Eady (Nov 21, 2024 15:35 PST)
Department Director



City Manager

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF SANTA MARIA)


I, **Donna G. Schwartz**, Chief Deputy City Clerk of the City of Santa Maria, **hereby certify** that the foregoing Resolution, being **Resolution No. 2024-143** which was duly passed and approved by the City Council of the City of Santa Maria at a regular meeting of said Council held on the **19th day of November 2024**, and that said Resolution was adopted by the following vote:

AYES: Councilmembers Aguilera-Hernandez, Cordero, Soto,
 and Mayor Patino.

NOES: Councilmember Escobedo.

ABSENT: None.

ABSTAIN: None.



Chief Deputy City Clerk
City of Santa Maria



SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

**Proposal Justification Questionnaire for Annexations,
Detachments and Reorganizations**

(Attach additional sheets as necessary)

1. Name of Application: (The name should match the title on the map and legal description; list all boundary changes that are part of the application)

LAFCO 24-08: Richards Ranch Reorganization – Annexation to the City of Santa Maria

The Reorganization consists of the following boundary changes:

- Annexation to the City of Santa Maria
- Detachment from the Mosquito & Vector Management District of Santa Barbara County
- Detachment from the Santa Barbara County Fire Protection District
- Detachment from the Santa Barbara County Service Area 32
- Detachment from the Santa Barbara County Service Area 5
- Detachment from the North County Lighting District

The property is 43.67 acres comprised of four contiguous parcels (APNs 107-250-019, 107-250-020, 107-250-021, and 107-250-022). The property is located within the City's Sphere of Influence, east of Highway 135/Orcutt Road. The subject territory includes:

- Northern Area: Two parcels north of Union Valley Parkway totaling 14 acres
 - APN 107-250-020 (1.8 acres) – Northeast corner of State Route 135 and Union Valley Parkway intersection
 - APN 107-250-021 (12.2 acres) – Extends eastward from APN 107-250-020
- Southern Area: Two parcels south of Union Valley Parkway totaling 29.67 acres
 - APN 107-250-019 (2.27 acres) – Southeast corner of State Route 135 and Union Valley Parkway intersection
 - APN 107-250-022 (27.4 acres) – Extends eastward from APN 107-250-019

2. Describe the acreage and general location; include street addresses if known:

The project site encompasses 43.67 acres consisting of four contiguous parcels located at the northeast and southeast corner of the Intersection of State Route 135 (Orcutt Expressway) and Union Valley Parkway in the unincorporated area of Santa Barbara County. The site is bounded by State Route 135. The existing Santa Maria City limits are to the west across State Route 135. The site is within the City's Sphere of Influence.

3. List the Assessor's Parcels within the proposal area:

107-250-019, 107-250-020, 107-250-021, 107-250-022

4. Purpose of proposal: (Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.)

This application requests LAFCO approval for the following action: Annexation of 43.67 acres (APNs 107-250-019, 107-250-020, 107-250-021, and 107-250-022) to the City of Santa Maria to facilitate orderly development of an infill site with essential housing and complementary commercial uses.

The annexation advances several key public interest objectives:

1. **Logical Extension of Services**: The site is contiguous to City boundaries located west of the site and is within the City of Santa Maria Sphere of Influence. The site is an infill site surrounded by existing development and infrastructure enabling efficient delivery of municipal services, particularly supplemental water through established agreements between Golden State Water company and the City of Santa Maria.
2. **Housing Needs**: The subject property is an infill site that is already designated for urban uses in local planning documents. If annexed, the 27.4-acre southern portion of the property would be zoned Planned Development/High Density Residential (PD/R-3) allowing for a maximum build out of 22 dwelling units per acre. The future housing developed on the site will assist in addressing the region's critical housing needs.
3. **Retail Commercial Needs**: Approximately 16.2-acres of the site would be zoned Planned Development/Retail Commercial (PD/C-2). Future development of a retail shopping center would provide commercial uses that will serve the daily needs of residents in the area, including those travelling on State Route 135 and Union Valley Parkway.
4. **Infrastructure Efficiency**: Development within City jurisdiction allows for coordinated infrastructure planning and delivery, particularly the availability of water, which has been a significant constraint under County jurisdiction.
5. **Orderly Growth**: The site represents a natural progression of the City's development pattern, being located within the City's Sphere of Influence and between existing urban areas of Santa Maria and Orcutt.

Related Project Approvals:

- General Plan Amendment and pre-zoning by City of Santa Maria (completed)
- Tentative Tract Maps (pending City approval following annexation)
- Planned Development Permits (pending City approval following annexation)

5. Land Use and Zoning - Present and Future

A. Describe the existing land uses within the proposal area. Be specific.

Physical Site Characteristics:

- Vacant, undeveloped land totaling 43.67 acres
- Level topography with gentle west-sloping terrain
- Vegetation consists of non-native annual grassland with scattered eucalyptus groves and ornamental trees
- No existing structures or active uses on site

Infrastructure and Access:

- Primary frontage on two major arterials:
 - Union Valley Parkway (east-west corridor)
 - State Route 135/Orcutt Road (north-south corridor)
 - Orcutt Road bisects the site from north to south
- Modern signalized intersection at UVP/SR-135 with:
 - Class II bicycle lanes
 - Pedestrian sidewalks
 - Crosswalks at all approaches
 - Full turning movements

Current Land Use Designations and Zoning:

- County of Santa Barbara
 - Existing Land Use Designation - General Commercial/Office and Professional with PD-3.3 overlay (3.3 dwelling units per acre).
 - Existing Zoning – Retail Commercial (C-2)
 - Located within Orcutt Community Plan area and designated as Key Site 26
- City of Santa Maria Sphere of Influence
 - Existing Land Use Designation – Community Commercial (CC) and High Density Residential (HDR)
 - Pre-zoning designations – Retail Commercial (C-2) and High Density Residential (R-3) with a Planned Development Overlay
 -

B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.

The annexation will facilitate the development of a currently vacant 43.67-acre site into a comprehensively planned mixed-use development that implements smart growth principles and addresses critical regional housing needs. The development program includes:

Commercial Component (16.27 acres):

- Neighborhood-serving retail and commercial uses distributed across three parcels:
 - APN 107-250-020 (1.8 acres): Corner retail/commercial
 - APN 107-250-021 (12.2 acres): Community-serving commercial
 - APN 107-250-019 (2.3 acres): Mixed commercial center
- Uses designed to serve the daily needs of nearby residents
- Pedestrian-oriented design with connections to adjacent residential areas

Residential Component (27.4 acres):

- Located on APN 107-250-022
- Transitional density design:
 - Three-story multifamily buildings internal to the site
 - Two-story townhomes along the perimeter providing compatible transition to existing neighborhoods
- Integration of open space and pedestrian amenities

Public Benefits of Proposed Changes:

1. Creates housing opportunities in an infill location
2. Provides neighborhood-serving commercial amenities
3. Establishes appropriate land use transitions
4. Designed to meet all airport land use requirements and safety standards
5. Supports efficient use of existing roads and infrastructure

C. Describe the existing zoning designations within the proposal area.

Existing Santa Barbara County zoning of all four (4) parcels - Retail Commercial (C-2)

D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?

Proposed Zoning Changes:

1. Commercial Parcels (16.27 acres):
 - APNs 107-250-020 (1.8 acres), 107-250-021 (12.2 acres), and 107-250-019 (2.27 acres)
 - Existing Santa Barbara County Zoning: Retail Commercial (C-2)
 - Proposed City of Santa Maria Zoning: Planned Development/General Commercial (PD/C-2)
 - Use Conformity: The site is currently vacant. The proposed neighborhood commercial development fully conforms with both existing and proposed commercial zoning designations on the site.

2. Residential Parcel (27.4 acres):

- APN 107-250-022
- Existing Santa Barbara County Zoning: Retail Commercial (C-2)
- Proposed City of Santa Maria Zoning: Planned Development/High Density Residential (PD/R-3)
- Use Conformity: The proposed development of this parcel with apartments and townhomes conforms with the City's PD/R-3 designation, which allows for High-density residential development. Additionally, the City's Mixed-Use Ordinance and Planned Development Overlay allows for the development of supporting commercial uses and integrated site planning.

The proposed zoning changes:

1. Maintain consistency with the City's General Plan
2. Support logical transition of land uses
3. Enable comprehensive mixed-use development
4. Provide flexibility through PD overlay
5. Ensure compatibility with surrounding development patterns

- E. (For City Annexations) Describe the prezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this prezoning?

107-250-019, 107-250-020, and 107-250-021 will have a prezoning designation of PD/C-2 and 107-250-022 will have a prezoning of PD/R-3. The proposed uses will conform to the prezoning designations.

- F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements).

There are no pending entitlements for the property at this time. Once the annexation is approved by LAFCO, then the project will proceed with Tentative Tract Map and Planned Development permit entitlements through the City of Santa Maria.

6. Describe the area surrounding the proposal

Using Table A, describe existing land uses, general plans and zoning designations for lands adjacent to and surrounding the proposal area. The application is incomplete without this table.
See Table A Below.

7. Conformity with Spheres of influence

A. Is the proposal area within the sphere of influence of the annexing agency? Yes.

B. If not, include a proposal to revise the sphere of influence.

8. Conformity with County and City General Plans

A. Describe the existing County General Plan designation for the proposal area.

- General Plan: General Commercial/Office and Professional with Planned Development-3.3 overlay
- Orcutt Community Plan: Key Site 26 with General Commercial, Office Professional, and Planned Development-3.3 designations

B. (For City Annexations) Describe the City general plan designation for the area.

The City of Santa Maria land use designations in the General Plan are Community Commercial (CC) for APNs 107-250-019, 107-250-020, and 107-250-021, and High Density Residential (HDR) for APN 107-250-022. The land use designations are consistent with the proposed rezoning of the property and with the proposed future development of commercial and residential uses on the property.

C. Do the proposed uses conform with these plans? If not, please explain. Yes.

9. Topography and Natural Features

A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal.

The project site consists of undeveloped land that is predominately flat, with some gentle sloping downward from east to west. No natural drainage features are present on the project site. The site contains primarily non-native annual grassland, disturbed coastal scrub, and stands of non-native eucalyptus and ornamental trees. There are several coast live oaks around the site, but they do not constitute oak woodland habitat. The site has been disturbed overtime due to the construction of Union Valley Parkway, realignment of Orcutt Road, and onsite vegetation management (discing and mowing).

- B. Describe the general topography of the area surrounding the proposal.

Surrounding area adjacent to the site is developed with a church and single family residential development to the south and apartments to the east. The Santa Maria Airport is located northwest of the property across State Route 135. The general topography of the area surrounding the project site is flat in the developed areas with a gentle slope away from the project site. The undeveloped areas are flat with a gentle slope downward from east to west.

10. Impact on Agriculture

- A. Does the affected property currently produce a commercial agricultural commodity? No.
- B. Is the affected property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program? No.
- C. Is the affected property Prime Agricultural Land as defined in Government Code §56064? No.
- D. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract? No.
- 1) If “yes,” provide the contract number and the date the contract was executed.
 - 2) If “yes”, has a notice of non-renewal be filed? If so, when?
 - 3) If this proposal is an annexation to a city, provide a copy of any protest filed by the annexing city against the contract when it was approved.

11. Impact on Open Space

Is the affected property Open Space land as defined in Government Code Section 65560? No.

12. Relationship to Regional Housing Goals and Policies (City annexations only)

If this proposal will result in or facilitate an increase in the number of housing units, describe the extent to which the proposal will assist the annexing city in achieving its fair share of regional housing needs as determined by SBCAG.

The Santa Barbara County Association of Governments' (SBCAG) has allocated 5,418 housing units to the City of Santa Maria to meet Regional Housing Needs Allocation (RHNA) objectives for the 2023-2031 planning cycle (6th cycle). The current proposal includes the construction of 486 market rate housing units which would assist the City in meeting its RHNA allocation for most likely the moderate and above moderate affordability categories.

Housing Unit Contribution:

- 386 apartment units contributing to higher-density multifamily goals
- 100 townhome units providing missing middle housing options
- Total: 486 housing units in a mixed-income, mixed-density configuration

Regional Housing Benefits:

1. Helps fulfill City's RHNA obligations as determined by SBCAG
2. Provides diverse housing types to serve various income levels and household sizes
3. Utilizes infill location with existing infrastructure
4. Creates housing near employment and commercial services
5. Advances smart growth principles through mixed-use development

The development particularly supports regional housing goals by:

- Converting underutilized commercial land to mixed-use residential
- Locating housing near transportation corridors
- Creating housing opportunities in an amenity-rich location
- Utilizes affordable-by-design planning principles
- Providing both rental and ownership options
- Supporting efficient use of existing infrastructure

13. Population

- A. Describe the number and type of existing dwelling units within the proposal area.
The property is undeveloped with no existing dwelling units on it.
- B. How many new dwelling units could result from or be facilitated by the proposal?

Single-family _____ Multi-family 486

14. Government Services and Controls – Plan for Providing Services (per §56653)

- A. Describe the services to be extended to the affected territory by this proposal.

PG&E would provide electricity, Frontier for telco, Southern California Gas Company for natural gas, and cable television utilities will be extended down Union Valley Parkway (UVP) and along a portion of Orcutt Road to the north and south of UVP for the proposed development. Fire and Police services will be provided by the City of Santa Maria. The existing mutual aid agreement between the City of Santa Maria and County of Santa Barbara would remain in place.

The project site is located within the service area of Golden State Water Company (GSWC) and the Laguna County Sanitation District (LSCD). Water and Wastewater services to the site would therefore continue to be provided by GSWC and LCSD, respectively. GSWC and LCSD have provided letters stating that they can and will be able to provide services to the future development of the property, subject to compliance with specified conditions. In order to obtain water from GSWC, the applicant is required to provide a source of supplemental water to offset the increased water demand, pursuant to the Court adopted Stipulation in *Santa Maria Valley Water Conservation District v City of Santa Maria, et al.* (and related actions). The City of Santa Maria is a provider of supplemental water which may be

purchased through a Supplemental Water Agreement. GSWC, which has existing water lines adjacent to the project site underneath Orcutt Road, would then deliver water to the site. Any improvements to the existing water or sewer lines or construction of new water or sewer lines would be the responsibility of the developer of the property.

- B. Describe the level and range of the proposed services.

The City will provide a range of services to the site. All utilities and public services have an adequate level of service for future development of the property with retail commercial and residential uses.

- C. Indicate when the services can feasibly be provided to the proposal area.

The City of Santa Maria will be able to provide general governmental services immediately upon annexation. The improvements and upgrades noted in "D" below will be completed by the developer/property owner and provided to the proposal areas following approval of Public Improvement Plans by the City of Santa Maria and issuance of permits for construction.

- D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal.

The proposal will include the following infrastructure improvements for future development:

- (a) Transportation Improvements:

- (i) Roadway improvements to Orcutt Road (north and south of Union Valley Parkway)

1. Installation of bus turnouts with passenger waiting areas along Orcutt Road to serve public transit routes
2. Roadway improvements to Union Valley Parkway (between SR-135 and Hummel Drive)
3. New access points off Orcutt Road and UVP for commercial and residential parcels
4. Installation of a new traffic signal at the intersection of Union Valley Parkway and Hummel Drive

- (b) Utilities Infrastructure:

- (i) Sanitary Sewer:

1. Upgrade existing 6-inch line to 8-inch line in Orcutt Road south of Foster Road
2. Extension of 8-inch line south to the development and along Union Valley Parkway east of Orcutt Road

- (c) Water Service:

1. Extension of new 8-inch water line along Union Valley Parkway from existing 12-inch line (east of Highway 135) to existing 10-inch line in Hummel Drive

2. Extension of 8-inch water line along Orcutt Road (north and south of Union Valley Parkway) to create potential interior loop

(d) Stormwater Management:

- (i) Construction of six storm drain retention basins with interconnecting pipelines

(e) Dry Utilities:

- (i) Underground extension of electrical, telecommunication, and cable services from existing overhead lines along Highway 135 and Hummel Drive

- E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

Ongoing City services will be financed through property tax, sales tax, user fees, and other standard City revenues. The developer will construct and finance all necessary capital improvements on site and pay AB 1600 (Growth Mitigation) fees to provide funding for regional capital improvements. The ongoing maintenance and operation of the development will be the responsibility of the property owner/developer/HOA.

- F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.

There are no readily available alternatives to providing the needed utilities to the project site from the existing utilities in the surrounding area.

15. Ability of the annexing agency to provide services

Attach a statement from the annexing agency describing its ability to provide the services that are the subject of the application, including the sufficiency of revenues (per Gov't Code §56668j).

See Resolution 2004-134, Attachment A

16. Dependability of Water Supply for Projected Needs (as per §56653)

If the proposal will result in or facilitate an increase in water usage, attach a statement from the retail water purveyor that describes the timely availability of water supplies that will be adequate for the projected needs.

See attached preliminary "Can and will serve" letter from Golden State Water Company. The city will provide water to Golden State for the benefit of this proposal pursuant to a proposed Supplemental Water Agreement with the developer.

17. Bonded indebtedness and zones – These questions pertain to long term debt that applies or will be applied to the affected property.

- A. Do agencies whose boundaries are being changed have existing bonded debt? Yes.
If so, please describe.

2021A Water and Wastewater Revenue Refunding Bonds.

- B. Will the proposal area be liable for payment of its share of this existing debt? Yes. If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.)

The indebtedness will be repaid through the collection of water and wastewater utility billing.

- C. Should the proposal area be included within any 'Division or Zone for debt repayment? If yes, please describe. No.

- D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? If yes, please describe.

No known debt obligations.

18. Environmental Impact of the Proposal

- A. Who is the "lead agency" for this proposal? City of Santa Maria

- B. What type of environmental document has been prepared?

None, Categorically Exempt -- Class _____

EIR X Negative Declaration _____ Mitigated ND _____

Subsequent Use of Previous EIR _____ Identify the prior report. _____

- C. If an EIR has been prepared, attach the lead agency's resolution listing significant impacts anticipated from the project, mitigation measures adopted to reduce or avoid significant impacts and, if adopted, a "Statement of Overriding Considerations."

See attached lead agency resolution (Resolution No. 2024-141).

19. Boundaries

- A. Why are these particular boundaries being used? Ideally, what other properties should be included in the proposal?

The proposed annexation boundaries encompass four contiguous parcels (APNs 107-250-020, 107-250-021, 107-250-019, and 107-250-022) that form a logical expansion of the City of Santa Maria's municipal boundary for the following reasons:

1. Service Feasibility
 - a. Forms a contiguous addition to existing City limits
 - b. Located entirely within City's Sphere of Influence
 - c. Enables access to City's water resources per Orcutt Community Plan Policy WAT-O-2
 - d. Creates efficient service boundaries for municipal utilities
 - e. Utilizes existing major roadways as boundary lines
2. Infrastructure Efficiency
 - a. Connects to existing City infrastructure
 - b. Enables cost-effective service extension
 - c. Creates logical termination points for utilities
 - d. Provides essential water infrastructure access
 - e. Supports orderly development pattern
3. Comprehensive Planning
 - a. Incorporates the entirety of Orcutt Community Plan Key Site 26
 - b. Maintains unified planning control over entire development site
 - c. Enables coordinated infrastructure implementation
 - d. Resolves long-standing infrastructure constraints
 - e. Preserves development integrity

Additional Property Analysis: No additional properties are recommended for inclusion because:

- Adjacent properties are built-out with established uses
- Surrounding areas have no pending development proposals
- Existing uses are adequately served by current infrastructure
- Current boundary proposal represents most logical service area

- B. If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included.

All four (4) parcels are included in the proposed annexation to the City of Santa Maria.

20. Final Comments

- A. Describe any conditions that should be included in LAFCO's resolution of approval.
LAFCO should include the adoption of the Mitigation Monitoring and Reporting Program for the project that was included as Attachment F to the City of Santa Maria Council Agenda Report dated November 19, 2024.
- B. Provide any other comments or justifications regarding the proposal.
Annexation of the subject properties to the City of Santa Maria will enable efficient delivery of municipal services and facilitate the development of needed housing and commercial services in a location already designated for urban development within the City's Sphere of Influence.
- C. Enclose all pertinent staff reports and supporting documentation related to this proposal.
Note any changes in the approved project that are not reflected in these materials.
The following items are enclosed with the LAFCO transmittal letter:
- Assessor Parcel Map with annexation area outlined in yellow
 - Richards Ranch Reorganization legal description and map
 - Proposal Justification Questionnaire
 - Golden State Water Company Preliminary Can and Will Serve Letter, 1/27/25
 - Laguna County Sanitation District Letter, 1/17/22
 - Notice of Determination – Richards Ranch Final Environmental Impact Report
 - City Council Agenda Reports dated November 19, 2024 and December 17, 2024 with approved Resolutions 2024-141, 2024-142, 2024-143, and adopted Ordinance 2024-07.
 - City Council Resolution 2004-134 stating the existence of sufficient revenues and services for properties located within the City's Sphere of Influence.

21. Notices and Staff Reports

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

- | | <u>Name</u> | <u>Address</u> | <u>Email</u> |
|----|---|---|----------------------------------|
| A. | Chenin Dow, Community Development Director, 110 S. Pine Street, Ste. 101, Santa Maria, CA 93458 | | |
| | cdow@cityofsantamaria.org | | |
| B. | Michael Stoltey | PO Box 13914; San Luis Obispo, CA 93406 | MD3investments@gmail.com |
| C. | Laurie Tamura | 2624 Airpark Drive, Santa Maria, CA 93455 | laurie@urbanplanningconcepts.com |

Who should be contacted if there are questions about this application?

Name – Dana Eady, Planning Division Manager

Address - 110 South Pine Street, Ste. 101 Santa Maria, CA 93458

Email deady@cityofsantamaria.org Phone (805) 925-0951 ext. 2444

Signature 

Date February 6, 2025

TABLE A

Information regarding the areas surrounding the proposal area

	Existing Land Use	General Plan Designation	Zoning Designation
East	Vacant property and multi-family residential development.	Planned Development 3.3 units/AC	DR-3.3
West	Row Crops and Single Family Residential	Airport Commercial/Community Facilities, Light Industrial/Community Facilities, Planned Development Overly Single Family residential	C-3/PF-A, M-1/PF-A, and PD/R-1
North	Single Family Residential	Single Family Residential, 3.3 units/AC	10-R-1
South	Church and Single Family Residential	Single Family Residential, 8 units/AC and Single Family Residential, 3.3 units/AC	DR-6 and 10-R-1

Other comments or notations:

EXHIBIT A

LAFCO 24LF08 Annexation To the City of Santa Maria

Legal Description

Parcels A,B,and C as shown on Parcel Map No. 11691 recorded in Book 12 at Page 57 of Parcel Maps on file in the County Recorder's Office of Santa Barbara County and a portion of Orcutt Expressway, State Highway 135, more particularly described as follows:

Beginning at the Southeast corner of the Annexation to the City of Santa Maria, Ordinance No.445 adopted 7/18/1960;

1st Thence North 1 degree 38 minutes 19 seconds East along the East line of said Annexation 680.22 feet to the intersection with said East line and the Westerly prolongation of the Northerly line of land as per described per Lafco Project No. 11 LF 03 Union Valley Parkway Extension III recorded as Inst. No. 2011-0051342, records of said County;

2nd Thence South 88 degrees 26 minutes 39 seconds East along said Westerly prolongation 192.71 feet to the Northwest corner of said Lafco Project No. 11 LF 03;

3rd Thence, South 88 degrees 26 minutes 39 seconds East, 329.98 feet to the Southwest corner of Tract 13713-Annexation to CSA5 Lafco Reso 86-742 recorded 01/22/1987 as Inst. No. 1987-005397, records of said County;

4th Thence, South 88 degrees 26 minutes 39 seconds East along the South line of said Tract and being also on the North line of said Annexation to CSA5 Lafco Reso 86-742, 198.21 feet to the Southeast corner of said Tract;

5th Thence departing from said Tract South 88 degrees 26 minutes 39 seconds East along said North line 793.90' feet to the Northeast corner of said Lafco Project No.11 LF 03 and the West line of Tract 12,414 Annexation to CSA 5 recorded 12/21/79 as Inst. No. 79-6044, records of said County

6th Thence, South 2 degrees 10 minutes 28 seconds West along said West line 654.76 feet to an angle point in said West Line;

7th Thence, South 1 degree 36 minutes 46 seconds West along said West line of Tract 12,414 Annexation to CSA 5, 1253.72 feet to the Southeast corner of said Lafco project No. 11 LF 03;;

8th Thence North 88 Degrees 38 minutes 09 seconds West along the South line of said Lafco Project No. 11 LF 03, 765.07 feet; to the Southeast corner of that 5.00 acre property

as shown per Book 61 Record of Surveys, Page 11, Records of said County;

9th Thence departing from said Lafco project No. 11 LF 03, North 1 degree 40 minutes 48 seconds West along the East line of that 5.00 acre property 416.17 feet to the Northeast corner of said 5.00 acre property.;

10th Thence North 88 degrees 37 minutes 32 seconds West along the North line of said 5.00 acre property, and its Westerly prolongation 753.84 feet to the East line of Annex. To City of Santa Maria City Resolution No. 90-146, adopted 11/20/1990 and Annex. Nos. 3,5,6,7,8,9,10,11A,12,13,14,15,17,18,19,20,21,23,24,26,27,28,29,30,31,32,33,34,36, and 39 to Santa Maria City Withdrawal from SB CoFPD County BoS Resolution 24438 adopted 12/28/1984;

11th Thence North 1 degree 31 minutes 13 seconds East along the East line of said Santa Maria Resolution Np. 90-146, 37.37 feet;

12th Thence North 1 degree 35 minutes 19 seconds East along said East line 32.08 feet;

13th Thence North 1 degree 36 minutes 00 seconds East along said East line 343.92 feet;

14th Thence North 5 degrees 20 minutes 02 seconds East along said East line 150.38 feet;

15th Thence North 1 degree 38 minutes 19 seconds East along said East line 253.58 feet to said Southeast corner of the Annexation to the City of Santa Maria, Ordinance No.445, adopted 7/18/1960 and THE POINT OF BEGINNING and containing 59.24 acres more or less.

(See attached exhibit map "Exhibit B" made a part hereof)

Prepared by:

Marshall D. Fargen L.S. 8962

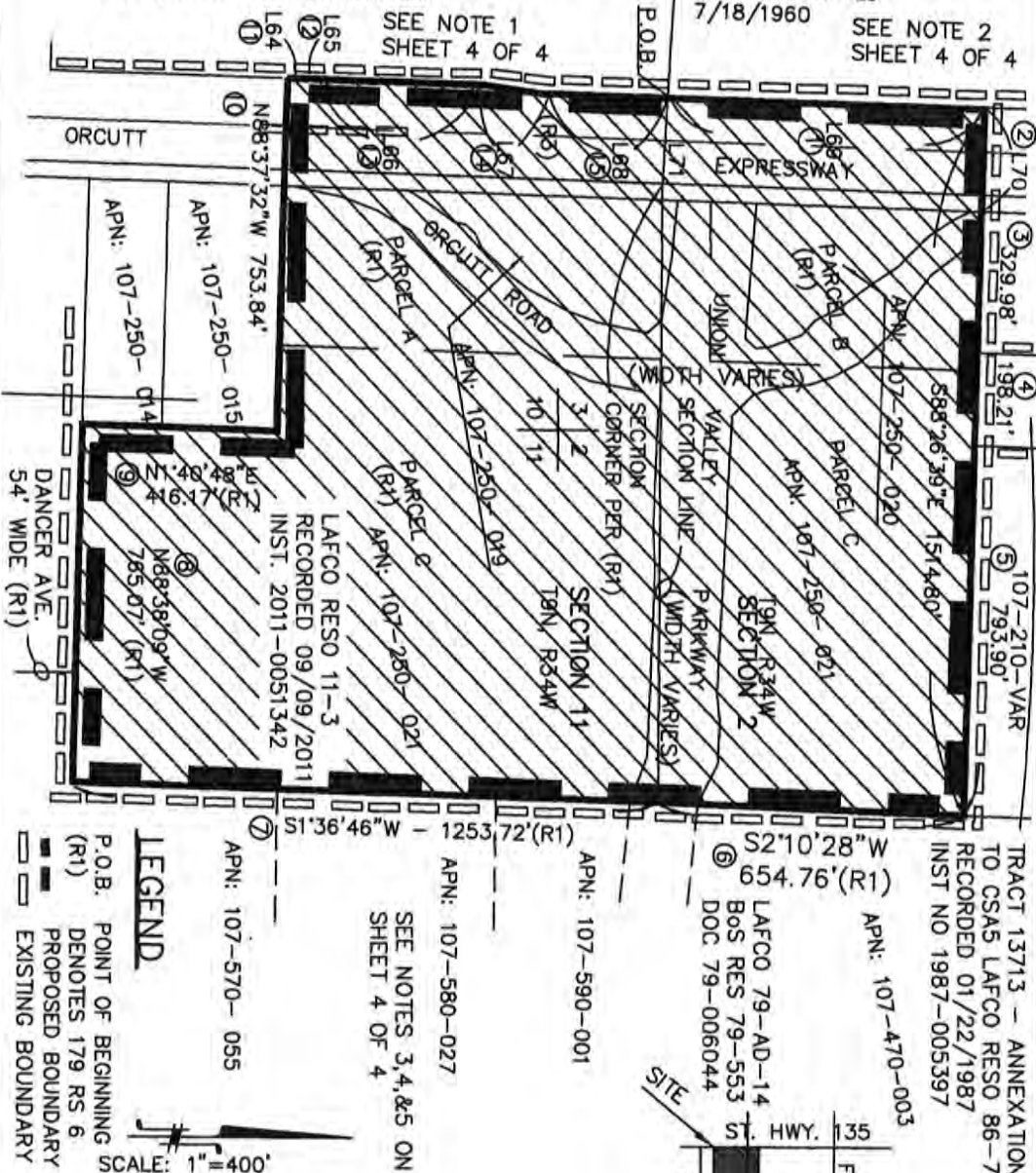
date

FOXENWOOD TOWNHOMES ANNEXATION 78 TO CITY OF SANTA MARIA. LAFCO RESO 90-084 RECORDED 12/05/1990 INST. 90-077404

ANNEXATION TO CITY OF SANTA MARIA ORDINANCE NO.445 ADOPTED 7/18/1960

SEE NOTE 1
SHEET 4 OF 4

SEE NOTE 2
SHEET 4 OF 4



LEGEND
 P.O.B. POINT OF BEGINNING
 (R1) DENOTES 179 RS 6
 PROPOSED BOUNDARY
 EXISTING BOUNDARY

SCALE: 1" = 400'

LAFCO 24LF08
 ANNEXATION TO THE
 CITY OF SANTA MARIA
 "EXHIBIT B"
 PARCELS A,B AND C OF PARCEL
 MAP 11691, PER MAP BOOK 12,
 PAGE 57
 ANNEXATION OF APN
 107-250-019, 107-250-020,
 107-250-021, 107-250-022
 TO THE CITY OF SANTA MARIA,
 COUNTY OF SANTA BARBARA,
 STATE OF CALIFORNIA,
 CONTAINING 59.24 ACRES
 MORE OR LESS.

LINE	BEARING	DISTANCE
L64	N1°31'13"E	37.37'
L65	N1°35'19"E	32.08'
L66	N1°36'00"E	343.92'
L67	N5°20'02"E	150.38'
L68	N1°38'19"E	253.58'
L69	N1°38'19"E	680.22'
L70	S88°26'39"E	192.71'
L71	S86°49'03"E	186.96'



2624 AIRPARK DRIVE
 SANTA MARIA, CA 93455
 PHONE: 805-934-5727
 FAX: 805-934-3448
 DATE: JANUARY 27, 2025

SHEET 3 OF 4
 21128LAFCO-1.DWG

NOTE 1:
ANNEX. Nos.3, 5-10, 11A, 12-15, 17-34,
36 AND 39 TO SANTA MARIA CITY WITHDRAWAL
FROM SBCofPD COUNTY BOS RESO 24438
ADOPTED 12/28/1964

NOTE 2:
INCORP. AREAS DETACH. FROM CSA32 LAFCO
RESO 95-4 RECORDED 6/27/1995
INST No 95-034672

NOTE 3:
ANNEXING AND NAME CHANGE TO SB Co. FPD
COUNTY BOS RESO 17461 ADOPTED 10/9/1957

NOTE 4:
FORMATION OF CSA32 LAFCO RESO 76-438
RECORDED 12/10/1979 INST. 79-578871

NOTE 5:
COUNTYWIDE UNINCORPORATED ANNEX. TO MMMD
of SBCo LAFCO RESO 01-11 RECORDED 6/12/2002
INST. 79-57871

LAFCO 24LF08
ANNEXATION TO THE
CITY OF SANTA MARIA
"EXHIBIT B"

PARCELS A,B AND C OF PARCEL
MAP 11691, PER MAP BOOK 12,
PAGE 57

ANNEXATION OF APN
107-250-019, 107-250-020,
107-250-021, 107-250-022
TO THE CITY OF SANTA MARIA,
COUNTY OF SANTA BARBARA,
STATE OF CALIFORNIA,
CONTAINING 59.24 ACRES
MORE OR LESS.

ALEKSANDAR JEVREMOVIC PLS 8378 DATE
SANTA BARBARA COUNTY SURVEYOR



PREPARED BY:

MARSHALL D. FARGEN PLS 8962 DATE



2624 AIRPARK DRIVE
SANTA MARIA, CA 93455
PHONE: 805-934-5727
FAX: 805-934-3448
DATE: JAN. 27, 2025

2112BLAFCO-1.DWG
SHEET 4 OF 4

EXHIBIT C
LAFCO 24LF08

Streets within the affected area:

Dancer Street
Mooncrest Lane
Orcutt Expressway
Orcutt Frontage Road
Union Valley Parkway

Street Addresses affected:

288 through 370 Foster Road

4175, 4176 Michelle Drive

4173, 4174 Jordyn Lane

4176 Odie Lane

119 through 373 Mooncrest Lane

Lafco-1 Annexation

North: 802.9334' East: -21592.2428'

Segment #1 : Line

Course: N1° 38' 17"E Length: 253.58'
North: 1056.4098' East: -21584.9940'

Segment #2 : Line

Course: N1° 38' 19"E Length: 680.22'
North: 1736.3517' East: -21565.5430'

Segment #3 : Line

Course: S88° 26' 39"E Length: 192.71'
North: 1730.3048' East: -21342.9151'

Segment #4 : Line

Course: S88° 26' 39"E Length: 329.98'
North: 1724.0606' East: -21113.0198'

Segment #5 : Line

Course: S88° 26' 39"E Length: 198.21'
North: 1718.6790' East: -20914.8829'

Segment #6 : Line

Course: S88° 26' 39"E Length: 793.90'
North: 1695.2232' East: -20051.3014'

Segment #7 : Line

Course: S2° 10' 28"W Length: 654.76'
North: 1040.9347' East: -20076.1444'

Segment #8 : Line

Course: S1° 36' 46"W Length: 1253.72'
North: -212.2887' East: -20111.4298'

Segment #9 : Line

Course: N88° 38' 09"W Length: 765.07'
North: -194.0747' East: -20876.2829'

Segment #10 : Line

Course: N1° 40' 48"E Length: 416.17'
North: 221.9164' East: -20864.0819'

Segment #11 : Line

Course: N88° 37' 32"W Length: 753.84'
North: 239.9982' East: -21617.7051'

Segment #12 : Line

Course: N1° 31' 13"E Length: 37.37'
North: 277.3551' East: -21616.7136'

Segment #13 : Line

Course: N1° 35' 19"E Length: 32.08'
North: 309.4227' East: -21615.8242'

Segment #14 : Line

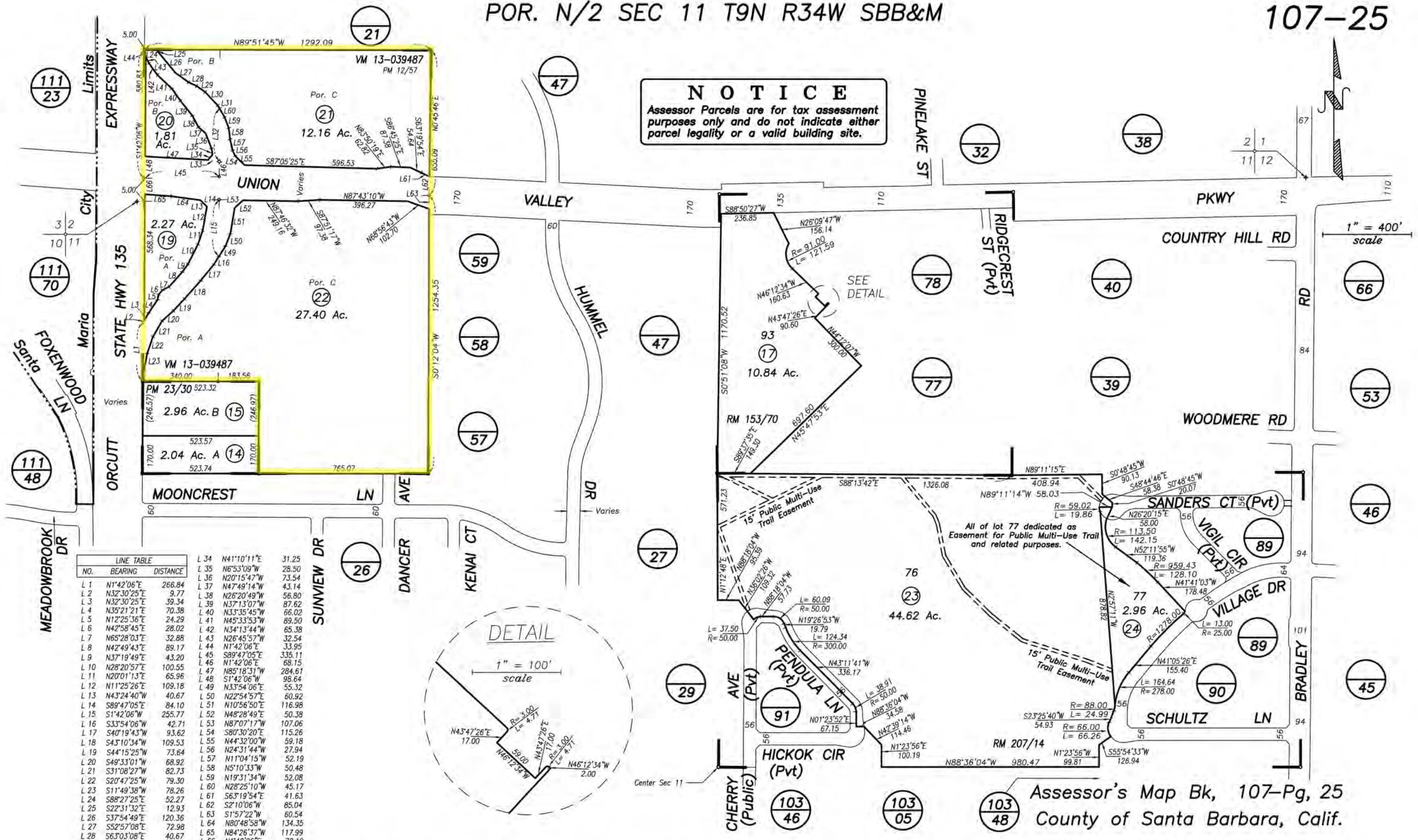
Course: N1° 36' 00"E Length: 343.92'
North: 653.2087' East: -21606.2214'

Segment #15 : Line

Course: N5° 20' 02"E Length: 150.38'
North: 802.9375' East: -21592.2422'

Perimeter: 6855.91' Area: 2580245.97 Sq. Ft.
Error Closure: 0.0041 Course: N7° 57' 00"E

NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.



NO.	BEARING	DISTANCE
L 1	N1°42'06"E	266.84
L 2	N32°30'25"E	9.77
L 3	N32°30'25"E	39.34
L 4	N35°21'21"E	70.38
L 5	N12°25'36"E	24.29
L 6	N42°58'45"E	28.02
L 7	N65°28'03"E	32.88
L 8	N42°49'43"E	89.17
L 9	N37°19'49"E	43.20
L 10	N28°20'57"E	100.55
L 11	N20°01'13"E	65.96
L 12	N11°25'26"E	109.18
L 13	N43°24'40"W	40.67
L 14	S89°47'05"E	84.10
L 15	S1°42'06"W	255.77
L 16	S33°54'06"W	42.71
L 17	S40°19'43"W	93.62
L 18	S43°10'34"W	109.53
L 19	S44°15'25"W	73.64
L 20	S49°33'01"W	68.92
L 21	S31°08'27"W	82.73
L 22	S20°47'25"W	79.30
L 23	S11°49'38"W	78.26
L 24	S88°27'25"E	52.27
L 25	S22°31'32"E	12.93
L 26	S37°54'49"E	120.36
L 27	S52°57'08"E	72.98
L 28	S63°03'08"E	40.67
L 29	S53°52'41"E	46.93
L 30	S41°59'16"E	82.86
L 31	S28°25'01"E	16.76
L 32	S1°42'06"W	238.99
L 33	N80°30'20"W	51.24

08/12/1988 R.M. Bk. 153, Pg. 70-77, Tract 13,715 Phase 1
02/19/2016 R.M. Bk. 207, Pg. 14-22, Tract 14,739

Assessor's Map Bk, 107-Pg, 25
County of Santa Barbara, Calif.

08/19 change Meehan Ln to Pendula Ln



Golden State
Water Company
A Subsidiary of American States Water Company

January 27, 2025

Updated from September 21, 2023

Michael Stoltey
Richards Ranch LLC
893 Marsh St # 13914
San Luis Obispo, CA 93401

RE: PRELIMINARY CAN AND WILL SERVE LETTER
Key Site 26 – Richards Ranch APN 107-250-019 - 107-250-022
43.7-acre Commercial and Residential Development

This letter is to inform you that Golden State Water Company (GSWC) will be able to provide domestic and fire protection water service to the proposed 43.7-acre commercial and residential development known as Key Site 26 or Richard's Ranch located at APN 107-250-019 through APN 107-250-022 in GSWC's Orcutt System ("Project"), subject to the requirements listed below. As a general matter, GSWC's ability to extend water service to new customers is done pursuant California Public Utilities Commission's approved rules and regulations applicable to GSWC.

A. Water Supplies

Applicants requesting a new service connection, a new water meter or an increase in the size of their existing service connection and/or exiting water meter resulting in increased demand within the Santa Maria Customer Service Area, as defined on the Service Area Maps, must provide a source of supplemental water to offset the increased water demand, pursuant to the Court adopted Stipulation in *Santa Maria Valley Water Conservation District v City of Santa Maria, et al.* (and related actions), Lead Case No. CV 770214, Superior Court of the State California, County of Santa Clara, in January 2008, and Commission Decision No. 13-05-011. Where and when available, applicants may remit payment to a third-party public agency a water resource demand offset fee in lieu of providing a source of supplemental water, provided such fee fully offsets the cost of, and results in the dedication to GSWC, a source of supplemental water sufficient to meet the water demands of the service requested. **The supplemental water requirement applies to this Project.**

It is the Applicant's responsibility to secure supplemental water to supply the Project, and to assign that supplemental water to GSWC for delivery. This letter DOES NOT provide the Applicant with a commitment from GSWC to provide a supplemental water supply to the Project.

GSWC does not currently have available any additional supplemental water supply sources that satisfy the County's supplemental water requirement. The applicant can purchase supplemental water through the City of Santa Maria. Once the Applicant has entered into an agreement with the City of Santa Maria for the purchase of supplemental water to satisfy the County's supplemental water requirement, GSWC will assume the responsibility to take delivery of the supplemental water obtained from the City. GSWC will prepare and provide

the necessary documents, once the Applicant provides to GSWC a copy of its agreement with the City of Santa Maria.

B. Special Facilities

Special facilities may be required to provide water service and fire protection to the Project. Special facilities are specific system upgrades that are required to provide water service based on the Project's impact to the GSWC's existing system. Special facilities might include a new booster station, storage, well, or other tangible infrastructure necessary to ensure adequate water service and fire flow protection. GSWC's New Business Department will prepare an analysis of the Project's impact on the existing system and the need and identification of special facilities. The New Business narrative and application can be found at <https://www.gswater.com/information-contractors-consultants>

All costs associated with improvements to or new main extensions, water supply, water storage and any additional water appurtenances will be paid by the applicant and contributed to GSWC without refund unless otherwise noted in written agreements. Upon completion of proper arrangements for construction of special facilities and providing suitable water supplies, GSWC will provide water service to the Project, under the same terms and conditions as its existing customers. At that time, GSWC will issue a formal CWSL for the Project.

To ensure the ongoing integrity of the GSWC local groundwater supply, as a condition of service, GSWC will require the dedication to GSWC of any local groundwater rights associated with the Project property. GSWC will provide the necessary documentation to effect this dedication concurrently with the execution of an agreement regarding the construction of special facilities associated with the Project.

This Can and Will Serve commitment expires one year from the date of this letter. If construction of the Project has not started within one year, a time extension may be requested. Such time extension will be subject to any requirements in place at the time of the request.

Sincerely,

Todd Jorgenson
Operations Engineering Manager

cc: Mark Zimmer, GSWC
Mike Babb, GSWC

LAGUNA
COUNTY SANITATION DISTRICT

SANTA BARBARA COUNTY
620 West Foster Road
Santa Maria, California 93455
805\803-8750 FAX 805\803-8753

May 17, 2022

Michael D. Stoltey
Md3 Investments

Sent via electronic mail

Re: Richard's Ranch Development (also known as Orcutt Community Plan Key Site 26)
APN: 107-250-019, 020, 021, and 022
Sewer Service

Dear Michael:

In follow up with our April 21, 2022 meeting, Laguna County Sanitation District checked its sewer model to confirm hydraulic capacity of downstream sewer pipes that would serve this development. Based on your submittals, the following was estimated for sewer generation:

Type	Count	Unit	Unit Sewer Demand (gpd)	Max Day Factor	Modeled Daily Flow (gpd)
SFD (residential)	95	each	220	1.152	24,077
MFD (residential)	400	each	178	1.152	82,022
COMMERCIAL	16.3	acre	1500	1.152	28,166
Total					134,266

The assumed sewer connection for this development is District sewer manhole ID MH1010 in front of address 4174 Orcutt Road. The results of the sewer model indicate that the downstream sewer pipe needs to be upsized from 6" to 8" from MH1010 to Foster Road, but the remainder downstream sewer pipe has adequate capacity (see attached sewer atlas map and as-built plans). Please note that future increases to the density and therefore estimated sewer generation need to be checked by the District to confirm hydraulic capacity.

Furthermore, this letter constitutes an availability letter from the Laguna County Sanitation District indicating that the following conditions of approval for this project have been met:

Scott McGolpin, Director

AA/EEO Employer
Leslie Wells, Deputy Director
District Manager

Martin J. Wilder,

- Wastewater from the tract will not cause effluent produced by the District's reclamation plant to exceed RWQCB thresholds. The wastewater derived from the project is domestic in nature and as such will be free of industrial and prohibited wastes as described in Sections 29-25 and 29-26 of the County Code.
- Water softening devices if used in any structure, must be canister exchange and not salt load pursuant to County Code Section Sec. 29-26.1 (Water-softening systems or devices).
- The District has adequate collection, treatment and discharge capabilities to serve the project. As previously mentioned, a portion of existing 6" pipe is required to be upsized to 8" pipe.
- Commercial structures, if any such as recreational halls, must have separate domestic only water meters.

Permits for Service and a Can-and-Will Serve letter will be issued indicating that the project can be served upon demand and without exception and that all financial arrangements have been made to the satisfaction of the District when:

1. Plan check, inspection, and permit (as applicable) have been paid. These fees can be estimated once draft improvement plans are ready for review. The improvement plans include proposed public sewer facilities and upsizing of the existing 6" pipes to 8" pipes.
2. Final improvement plans (and submittals) have been approved (signed). Please provide two copies of the final signed plans for inspection purposes.

Connection fees (currently \$8,429 for SFD and duplexes and \$6,827 for MFD per the 2021-2022 rates and fee ordinance and subject to change each July 1) will be due before occupancy approval will be issued by the Building & Safety Division. Sewer service charges are also due at occupancy based on the prorated amount of the annual charge from the occupancy date through June 30. The current annual charge is \$1,088.65 per SFD and \$884.39 per MFD (also subject to change each July 1). Connection fees for commercial structures, if any, are based on drainage fixture unit counts and sewer service charges are based on water consumption use with a minimum fee (detailed in current District ordinance). After occupancy approval, the annual sewer service charge will be billed on the tax roll for the parcel(s). Copy of current ordinance attached.

Please call me at 805-803-8755 or email me at mwilder@cosbpw.net for any questions you may have.

Sincerely,

Kevin Thompson , for

Martin Wilder, P.E.

Laguna County Sanitation District Manager

Copy: Jason Johnston, EHS
Jerry Nichols, LCSD Chief Plant Operator
Brad Crandall, Building and Safety
Kim Probert, Planning and Development
Bobbette Biddulph, SWCA
Russ Garrison, Bethel Engineering
Richards Ranch LLC, PO Box 13914, San Luis Obispo, CA 93406-3914
File: Key Site 26



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

[Print](#) [Start Over](#) [Save](#)

RECEIPT NUMBER:
42 — 11/25/2024 — 277
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY County of Santa Barbara	LEAD AGENCY EMAIL deady@cityofsantamaria.org	DATE 11/25/2024
COUNTY/STATE AGENCY OF FILING Santa Barbara	DOCUMENT NUMBER	

PROJECT TITLE

Richards Ranch Annexation Project

PROJECT APPLICANT NAME MD3/Richards Ranch LLC	PROJECT APPLICANT EMAIL office@richardsranchcommunity.com	PHONE NUMBER (805) 225-3293
PROJECT APPLICANT ADDRESS 893 Marsh St. # 13914	CITY San Luis Obispo	STATE CA
	ZIP CODE 93406	

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity


CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$ 4,051.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$ 0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$ 0.00
 <input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
 <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)		
	\$850.00	\$ 0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$ 50.00
<input type="checkbox"/> Other		\$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 4,101.25

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Sarah Mayer, Deputy Clerk
---	--



2024 CEQA Transmittal Memorandum

County of Santa Barbara - Clerk of the Board of Supervisors

105 E. Anapamu St. Room 407 • Santa Barbara • CA • 93101

(805) 568-2240

Complete this form when filing a Notice of Determination (Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) or Notice of Exemption.

A scanned copy of the Department of Fish and Wildlife Receipt, Transmittal Memorandum and the CEQA filing including the date/time of posting will be emailed to the Lead Agency and Project Applicant. If you would like a return copy, please submit an extra copy along with a pre-addressed, stamped envelope.

Contact Person

Dana Eady, Director of Community Development

Phone

(805) 925 -0951 Ext. 2444

Lead Agency

City of Santa Maria

Lead Agency Email

deady@cityofsantamaria.org

Project Title

Richards Ranch Annexation Project

Project Applicant

MD3/Richards Ranch LLC

Email

office@richardsranchcommunity.com

Phone

(805) 225-3293

Project Applicant Address

893 Marsh St # 13914

City

San Luis Obispo

State

CA

Zip

93406

DOCUMENT BEING FILED:

☒ Notice of Determination - Environmental Impact Report (EIR)

☒ 2024 Filing Fee\$4,051.25

☐ Previously Paid (must attach receipt) \$0.00

☐ No Effect Determination (must be attached)..... \$0.00

Environmental Filing Fees will be collected *only* for projects that are approved. The Applicant must attest to the following:

☒ This project has been approved. Date of Approval: ~~11/19/2024~~ enter a date.

☐ Notice of Determination - Negative Declaration (ND) or Mitigated Negative Declaration (MND).....

☐ 2024 Filing Fee \$2,916.75

☐ Previously Paid (must attach receipt) \$0.00

☐ No Effect Determination (must be attached)..... \$0.00

Environmental Filing Fees will be collected *only* for projects that are approved. The Applicant must attest to the following:

☐ This project has been approved. Date of Approval: Click or tap to enter a date.

☐ Notice of Exemption.....\$0.00

☒ County Administrative Handling Fee (required for all filings, effective 7/19/18)\$50.00

TOTAL: \$ 4,101.25

PAYMENT METHOD: ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING

☐ Cash

☐ Credit

In person only

☐ Check # _____

☐ Journal Entry # _____

In FIN send to 'COB CEQA' in CEO Dept

Notice of Determination**Appendix D****To:**☒ Office of Planning and Research

U.S. Mail:

Street Address:

P.O. Box 3044

1400 Tenth St., Rm 113

Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: Santa Barbara

Address: 105 E. Anapamu St. Room 407

Santa Barbara, CA 93101

From:

Public Agency: City of Santa Maria

Address: 110 South Pine Street, Suite 101

Contact: Dana Eady, Planning Manager

Phone: (805) 925-0951 Ext. 2444

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022020194

Project Title: Richards Ranch Annexation, General Plan Amendment (AN2021-0001, GPZ2024-0001)

Project Applicant: MD3 Investments / Richards Ranch LLC

Project Location (include county): Union Valley Parkway/State Route 135, Santa Barbara County

Project Description:

The project includes the pre-zoning and annexation of four parcels (44 acres) into the Santa Maria City limits; the project is within the City of Santa Maria Sphere of Influence. The area is currently in unincorporated Santa Barbara County to the northeast and southeast of the intersection of State Route (SR-) 135 and Union Valley Parkway. APNs: 107-250-019, 107-250-020, 107-250-021, & 107-250-022.

This is to advise that the City of Santa Maria has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 11/19/2024 and has made the following determinations regarding the above
(date)
described project.

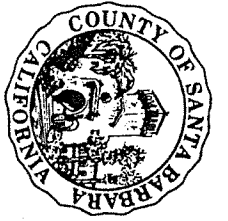
1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Santa Maria, 101 South Pine Street & <https://www.cityofsantamaria.org>

Signature (Public Agency): Dana Eady Title: Planning Division Manager

Date: 11/21/2024 Date Received for filing at OPR: _____



COUNTY OF SANTA BARBARA

X 2183169

COB

Department

Date

11/25/2014

Received from

Michael Sidbey

In Payment of

PROD - Processing Fee

and

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Dollars \$

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Received original of the above numbered receipt

CREDIT CARD	
CASH	
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SIGNATURE OF PAYOR

AUTHORIZED SIGNATURE

AC-147



COUNTY OF SANTA BARBARA

X 2183170

COB

Department

Date

11/25/2014

Received from

Michael Sidbey

In Payment of

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COUNCIL AGENDA REPORT

TO: City Council

FROM: Acting City Manager Chuen Wu

BY: Interim Community Development Director Dana Eady

SUBJECT: **Adoption of Resolutions and Introduction of an Ordinance for Richards Ranch Annexation, Pre-Zoning, and General Plan Amendment**

Description:

The City Council will consider the Richards Ranch Annexation, Pre-Zoning, and General Plan Amendment project. The project site is 43.75 acres located at the southeast and northeast corners of the intersection of Highway 135 and Union Valley Parkway in the unincorporated Orcutt area of Santa Barbara County.

Environmental Notice: Environmental review for this project was completed through the preparation of an Environmental Impact Report (SCH# 2022020194) pursuant to the California Environmental Quality Act (CEQA) State Guidelines.

RECOMMENDATIONS:

1. Adopt a Resolution to certify an Environmental Impact Report making California Environmental Quality Act Findings, adopting a Statement of Overriding Considerations and adopting a Mitigation Monitoring and Reporting Program for the Richards Ranch Annexation, Pre-Zoning, and General Plan Land Use Map Amendment located at the northeast and southeast intersections of Union Valley Parkway and Highway 135; and
2. Adopt a Resolution approving an amendment to the General Plan Land Use Policy Map for approximately 43.75 acres located at the northeast and southeast corners of the intersection of Highway 135 and Union Valley Parkway; and
3. Introduce an Ordinance pre-zoning approximately 43.75 acres located in the unincorporated area of Santa Barbara County from Retail Commercial (C-2) to Planned Development/ General Commercial (PD/C-2) on 16.35 acres, and Planned Development/High Density Residential (PD/R-3) on 27.4 acres; and
4. Adopt a Resolution approving an application initiating proceedings for the Richards Ranch Reorganization (AN2021-0001).

BACKGROUND:

The project site consists of four parcels totaling 43.75 acres located at the southeast and northeast corners of the intersection of Highway 135 and Union Valley Parkway (Attachment A, Vicinity Map). The property is within the unincorporated area of Santa Barbara County in the Orcutt Community Plan area and is east of the City of Santa Maria's southeastern city limits and within the City's Sphere of Influence (SOI). The property is identified in Santa Barbara County's Orcutt Community Plan as "Key Site 26 (Richards)". The Orcutt Community Plan includes policies and development standards for developing the site in the County for future residential, open space, and retail commercial uses. Surrounding land uses include single-family residential development to the north and south, high-density residential (apartments) to the east, and Highway 135 and residential development to the west.

The property is currently vacant and was most recently developed with a single-family dwelling located in the southwestern corner of the site and accessory structures. These structures were demolished in approximately 2010. Prior to the current property owner, the site was owned by Wal-Mart who had intended to develop the property with a new retail store. This development did not move forward as the property owner was not able to secure a source of supplemental water for the project as required by Golden State Water Company under the Santa Maria River Valley Groundwater Basin Stipulation.

Planning Commission Review

The project was presented to the City of Santa Maria Planning Commission at the July 18, 2024, study session. Commissioners discussed the proposed annexation request and directed questions to staff and the applicant regarding how services would be provided should the site be annexed. The public in attendance were provided time to share their comments and have their questions addressed regarding the project.

The Planning Commission then reviewed the project at the October 2, 2024, public hearing. The public in attendance raised concerns regarding the proposed annexation request, specifically that any future development on the property would be under the City's jurisdiction and not the County of Santa Barbara. Most commented that they did not oppose the future development of the site but some were concerned that future retail and residential development on the site would cause traffic impacts to Highway 135 and Union Valley Parkway, and overcrowding at area schools. After deliberations, the Planning Commission voted to recommend that the City Council approve the recommended actions to amend the land use designation and pre-zoning of the property and authorize the submittal of an application for annexation of the property to the Santa Barbara County Local Area Formation Commission (LAFCO).

DISCUSSION:

The project applicant, MD3 Investments, is requesting annexation of the 43.75-acre property from the unincorporated area of Santa Barbara County into the City of Santa Maria city limits. The request also includes an application for a General Plan Amendment

and Pre-Zoning of the four parcels to allow for the future development of the southern portion of the property with residential uses (apartments and condos), and the northern portion with a retail commercial shopping center.

Annexation Request

The project site is currently located outside of the Santa Maria city limits but is within the existing SOI, as defined in the City's General Plan Land Use Element. An SOI is a planning boundary that is outside of an agency's legal boundary (i.e., the city limit line) and defines the agency's probable future boundary and service area. For lands to be considered for annexation into a city, the land must be within the City's designated SOI. Annexation of the project site into the City is a formal municipal reorganization action that requires approval by LAFCO.

If the City Council certifies the Environmental Impact Report (EIR) for the project and initiates filing an application for annexation to LAFCO, the City as the lead agency would prepare the application. The application to LAFCO would include the purpose of the proposal, land use, and zoning information (existing and proposed), conformity with County and City General Plans and SOI, a plan for providing services including water supply, and any impacts to open space and agriculture that could occur from the proposal.

Before the LAFCO executive officer can issue a certificate of filing and schedule the proposal for LAFCO consideration, the City of Santa Maria, Santa Barbara County, and any affected special districts are required to negotiate the allocation of property tax revenues during a mandatory negotiation period. If an agreement is not reached, an alternate negotiation, mediation, and arbitration process is required. Once an agreement is reached, the executive officer may issue a certificate of filing which is a pre-condition to LAFCO's consideration of the application for annexation.

In their review of the application, LAFCO may approve, conditionally approve, or deny the proposed annexation. The factors that LAFCO must consider in reviewing annexation proposals include, but are not limited to, population density, the need for organized community services, the effect of the proposed action on adjacent areas, conformity with LAFCO policies on providing planned, orderly, efficient patterns of urban development, consistency with the General Plan, and the ability to provide services, including water supply.

Proposed Services

The project site is located within the service area of Golden State Water Company (GSWC) and the Laguna County Sanitation District (LSCD). Water and Wastewater services to the site would therefore continue to be provided by GSWC and LCSD, respectively. GSWC and LCSD have provided letters stating that they can and will be able to provide services to the future development of the property, subject to compliance with specified conditions.

In order to obtain water from GSWC, the applicant is required to provide a source of supplemental water to offset the increased water demand, pursuant to the Court adopted Stipulation in *Santa Maria Valley Water Conservation District v City of Santa Maria, et al.* (and related actions)¹. The City of Santa Maria is a provider of supplemental water, and applicants may apply to the City to purchase supplemental water through a Supplemental Water Agreement.

The decision to sell supplemental water is at the discretion of the City. In the past, the City has elected to not provide supplemental water to the subject property, most recently in 2006 when Wal-Mart owned the property. While annexation of the project site is not a prerequisite to or a requirement for the applicant's ability to purchase supplemental water from the City, the City typically would provide supplemental water to the property if it were located within city limits. GSWC, which has existing water lines adjacent to the project site underneath Orcutt Road, would then deliver water to the site. Any improvements to the existing water or sewer lines or construction of new water or sewer lines would be the responsibility of the developer of the property.

Fire protection services would be provided by the City of Santa Maria from Fire Station No. 6 located at 3339 Terminal Drive (Santa Maria Airport). This station is planned to be equipped with a fire engine and additional staffing to be fully operational to serve areas of the City and county beyond the airport property. The Santa Barbara County Fire Department would remain available to provide fire services to the property under the mutual aid agreement with the City of Santa Maria. Police services would be provided by the City of Santa Maria. Any future students would attend schools within the local area, including the Orcutt School District or private schools. The developer would be required to pay fees to the public school district to offset the impacts associated with increased students generated by the project.

Pre-Zoning and General Plan Amendment Request

Pre-zoning is a required component of the annexation process. California Government Code Section 65859 allows the City to adopt (i.e., pre-zone) a zoning designation for land outside its city limits in anticipation of annexation and development. Under the code provisions, the zoning designation adopted by the City would not become effective unless the property were to be annexed to the City.

The County currently has the entire 43.75-acre site zoned as C-2 (retail commercial). The request by the applicant includes the pre-zoning designations of General Commercial (C-2) on 16.35 acres of the site and High Density Residential (R-3) on the remaining 27.4 acres. The sites would also be located within the Planned Development (PD) Overlay District, which is designed and intended to provide for the orderly development of land in conformance with the City's General Plan.

The proposed pre-zoning designations would accommodate a range of potential land uses, as listed below.

¹ Lead Case No. CV 770214, Superior Court of the State California, County of Santa Clara, in January 2008, and Commission Decision No. 13-05-011.

- *General Commercial (C-2)*: This designation is intended to provide for general commercial and retail outside the central core, particularly along lineal development corridors. Permitted uses include retail uses and service establishments, such as clothing stores, department stores, home improvement centers, furniture sales, secondhand sales, banks and financial institutions, commercial and professional offices, restaurants, physical fitness centers/health clubs, auto repair shops, blueprint shops, dental laboratories, medical clinics, hotels and motels, light equipment rentals, and beauty shops.
- *High Density Residential (R-3)*: This designation is intended to provide for an urban residential environment, preferably close to shopping facilities and existing activity centers, as well as provide an incentive for reinvestment in older established areas. Permitted uses include single-family dwellings, duplexes, triplexes, and larger multi-family complexes, small family day care homes, with an overall density not to exceed 22 dwelling units per acre. Senior citizen housing may also be permitted to a maximum density of 30 dwelling units per acre.
- *Planned Development (PD) Overlay District*: This overlay district designation is intended to accommodate various types of development such as neighborhood and district shopping centers, professional and administrative office complexes, multiple housing developments, single-family residential developments, commercial service centers, and light industrial parks or any other use or combination of uses which can be made appropriately a part of a total planned development, in accordance with the City General Plan and any applicable specific plan.

The current County General Plan land use designations for the project site is General Commercial/Office and Professional/Planned Development-3.3, which is intended for mixed-use development with a maximum of 3.3 dwelling units per acre. Since the project site is located within the City's planning area and SOI, it is also identified for planned development by the City. The City currently provides a land use designation of Commercial/Professional Office for the site, which allows for office development for medical, legal, travel agencies, insurance, and real estate services, as well as a complementary mixed-use including residential and commercial uses.

With the proposed development scenario and proposed pre-zoning, the City would need to also amend the General Plan land use designation for the site. For this reason, the project also includes a General Plan amendment to apply a Community Commercial (CC) land use designation on 16.35 acres of the site and High Density Residential (HDR-22) for the remaining 27.4 acres.

Conceptual Development Plan

A conceptual plan for future development of the project site has been prepared to evaluate potential environmental impacts of the eventual development of the site if the proposed annexation and pre-zoning were to be approved. The plan, included as Attachment B to this report, shows the potential future development that could occur consistent with the project's proposed pre-zoning designations. This includes a buildout of 106,800 square-

feet of commercial uses and a 39,500-square-foot mini-storage complex on 16.35 acres of the project site and 400 apartments and 95 townhomes on the remaining 27.40 acres. The commercial uses would be concentrated on the frontages of Union Valley Parkway (UVP) and SR 135, with site access available via Orcutt Road and UVP. The northern portion of the project site (north of UVP) would support most of the proposed commercial uses, allowing for up to 96,800 square feet of commercial development. This development scenario assumes a drive-through commercial space northeast of the intersection at SR 135 and UVP, as well as a retail center, corner gas station, and mini-storage facility east of Orcutt Road on the northeastern portion of the project site. Additional commercial uses at the southwestern portion of the site are anticipated to accommodate up to two drive-through commercial sites, totaling a maximum of 10,000 square feet. High-density residential uses would be located in the southeastern portion of the project site (south of UVP and east of Orcutt Road) and would include up to 400 apartments with common park space, and 95 townhomes.

Future project buildout of any of these uses within the project site would require individual Planned Development Permit applications for the development of each of the proposed residential and commercial projects. These applications would be reviewed by the City at the time they are received to ensure they are consistent with the zoning and have been adequately evaluated under CEQA. The applications would be under the discretion of the City of Santa Maria Planning Commission.

Alternative(s)

The City Council may summarily deny the project. This action would cause the subject property to remain as is, located within the City's SOI boundary, under Santa Barbara County jurisdiction.

Environmental Review

An Environmental Impact Report (EIR) has been prepared for the proposed project (State Clearinghouse No. 2022020194). The Draft EIR was circulated for public review from December 22, 2022, to March 7, 2023. The City received over 100 public comments on the Draft EIR including, but not limited to, letters from Santa Barbara County (Planning and Development, Fire Department, Public Works Transportation Division, Air Pollution Control District), LAFCO, CA Dept. of Fish and Wildlife, and CalGEM. The EIR is included in this report as Attachment C.

Following the release of the Draft EIR, new information was obtained regarding the monarch butterfly and overwintering habitat for the species. For these reasons, the City determined that the portions of the Draft EIR related to Biological Resources and Project Alternatives should be revised and recirculated for public comment. The partially recirculated EIR was released for a 45-day public comment period from January 31 to March 15, 2024. At the completion of the public review period, the City received six additional comment letters. All of the comments received on the Draft and partially recirculated EIR have been reviewed and addressed in the Response to Comments section of the EIR.

Mitigation Measures were developed to address potential project impacts in the topic areas of Air Quality and Greenhouse Gas Emissions, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, and Noise. The Mitigation Monitoring and Reporting Program is provided as Attachment F to this staff report.

The EIR identifies significant and unavoidable (Class I) impacts to Biological Resources resulting from the future buildout of the property. This is due to its potential to impact the monarch butterfly through the removal of a stand of eucalyptus trees on the property that is identified by the Xerces Society as an overwintering site for the monarch butterfly. The Statement of Overriding Considerations addressing this impact is provided as Attachment E.

Fiscal Considerations

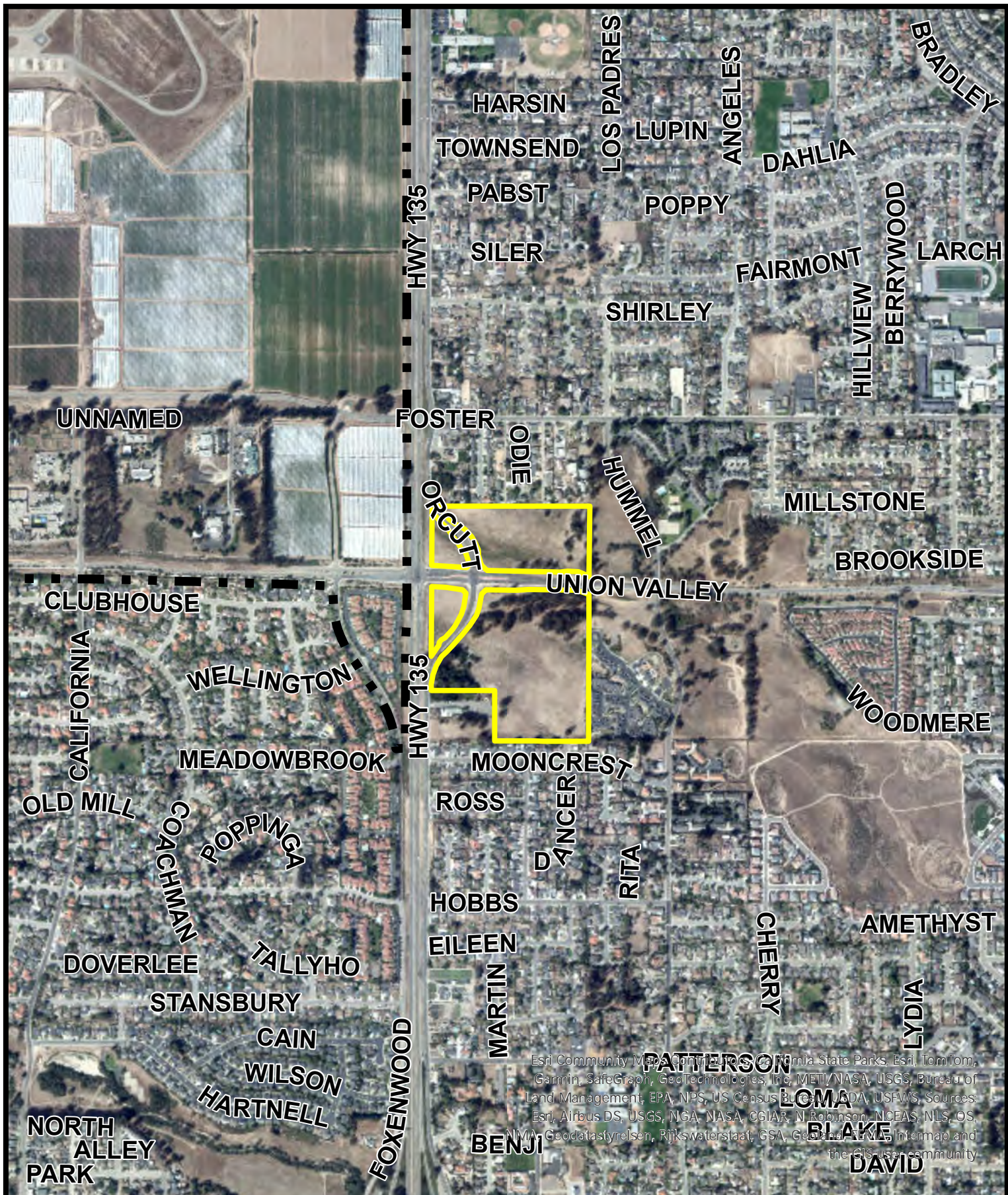
If the City Council initiates proceedings to file an annexation application to LAFCO, a comprehensive fiscal analysis would be prepared as a part of the application. Additionally, the City of Santa Maria, Santa Barbara County, and any affected special districts are required to negotiate the allocation of property tax revenues, and any other items identified, during a mandatory negotiation period. The full costs of developing the property, including roadway and frontage improvements, and installation of utilities would be the responsibility of the developer.

Impact to the Community

The annexation of the property into the City of Santa Maria would allow the vacant property to be provided with the services needed to develop the site with new retail and residential uses that would serve the region. Future development of the site will be subject to the mitigation measures in the Environmental Impact Report to reduce potential noise, traffic, lighting, and associated impacts to adjacent residential neighborhoods. Discretionary permits (ex. Planned Development Permits) for future development would be reviewed in public hearings by the City's Planning Commission.

ATTACHMENTS

- A. Vicinity Map
- B. Conceptual Development Plan
- C. Environmental Impact Report
- D. CEQA Findings
- E. Statement of Overriding Considerations
- F. Mitigation Monitoring Program
- G. Existing and Proposed General Plan Land Use Designations
- H. Pre-zoning Designations
- I. Legal Descriptions



Esri Community Map, contributors, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS-user community

City Boundary Line
Project Site

0 0.1 0.2 0.4 0.6 Miles

VICINITY MAP
ATTACHMENT A



ATTACHMENT C

Environmental Impact Report

The Environmental Impact Report (EIR) and accompanying documents are available on the City's website at the following link:

<https://www.cityofsantamaria.org/services/departments/community-development/planning-division/planning-policies-and-regulations/environmental-impact-reports>

ATTACHMENT D
CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS
RICHARDS RANCH ANNEXATION, GENERAL PLAN LAND USE MAP AMENDMENT,
AND PRE-ZONING

A. Findings that with regard to certain project and cumulative effects, changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.

The following topics were discussed in detail within the Environmental Impact Report (EIR) for the Richards Ranch Annexation (July 2024) and were determined to result in less than significant impacts after implementation of the mitigation measures identified in the EIR.

1. AIR QUALITY (AQ) AND GREENHOUSE GAS (GHG) EMISSIONS

- a. **AQ Impact 2.** The project could result in a cumulatively considerable net increase of criteria pollutants. These potential impacts will be reduced through Mitigation Measures AQ/mm-2.1 and AQ/mm-2.2. These measures will require construction measures to minimize short-term construction emissions. These include using water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site, minimizing the amount of disturbed area and reducing onsite vehicle speeds to 15 mph or less, covering soil stockpiles if they are present for more than two days, installing gravel pads at all access points to prevent tracking of mud onto public roads, and several other construction-period control measures. In addition, to reduce mobile-source emissions, all portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program or shall obtain a Santa Barbara County Air Pollution Control District (SBCAPCD) permit. Current regulations for off-road diesel vehicles shall be followed, equipment shall be subject to existing regulations for heavy-duty diesel-fueled vehicles, diesel equipment meeting CARB Tier 3 or higher emission standards for off-road heavy-duty diesel engines shall be used for construction activities, on-road heavy-duty equipment with model year 2010 engines or newer shall be used, diesel-powered equipment shall be replaced by electric equipment whenever available, and several other measures to reduce vehicle exhaust. The measures identified in Mitigation Measures AQ/mm-2.1 and AQ/mm-2.2 will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.
- b. **AQ Impact 3.** The project could expose sensitive receptors to substantial pollutant concentrations. These potential impacts will also be reduced to less than significant with the implementation of Mitigation Measures AQ/mm-2.1 and AQ/mm-2.2, described under AQ Impact 2. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.
- c. **AQ Impact 5.** The project's air pollutant emissions could result in a cumulative contribution to air pollution in the region. These potential impacts will also be reduced to less than significant with the implementation of Mitigation Measures

AQ/mm-2.1 and AQ/mm-2.2, described under AQ Impact 2. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.

- d. **GHG Impact 2.** The project could conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. These potential impacts will be reduced to less than significant with the implementation of Mitigation Measures EN/mm-1.1, GHG/mm-2.1, and GHG/mm-2.2. Mitigation Measure EN/mm-1-1 requires meeting or exceeding CalGreen Tier 2 standards at the time of development for building energy efficiency, meeting or exceeding CalGreen building standards at the time of development for water conservation, built-in appliances to be Energy Star certified or equivalent, maximizing natural lighting buildings to minimize daytime lighting demand, and outdoor lighting that minimizes electrical demand. Mitigation Measure GHG/mm-2.1 requires design features to encourage the use of alternate transportation modes and reduce mobile-source emissions. Mitigation Measure GHG/mm-2.2 prohibits the servicing of residential development by natural gas. In addition, natural gas service for commercial development shall only be allowed with significant restrictions, including the preparation and implementation of a GHG-reduction plan to fully offset GHG emissions associated with natural gas service to commercial land uses. Off-site mitigation measures may include "Direct Reduction Activities" or the purchase of "Carbon Offset Credits." The measures identified in Mitigation Measures EN/mm-1.1, GHG/mm-2.1, and GHG/mm-2.2 will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.
- e. **GHG Impact 3.** The project could result in a cumulative contribution to GHG emissions in the region. The measures identified in Mitigation Measures EN/mm-1.1, GHG/mm-2.1, and GHG/mm-2.2, described under GHG Impact 2, will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.

2. BIOLOGICAL RESOURCES (BIO)

- a. **BIO Impact 1.** The project could directly or indirectly impact special-status wildlife species during project construction. Mitigation Measures BIO/mm-1.1, BIO/mm-1.2, BIO/mm-1.3, BIO/mm-1.4, and BIO/mm-1.5, provide for several measures to address construction-period impacts including the prohibition of invasive plants, a biological monitor to provide oversight to implementation of all the identified mitigation measures, implementation of a Worker Environmental Training Program, and ensure erosion control is biodegradable. As well, additional measures will be required under Mitigation Measures BIO/mm-2.1, BIO/mm-3.1, BIO/mm-4.1, BIO/mm 5.1, and BIO/mm-11.1. The measures identified in Mitigation Measures BIO/mm-1.1 through BIO/mm-1.5 and Mitigation Measures BIO/mm-2.1, BIO/mm-3.1, BIO/mm-4.1, BIO/mm 5.1, and BIO/mm-11.1 will reduce construction-period impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.
- b. **BIO Impact 3.** The project could directly and indirectly impact northern California legless lizards during project construction. These potential impacts will be reduced to less than significant with the implementation of Mitigation Measures BIO/mm-

1.1 through BIO/mm-1.5 and Mitigation Measure BIO/mm-3.1, which provides for specific measures to address northern California legless lizards, including pre-construction surveys for northern California legless lizards within suitable habitat areas within the development area. These measures will reduce potential impacts to the California legless lizards during project construction to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.

- c. **BIO Impact 4.** The project could directly and indirectly impact nesting birds during project construction. These potential impacts will be reduced to less than significant with the implementation of Mitigation Measures BIO/mm-1.1 through BIO/mm-1.5 and Mitigation Measure BIO/mm-4.1, which provides for specific measures to address nesting birds, including timing vegetation removal and initial site disturbance between September 1 and January 31 outside of the nesting season for birds and, if vegetation removal and site disturbance must be conducted during this time period, to require nesting bird surveys before construction and protect any identified nests. These measures will reduce potential impacts to the nesting birds during project construction to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.
- d. **BIO Impact 5.** The project could directly and indirectly impact roosting western red bats during project construction. These potential impacts will be reduced to less than significant with the implementation of Mitigation Measure BIO/mm-5.1, which provides for specific measures to address potential roosting western red bats, including pre-construction surveys and implementing protection measures if roosting western red bats are identified. These measures will reduce potential impacts during project construction to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.
- e. **BIO Impact 7.** The development of the infrastructure improvements beyond the 43.75-acre project site boundary could directly or indirectly impact special-status wildlife species. These potential impacts will be reduced to less than significant with the implementation of Mitigation Measures BIO/mm-1.2 through BIO/mm-1.5, BIO/mm-3.1, BIO/mm-4.1, and BIO/mm-5.1. These measures will reduce potential impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.
- f. **BIO Impact 11.** The project could result in conflicts with City policies and ordinances protecting biological resources, specifically considerations under the City's Resource Management Element (RME) of the General Plan and the Municipal Code. These potential impacts will be reduced with the implementation of Mitigation Measures BIO/mm-1.1 through BIO/mm-1.5, BIO/mm-2.1, BIO/mm-3.1, BIO/mm-4.1, and BIO/mm-5.1. In addition, Mitigation Measure BIO/mm-11.1 will require specific measures to address the City's RME and Municipal Code related to tree protection and replacement and RME Goal 3 and Policy 3. In combination, these measures will address potential conflicts with City policies and ordinances protecting biological resources. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.

3. CULTURAL (CR) AND TRIBAL CULTURAL RESOURCES (TCR)

- a. **CR Impact 2.** The project could cause a substantial adverse change in the significance of an unknown archaeological resource. Mitigation Measure CR/mm-2.1 provides for measures to address the unlikely discovery of archaeological resources during project implementation, including retaining a qualified archeologist to evaluate the find and recommend protection measures. In addition, if human remains are discovered, State of California Health and Safety Code Section 7050.5 is required to be followed. Mitigation Measure CR/mm-2.1 will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.
- b. **CR Impact 3.** The project could disturb previously unidentified human remains if present within the project site. Mitigation Measure CR/mm-2.1, described under CR Impact 2, will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.
- c. **CR Impact 4.** The project will have the potential to result in cumulatively considerable impacts associated with cultural resources. Mitigation Measure CR/mm-2.1, described under CR Impact 2, will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.
- d. **TCR Impact 1.** While there are no resources listed in or eligible for listing in the California Register of Historical Resources (CRHR) or local register of historic resources, the project could cause a substantial adverse change in the significance of an unknown tribal cultural resource determined by the City to be a significant resource to a California Native American Tribe. Mitigation Measure CR/mm-2.1, described under CR Impact 2, will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.

4. ENERGY (EN)

- a. **EN Impact 1.** The project could result in wasteful, inefficient, or unnecessary consumption of energy resources during project construction and operation. These potential impacts will be reduced to less than significant with the implementation of Mitigation Measures EN/mm-1.1, GHG/mm-2.1, and GHG/mm-2.2. Mitigation Measure EN/mm-1.1 requires meeting or exceeding CalGreen Tier 2 standards at the time of development for building energy efficiency, meeting or exceeding CalGreen building standards at the time of development for water conservation, built-in appliances shall be Energy Star certified or equivalent, maximizing natural lighting buildings to minimize daytime lighting demand, and outdoor lighting that minimizes electrical demand. Mitigation Measure GHG/mm-2.1 requires design features to encourage the use of alternate transportation modes and reduce mobile-source emissions. Mitigation Measure GHG/mm-2.2 prohibits the servicing of residential development by natural gas. In addition, natural gas service for commercial development shall only be allowed with significant restrictions, including the preparation and implementation of a GHG-reduction plan to fully offset GHG emissions associated with natural gas service

to commercial land uses. Off-site mitigation measures may include “Direct Reduction Activities” or the purchase of “Carbon Offset Credits.” The measures identified in Mitigation Measures EN/mm-1.1, GHG/mm-2.1, and GHG/mm-2.2 will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.

- b. **EN Impact 2.** The project could conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The measures identified in Mitigation Measures EN/mm-1.1, GHG/mm-2.1, and GHG/mm-2.2, as described under EN Impact 1, will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.

5. **GEOLOGY AND SOILS (GEO)**

- a. **GEO Impact 2.** The project could cause substantial adverse effects associated with strong seismic ground shaking. These potential impacts will be reduced to less than significant with the implementation of Mitigation Measures GEO/mm-2.1, GEO/mm-2.2, and GEO/mm-2.3. These measures require a variety of engineering and design measures to be incorporated into the construction plans, to be incorporated prior to the issuance of building permits and verified by the City Building Division. The measures identified in Mitigation Measures GEO/mm-2.1 through GEO/mm-2.3 will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.
- b. **GEO Impact 3.** Future development on-site could result in substantial adverse effects associated with liquefaction and seismically induced settlement. These potential impacts will be reduced to less than significant with the implementation of Mitigation Measures GEO/mm-2.1 through GEO/mm-2.3 and GEO/mm-3.1 through GEO/mm-3.3. These measures require a variety of design measures to be incorporated into the construction plans and implemented, to be incorporated prior to the issuance of building permits and verified by the City Building Division. The measures identified in Mitigation Measures GEO/mm-2.1 through GEO/mm-2.3 and GEO/mm-3.1 through GEO/mm-3.3 will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.
- c. **GEO Impact 5.** The project could result in substantial soil erosion and the loss of topsoil. These potential impacts will be reduced to less than significant with the implementation of Mitigation Measure GEO/mm-5.1. These measures require a variety of design measures to be incorporated into the construction plans and implemented to address drainage and potential erosion. The measures identified in Mitigation Measure GEO/mm-5.1 will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.

- d. **GEO Impact 6.** The project could result in substantial adverse effects associated with liquefaction, settlement, hydroconsolidation, and seismically induced settlement. These potential impacts will be reduced to less than significant with the implementation of Mitigation Measures GEO/mm-2.1 through GEO/mm-2.3, GEO/mm-3.1 through GEO/mm-3.3, and GEO/mm-6.1. These measures require a variety of design measures to be incorporated into the construction plans and implemented, to be incorporated prior to the issuance of building permits and verified by the City Building Division. The measures identified in Mitigation Measures GEO/mm-2.1 through GEO/mm-2.3, GEO/mm-3.1 through GEO/mm-3.3, and GEO/mm-6.1 will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.
- e. **GEO Impact 9.** Ground-disturbing activities could damage paleontological resources that may be present below the surface. This potential impact will be reduced to less than significant with the implementation of Mitigation Measure GEO/mm-9.1, which provides for the implementation of a Worker's Environmental Awareness Program (WEAP) to train the grading personnel/crew and address potential paleontological resource discoveries. In addition, an inadvertent discovery clause will be included in every construction contract to inform contractors of this requirement. Mitigation Measure GEO/mm-9.1 will reduce potential paleontological impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.
- f. **GEO Impact 10.** The project will have the potential to result in cumulatively considerable impacts associated with geology and soils. These potential impacts will be reduced to less than significant with the implementation of Mitigation Measures GEO/mm-2.1 through GEO/mm-2.3, GEO/mm-3.1 through GEO/mm-3.3, GEO/mm-5.1, GEO/mm-6.1, and GEO/mm-9.1. The measures identified will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.

6. **HAZARDS AND HAZARDOUS MATERIALS (HAZ)**

- a. **HAZ Impact 2.** Construction of infrastructure associated with the project could result in the release of aerially deposited lead, a hazardous material, into the environment. No other potentially significant impacts related to upset or accident conditions involving the release of hazardous materials will occur. These potential impacts will be reduced to less than significant with the implementation of Mitigation Measures HAZ/mm-2.1 and HAZ/mm-2.2, which will require soil sampling for the presence of hazardous materials, including aerially deposited lead and hydrocarbons in areas where excavation is required within 30 feet of State Route 135 and appropriate abatement measures, if necessary. As well, a Soil Management Plan and Health and Safety Plan will be required and implemented for the infrastructure improvements that are located beyond the 43.75-acre site. The measures identified will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.
- b. **HAZ Impact 5.** Future development may have the potential to be inconsistent with safety and/or compatibility policies of the Santa Maria Public Airport land use plan

in effect at the time of building permit applications. This impact will be reduced to less than significant with the implementation of Mitigation Measure HAZ/mm-5.1, which will require the demonstration of full compliance with the applicable safety standards and compatibility policies of the airport land use plan prior to the issuance of any building permits. This measure will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.

- c. **HAZ Impact 7.** While there is some potential for the project to result in cumulative considerable impacts related to safety and/or compatibility policies of the Santa Maria Public Airport land use plan, implementation of Mitigation Measure HAZ/mm-5.1, which will require the demonstration of full compliance with the applicable safety standards and compatibility policies of the airport land use plan prior to the issuance of any building permits, will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.

7. HYDROLOGY AND WATER QUALITY (HYD)

- a. **HYD Impact 1.** Construction of the project could violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. This impact will be reduced to less than significant with the implementation of Mitigation Measure GEO/mm-5.1, described under GEO Impact 5, and the implementation of Mitigation Measures HYD/mm-1.1 and HYD/mm-1.2, which require the development of Stormwater Pollution Prevention Plans and implementation of these plans during construction. Specific erosion control and grading requirements are provided in Mitigation Measures HYD/mm-1.2 and will be installed prior to beginning of any construction or grading activities and are subject to review and approval by the City. The measures identified in Mitigation Measures GEO/mm-5.1, HYD/mm-1.1, and HYD/mm-1.2 will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.
- b. **HYD Impact 2.** Operation of the project could violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. This impact will be reduced to less than significant with the implementation of Mitigation Measures HYD/mm-2.1, HYD/mm-2.2 and HYD/mm-2.3. These measures provide for the incorporation of low impact development best management practices (BMPs) and maintenance of post-construction stormwater controls. As required by HYD/mm-2.3, these measures will be incorporated into the stormwater quality system depicted in the erosion and sediment control plan. The measures identified in Mitigation Measures HYD/mm-2.1, HYD/mm-2.2 and HYD/mm-2.3 will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.
- c. **HYD Impact 5.** If the proper design measures and BMPs were not implemented, the project could alter the existing drainage pattern of the site or increase surface water runoff in a manner that could result in substantial erosion, siltation, and/or loss of topsoil. These impacts will be reduced to less than significant with the implementation of previously identified and described Mitigation Measures

GEO/mm-5.1, HYD/mm-1.1, HYD/mm-1.2, and HYD/mm-2.1 through HYD/mm-2.3. The measures will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.

- d. **HYD Impact 7.** Implementation of the project will not conflict with or obstruct implantation of a water quality control plan or sustainable groundwater management plan. These impacts will be reduced to less than significant with the implementation of previously identified and described Mitigation Measures HYD/mm-1.1, HYD/mm-1.2, and HYD/mm-2.1 through HYD/mm-2.3. The measures will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.
- e. **HYD Impact 8.** The project could result in cumulatively considerable impacts to hydrology and water quality. These impacts will be reduced to less than significant with the implementation of previously identified and described Mitigation Measures GEO/mm-5.1, HYD/mm-1.1, HYD/mm-1.2, and HYD/mm-2.1 through HYD/mm-2.3. The measures will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.

8. NOISE (NOI)

- a. **NOI Impact 1.** The project could generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. This impact will be reduced to less than significant with the implementation of Mitigation Measures NOI/mm-1.1 and NOI/mm-1.2, which provide for the incorporation of control measures during construction, including compliance with the noise ordinance and limitation on the timing of construction activity, and additional measures to limit long-term exposure to transportation and non-transportation noise. The measures identified in Mitigation Measures NOI/mm-1.1 and NOI/mm-1.2 will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.
- b. **NOI Impact 4.** The project will have the potential to result in cumulatively considerable impacts associated with noise. The measures identified in Mitigation Measures NOI/mm-1.1 and NOI/mm-1.2, as described under NOI Impact 1, will reduce impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.

9. UTILITIES AND SERVICE SYSTEMS (USS)

- a. **USS Impact 1.** The project will require the construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, and telecommunications facilities. These impacts will be reduced to less than significant with the implementation of previously identified and described Mitigation Measures AQ/mm-1.1 and AQ/mm-1.2; BIO/mm-1.1 through BIO/mm-1.5, BIO/mm-2.1, BIO/mm-3.1, BIO/mm-4.1, BIO/mm-5.1, and BIO/mm-11.1; CR/mm-2.1; GEO/mm-5.1 and GEO/mm-9.1; HAZ/mm-2.1 and HAZ/mm-2.2; HYD/mm-1.1 and HYD/mm-1.2; and NOI/mm-1.1. These measures will reduce

impacts to less than significant. Therefore, this impact will be Class II, less than significant with incorporation of mitigation.

- B. Findings that with regard to certain project and cumulative effects, those changes or alterations which mitigate those effects, are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.**

No impacts were identified in the EIR for which mitigation measures were the responsibility and jurisdiction of another public agency.

- C. Findings that with regard to certain project and cumulative effects, specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.**

The EIR identified two (2) significant, unavoidable adverse project-specific or cumulative related environmental impacts associated with the proposed project that cannot be mitigated to less than significant levels by the adoption of mitigation measures.

The Planning Commission recommends that the City Council find that these impacts will be mitigated to the maximum extent feasible, but will still remain significant and unavoidable, consistent with the following findings.

1. BIOLOGICAL RESOURCES

- a. **BIO Impact 2.** The future development of the property could directly impact monarch butterflies. This impact would be Class I, significant and unavoidable. Required mitigation measures will help reduce this impact, but not to a less than significant level. The measures identified in Mitigation Measures BIO/mm-1.1 through BIO/mm-1.5 will be implemented, as previously described. In addition, Mitigation Measure BIO/mm-2.1 will be required, which provides for a series of measures to reduce direct impacts to the monarch butterfly and compensate for the loss of monarch butterfly habitat. In summary, the measures incorporated into Mitigation Measure BIO/mm-2.1 include:

- If possible, avoiding site disturbance and construction activity that would impact eucalyptus trees onsite during the monarch butterflies' fall and winter migration period (October 15 through February 29).
- If tree or vegetation removal or site disturbance is required during the monarch butterflies' fall and winter migration period (October 15 through February 29), a City-approved biologist familiar with monarchs and monarch overwintering habitat shall conduct focused surveys for monarch colonies within the identified overwintering site and will identify any colonies found within 7 days of proposed vegetation removal or site disturbance or when known monarch overwintering is occurring at other locations within the region. If monarch butterflies are detected,

development shall be postponed until after the overwintering period or until the City-approved biologist determines monarch butterflies are no longer using the trees for overwintering.

- To provide further protection to non-overwintering populations and/or adjacent over-wintering populations, no *Asclepias curassavica* (tropical milkweed) will be allowed in any planting palettes for the project. To contribute to local monarch butterfly conservation efforts, native nectar-providing plant species will be incorporated into landscaping following construction activities, such as those recommended in the Monarch Butterfly Nectar Plant List for Conservation Plantings, to enhance local nectar sources.
- As a condition of approval for the Planned Development permit(s), the use of neonicotinoids and synthetic pesticides shall be prohibited in the initial project plantings and throughout the life of the project in open space, pocket parks, and other common landscaped areas. This condition shall apply to the common open spaces for the life of the project and shall be included in the CC&Rs which will be recorded against the property prior to the issuance of a first certificate of occupancy. In addition, future residents and occupants shall be encouraged to not use neonicotinoids, synthetic pesticides, and/or plants treated with these materials; residents and occupants will be provided educational materials describing 1) viable alternatives to these products, and 2) the detrimental effects of these products on butterflies and other pollinators.
- Prior to the approval of a Planned Development permit and prior to the removal of any trees within the overwintering site, the developer shall hire a City-approved biologist familiar with monarchs and monarch overwintering habitat to prepare and implement a monarch butterfly habitat enhancement plan. At a minimum, the plan shall identify area(s) on the property appropriate for onsite habitat enhancement to partially address the direct impacts of tree removal. The recommendations in this plan shall be included within the project's future landscaping plans for review and approval by the City prior to implementation.
- Prior to the approval of the first building permit for the project, the developer, in consultation with the City of Santa Maria Community Development Department, shall identify and provide a donation to a conservation entity for monarch habitat conservation that can receive financial support to further enhance and/or promote conservation efforts in the region. The developer shall provide a donation in an amount required by the conservation entity to fund 5 years of conservation research, restoration, site protection, and/or maintenance and management activities to the benefit of overwintering monarch butterfly habitat.

The project site supports stands of trees that have historically supported an aggregation of winter roosting monarch butterflies; this site is located to the south of UVP and is 7.63 acres. The recent counts at this grove have ranged between 0 and 34 butterflies. The recorded count for 2021/2022 was 34. Nevertheless, the Xerces Society and Ca. Department of Fish and Wildlife have identified and

mapped this grove as overwintering site #2688. Retaining the 7.63-acre grove at the project site would not be feasible because the grove would be incompatible with the proposed residential development at the project site. An arborist assessment, which supported the EIR analysis, indicates that the eucalyptus grove that provides the overwintering habitat is an old windrow of trees that has been cut down in the past and allowed to regrow out of the remaining stumps. The trees are growing very close together and the branches of each tree tangle with one another. When eucalyptus grows in very close, like the trees at the project site, the roots fuse between trees, making them one biological entity. It is not possible to remove individual trees selectively. If single trees were to be removed, the sandy soil conditions would increase the possibility of the remaining trees falling over. The trees are essentially supporting each other.

There has been no regular maintenance of the trees on the project site. Due to the health of the trees, the arborist report recommends against protection for any of the trees. Development of the site with any comparable project of a similar density would require the removal of the monarch overwintering site. Due to the central location of the eucalyptus grove, protection of this resource, and creation of an adequate buffer zone between the project development and the grove for resource protection and hazard abatement, would require many more acres of the project site to remain in open space than the 7.63-acre area that delineates the grove. This type of buffer zone and protection of the grove would render a project like Richards Ranch (of a similar size and density) as infeasible to develop.

Removal of this habitat would create a significant and unavoidable impact that cannot be fully mitigated. Impacts cannot not be fully mitigated because there are no known local mitigation banks for monarch butterfly overwintering habitat, there is significant risk that restored off-site habitat would not be used by the monarch for overwintering, and there would be a significant temporal loss of the habitat while potential created or restored overwintering habitat matures. For these reasons, while mitigation is available through supporting existing conservation efforts of established habitats that are actively managed by qualified conservation entities, the City determines that feasible mitigation measures are not available to fully reduce potentially significant impacts to the monarch butterfly from loss of habitat to a less-than-significant level.

Implementation of Mitigation Measures BIO/mm-1.1 through BIO/mm-1.5 and Mitigation Measure BIO/mm-2.1 will reduce impacts to the monarch butterfly and monarch butterfly habitat. Residual impacts to monarch butterflies would continue to be significant and unavoidable. This impact would be Class I, significant and unavoidable.

- b. **BIO Impact 13, Cumulative Impacts to Biological Resources.** The project could result in cumulatively considerable impacts to biological resources. These potential impacts will be reduced to with the implementation of Mitigation Measures BIO/mm-1.1 through BIO/mm-1.5, BIO/mm-2.1, BIO/mm-3.1, BIO/mm-4.1, and BIO/mm-5.1. With implementation of the identified mitigation measures, most residual cumulative biological resource impacts would be less than significant. However, development of the site under the Richards Ranch conceptual development plan or any project of a similar density would necessitate

the removal of the 7.63-acre monarch overwintering site that exists on the project site. Removal of this habitat would create a significant and unavoidable impact that cannot be fully mitigated. Impacts cannot be fully mitigated because there is a lack of information regarding the ability to develop off-site mitigation, there are no known local mitigation banks for monarch butterfly overwintering habitat, there is significant risk that restored off-site habitat would not be used by the monarch for overwintering, and there would be a significant temporal loss of the habitat while created overwintering habitat matures.

For these reasons, the City determines that feasible mitigation measures are not available to reduce potentially significant impacts to the monarch butterfly from loss of habitat to a less-than-significant level. Thus, residual cumulative impacts to monarch butterflies would continue to be significant and unavoidable with the build out of the Richards Ranch conceptual development plan. Although the project will incorporate feasible measures, the measures may not reduce impacts to less than significant. Therefore, this impact would remain significant. This impact would be Class I, significant and unavoidable.

D. Findings that with regard to certain project effects, those effects found to be less than significant and no mitigation measures are required.

The EIR identified potential impacts within fifty-two (52) topics that were found to be less than significant or no impact.

1. AESTHETICS (AES)

- a. **AES Impact 1.** The project will not have a substantial effect on a scenic vista; impacts will be less than significant. This impact will be Class III, less than significant.
- b. **AES Impact 2.** The project will not substantially damage scenic resources within a State Scenic Highway. This impact will be Class IV, of no impact.
- c. **AES Impact 3.** With adherence to the City's development and landscape standards, the project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings, nor conflict with applicable zoning and other regulations governing scenic quality; impacts will be less than significant. This impact will be Class III, less than significant.
- d. **AES Impact 4.** The project will not create a new source of substantial light or glare which will adversely affect day or nighttime views in the area; impacts will be less than significant. This impact will be Class III, less than significant.
- e. **AES Impact 5.** The project will not have potential to result in cumulatively considerable impacts associated with aesthetics; impacts will be less than significant. This impact will be Class III, less than significant.

2. AIR QUALITY (AQ) AND GREENHOUSE GAS (GHG)

- a. **AQ Impact 1.** The project will not conflict with or obstruct implementation of applicable air quality plans. This impact will be Class III, less than significant.

- b. **AQ Impact 4.** The project will not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. This impact will be Class III, less than significant.
 - c. **GHG Impact 1.** The project will not generate greenhouse gas emissions above greenhouse gas significance thresholds. This impact will be Class III, less than significant.
3. **BIOLOGICAL RESOURCES (BIO)**
- a. **BIO Impact 6.** Project operation will not directly or indirectly impact special-status wildlife species. This impact will be Class III, less than significant.
 - b. **BIO Impact 8.** There is no riparian habitat or other sensitive natural communities located within the project site; no impacts will occur. This impact will be Class IV, of no impact.
 - c. **BIO Impact 9.** There are no jurisdictional wetlands located within the project site; no impacts will occur. This impact will be Class IV, of no impact.
 - d. **BIO Impact 10.** No impacts will occur to migratory wildlife corridors or native wildlife nurseries. This impact will be Class IV, of no impact.
 - e. **BIO Impact 12.** The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. This impact will be Class IV, of no impact.
4. **CULTURAL (CR) AND TRIBAL CULTURAL RESOURCES (TCR)**
- a. **CR Impact 1.** The project will not cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5. This impact will be Class IV, of no impact.
5. **ENERGY (EN)**
- a. **EN Impact 3.** The project will not result in cumulatively considerable impacts associated with energy. This impact will be Class IV, of no impact.
6. **GEOLOGY AND SOILS (GEO)**
- a. **GEO Impact 1.** The project will not cause substantial adverse effects due to rupture of a known earthquake fault; impacts will be less than significant. This impact will be Class III, less than significant.
 - b. **GEO Impact 4.** The project will not cause potential substantial adverse effects involving landslides. This impact will be Class III, less than significant.
 - c. **GEO Impact 7.** The project will not result in substantial risks to life or property associated with expansive soils. This impact will be Class III, less than significant.
 - d. **GEO Impact 8.** The project will not result in impacts associated with soil capability

of supporting the use of wastewater disposal systems. This impact will be Class IV, of no impact.

7. HAZARDS AND HAZARDOUS MATERIALS (HAZ)

- a. **HAZ Impact 1.** The project will not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials. This impact will be Class III, less than significant.
- b. **HAZ Impact 3.** The project will not introduce hazardous materials within 0.25 miles of an existing or proposed school; impacts related to hazardous emissions and handling of hazardous materials near schools will be less than significant. This impact will be Class III, less than significant.
- c. **HAZ Impact 4.** The project will not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. This impact will be Class IV, of no impact.
- d. **HAZ Impact 6.** The project will not impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan. This impact will be Class III, less than significant.

8. HYDROLOGY AND WATER QUALITY (HYD)

- a. **HYD Impact 3.** Implementation of the project will not substantially decrease groundwater supplies and impede sustainable groundwater management of the basin. This impact will be Class III, less than significant.
- b. **HYD Impact 4.** The project will not interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. This impact will be Class III, less than significant.
- c. **HYD Impact 6.** The project site is not in a flood hazard zone, tsunami zone, or seiche zone and, therefore, there will be no risk of release of pollutants due to project inundation by these hazards. This impact will be Class IV, of no impact.

9. LAND USE AND PLANNING (LUP)

- a. **LUP Impact 1.** The project will not include features that will physically divide an established community. This impact will be Class III, less than significant.
- b. **LUP Impact 2.** The project will not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. This impact will be Class IV, of no impact.
- c. **LUP Impact 3.** The project will not result in cumulatively considerable impacts associated with land use and planning. This impact will be Class IV, of no impact.

10. NOISE (NOI)

- a. **NOI Impact 2.** The project will not generate excessive ground borne vibration or ground borne noise levels. This impact will be Class III, less than significant.

- b. **NOI Impact 3.** The project will not expose people residing or working in the project area to excessive noise levels. This impact will be Class III, less than significant.
- 11. POPULATION AND HOUSING (PH)**
- a. **PH Impact 1.** The project will not result in substantial unplanned population growth; impacts will be less than significant. This impact will be Class III, less than significant.
 - b. **PH Impact 2.** The project will not displace substantial numbers of persons or housing; no impact will occur. This impact will be Class IV, of no impact.
 - c. **PH Impact 3.** Cumulative effects of the proposed project will not occur because the project will not displace persons or housing nor will result in unplanned growth; cumulative impacts related to population growth will not occur. This impact will be Class IV, of no impact.
- 12. PUBLIC SERVICES AND RECREATION (PS)**
- a. **PS Impact 1.** The project will not require the provision of new or physically altered fire protection facilities; therefore, there will be no environmental impacts associated with the provision of fire protection facilities to serve the project site and environmental impacts will be considered less than significant. This impact will be Class IV, of no impact.
 - b. **PS Impact 2.** The project will not require the provision of new or physically altered police protection facilities. This impact will be Class IV, of no impact.
 - c. **PS Impact 3.** Implementation of the project will result in an increased demand on existing Orcutt Union School District (OUSD) and Santa Maria Joint Union High School District (SMJUHSD) facilities. However, the project will not require the provision of new or physically altered school facilities. This impact will be Class III, less than significant.
 - d. **PS Impact 4.** The project will not require the provision of new or physically altered public library facilities. This impact will be Class IV, of no impact.
 - e. **PS Impact 5.** The project will not require the provision of new or physically altered park facilities beyond the 43.75-acre project site that could result in additional environmental impacts. This impact will be Class IV, of no impact.
 - f. **PS Impact 6.** The project will not result in substantial physical deterioration of existing parks and recreation facilities; the impact will be less than significant. This impact will be Class III, less than significant.
 - g. **PS Impact 7.** The project will not include the development of recreational facilities that may have an adverse physical effect on the environment. This impact will be Class III, less than significant.
 - h. **PS Impact 8.** The project will not result in cumulatively considerable

environmental impacts related to the provision of public services and recreation. This impact will be Class III, less than significant.

13. TRANSPORTATION (TR)

- a. **TR Impact 1.** The project will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. This impact will be Class III, less than significant.
- b. **TR Impact 2.** The project will not conflict or be inconsistent with State California Environmental Quality Act Guidelines Section 15064.3(b). This impact will be Class III, less than significant.
- c. **TR Impact 3.** The project will not substantially increase hazards due to a geometric design feature or incompatible uses. This impact will be Class III, less than significant.
- d. **TR Impact 4.** The project will not result in inadequate emergency access. This impact will be Class III, less than significant.
- e. **TR Impact 5.** The project will not have potential to result in cumulatively considerable impacts associated with transportation; impacts will be less than significant. This impact will be Class III, less than significant.

14. UTILITIES AND SERVICE SYSTEMS (USS)

- a. **USS Impact 2.** Golden State Water will have sufficient water supply to serve the water demand generated by the proposed project and the existing service area during normal, single dry year, and multiple dry years conditions. This impact will be Class III, less than significant.
- b. **USS Impact 3.** The Laguna County Sanitation District will have adequate capacity to serve the increase in wastewater flows generated by the project. This impact will be Class III, less than significant.
- c. **USS Impact 4.** The project will not generate solid waste in excess of the capacity of local infrastructure or otherwise impair state or local solid waste reduction goals. This impact will be Class III, less than significant.
- d. **USS Impact 5.** The project will comply with federal, state, and local solid waste reduction goals. This impact will be Class III, less than significant.
- e. **USS Impact 6.** The project will not result in a cumulatively considerable impact to utilities and service systems. This impact will be Class III, less than significant.

ATTACHMENT E

RICHARDS RANCH ANNEXATION, GENERAL PLAN LAND USE AMENDMENT AND PRE-ZONING PROJECT

Statement of Overriding Considerations

The Environmental Impact Report (EIR) for the Richards Ranch Annexation, General Plan Land Use Amendment and Pre-zoning project (July 2024) identifies significant, unavoidable biological impacts associated with the proposed project. Mitigation measures to reduce these impacts have been applied to the project to the extent feasible but would not reduce the environmental impacts below the identified criteria used to define significant impacts.

The City Council of the City of Santa Maria finds that the benefits of the proposed project outweigh the significant unavoidable impacts as required by Section 21081(b) of the California Environmental Quality Act. The City Council makes the findings that the specific economic, legal, social, technological, or other considerations set out below, which may include considerations for the provision of housing and employment opportunities for trained workers, make infeasible the mitigation measures and alternatives identified in the environmental impact report. In addition to the findings set forth in Attachment D of the Planning Commission staff report dated October 2, 2024, the City Council makes the following findings of overriding considerations that warrant approval of the proposed project, notwithstanding the identified biological impacts that are not fully mitigated:

1. The proposed project site lies within the City of Santa Maria's Sphere of Influence and is contiguous with the city's western border. The site's vacant status and its potential for imminent urban infill development make it a suitable candidate for annexation. The decision to annex the site to the city is driven by the aim to achieve more efficient long-term growth by leveraging access to municipal services. This is an overriding economic and social consideration in favor of approving the proposed project.
2. The Richards Ranch project would allow for an economically feasible plan that is compatible with the surrounding community and designed to serve the housing and commercial needs of the city and region. As envisioned by the conceptual development plan analyzed in the EIR, the project will provide potential future development of 106,800-square-feet of commercial uses and a 39,500-square-foot mini-storage complex on 16.35 acres of the project site, as well as 400 apartments and 95 townhomes on the remaining 27.40 acres. The project would develop this infill property while respecting the surrounding existing neighborhoods and would provide high-density housing to meet the housing needs in the city and surrounding areas. The project would also provide commercial uses that will serve the daily needs of the new residents and the surrounding community including those traveling on Union Valley Parkway. These are overriding economic and social considerations in favor of approving the proposed project.

3. The Richards Ranch project would provide for the orderly development of the City of Santa Maria General Plan planning area by providing the effective and efficient development of public facilities, infrastructure, and services appropriate for the planning area while also providing the City with increased sales tax and property tax. The proposed urban infill project in the City of Santa Maria's Sphere of Influence encourages community-centered development by facilitating the establishment of community-serving commercial retail spaces and providing a diverse mix of housing types to meet the City's Regional Housing Needs Allocation targets.

The additional residential development would increase the housing supply within Santa Maria, which is consistent with Goal 1 of the General Plan (Housing Element) to "Assure sufficient development potential to accommodate future residential growth and construction", and Goal LU-9 of the General Plan (Land Use Element), to "Promote Adequate Housing Supply – the City will continue to promote an adequate supply of quality residential development within Santa Maria." The additional residential development on the site would provide needed housing stock in Santa Maria and assist with the current housing shortage in the State of California. This project is also consistent with the General Plan (Land Use Element) Policy L.U.1 to "Establish and maintain a balanced mix of land uses to meet the present and future demands of the community", and Objective L.U.1a to "Establish residential areas for 1) the provision of a variety of home sites, housing types, and lifestyles; 2) the promotion of neighborhood integrity; and 3) the protection of individual property values by encouraging compatible uses and proper standards for design and development." This is an overriding economic and social consideration in favor of approving the proposed project.

4. The project would be consistent with Program 1.F of the City's Housing Element, which acknowledges that annexation can provide an opportunity for the City to add available residential sites. The project site is surrounded by other residential development and would not constitute leapfrog development. Therefore, the project would be consistent with the City of Santa Maria's Land Use Element Objective L.U. 5d, to locate new development contiguous to existing development. This is an overriding economic and social consideration in favor of approving the proposed project.
5. A notable factor influencing the annexation request is the region's historical lack of water resources, which has impeded the development of the site for 20 years. Despite being planned for mixed-use development for an extended period and previous attempts by various owners to develop the site over the past two decades, the lack of water resources within the county has posed a significant challenge. However, the City of Santa Maria possesses the necessary water resources to support the proposed development, making annexation a feasible solution to address the water scarcity challenge and finally bring the long-planned project to fruition. This is an overriding economic and social consideration in favor of approving the proposed project.

6. The future development of the property would provide for additional employment opportunities in the Santa Maria and Orcutt area. Proposed commercial uses include drive-through commercial spaces, a retail center, corner gas station, and mini storage. Approximately 485 new jobs are expected to be created. This is an overriding economic and social consideration in favor of approving the proposed project.
7. The project site supports stands of trees that have historically supported an aggregation of winter roosting monarch butterflies; this site is located to the south of UVP and is 7.63-acres. The recent counts at this grove have ranged between 0 and 34 butterflies. The recorded count for 2021/2022 was 34. The Xerces Society and Ca. Department of Fish and Wildlife have identified and mapped this grove as overwintering site #2688. A range of alternatives were examined in the EIR to address the significant and unavoidable impacts to the Western monarch butterfly resulting from buildout of the project site as depicted in the conceptual development plan. Any development of the Richards Ranch site of a density like that is proposed in the conceptual development plan, regardless of land use type, would require removal of the eucalyptus grove that provides overwintering habitat to the monarch butterfly. The 7.63-acre grove, which provides the overwintering habitat for butterflies at the project site, would be incompatible with the proposed residential development at the project site.

An arborist assessment, which supported the EIR analysis, indicates that the eucalyptus grove is an old windrow of trees that has been cut down at some point and allowed to regrow out of the remaining stumps. The trees are growing very close together and the branches of each tree tangle with one another. When eucalyptus grows in very close, like the trees at the project site, the roots fuse between trees, making them one biological entity. It is not possible to remove individual trees selectively. If single trees were to be removed, the sandy soil conditions would increase the possibility of the remaining trees falling over. The trees are essentially supporting each other. There has been no regular maintenance of the trees on the project site. Due to the health of the trees, the arborist report recommends against protection for any of the trees.

Development of the site with any comparable project of a similar density as depicted in the conceptual development plan would require the removal of the monarch overwintering site. Due to the central location of the eucalyptus grove, the protection of this resource and creation of an adequate buffer zone between the project development and the grove for resource protection and hazard abatement would be infeasible. This is an overriding economic and social consideration in favor of approving the proposed project.

ATTACHMENT F

MITIGATION MONITORING AND REPORTING PROGRAM

1.1 STATUTORY REQUIREMENTS

When a Lead Agency makes findings on significant environmental effects identified in an Environmental Impact Report (EIR), the agency must also adopt a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment” (Public Resources Code [PRC] Section 21081.6(a) and California Environmental Quality Act [CEQA] Guidelines Sections 15091(d) and 15097). The Mitigation Monitoring and Reporting Program (MMRP) is implemented to ensure that the mitigation measures and project revisions identified in the EIR are implemented. Therefore, the MMRP must include all changes in the proposed project either adopted by the project proponent or made conditions of approval by the Lead or Responsible Agency.

1.2 ADMINISTRATION OF THE MITIGATION MONITORING AND REPORTING PROGRAM

The City of Santa Maria (City) is the Lead Agency responsible for the adoption of the MMRP. Richards Ranch, LLC (Applicant), is responsible for implementation of the MMRP, in coordination with the City and other identified entities. According to State CEQA Guidelines Section 15097(a), a public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation. The City may delegate responsibility for verifying and documenting compliance with the MMRP to the Applicant as coordinator of the project and its construction, and the Applicant will be responsible for compliance. However, until mitigation measures have been completed, the City, as the Lead Agency, remains responsible for ensuring that the implementation of the measures occurs in accordance with the program.

1.3 MITIGATION MEASURES

Table 1-1 is structured to enable quick reference to mitigation measures and the associated monitoring program based on the environmental resource. The numbering of mitigation measures correlates with numbering of measures found in Chapter 4, Environmental Impact Analysis, of the EIR.

Table 1-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Parties
Air Quality and Greenhouse Gas Emissions				
AQ/mm-2.1	<p>The following construction mitigation measures shall be implemented to minimize short-term construction emissions. All measures shall be shown on grading and building plans.</p> <ol style="list-style-type: none"> During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 miles per hour. Reclaimed water should be used whenever reasonably available. However, reclaimed water should not be used in or around crops for human consumption. Minimize amount of disturbed area and reduce onsite vehicle speeds to 15 mph or less. If importation, exportation, and stockpiling of fill material is involved, soil stockpiled for more than 2 days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the SBCAPCD prior to grading/building permit issuance and/or map clearance. 	All measures shall be shown on grading and building plans	Prior to issuance of construction, grading, and/or building permits	<p>Implementation: Applicant</p> <p>Verification: City Community Development Department</p>
AQ/mm-2.2	<p>The following measures shall be implemented to reduce mobile-source emissions:</p> <ol style="list-style-type: none"> All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program or shall obtain an SBCAPCD permit. Fleet owners of mobile construction equipment are subject to the CARB Regulation for In-Use Off-Road Diesel Vehicles (Title 13, California Code of Regulations [CCR] §2449), the purpose of which is to reduce NO_x, DPM, and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. Fleet owners of mobile construction equipment are subject to the CARB Regulation for In-Use (On-Road) Heavy-Duty Diesel-Fueled Vehicles (13 CCR 2025), the purpose of which is to reduce DPM, NO_x, and other criteria 	Measures shall be shown on grading and building plans and implemented during equipment use on the project site	Prior to issuance of construction, grading, and/or building permits and during construction	<p>Implementation: Applicant</p> <p>Verification: City Community Development Department</p>

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Parties
	<p>pollutants from in-use (on-road) diesel-fueled vehicles. On-road heavy-duty trucks shall comply with the State On-Road Regulation.</p> <p>d. All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR §2449(d)(3) and §2485, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to 5 minutes; electric auxiliary power units should be used whenever locally available.</p> <p>e. Diesel equipment meeting the CARB Tier 3 or higher emission standards for off-road heavy-duty diesel engines shall be used to the extent locally available.</p> <p>f. On-road heavy-duty equipment with model year 2010 engines or newer shall be used to the extent locally available.</p> <p>g. Diesel-powered equipment shall be replaced by electric equipment whenever available.</p> <p>h. Equipment/vehicles using alternative fuels, such as compressed natural gas, liquefied natural gas, propane, or biodiesel, shall be used onsite where locally available.</p> <p>i. Catalytic converters shall be installed on gasoline-powered equipment, if available, and in accordance with manufacturer's recommendations.</p> <p>j. All construction equipment shall be maintained in tune per the manufacturer's specifications.</p> <p>k. The engine size of construction equipment shall be the minimum practical size.</p> <p>l. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.</p> <p>m. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.</p>			
GHG/mm-2.1	<p>The project shall include the following design features to encourage the use of alternate transportation modes and reduce mobile-source emissions:</p> <p>a. Provide a pedestrian-friendly and interconnected streetscape with good access to/from the development for pedestrians, bicyclists, and transit users to make alternative transportation more convenient, comfortable, and safe.</p> <p>b. Incorporate traffic calming modifications to project roads to reduce vehicle speeds and increase pedestrian and bicycle usage and safety.</p> <p>c. Provide employee lockers and showers to promote bicycle and pedestrian use. One shower and five lockers for every 25 new employees is recommended.</p> <p>d. Increase bicycle accessibility and safety in the vicinity of the project; for example: provide interconnected bicycle routes/lanes or construction of bikeways.</p> <p>e. Exceed Cal Green standards by 25% for providing onsite bicycle parking: both short-term racks and long-term lockers, or a locked room with standard racks and access limited to bicyclists only.</p>	Measures shall be shown on final building plans	Prior to issuance of building permits	<p>Implementation: Applicant</p> <p>Verification: City Community Development Department</p>

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Parties
	f. Meet current CALGreen Tier 2 standards for electric vehicle (EV) parking spaces, except that all EV parking spaces required by the code to be EV capable shall instead be EV ready.			
GHG/mm-2.2	<p>The servicing of residential development by natural gas shall be prohibited. Natural gas service for commercial development shall only be allowed if the following measures are implemented:</p> <p>a. The electrical systems for commercial land uses shall be designed with sufficient capacity and all rewiring necessary to accommodate the future retrofit to all-electric (e.g., such that electric space heating, water heating, and cooking appliances could be installed).</p> <p>b. A GHG-reduction plan shall be prepared and implemented. The GHG-reduction plan shall identify additional on-site and/or off-site GHG-reduction measures to be implemented sufficient to fully offset GHG emissions associated with natural gas service to commercial land uses. The GHG-reduction plan shall be submitted to City planning staff for review and approval prior to issuance of building construction permits. Under CEQA Guidelines Section 15126.4, subdivisions (c)(3) and (c)(4), respectively, a project's GHG emissions can be reduced by off-site measures, including offsets that are not otherwise required and measures that sequester GHGs. If feasible on-site GHG-reduction measures are insufficient to reduce operational GHG emissions to below the GHG threshold of significance, off-site mitigation measures may be included. Off-site mitigation measures may include "Direct Reduction Activities" or the purchase of "Carbon Offset Credits" as discussed below:</p> <p>Direct Reduction Activities</p> <p>Directly undertake or fund activities that will reduce or sequester GHG emissions. GHG reduction credits shall achieve GHG emission reductions that are real, permanent, quantifiable, verifiable, enforceable, in accordance with the criteria set forth in the ARB's most recent Process for the Review and Approval of Compliance Offset Protocols in Support of the Cap-and-Trade Regulation (2013). GHG reduction credits shall be undertaken for the specific purpose of reduction project-generated GHG emissions and shall not include reductions that would otherwise be required by law. All Direct Reduction Activities and associated reduction credits shall be confirmed by an independent, qualified third-party. The "Direct Reduction Activity" shall be registered with an ARB-approved registry and in compliance with ARB-approved protocols. In accordance with the applicable Registry requirements, the project developer (or its designee) shall retain an independent, qualified third-party to confirm the GHG emissions reduction or sequestration achieved by the Direct GHG Reduction Activities against the applicable Registry protocol or methodology. The project developer (or its designee) will then apply for issuance of carbon credits in accordance with the applicable Registry rules.</p>	Compliance shall be verified upon inspection	Prior to building occupancy	<p>Implementation:</p> <p>Applicant</p> <p>Verification:</p> <p>City Community Development Department</p>

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Parties
Carbon Offsets				
	Obtain and retire "Carbon Offsets." Carbon Offsets shall achieve GHG reductions that are real, permanent, quantifiable, verifiable, and enforceable. Carbon offsets shall be purchased from ARB-approved registries and shall comply with ARB-approved protocols to ensure that offset credits accurately and reliably represent actual emissions reductions. If the purchase of carbon offsets is selected, offsets shall be purchased according to the following order of preference: (1) within the SBAPCD jurisdictional area; (2) within the State of California; then (3) elsewhere in the United States. In the event that a project or program providing offsets to the project developer loses its accreditation, the project developer shall comply with the rules and procedures of retiring offsets specific to the registry involved and shall purchase an equivalent number of credits to recoup the loss.			
Biological Resources				
BIO/mm-1.1	Prohibition of Invasive Plants. The landscape architect shall provide a signed statement on the landscape plans that the planting plan does not include any plant that occurs on the California Exotic Pest Plant Council and the California Invasive Plant Council Lists 1, 2, and 4. Plants considered to be invasive by the California Exotic Pest Plant Council and the California Invasive Plant Council shall not be used onsite.	Provide a signed statement on the landscape plans that the planting plan does not include exotic plant species	Prior to issuance of building permits	Implementation: Applicant Verification: City Community Development Department
BIO/mm-1.2	Biological Monitor. Prior to grading or building permit issuance for any future development within the project site, the developer shall retain a City-approved project biologist to provide monitoring services for all measures requiring biological mitigation. The biologist shall be responsible for ensuring that compliance with biological resource mitigation measures occurs, conducting construction crew training regarding sensitive species that have the potential to occur, maintaining the authority to stop work, and outlining actions in the event of non-compliance. Biological monitoring shall be conducted full time during the initial disturbances (site clearing) and be reduced to monthly following initial disturbances, or more frequently, if necessary, as determined by the City-approved project biologist.	Retain a City-approved project biologist to ensure compliance with biological resource mitigation measures	Prior to grading or building permit issuance for any future development within the project site	Implementation: Applicant Verification: City Community Development Department

Richards Ranch Annexation
Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Parties
BIO/mm-1.3	Worker Environmental Training Program. Prior to implementation of construction activities (including staging and mobilization), the developer shall ensure all personnel associated with project construction attend a training to facilitate Worker Environmental Training. The Worker Environmental Training shall be conducted by a City-approved biologist to help workers recognize special-status plants and animals to be protected in the project site. The training program shall include identification of relevant sensitive species and habitats, description of the regulatory status and general ecological characteristics of sensitive resources, documentation of each employee's participation in trainings and information presented. Any future contractor and/or subcontractor with employees working at the project site shall set aside time for the City-approved biologist to provide Worker Environmental Training for all employees that will be onsite. Topics will include regulatory framework and best practices to avoid and minimize impacts to protected plants, animals, and their habitats. Each group of new personnel or individuals shall be provided with an environmental briefing by the City-approved project biologist.	Project personnel shall attend a Worker Environmental Training and provide documentation of participation in trainings and information presented.	Prior to implementation of construction activities (including staging and mobilization) on the project site	Implementation: Applicant Verification: City Community Development Department
BIO/mm-1.4	Cover Excavations. During construction, all trenches, holes, and other excavations with sidewalls steeper than a 1:1 (45 degree) slope and 2 or more feet deep shall be covered when workers or equipment are not actively working in the excavation. If any such excavations remain uncovered, they shall have an escape ramp of earth or a non-slip material with a 1:1 (45 degree) slope or flatter. All excavated areas shall be inspected by the City-approved biologist before backfilling.	Cover trenches, holes, and other excavations when workers or equipment are not actively working in the excavation	During construction activities on the project site	Implementation: Applicant Verification: City Community Development Department
BIO/mm-1.5	Biodegradable Erosion Control. During construction, use erosion control products made of natural fiber (biodegradable) to prevent wildlife from getting ensnared or strangled by monofilament, coir rolls, erosion control mats or blankets, straw or fiber wattles, or similar erosion control products.	Use erosion control products made of natural fiber	During construction activities on the project site	Implementation: Applicant Verification: City Community Development Department
BIO/mm-2.1	The developer shall ensure the following actions are undertaken to minimize potential direct and indirect impacts to western monarch butterflies: <ul style="list-style-type: none"> a. If possible, site disturbance and construction activity that would impact eucalyptus trees onsite shall not occur during the monarch butterflies' fall and winter migration period (October 15 through February 29). b. If tree or vegetation removal or site disturbance is required during the monarch butterflies' fall and winter migration period (October 15 through February 29), a City-approved biologist familiar with monarchs and monarch overwintering habitat shall conduct focused surveys for monarch colonies within the identified overwintering site and will identify any colonies found within 7 days of proposed vegetation removal or site disturbance or when known monarch overwintering is occurring at other locations within the region. If monarch butterflies are detected, development shall be postponed until after the overwintering period or until the City-approved biologist determines monarch butterflies are no longer using the trees for overwintering. 	Avoid site disturbance and construction activity that would impact eucalyptus trees between October 15 and February 29. If this is not possible, conduct a preconstruction survey for monarch butterflies. Implement other mitigation and conservation actions prior to	Conservation activities shall occur prior to final permitting. Site disturbance and construction activity that would impact eucalyptus trees, between October 15 and February 29 as described	Implementation: Applicant Verification: City Community Development Department

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Parties
	<p>c. To provide further protection to non-overwintering populations and/or adjacent over-wintering populations, no <i>Asclepias curassavica</i> (tropical milkweed) will be allowed in any planting palettes for the project. Native milkweed species, such as <i>Asclepias fascicularis</i> (narrowleaf milkweed) are also not recommended by the USFWS to be planted adjacent to existing overwintering sites as this may interfere with normal migrating behavior (USFWS 2023b). To contribute to local monarch butterfly conservation efforts, native nectar-providing plant species will be incorporated into landscaping following construction activities, such as those recommended in the Monarch Butterfly Nectar Plant List for Conservation Plantings, to enhance local nectar sources (Xerces Society 2018). In addition, as a condition of approval for the Planned Development permit(s), the use of neonicotinoids and synthetic pesticides shall be prohibited in the initial project plantings and throughout the life of the project in open space, pocket parks, and other common landscaped areas. This condition shall apply to the common open spaces for the life of the project and shall be included in the CC&Rs which will be recorded against the property prior to the issuance of a first certificate of occupancy. In addition, future residents and occupants shall be encouraged to not use neonicotinoids, synthetic pesticides, and/or plants treated with these materials; residents and occupants will be provided educational materials describing 1) viable alternatives to these products, and 2) the detrimental effects of these products on butterflies and other pollinators.</p> <p>d. Prior to the approval of a Planned Development permit and prior to the removal of any trees within the overwintering site, the developer shall hire a City-approved biologist familiar with monarchs and monarch overwintering habitat to prepare and implement a monarch butterfly habitat enhancement plan. At a minimum, the plan shall identify area(s) on the property appropriate for onsite habitat enhancement to partially address the direct impacts of tree removal. The recommendations in this plan shall be included within the project's future project's landscaping plans for review and approval by the City prior to implementation.</p> <p>e. Prior to the approval of the first building permit for the project, the developer, in consultation with the City of Santa Maria Community Development Department, shall identify and provide a donation to a Qualified and Suitable Conservation Entity for monarch habitat conservation that can receive financial support to further enhance and/or promote conservation efforts in the region. A Qualified and Suitable Conservation Entity is defined as a conservation or government organization that:</p> <ul style="list-style-type: none"> i. Has an established preserve in Santa Barbara or San Luis Obispo Counties within the ecological range of overwintering monarch butterfly that is dedicated to conservation purposes and is actively managing lands or resources for conservation in Santa Barbara or San Luis Obispo County; ii. Has specific experience and/or land holdings with monarch butterfly and their habitats; and iii. Can specifically identify at least 7.6 acres of habitats within their preserve(s) to be managed or enhanced as regionally significant 	permits, as specified.		

Richards Ranch Annexation
Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Parties
	<p>monarch overwintering habitat within the Santa Barbara or San Luis Obispo County area.</p> <p>The developer shall provide a donation in an amount required by the Suitable Conservation Entity to fund 5 years of conservation research, restoration, site protection, and/or maintenance and management activities to the benefit of overwintering monarch butterfly habitat. Examples of funding opportunities would be for use in maintenance of existing grove trees, exotic species control, native grove tree planting and/or replacement of eucalyptus trees with native tree species, planting of understories with native plant communities, general grove habitat maintenance, and/or qualitative and quantitative monitoring efforts over a 5-year period. These efforts may also contribute to improving scientific studies on monarch butterflies and their conservation in the city and/or Santa Barbara or San Luis Obispo County.</p> <p>A copy of the final executed agreement between the developer and the Qualified and Suitable Conservation Entity shall be submitted to the City prior to the City's issuance of the first building permit for the Richards Ranch project.</p>			
BIO/mm-3.1	<p>Within 30 days prior to and during initial ground disturbance of the coastal scrub and grassland habitat onsite, a City-approved biologist shall conduct surveys for northern California legless lizards within suitable habitat areas within the development footprint and any adjacent staging areas. Prior to initial ground disturbance, the City-approved biologist shall identify an appropriate receptor site with suitable habitat for any northern California legless lizards that may be found during the survey. The biologist shall use hand search or cover board methods in areas of disturbance where legless lizards are expected to be found (e.g., under shrubs, other vegetation, or debris). If cover board methods are used, they shall commence at least 30 days prior to the start of construction. Hand search surveys shall be completed immediately prior to and during disturbances to the vegetated areas. During vegetation-disturbing activities, the biologist shall walk behind the equipment to capture northern California legless lizards that are unearthed by the equipment. The biologist shall capture and relocate any legless lizards or other reptiles observed during the survey effort. The captured individuals shall be relocated from the construction area and released at the predetermined receptor site.</p>	<p>Conduct surveys for northern California legless lizards and incorporate additional survey/relocation measures as required.</p>	<p>Within 30 days prior to and during initial ground disturbance of the coastal scrub and grassland habitat</p>	<p>Implementation: Applicant</p> <p>Verification: City Community Development Department</p>
BIO/mm-4.1	<p>Vegetation removal and initial site disturbance shall be conducted between September 1 and January 31 outside of the nesting season for birds. If vegetation and/or tree removal is planned for the bird nesting season (February 1 to August 31), then preconstruction nesting bird surveys shall be conducted by a City-approved biologist to determine if any active nests would be impacted by project construction. If no active nests are found, then no further mitigation shall be required. If any active nests are found that would be impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by the City-approved biologist. Nest sites shall be avoided and protected with the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival, as determined by the monitoring biologist.</p>	<p>Conduct vegetation removal and site distance between September 1 and January 31. If this is not possible, conduct preconstruction nesting bird surveys.</p>	<p>During construction activities on the project site, between February 1 and August 31.</p>	<p>Implementation: Applicant</p> <p>Verification: City Community Development Department</p>

Richards Ranch Annexation
Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Parties
BIO/mm-5.1	<p>The developer shall retain a qualified biologist to conduct roosting bat surveys prior to any tree removal. Pre-disturbance surveys for bats shall include two daytime and two dusk surveys no more than 30 days prior to the tree removal to determine if bats are roosting in the trees. The biologist(s) conducting the preconstruction surveys shall identify the nature of the bat utilization of the area (i.e., no roosting, night roost, day roost, maternity roost). If bats are found to be roosting in the project area, the developer shall develop the project in such a way that avoids the bat roost. If avoidance of the bat roost is not feasible, tree removal shall be delayed until the bats have left the area.</p>	<p>Conduct roosting bat surveys and incorporate avoidance measures as required.</p>	<p>Prior to any tree removal on the project site</p>	<p>Implementation: Applicant</p> <p>Verification: City Community Development Department</p>
BIO/mm-11.1	<p>Prior to approval of a Planned Development Permit, the developer shall retain a City-approved biologist or arborist to prepare a tree protection, replacement and monitoring program or another mechanism that ensures consistency with RME Goal 3 and Policy 3, and compliance with the City's Municipal Code.</p> <p>The tree protection, replacement, and monitoring program shall include a tree survey report identifying the number, size, species, and status (live, dead, diseased, etc.) of trees to be protected in place, trees to be trimmed and/or pruned, and trees to be removed. The program shall demonstrate protection of existing trees with a trunk diameter of 6 inches or greater to the greatest extent feasible, in accordance with Municipal Code Section 12-44.4.</p> <p>Trees to be protected in place shall have high-visibility exclusion fencing placed around their critical root zone during project site disturbance, grading, and construction activities. Pavement within the canopy dripline of existing trees to be protected in place should not exceed twenty-five percent (25%) of the area of the canopy. All trees planted as mitigation shall have an 80% survival rate after 5 years. If the survival rate is not at least 80%, then enough trees shall be replanted to bring the total number of survived specimens to at least 80% of the original number of trees planted, as measured 5 years after the replanting. Annual monitoring reports that evaluate tree survivability, health and vigor shall be prepared by a qualified specialist and submitted to the City by October 15 each year, for 5 years. The project shall comply with City of Santa Maria Municipal Code Chapter 12-44 as it pertains to tree protection. Requirements shall include but not be limited to: construction setbacks to protection retained trees; construction fencing around trees; grading limits around the base of trees as required; and a replacement plan for trees removed.</p> <p>The final report shall include the final number of replacement trees utilizing the City's replacement ratio identified above. The developer shall submit a copy of the building and grading plans to the City for review and approval prior to the issuance of building or grading permits. Prior to site occupancy trees shall be planted, fenced, and appropriately irrigated.</p> <p>City Parks Department staff or a City-approved biologist shall verify that the tree protection, replacement, and monitoring program is adequate. The City shall conduct site inspections throughout all phases of development to ensure compliance with and evaluate all tree preservation and replacement measures.</p>	<p>Retain a City-approved biologist or arborist to prepare a tree protection, replacement and monitoring program</p>	<p>Prior to approval of a Planned Development Permit</p>	<p>Implementation: Applicant</p> <p>Verification: City Community Development Department</p>

Richards Ranch Annexation
Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Parties
Cultural Resources				
CR/mm-2.1	In the unlikely event that archaeological resources are exposed during project implementation, work should stop in the immediate vicinity, and an archaeologist who meets the Secretary of the Interior's Professional Qualification Standards (National Park Service 1983) should be retained to evaluate the find and recommend relevant mitigation measures. If additional measures are deemed necessary, the measures recommended by the qualified archaeologist shall be implemented. In the event that human remains are discovered, State of California Health and Safety Code Section 7050.5 shall be followed.	Immediately cease work in the vicinity of an archaeological resource find and retain a qualified archaeologist to assess the find.	During ground disturbing and construction activities on the project site	Implementation: Applicant Verification: City Community Development Department
Energy				
EN/mm-1.1	The project shall include the following measures: <ol style="list-style-type: none"> Meet or exceed CalGreen Tier 2 standards at the time of development for building energy efficiency. Meet or exceed CalGreen building standards at the time of development for water conservation (e.g., use of low-flow water fixtures, water-efficient irrigation systems, and drought-tolerant landscaping. All built-in appliances shall be Energy Star certified or equivalent. To the extent allowed by the building code at the time of development, incorporate natural lighting in buildings to minimize daytime lighting demand. Outdoor lighting shall be designed to minimize electrical demand, such as the use of solar-powered lighting and lighting controlled by motion sensors. Proposed residential and non-residential land uses shall elect to receive electricity from Central Coast Community Energy (CCCE) with Pacific Gas and Electric Company (PG&E) being responsible for the delivery and installation of electrical lines. 	Measures shall be shown on final building plans	Prior to issuance of building permits	Implementation: Applicant Verification: City Community Development Department
Geology and Soils				
GEO/mm-2.1	Prior to issuance of grading permits for site preparation activities, the following measures shall be incorporated into project site preparation/grading plans, to be verified by the City Building Division: <ol style="list-style-type: none"> The existing ground surface in the building and surface improvements areas shall be prepared for construction by removing existing improvements, vegetation, large roots, debris, and other deleterious material. Any existing fill soils shall be completely removed and replaced as compacted fill. Any existing utilities that will not remain in service shall be removed or abandoned in a manner approved by a geotechnical engineer. Voids created by the removal of materials or utilities, and extending below the recommended overexcavation depth, shall be immediately called to the attention of the geotechnical engineer. No fill shall be placed unless the geotechnical engineer has observed the underlying soil. 	Measures shall be shown on preparation/grading plans, to be verified by the City Building Division	Prior to issuance of grading permits for site preparation activities	Implementation: Applicant Verification: City Building Division

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Parties
GEO/mm-2.2	<p>Prior to issuance of grading permits, the following measures shall be incorporated into the project grading plans, to be verified by the City Building Division:</p> <ol style="list-style-type: none"> Following site preparation, the soils in the building area for one- and two-story buildings shall be removed to a level plane at a minimum depth of 3 feet below the bottom of the deepest footing or 4 feet below existing grade, whichever is deeper. The soils in the building area for three-story buildings shall be removed to a level plane at a minimum depth of 4 feet below the bottom of the deepest footing or 5 feet below existing grade, whichever is deeper. During construction, locally deeper removals may be recommended. All cut or cut/fill transition areas shall be overexcavated such that a minimum of 5 feet of compacted fill is provided within all the one- to two-story building areas and a minimum of 6 feet of compacted fill is provided within all the three-story building areas. Also, the minimum depth of the fill below the building area shall not be less than half of the maximum depth of fill below the building area. For example, if the maximum depth of fill below the building area is 10 feet, then the minimum depth of fill below the same building area grades shall be no less than 5 feet. In no case shall the depth of fill be less than 5 feet on the building areas. Following site preparation, the soils in the surface improvement area shall be removed to a level plane at a minimum depth of 1 foot below the proposed subgrade elevation or 2 feet below the existing ground surface, whichever is deeper. During construction, locally deeper removals may be recommended based on field conditions. The resulting soil surface shall then be scarified, moisture conditioned, and compacted prior to placing any fill soil. Following site preparation, the soils in fill areas beyond the building and surface improvement areas shall be removed to a depth of 2 feet below existing grade. During construction, locally deeper removals may be recommended based on field conditions. The resulting soil surface shall then be scarified, moisture conditioned, and compacted prior to placing any fill soil. Voids created by dislodging cobbles and/or debris during scarification shall be backfilled and compacted, and the dislodged materials shall be removed from the area of work. On-site material and approved import materials may be used as general fill. All imported soil shall be nonexpansive. The proposed imported soils shall be evaluated by the geotechnical engineer before being used, and on an intermittent basis during placement on the site. All materials used as fill shall be cleaned of any debris and rocks larger than 6 inches in diameter. No rocks larger than 3 inches in diameter shall be used within the upper 3 feet of finish grade. When fill material includes rocks, the rocks shall be placed in a sufficient soil matrix to ensure that voids caused by nesting of the rocks will not occur and that the fill can be properly compacted. Where fill will be placed on existing slopes that are steeper than 10 percent, the slope shall be cut to level benches into competent material. The benches shall be a minimum of 10 feet wide and angled 2 to 3 percent back into the slope. 	Measures shall be shown on grading plans, to be verified by the City Building Division	Prior to issuance of grading permits	<p>Implementation: Applicant</p> <p>Verification: City Building Division</p>

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Parties
	<p>Where fill is planned on existing slopes that are steeper than 20 percent, the toe of the fill shall be keyed into competent material. The keyway shall be a minimum of 10 feet wide or the width shall equal one-half the height of the slope, whichever is greater. The keyway shall be angled 2 to 3 percent back into the slope and shall penetrate 2 feet into the competent material. The geotechnical engineer shall observe all keyways and benches.</p> <p>i. Backdrains shall be provided in all keyways and on benches at approximately 10-foot vertical intervals, unless otherwise recommended by the geotechnical engineer at the time of construction.</p> <p>j. Slopes shall be constructed at 2:1 (horizontal to vertical) or flatter inclinations. Slopes subject to inundation shall be constructed at 3:1 or flatter. Cut slopes and fill over cut slopes shall be overexcavated and constructed as compacted fill slopes.</p> <p>k. Unless otherwise recommended by the landscape architect, completely constructed fill slopes shall be covered with a synthetic vegetation matting and the slopes shall be revegetated, in accordance with the installation requirements of the manufacturer and the CBC.</p>			
GEO/mm-2.3	<p>Prior to issuance of building permits for habitable structures on-site, the following design measures shall be incorporated into the project building plans, to be verified by the City Building Division:</p> <p>a. Conventional continuous and spread footings bearing on soil compacted per the "Grading" section of the Geotechnical Engineering Report prepared for the project (Earth Systems Pacific 2021) shall be used to support structures. Grade beams shall also be placed across all large entrances to support structures. Footings and grade beams shall have a minimum depth of 12 inches below the lowest adjacent grade; however, footings and grade beams for the two- and three-story building shall have a minimum depth of 18 inches below the lowest adjacent grade. All spread footings shall be a minimum of 2 square feet. Footing and grade beam dimensions shall also conform to the applicable requirements of Section 1809 (CBC CMSG, 2022 2019). Footing and grade beam reinforcement shall be in accordance with the requirements of the architect/engineer; minimum continuous footing and grade beam reinforcement shall consist of two No. 4 rebar, one near the top and one near the bottom of the footing or grade beam.</p> <p>b. Footings shall be designed using a maximum allowable bearing capacity of 2,000 pounds per square foot (psf) dead plus live load. The allowable bearing capacity may be increased by 200 psf for each additional 6 inches of embedment below a depth of 12 inches below lowest adjacent grade. The allowable bearing capacity shall not exceed 3,000 psf dead plus live loads. Using these criteria, maximum total and differential settlement under static conditions are expected to be on the order of 3/4-inch and 1/4-inch in 25 feet, respectively. Footings shall also be designed to withstand total and differential dynamic settlement of 2 inches and 1 inch across the largest building dimension, respectively.</p>	Measures shall be shown on building plans, to be verified by the City Building Division	Prior to issuance of building permits for habitable structures on-site	<p>Implementation: Applicant</p> <p>Verification: City Building Division</p>

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Parties																								
	<p>c. Lateral loads may be resisted by soil friction and by passive resistance of the soil acting on foundations. Lateral capacity is based on the assumption that backfill adjacent to foundations is properly compacted. A passive equivalent fluid pressure of 375 pound-force per cubic foot (pcf) and a coefficient of friction of 0.39 may be used in design. No factors of safety, load factors, and/or other factors have been applied to any of the values.</p> <p>d. The allowable bearing capacity may be increased by one-third when transient loads such as wind or seismicity are included if the structural engineer determines they are allowed per Sections 1605.3.1 and 1605.3.2 (CBC 2022). The following seismic parameters are presented for use in structural design:</p> <table><tr><th colspan="2">2019 Mapped CBC Values</th><th colspan="2">Site Class “D” Adjusted Values</th><th colspan="2">Design Values</th></tr><tr><th>Seismic Parameters</th><th>Values (g)</th><th>Site Coefficients</th><th>Values (g)</th><th>Seismic Parameters</th><th>Values (g)</th></tr><tr><td>S_s</td><td>1.056</td><td>F_a</td><td>1.078*</td><td>S_{MS}</td><td>1.138</td></tr><tr><td>S₁</td><td>0.386</td><td>F_V</td><td>1.914</td><td>S_{M1}</td><td>0.739</td></tr></table> <p>Peak Mean Ground Acceleration (PGA_M) = 0.527g</p> <p>Seismic Design Criteria = D</p> <p>*F_a should be taken as 1.4 and S_{DS} as 0.996 if the Simplified Lateral Force Analysis Procedure in Section 12.14.8 of the American Society of Civil Engineers Publications is used in structural design</p>	2019 Mapped CBC Values		Site Class “D” Adjusted Values		Design Values		Seismic Parameters	Values (g)	Site Coefficients	Values (g)	Seismic Parameters	Values (g)	S _s	1.056	F _a	1.078*	S _{MS}	1.138	S ₁	0.386	F _V	1.914	S _{M1}	0.739			
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	<p>e. Foundation excavations shall be observed by the geotechnical engineer prior to placement of reinforcing steel or any formwork. Foundation excavations shall be thoroughly moistened prior to PCC placement and no desiccation cracks shall be present.</p>																											
GEO/mm-3.1	<p>Prior to issuance of building permits, the following measures shall be incorporated into the project utility construction plans, to be verified by the City Building Division:</p> <p>a. Unless otherwise recommended, utility trenches adjacent to foundations shall not be excavated within the zone of foundation influence, as shown in the Geotechnical Engineering Report prepared for the project (Earth Systems Pacific 2021).</p> <p>b. Utilities that must pass beneath foundations shall be placed with properly compacted utility trench backfill and the foundation shall be designed to span the trench.</p> <p>c. A select, noncorrosive, granular, easily compacted material shall be used as bedding and shading immediately around utilities. Generally, the soil found at the site may be used for trench backfill above the select material.</p> <p>d. Utility trench backfill shall be moisture conditioned and compacted. The Engineering Design Standards (SBC 2011) requires a minimum compaction of</p>	Measures shall be shown on project utility construction plans, to be verified by the City Building Division	Prior to issuance of building permits	<p>Implementation: Applicant</p> <p>Verification: City Building Division</p>																								

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Parties
	<p>95 percent of maximum dry density in trench backfill in existing or future public roadway areas. A minimum of 95 percent of maximum dry density shall also be obtained where trench backfill comprises the upper 1-foot of subgrade beneath HMA or PCC pavement, and in all AB. A minimum of 85 percent of maximum dry density will generally be sufficient where trench backfill is located in landscaped or other unimproved areas, where settlement of trench backfill would not be detrimental.</p> <p>e. Jetting of trench backfill shall generally not be allowed as a means of backfill densification. However, to aid in encasing utility conduits, particularly corrugated conduits and multiple closely spaced conduits in a single trench, jetting or flooding may be used. Jetting or flooding shall only be attempted with extreme caution, and any jetting or flooding operation shall be subject to review by the geotechnical engineer.</p> <p>f. The Corrosion Evaluation Report prepared by CERCO Analytical, Inc. and presented in the Geotechnical Engineering Report prepared for the project (Earth Systems Pacific 2021) shall be used by the architect/engineer in specifying appropriate corrosion protection measures for the utility improvements.</p>			
GEO/mm-3.2	<p>Prior to issuance of grading permits, the following measures shall be incorporated into the project grading and construction plans, to be verified by the City Building Division:</p> <p>a. All retaining wall foundations shall be founded in soil compacted as recommended in Mitigation Measure GEO/mm-2.1. Conventional foundations for retaining walls shall have a minimum depth of 12 inches below lowest adjacent grade not including the keyway.</p> <p>b. If retaining walls will retain more than 6 feet of soil, seismic design shall be required by the geotechnical engineer.</p> <p>c. Retaining wall design shall be based on the following parameters:</p> <p style="padding-left: 40px;">Active equivalent fluid pressure (native soil, imported sand or gravel backfill)35 pcf</p> <p style="padding-left: 40px;">At-rest equivalent fluid pressure (native soil, imported sand or gravel backfill)55 pcf</p> <p style="padding-left: 40px;">Passive equivalent fluid pressure (compacted fill).....375 pcf</p> <p style="padding-left: 40px;">Maximum toe pressure (compacted fill)2,000 psf</p> <p style="padding-left: 40px;">Coefficient of sliding friction (compacted fill) 0.39</p> <p>d. No surcharges are taken into consideration in the above values. The maximum toe pressure is an allowable value to which a factor of safety has been applied. No factors of safety, load factors, and/or other factors have been applied to any of the remaining values.</p> <p>e. The above pressures are applicable to a horizontal retained surface behind the wall. Walls having a retained surface that slopes upward from the wall shall be designed for an additional equivalent fluid pressure of 1 pcf for the active case and 1.5 pcf for the at-rest case, for every 2 degrees of slope inclination.</p>	Measures shall be shown on grading and construction plans, to be verified by the City Building Division	Prior to issuance of grading permits	<p>Implementation: Applicant</p> <p>Verification: City Building Division</p>

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Parties
	<p>f. The active and at-rest values presented above are for drained conditions. Consequently, retaining walls shall be drained with rigid perforated pipe encased in a free draining gravel blanket. The pipe shall be placed perforations downward and shall discharge in a nonerosive manner away from foundations and other improvements. The gravel blanket shall have a width of approximately 1 foot and shall extend upward to approximately 1 foot from the top of the wall. The upper foot shall be backfilled with on-site soil except in areas where a slab or pavement will abut the top of the wall. In such cases, the gravel backfill shall extend up to the material that supports the slab or pavement.</p> <p>To reduce infiltration of the soil into the gravel, a permeable synthetic fabric conforming to the Standard Specifications (Caltrans, 2018) Section 96-1.02B – Class “C,” shall be placed between the two. Manufactured geocomposite wall drains conforming to the Standard Specifications (Caltrans, 2018) Section 96-1.02C are acceptable alternatives to the use of gravel provided that they are installed in accordance with the requirements of the manufacturer. Where drainage can be properly controlled, weep holes on maximum 4-foot centers may be used in lieu of perforated pipe. A filter fabric as described above shall be placed between the weep holes and the drain gravel.</p> <p>g. Retaining walls where moisture transmission through the wall would be undesirable shall be thoroughly waterproofed in accordance with the specifications of the architect/engineer.</p> <p>h. The architect/engineer shall bear in mind that retaining walls by their nature are flexible structures, and that surface treatments on walls often crack. Where walls are to be plastered or otherwise have a finish applied, the flexibility shall be considered in determining the suitability of the surfacing material, spacing of horizontal and vertical control joints, etc. The flexibility shall also be considered where a retaining wall will abut or be connected to a rigid structure, and where the geometry of the wall is such that its flexibility will vary along its length.</p>			
GEO/mm-3.3	<p>Prior to issuance of grading permits, the following measures shall be incorporated into the project construction plans, to be verified by the City Building Division:</p> <p>a. Conventional interior light duty PCC slabs-on-grade and exterior flatwork shall have a minimum thickness of 4 full inches; however, the thickness of heavy-duty slabs and flatwork shall be specified by the architect/engineer. Conventional interior slabs-on-grade shall be doweled to footings and grade beams with dowels.</p> <p>b. Reinforcement size, placement, and dowels shall be as directed by the architect/engineer. Interior slabs-on-grade and light duty exterior flatwork shall be reinforced, at a minimum, with No. 3 rebar at 18 inches on-center each way. Heavy duty exterior flatwork shall have minimum rebar sizing and spacing that meets the criteria of American Concrete Institute (ACI) 318 (ACI, 2014). A modulus of subgrade reaction (K30) of 100 psi/inch may be used in the design of heavy duty slabs-on-grade founded on compacted native soil. The modulus of subgrade reaction (K30) may be increased to 150 psi/inch if the slab is</p>	Measures shall be shown on project construction plans	Prior to issuance of grading permits	<p>Implementation: Applicant</p> <p>Verification: City Building Division</p>

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Parties
	underlain with a minimum of 6 inches of compacted Class 2 AB (Caltrans, 2018), and to 200 psi/inch if the slab is underlain with a minimum of 12 inches of compacted Class 2 AB.			
	c. Due to the current use of impermeable floor coverings, water-soluble flooring adhesives, and the speed at which buildings are now constructed, moisture vapor transmission through slabs is a much more common problem than in past years. Where moisture vapor transmitted from the underlying soil would be undesirable, the slabs shall be protected from subsurface moisture vapor. A number of options for vapor protection are discussed below; however, the means of vapor protection, including the type and thickness of the vapor retarder, if specified, are left to the discretion of the architect/engineer.			
	d. Where specified, vapor retarders shall conform to ASTM E1745-17. This standard specifies properties for three performance classes, Class "A", "B" and "C". The appropriate class shall be selected based on the potential for damage to the vapor retarder during placement of slab reinforcement and concrete.			
	e. Several recent studies, including those of ACI Document 302.1R-15 (ACI, 2015), have concluded that excess water above the vapor retarder increases the potential for moisture damage to floor coverings and could increase the potential for mold growth or other microbial contamination. The studies also concluded that it is preferable to eliminate the typical sand layer beneath the slab and place the slab concrete in direct contact with a Class "A" vapor retarder, particularly during wet weather construction. However, placing the concrete directly on the vapor retarder requires special attention to using the proper vapor retarder (see discussion below), a very low water-cement ratio in the concrete mix, and special finishing and curing techniques.			
	f. The next most effective option would be the use of vapor-inhibiting admixtures in the slab concrete mix and/or application of a sealer to the surface of the slab. This would also require special concrete mixes and placement procedures, depending upon the requirements of the admixture or sealer manufacturer.			
	g. Another option that may be a reasonable compromise between effectiveness and cost considerations is the use of a subslab vapor retarder protected by a sand layer, however this would increase the potential for moisture damage to floor coverings and for mold growth or other microbiological contamination. If a Class "A" vapor retarder (see discussion below) is specified, the retarder can be placed directly on the material at pad grade. The retarder shall be covered with a minimum 2 inches of clean sand. If a less durable vapor retarder is specified (Class "B" or "C"), a minimum of 4 inches of clean sand shall be provided on top of the material at pad grade, and the retarder shall be placed in the center of the clean sand layer. Clean sand is defined as well or poorly graded sand (ASTM D2487-17) of which less than 3 percent passes the No. 200 sieve. The site soils do not fulfill the criteria to be considered "clean" sand.			
	h. Regardless of the underslab vapor retarder selected, proper installation of the retarder is critical for optimum performance. All seams must be properly lapped, and all seams and utility penetrations properly sealed in accordance			

Richards Ranch Annexation
Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Parties
	<p>with the vapor retarder manufacturer's requirements. Installation shall conform to ASTM E1643-18a.</p> <p>i. If sand is used between the vapor retarder and the slab, it shall be moistened only as necessary to promote concrete curing; saturation of the sand shall be avoided, as the excess moisture would be on top of the vapor retarder, potentially resulting in vapor transmission through the slab for months or years.</p> <p>j. In conventional construction, it is common to use 4 to 6 inches of sand beneath exterior flatwork. Another measure that can be taken to reduce the risk of movement of flatwork is to provide thickened edges or grade beams around the perimeters of the flatwork. The thickened edges or grade beams could be up to 12 inches deep, with the deeper edges or grade beams providing better protection. At a minimum, the thickened edge or grade beam shall be reinforced by two No. 4 rebar, one near the top and one near the bottom of the thickened edge or grade beam.</p> <p>k. Flatwork shall be constructed with frequent joints to allow articulation as flatwork moves in response to seasonal moisture and/or temperature variations causing minor expansion and contraction of the soil, or variable bearing conditions. The soil in the subgrade shall be moistened to at least optimum moisture content and no desiccation cracks shall be present prior to casting the flatwork.</p> <p>l. Where maintaining the elevation of the flatwork is desired, the flatwork shall be doweled to the perimeter foundation as specified by the architect/engineer. In other areas, the flatwork may be doweled to the foundation or the flatwork may be allowed to "float free," at the discretion of the architect/engineer. Flatwork that is intended to float free shall be separated from foundations by a felt joint or other means.</p> <p>m. To reduce shrinkage cracks in PCC, the PCC aggregates shall be of appropriate size and proportion, the water/cement ratio should be low, the PCC shall be properly placed and finished, contraction joints should be installed, and the PCC shall be properly cured. PCC materials, placement, and curing specifications shall be at the direction of the architect/engineer. The Guide for Concrete Floor and Slab Construction (ACI, 2015) is suggested as a resource for the architect/engineer in preparing such specifications.</p>			
GEO/mm-5.1	<p>Prior to site preparation, the following measures shall be incorporated into project construction plans:</p> <p>a. Per Section 1804.4 (CBC 2022) unpaved ground surfaces shall be finish graded to direct surface runoff away from foundations and other improvements at a minimum 5 percent grade for a minimum distance of 10 feet. The site shall be similarly sloped to drain away from foundations, and other improvements during construction. Where this is not practicable due to other improvements, etc., swales with improved surfaces, area drains, or other drainage facilities, shall be used to collect and discharge runoff.</p> <p>b. The eaves of the buildings shall be fitted with roof gutters. Runoff from flatwork, roof gutters, downspouts, planter drains, area drains, etc., shall discharge in a</p>	Measures shall be shown on project construction plans	Prior to site preparation	<p>Implementation: Applicant</p> <p>Verification: City Building Division</p>

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Parties
	<p>nonerosive manner away from foundations and other improvements in accordance with the requirements of the governing agencies. Erosion protection shall be placed at all discharge points unless the discharge is to a pavement surface.</p> <p>c. To reduce the potential for planter drainage gaining access to subslab areas, any raised planter boxes adjacent to foundations shall be installed with drains and sealed sides and bottoms. Drains shall also be provided for areas adjacent to the structure and in landscape areas that would not otherwise freely drain.</p> <p>d. The on-site soils are highly erodible. If soils are disturbed during construction, stabilization of soils by vegetation or other means, during and following construction, is essential to reduce erosion damage. Care shall be taken to establish and maintain vegetation. The landscaping shall be planned and installed to maintain the surface drainage recommended above. Surface drainage shall also be maintained during construction.</p> <p>e. Maintenance of drainage and other improvements is critical to the long-term stability of the site and the integrity of the structures. Site improvements shall be maintained on a regular basis.</p> <p>f. Finished flatwork and pavement surfaces shall be sloped to freely drain toward appropriate drainage facilities. Water shall not be allowed to stand or pond on or adjacent to exterior pedestrian flatwork, vehicle pavement, or other improvements as it could infiltrate into the AB and/or subgrade, causing premature deterioration of pavement, flatwork, or other improvements. Any cracks that develop in the pavement shall be promptly sealed.</p> <p>g. All exterior drains and drain outlets shall be maintained to be free-flowing. Care shall be taken to establish and maintain vegetation. Vegetation and erosion matting (if utilized) shall be maintained or augmented as needed. Irrigation systems shall be maintained so that soils around structures are maintained at a relatively uniform year-round moisture content, and are neither over-watered nor allowed to dry and desiccate.</p> <p>h. The owner or site maintenance personnel shall periodically observe the areas within and around the site for indications of rodent activity and soil instability. The owner or site maintenance personnel shall also implement an aggressive program for controlling the rodent activity in the general area.</p>			
GEO/mm-6.1	<p>Prior to site preparation, the following measures shall be implemented:</p> <p>a. A Geotechnical Engineer shall be retained to provide consultation during the design phase, to aid in the implementation of the findings of the Geotechnical Engineering Report in future project design, to review final plans once they are available, to interpret this report during construction, and to provide construction monitoring in the form of testing and observation.</p> <p>b. At minimum, the Geotechnical Engineer shall be retained to provide:</p> <ol style="list-style-type: none"> Review of final grading, utility, and foundation plans; Professional observation during grading, foundation excavations, and trench backfill; 	The identified measures shall be implemented	Prior to site preparation	<p>Implementation: Applicant</p> <p>Verification: City Building Division</p>

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Parties
	<ol style="list-style-type: none"> 3. Oversight of compaction testing during grading; and, 4. Oversight of special inspection during grading. <p>c. Special inspection of grading shall be provided as per Section 1705.6 and California Building Code Table 1705.6. The special inspector shall be under the direction of the Geotechnical Engineer. Special inspection of the following items shall be provided by the special inspector:</p> <ol style="list-style-type: none"> 1. Stripping and clearing of vegetation; 2. Overexcavation to the recommended depths; 3. Scarification, moisture conditioning, and compaction of the soil; 4. Fill quality, placement, and compaction; 5. Utility trench backfill; 6. Retaining wall drains and backfill; 7. Foundation excavations; and 8. Subgrade and AB compaction and proof rolling. <p>d. A program of quality control shall be developed prior to beginning grading. The contractor or project manager shall determine any additional inspection items required by the architect/engineer or the governing jurisdiction.</p> <p>e. Locations and frequency of compaction tests shall be as per the direction of the Geotechnical Engineer at the time of construction. The recommended test location and frequency may be subject to modification by the Geotechnical Engineer, based upon soil and moisture conditions encountered, size and type of equipment used by the contractor, the general trend of the results of compaction tests, or other factors.</p> <p>f. The Geotechnical Engineer shall be notified at least 48 hours prior to beginning construction operations.</p>			
GEO/mm-9.1	<p>Prior to site grading, a Worker's Environmental Awareness Program (WEAP) to train the grading personnel/crew shall be developed by a qualified paleontologist, meeting the standards of the Society of Vertebrate Paleontology (2010). The WEAP shall be presented to the grading personnel/crew by the qualified paleontologist.</p> <p>The qualified paleontologist shall monitor initial grading activities, until it is determined by the qualified paleontologist that monitoring is no longer required because grading is complete. If a paleontological resource is discovered during construction of the project, excavations within 50 feet of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist in accordance with Society of Vertebrate Paleontology standards and protection and/or data recovery measures appropriate to the find are identified by the paleontologist and implemented.</p> <p>The developer shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement.</p>	<p>Prepare and present a Worker's Environmental Awareness Program and provide paleontological monitoring during grading</p>	<p>Prior to and during grading activities</p>	<p>Implementation: Applicant</p> <p>Verification: City Community Development Department</p>

Richards Ranch Annexation
Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Parties
Hazards and Hazardous Materials				
HAZ/mm-2.1	Prior to issuance of construction permits for infrastructure improvements, soil sampling shall be conducted for the presence of hazardous materials, including aerially deposited lead (ADL) and hydrocarbons in areas where excavation is required within 30 feet of State Route 135. Soil sampling shall be conducted by a licensed geologist or other qualified professional as approved by the City. ADL sampling shall focus on unpaved areas and formerly unpaved areas within the right-of-way and shall be conducted in accordance with current Caltrans guidance documents. Analytes to be targeted should include gasoline-, diesel-, and oil-range hydrocarbons; volatile organic compounds; and fuel oxygenates. If contaminated soil is present, the appropriate abatement actions shall be implemented in accordance with applicable Caltrans Standard Special Provisions and other applicable standards.	Conduct soil sampling and incorporate applicable abatement actions as necessary	Prior to issuance of construction permits for infrastructure improvements	Implementation: Applicant Verification: City Community Development Department
HAZ/mm-2.2	To ensure contaminated soils excavated during infrastructure improvements are handled, stockpiled, and disposed of in accordance with federal, state, and local regulations, a Soil Management Plan and Health and Safety Plan shall be developed and implemented for the infrastructure improvements that are located beyond the 43.75-acre site. Special handling, treatment, or disposal of ADL in soils during construction activities shall be consistent with the DTSC and Caltrans Soil Management Agreement for Aerially Deposited Lead-Contaminated soils (effective July 1, 2016).	Prepare a Soil Management Plan and Health and Safety Plan	Prior to issuance of grading or construction permits	Implementation: Applicant Verification: City Community Development Department
HAZ/mm-5.1	At the time of Planned Development Permit approval for new land uses onsite, all development permit applications shall demonstrate full compliance with the applicable safety standards and compatibility policies of the airport land use plan in effect at the time. Consistency with the airport land use plan shall be reviewed and verified by the City of Santa Maria Community Development Department prior to building permit issuance.	Demonstrate full compliance with the applicable safety standards and compatibility policies of the airport land use plan	At the time of Planned Development Permit approval for new land uses onsite	Implementation: Applicant Verification: City Community Development Department
Hydrology and Water Quality				
HYD/mm-1.1	Prior to the issuance of building permits, the developer shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) according to General Permit Order 2009-0009 or any subsequent order for approval by the City of Santa Maria Public Works Department and the Central Coast Regional Water Quality Control Board (RWQCB). The SWPPP shall include best management practices (BMPs) to reduce erosive and polluted runoff during all phases of project construction. BMPs shall be approved by the City and the Central Coast RWQCB along with the SWPPP. These measures shall be included on all construction plans. BMPs may include, but are not limited to, erosion and sediment controls and vehicle and equipment monitoring and maintenance, as identified below: a. Erosion and sediment controls, including silt fences, straw wattles, berms, sediment basins, runoff diversions, or other erosion control measures approved	Prepare and submit a Stormwater Pollution Prevention Plan (SWPPP)	Prior to the issuance of building permits	Implementation: Applicant Verification: City Public Works Department; RWQCB

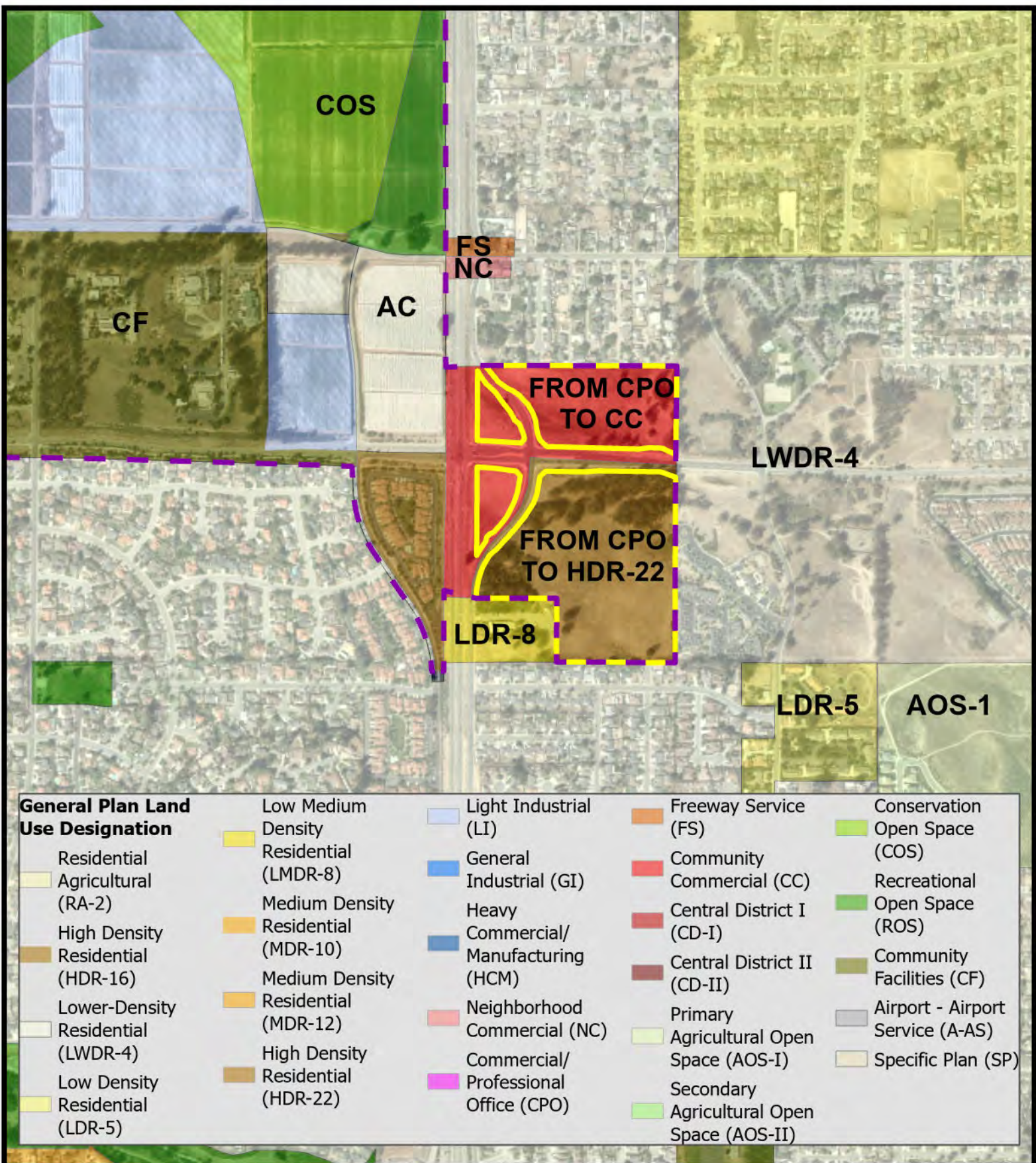
Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Parties
	<p>by the Central Coast RWQCB shall be installed properly to increase effectiveness and shall be maintained regularly.</p> <p>b. Vehicle and equipment maintenance and monitoring would require that all equipment and vehicles shall be checked and maintained daily to prevent spills of fuel, oil, and other hazardous materials. A designated staging area shall be established for vehicle/equipment parking and storage of fuel, lubricants, and solvents. The staging area shall be located a minimum of 100-feet from roadside drainages or culverts. All fueling and maintenance activities shall take place in the designated staging area.</p> <p>Compliance with the SWPPP during project construction shall be monitored by the City's Public Works Department during all construction phases.</p>			
HYD/mm-1.2	<p>As specified in the SWPPP(s) and the City's stormwater regulations, prior to issuance of a building permit for ground disturbing activities, the developer shall prepare and submit site-specific erosion and sediment control plans for mass grading as well as for development of each development area within the site. The plans shall be designed to minimize erosion and water quality impacts, and shall be consistent with the requirements of the project's SWPPP(s). The plans shall include the following:</p> <ul style="list-style-type: none"> a. Graded areas shall be revegetated with deep-rooted, native, non-invasive drought tolerant species to minimize slope failure and erosion potential. Geotextile fabrics shall be used as necessary to hold slope soils until vegetation is established; b. Temporary storage of construction equipment shall be limited to a minimum of 100 feet away from drainages on the project site; c. Erosion control structures shall be installed in compliance with BIO/mm-1.4; d. Demonstrate peak flows and runoff for each phase of construction; and e. Erosion and sediment control plans shall be submitted for review and approval by City staff and all requirements shall be included on construction plans. <p>The developer shall ensure installation of erosion control structures prior to beginning of any construction or grading activities subject to review and approval by the City.</p>	Prepare and submit site-specific erosion and sediment control plans	Prior to issuance of a building permit for ground disturbing activities	<p>Implementation: Applicant</p> <p>Verification: City Public Works Department</p>
HYD/mm-2.1	<p>The developer shall prepare a development maintenance manual for the stormwater quality system and low impact development BMPs. The maintenance manual shall include detailed procedures for maintenance and operations of all stormwater facilities to ensure long-term operation and maintenance of post-construction stormwater controls. The maintenance manual shall require that stormwater BMP devices be inspected, cleaned, and maintained in accordance with the manufacturer's or designer's maintenance specifications. The manual shall require that devices be cleaned annually prior to the onset of the rainy season (i.e., October 15) and immediately after the end of the rainy season (i.e., May 15). The manual shall also require that all devices be checked after major storm events.</p>	Prepare a development maintenance manual for BMPs.	Prior to issuance of a building permit for ground disturbing activities	<p>Implementation: Applicant</p> <p>Verification: City Public Works Department</p>

Richards Ranch Annexation
Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Parties
HYD/mm-2.2	The property manager(s) or acceptable maintenance organization shall submit to the City Public Works Department a detailed report prepared by a licensed Civil Engineer addressing the condition of all private stormwater facilities, BMPs, and any necessary maintenance activities on a semi-annual basis (October 15 and May 15 of each year). The requirement for maintenance and report submittal shall be recorded against the property.	Submit a detailed report addressing the condition of all private stormwater facilities, BMPs, and any necessary maintenance activities on a semi-annual basis	For the lifetime of the project	Implementation: Applicant Verification: City Public Works Department
HYD/mm-2.3	BMP devices shall be incorporated into the stormwater quality system depicted in the erosion and sediment control plan (HYD/mm-1.2). BMPs shall include, at a minimum, the BMPs and source control measures and maintenance requirements for permanent and operation source control BMPs for landscaping, waste disposal, outdoor equipment storage, and parking.	Incorporate BMP devices into the stormwater quality system	Prior to occupancy	Implementation: Applicant Verification: City Public Works Department
Noise				
NOI/mm-1.1	The following measures shall be implemented to reduce construction-generated noise levels: <ul style="list-style-type: none"> a. Construction activity shall be limited to the hours between 7:00 a.m. and 6:00 p.m. on weekdays, and between 8:00 a.m. and 5:00 p.m. on Saturdays in accordance with the City's Noise Element. No noise-generating construction activities are allowed to occur on Sundays or state or federal holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise-generating construction activities without mechanical equipment are not subject to these restrictions. b. Control noise at all construction sites through the provision of mufflers and the physical separation of machinery maintenance areas from adjacent residential and noise-sensitive land uses. c. Construction activities shall comply with the City of Santa Maria noise-control ordinance requirements, including obtaining a permit if deemed necessary. 	Implement identified measures	During construction activities on the project site	Implementation: Applicant Verification: City Community Development Department
NOI/mm-1.2	The following mitigation measures shall be implemented to reduce long-term exposure to transportation and non-transportation noise: <ul style="list-style-type: none"> a. A noise wall or attenuating barrier shall be constructed along the western and northern portions of the proposed residential development, which is generally located south of Union Valley Parkway and east of Orcutt Road. The noise wall or barrier shall be constructed to minimum height of 6 to 8 feet above ground level as determined by a final acoustical assessment. Recommended barrier locations based on the conceptual site plan available in August 2022 are depicted in Figure 4.10-6. Noise barriers may consist of walls or a combination of walls and earthen berms. Barrier walls should be constructed of masonry 	Implement identified measures	Prior to occupancy	Implementation: Applicant Verification: City Community Development Department

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Parties
	<p>block, or material of similar density and usage, with no visible air gaps at the base of the barrier or between construction materials.</p> <p>b. A noise wall shall be constructed along the northern boundary of the commercial land uses, which are generally located north of Union Valley Parkway and east of Orcutt Road of the project. The wall shall be constructed to a minimum height of 6 to 8 feet above ground level as determined by a final acoustical assessment and shall be constructed of masonry block, or material of similar density and usage, with no visible air gaps at the base of the barrier or between construction materials.</p> <p>c. Loading docks shall be fitted with door seals and bumpers. The installation of dock seals would reduce loading dock noise levels by approximately 5 dBA, or more. When the loading dock is not in use, loading dock doors shall remain closed.</p> <p>d. Given the conceptual nature of the site plan considered in the EIR, there is the potential for the exact location of land uses to shift slightly as design plans are finalized. The operations of the final site plan shall be required to adhere to the following limitations to ensure exposure of residential and park land uses to operational noise is reduced. The following uses shall be limited to daytime hours (7:00 a.m. to 10:00 p.m.), unless an acoustical assessment is completed to determine that these commercial-uses would not impact nearby noise-sensitive land uses (residential and park uses):</p> <ol style="list-style-type: none"> 1. Commercial-use loading docks within 300 feet of residential uses 2. Drive-throughs within 90 feet of residential uses 3. Car wash operations located within 1,400 feet of nearby residential land uses <p>If nighttime (10:00 p.m. to 7:00 a.m.) operations are necessary for the proposed land uses noted above, an acoustical assessment shall be prepared to evaluate potential noise impacts to nearby existing and proposed noise-sensitive land uses for operations proposed to occur during the nighttime hours (10:00 p.m. to 7:00 a.m.). All proposed operations during the nighttime hours (10:00 p.m. to 7:00 a.m.) shall not result in exceedances to the City's noise standards, as demonstrated by the acoustical assessment. Where the acoustical assessment determines that source noise levels would exceed the City's applicable noise standards, site-design features/noise-reduction measures shall be incorporated sufficient to reduce operational noise levels to below applicable noise standards.</p> <p>e. An acoustical assessment shall be prepared for exterior commercial-use air conditioning units 300 feet from a noise-sensitive land use. The acoustical assessment shall evaluate operational noise levels in comparison to the City's daytime and nighttime noise standards. Where the acoustical assessment determines that operational noise levels would exceed the City's applicable noise standards, site-design features and/or noise-reduction measures shall be incorporated sufficient to reduce operational noise levels to below the City's applicable noise standards. Such measures may include locating equipment on</p>			

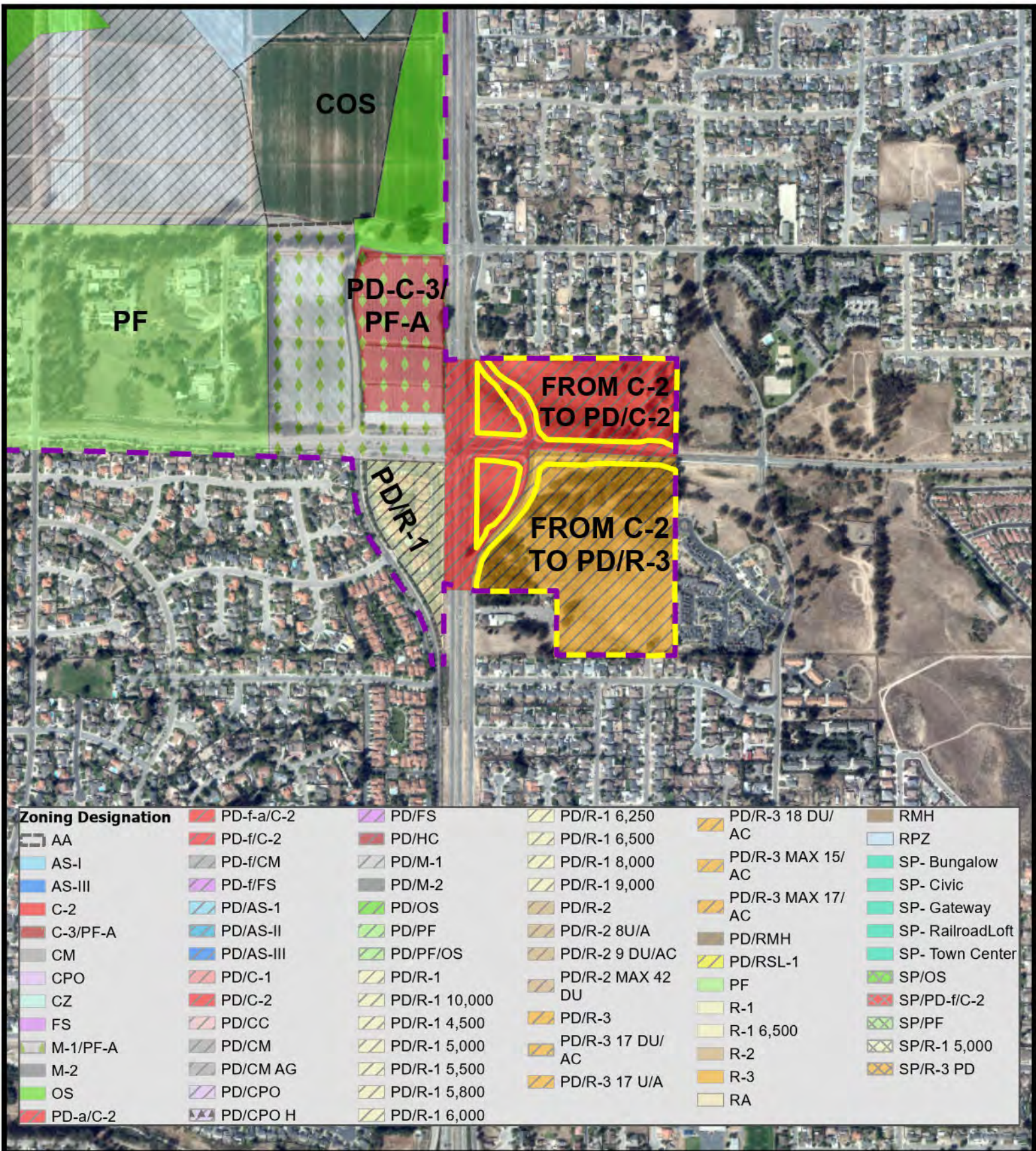
Mitigation Measure	Requirements of Measure								Compliance Method	Verification Timing	Responsible Parties
	rooftop areas, incorporation of additional shielding, selection of low-noise generation equipment, and/or incorporation of rooftop parapets.										
	City of Santa Maria Maximum Acceptable Noise Levels by Land Use										
	Range of Intensities (dBA Leq)										
	Ambient Base		15 Minutes		5 Minutes		1 Minute				
Zones	Day	Night	Day	Night	Day	Night	Day	Night			
Residential	55	45	60	50	65	55	70	60			
Commercial	65	60	70	65	75	70	80	75			
Industrial	75	70	80	75	85	80	90	85			
Source: City of Santa Maria (2022)											
dBA = A-weighted decibels; Leq = Equivalent sound level											



Proposed City Boundary Line
 Project Site

0 300 600 1,200 Feet

ATTACHMENT G **EXISTING AND PROPOSED GENERAL PLAN DESIGNATION**



Proposed City Boundary Line
 Project Site

Feet
 0 300 600 1,200

ATTACHMENT H EXISTING ZONING AND PROPOSED PRE-ZONING

EXHIBIT A

**LAFCO XXXX
Union Valley Annexation
To the City of Santa Maria**

Legal Description

Portions of Sections, 2,3,10 and 11, all in Township 9 North , Range 34 West, San Bernardino Meridian, in the County of Santa Barbara, State of California as described per Grant Deed recorded as instrument number 2021-0053767 on file in the office of the County Recorder of said County, more particularly described as follows:

Beginning at the Northwest corner of the tracts of land deeded to Richards Ranch LLC, as said instrument number 2021-0053767;

1st Thence, South 88 degree 26 minutes 39 seconds East, 1,292.09 feet;

2nd Thence, South 02 degrees 10 minutes 28 seconds West, 654.76 feet, to a point in Union Valley Parkway;

3rd Thence, South 01 degrees 36 minutes 46 seconds West, 1253.72 feet to corner common with the Northeast corner of Tract No 10,001, recorded in Book 51, Maps and Surveys, Pages 80 to 82 on file in the office of said County Recorder;

4th Thence, North 88 degrees 38 minutes 09 seconds West, along the Northerly line of said Tract No.10,001, 765.07 feet to the Southeasterly corner of Parcel A of Parcel Map No. 12,864, recorded in Book 23, Page 30 of Parcel Maps;

5th Thence, North 01 degrees 40 minutes 48 seconds East, along the Easterly line of said parcel Map No. 12,864, 416.17 feet;

6th Thence, North 88 degrees 37 minutes 32 seconds West along the Northerly line of said Parcel map No. 12,864 and its Wwesterly prolongation, 753.84 feet to the East line of Lot 169, Tract No. 12,735 - Unit 1, recorded in Book 97, Maps, Pages 29 through 31 on file in the office of said County Recorder;

7th Thence, North 01 degrees 31 minutes 13 seconds East along said East line, 37.37 feet;

8th Thence North 1 degree 35 minutes 19 seconds East along said East line 32.08 feet;

9th Thence North 1 degree 36 minutes 00 seconds East along said East line 343.92 feet;

10th Thence North 5 degrees 20 minutes 02 seconds East along said East line 150.38 feet;

11th Thence North 1 degree 38 minutes 19 seconds East along said East line 253.58 feet to the South line of said Section 3 from which the Southeast corner of said Section 3 bears South 86 degrees 49 minutes 03 seconds East 186.96 feet;

12th Thence North 1 degree 38 minutes 19 seconds East along said East line 680.22 feet;

13th Thence South 88 degrees 26 minutes 39 seconds East 222.71 feet to said Northwest corner of the tracts of land deeded to Richards Ranch, LLC and THE POINT OF BEGINNING and containing 59.23 acres more or less.

(See attached exhibit map made a part hereof)

Marshall D. Fargen L.S. 8962 date

Annexation

North: 2556.4340' East: 5832.9069'

Segment #1 : Line

Course: N3° 53' 50"W Length: 0.00'
North: 2556.4340' East: 5832.9069'

Segment #2 : Line

Course: S88° 26' 39"E Length: 1292.09'
North: 2521.3524' East: 7124.5205'

Segment #3 : Line

Course: S2° 10' 28"W Length: 654.76'
North: 1867.0639' East: 7099.6775'

Segment #4 : Line

Course: S1° 36' 46"W Length: 1253.72'
North: 613.8405' East: 7064.3921'

Segment #5 : Line

Course: N88° 38' 09"W Length: 765.07'
North: 632.0545' East: 6299.5390'

Segment #6 : Line

Course: N1° 40' 48"E Length: 416.17'
North: 1048.0456' East: 6311.7400'

Segment #7 : Line

Course: N88° 37' 32"W Length: 523.56'
North: 1060.6039' East: 5788.3306'

Segment #8 : Line

Course: N88° 26' 39"W Length: 230.28'
North: 1066.8562' East: 5558.1355'

Segment #9 : Line

Course: N1° 31' 13"E Length: 36.64'
North: 1103.4833' East: 5559.1076'

Segment #10 : Line

Course: N1° 35' 19"E Length: 32.08'
North: 1135.5510' East: 5559.9969'

Segment #11 : Line

Course: N1° 36' 00"E Length: 343.92'
North: 1479.3369' East: 5569.5997'

Segment #12 : Line

Course: N5° 20' 02"E Length: 150.38'
North: 1629.0657' East: 5583.5790'

Segment #13 : Line

Course: N1° 38' 19"E Length: 253.58'
North: 1882.5420' East: 5590.8302'

Segment #14 : Line

Course: N1° 38' 19"E Length: 253.58'
North: 2136.0183' East: 5598.0814'

Segment #15 : Line

Course: N1° 38' 19"E Length: 426.64'
North: 2562.4839' East: 5610.2813'

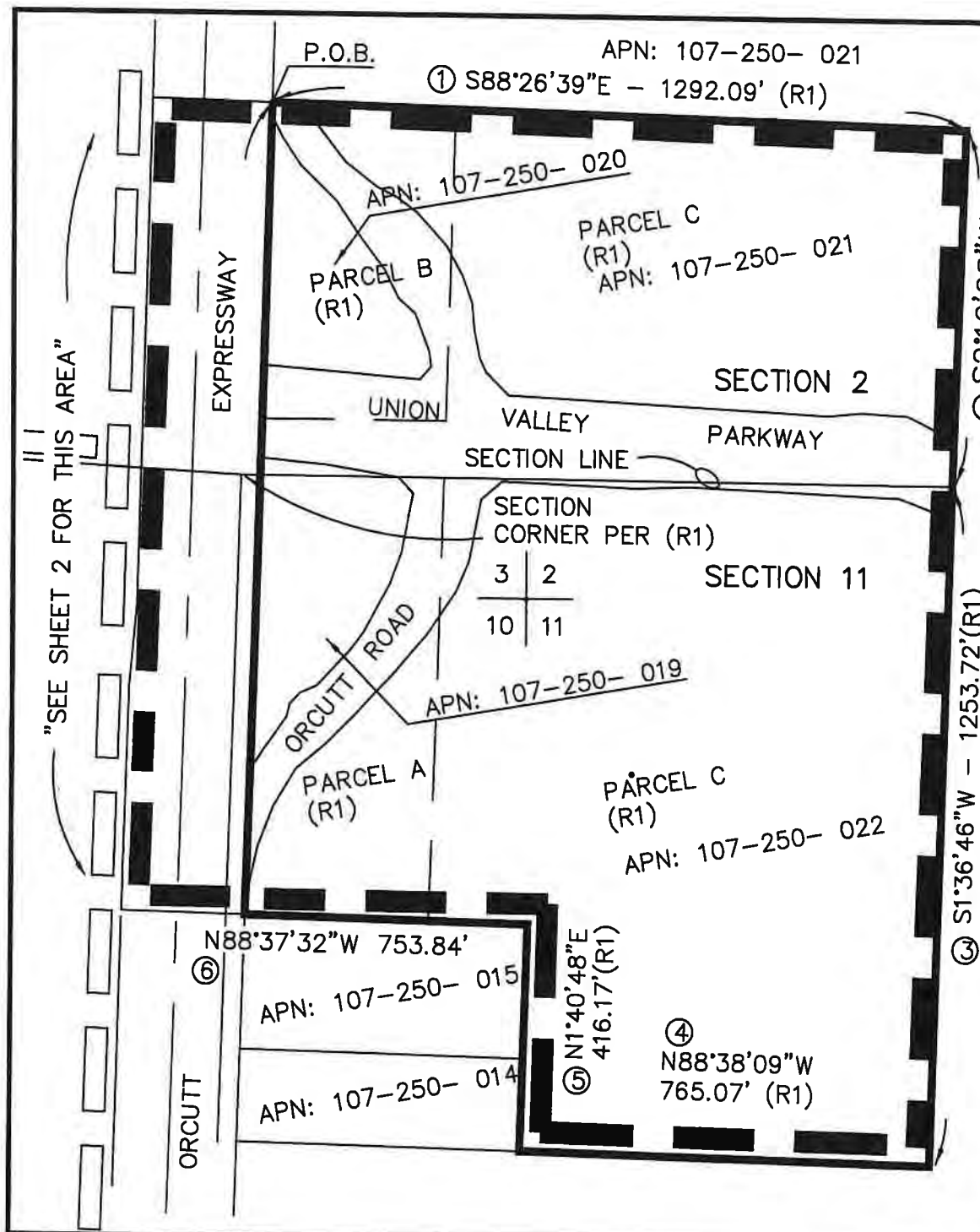
Segment #16 : Line

Course: S88° 26' 39"E Length: 222.71'
North: 2556.4371' East: 5832.9091'

Perimeter: 6855.18' Area: 2580162.53 Sq. Ft.

Error Closure: 0.0038 Course: N37° 11' 36"E
Error North: 0.00303 East: 0.00230

Precision 1: 1803994.74



"SEE SHEET 2 FOR THIS AREA"

APN: 107-250-047

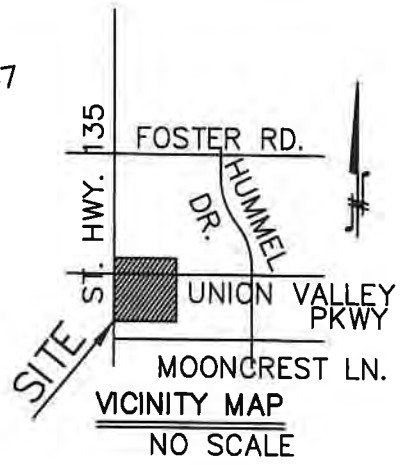
APN: 107-250-059

APN: 107-250-058

APN: 107-250-057

LEGEND

- P.O.B. POINT OF BEGINNING
- (R1) DENOTES 179 RS 6
- PROPOSED BOUNDARY
- EXISTING BOUNDARY



**LAFCO ANNEXATION
"EXHIBIT B"**

PARCELS A,B AND C OF PARCEL
MAP 11691, PER MAP BOOK 12,
PAGE 57

ANNEXATION OF APN 107-250-019,
107-250-020, 107-250-021,
107-250-022 TO THE CITY OF
SANTA MARIA, COUNTY OF SANTA
BARBARA, STATE OF CALIFORNIA
CONTAINING 51.51 ACRES MORE
OR LESS.



MARSHALL D. FARGEN PLS 8962 DATE

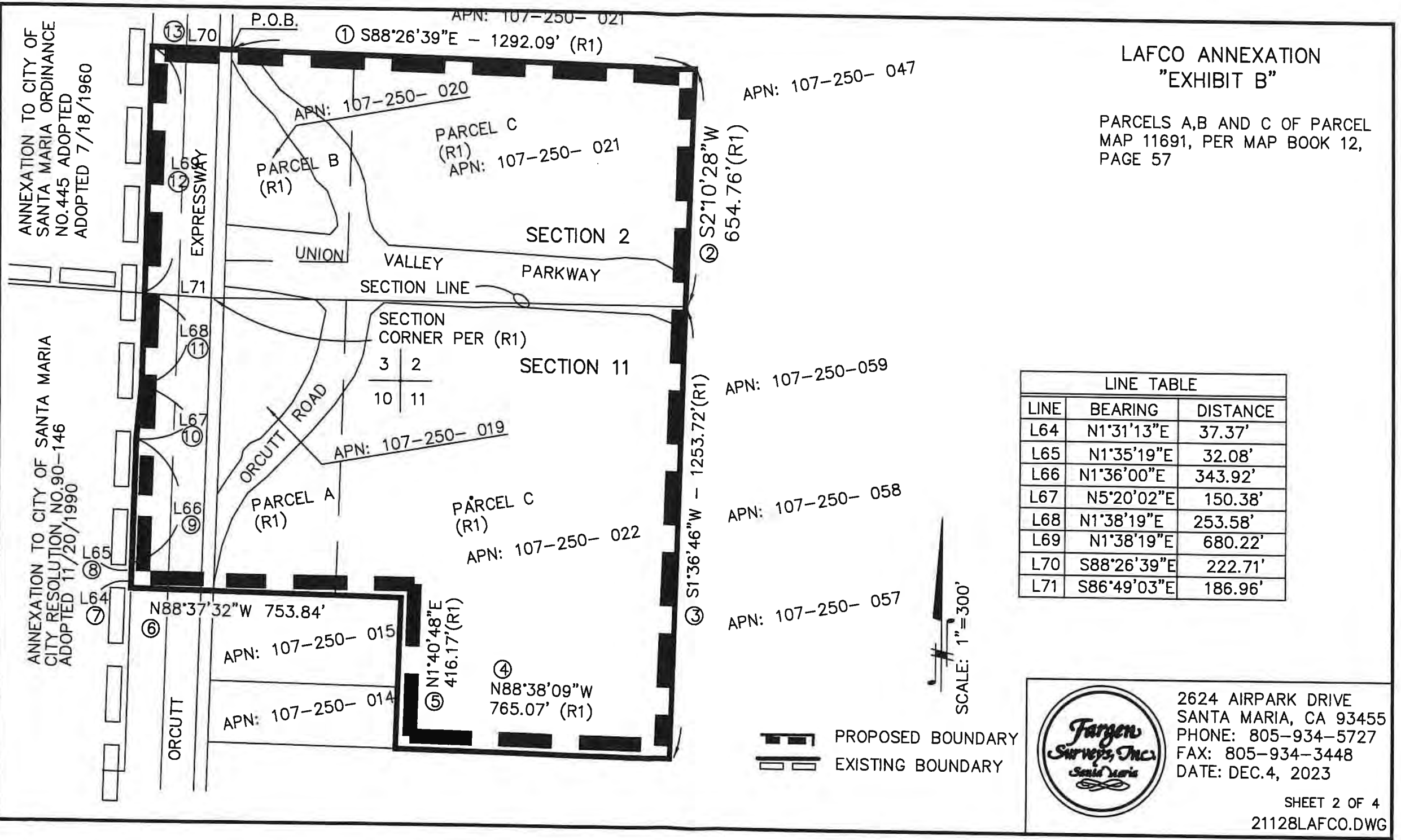


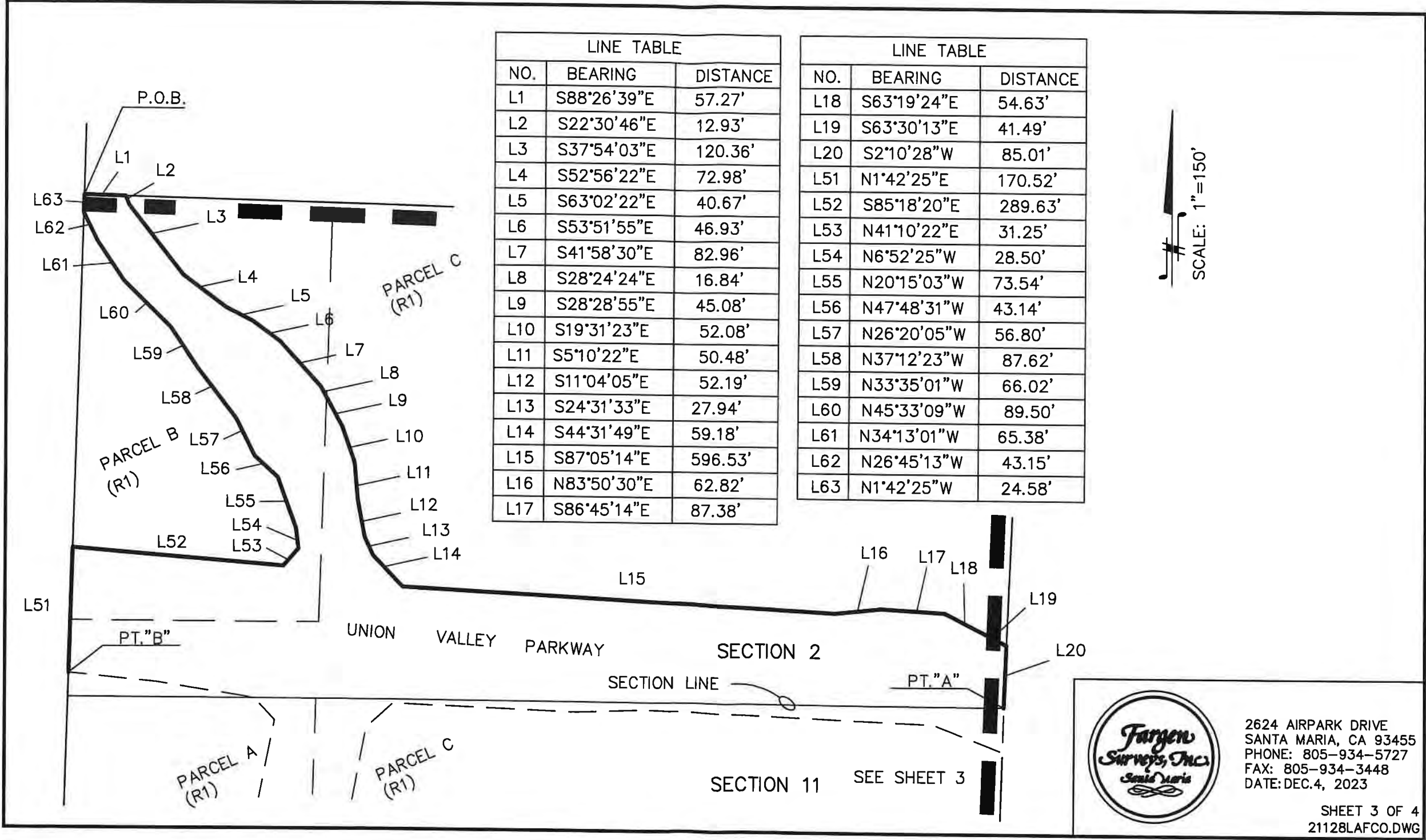
ALEKSANDAR JEVREMOVIC PLS 8378 DATE
SANTA BARBARA COUNTY SURVEYOR

SCALE: 1"=300'

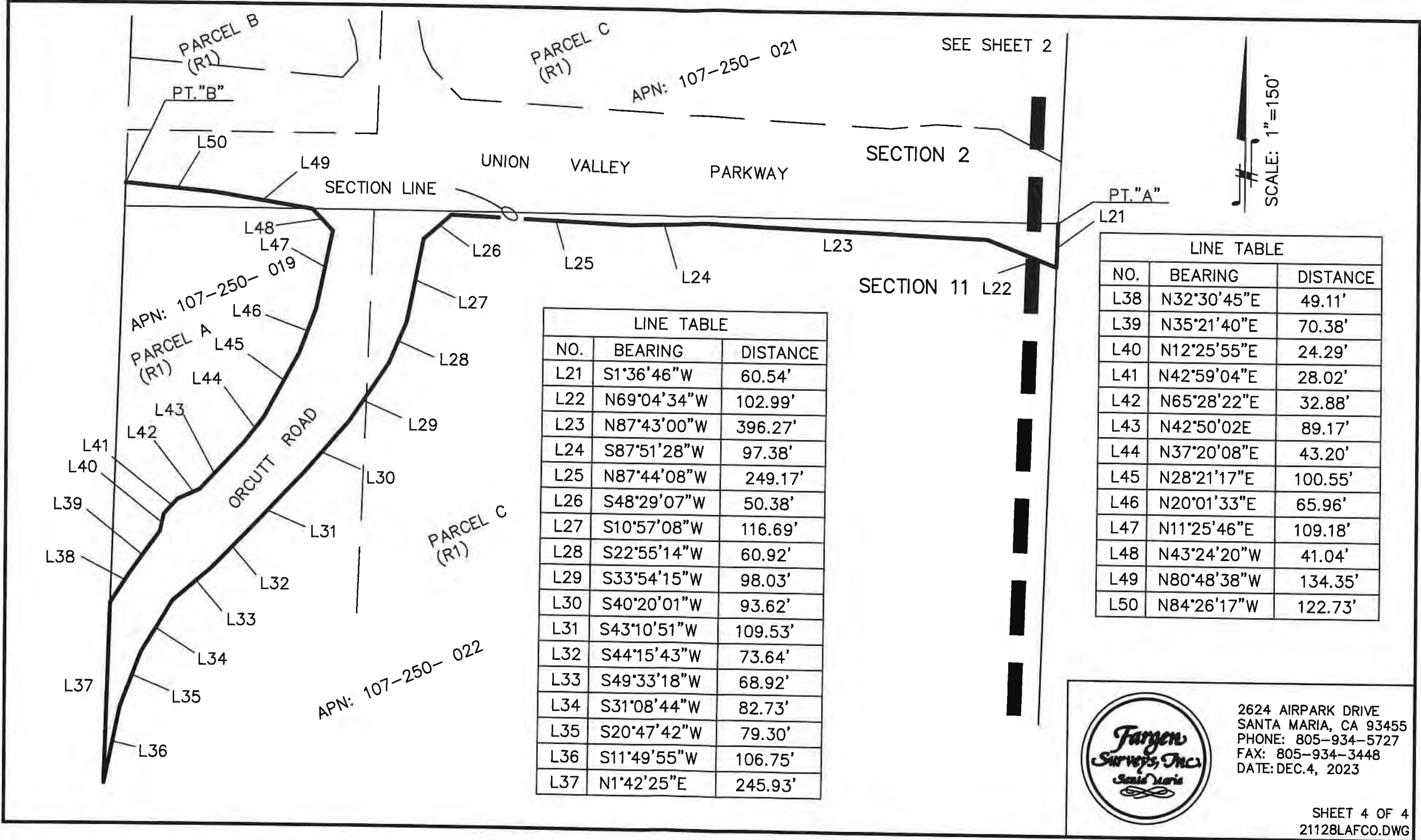


2624 AIRPARK DRIVE
SANTA MARIA, CA 93455
PHONE: 805-934-5727
FAX: 805-934-3448
DATE: AUG. 9, 2023





2624 AIRPARK DRIVE
SANTA MARIA, CA 93455
PHONE: 805-934-5727
FAX: 805-934-3448
DATE: DEC.4, 2023



RESOLUTION NO. 2024-141

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA,
CALIFORNIA, TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT
MAKING CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS,
ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS AND
ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR
THE RICHARDS RANCH ANNEXATION, PRE-ZONING, AND GENERAL
PLAN LAND USE MAP AMENDMENT LOCATED AT THE NORTHEAST
AND SOUTHEAST INTERSECTIONS OF UNION VALLEY PARKWAY AND
HIGHWAY 135**

WHEREAS, the applicant, MD3 Investments, initiated an Annexation (AN2021-0001) and General Plan Land Use Map Amendment and Pre-Zoning (GPZ2024-0001) on approximately 44 acres of property located at the northeast and southeast corner of the intersection of Union Valley Parkway and Highway 135, herein referred to as the Project; and

WHEREAS, the provisions of the California Environmental Quality Act of 1970 (CEQA), Public Resources Code Sections 21000 et. seq., as amended, require the evaluation of environmental impacts of said project; and

WHEREAS, a Notice of Preparation (NOP) was prepared for the project on February 8, 2022, and sent to the State Clearinghouse and to all relevant agencies and made available for public comment as required by law; and

WHEREAS, a Draft Environmental Impact Report (EIR) (SCH# 2022020194) was prepared for said Project in compliance with the California Environmental Quality Act; and the required notices were published and the EIR was circulated for public review for the duration between and including December 22, 2022 through March 7, 2023, sent to every responsible and/or trustee agency with jurisdiction over the project and placed in a public location; and

WHEREAS, following the release of the Draft EIR, new information was obtained regarding the monarch butterfly and overwintering habitat for the species. For these reasons, the City determined that the portions of the Draft EIR related to Biological Resources and Project Alternatives should be revised and recirculated for public comment. The partially recirculated EIR was released for a 45-day public comment period from January 31 to March 15, 2024; and

WHEREAS, at the completion of the public review periods on the EIR for the project, comments were received and responses to those comments were prepared and incorporated into the EIR; and

WHEREAS, the EIR was provided to the Planning Commission, along with all public comments and the responses to those public comments; and

WHEREAS, the Planning Commission of the City of Santa Maria held a regularly scheduled public hearing on October 2, 2024, for the purpose of receiving evidence and considering the EIR, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, after considering all evidence, the Planning Commission, in Resolution No. 2832, recommended to the City Council the certification of the EIR, adoption of the Statement of Overriding Considerations, and adoption of the Mitigation Monitoring and Reporting Program for the project; and

WHEREAS, the City Council of the City of Santa Maria held a regularly scheduled public hearing on November 19, 2024, for the purpose of considering certification of the EIR, adoption of the Statement of Overriding Considerations, and adoption of the Mitigation Monitoring and Reporting Program for the proposed project, incorporated herein by reference; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, at the completion of the public hearing, the City Council duly considered all evidence presented at said hearing; and

WHEREAS, the EIR reflects the City Council's independent judgment and analysis.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Maria, California, as follows:


- Section 1. The above recitals are true and correct and incorporated herein by this reference.
- Section 2. The City Council makes the required CEQA findings for the project included as Attachment D of the Council Agenda Report dated November 19, 2024, incorporated herein by reference.
- Section 3. The City Council certifies the Final Environmental Impact Report (SCH# 2022020194) included as Attachment C of the Council Agenda Report dated November 19, 2024, incorporated herein by reference and finds that it complies with CEQA.
- Section 4. The City Council adopts a Statement of Overriding Considerations included as Attachment E of the Council Agenda Report dated November 19, 2024, incorporated herein by reference, that balances the benefits of the project against the

significant, unavoidable impacts to Biological Resources, which cannot be mitigated to acceptable levels through project redesign and conditions of approval.

Section 5. The City Council adopts the Mitigation Monitoring and Reporting Program included as Attachment F of the Council Agenda Report dated November 19, 2024, incorporated herein by reference.

Section 6. The Chief Deputy City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the Chief Deputy City Clerk shall consult with the City Manager and City Attorney concerning any changes deemed necessary.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria, California, held this 19th day of November 2024.



Mayor


ATTEST:

 11/25/2024

Chief Deputy City Clerk

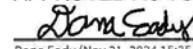


APPROVED AS TO FORM:

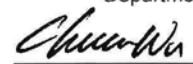


Thomas Watson (Nov 21, 2024 15:34 PST)
City Attorney

APPROVED AS TO CONTENT:



Dana Eady (Nov 21, 2024 15:35 PST)
Department Director



City Manager

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF SANTA MARIA)

I, **Donna G. Schwartz**, Chief Deputy City Clerk of the City of Santa Maria, **hereby certify** that the foregoing Resolution, being **Resolution No. 2024-141** which was duly passed and approved by the City Council of the City of Santa Maria at a regular meeting of said Council held on the **19th day of November 2024**, and that said Resolution was adopted by the following vote:

AYES: Councilmembers Aguilera-Hernandez, Cordero, Soto,
and Mayor Patino.

NOES: Councilmember Escobedo.

ABSENT: None.

ABSTAIN: None.



Chief Deputy City Clerk
City of Santa Maria



RESOLUTION NO. 2024-142

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING AN AMENDMENT TO THE GENERAL PLAN LAND USE POLICY MAP FOR APPROXIMATELY 43.75 ACRES LOCATED AT THE NORTHEAST AND SOUTHEAST CORNERS OF THE INTERSECTION OF HIGHWAY 135 AND UNION VALLEY PARKWAY

WHEREAS, the applicant, MD3 Investments, initiated an Annexation, General Plan Land Use amendment and pre-zoning (GPZ2024-0001) to amend the General Plan Land Use Map, pre-zone, and annex approximately 43.75 acres of property at the northeast and southeast corners of the intersection of Highway 135 and Union Valley Parkway, herein referred to as the Project; and

WHEREAS, the Planning Commission of the City of Santa Maria held a regularly scheduled public hearing on October 2, 2024, for the purpose of considering amendments to the Land Use Policy Map of the City's General Plan and pre-zoning for the property; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, at the public hearing, the Planning Commission heard and considered all evidence, including evidence presented in the staff report and all written and oral testimony; and

WHEREAS, on October 2, 2024, the Planning Commission recommended that the City Council certify the Environmental Impact Report, in accordance with the California Environmental Quality Act of 1970 (CEQA), Public Resources Code Section 21000 et. seq., as amended; and

WHEREAS, on October 2, 2024, the Planning Commission made its recommendation in writing that the City Council amend the General Plan Land Use Policy Map; and

WHEREAS, a duly noticed public hearing was held on this amendment to the General Plan Land Use Policy Map by the City Council on November 19, 2024; and

WHEREAS, the City Council made no substantial modification of the proposed amendment to the General Plan Land Use Policy Map which had not been previously considered by the Planning Commission; and

WHEREAS, the City Council considered all written and oral testimony; and

WHEREAS, the City Council considered and relied on the Planning Commission's recommendations to certify the Environmental Impact Report for the Project, in making its decision on the amendment to the Land Use Policy Map of the City's General Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Santa Maria, that:


Section 1. The above recitals are true and correct and incorporated herein by reference.

Section 2. The City Council finds that:

- a) The proposed project is consistent with applicable goals and policies of the adopted General Plan. The proposed project modifies the existing General Plan land use designation from Commercial Professional Office (CPO) to Community Commercial (CC) and High Density Residential (HDR-22). The proposed land use designations will allow the site to be developed with a mix of retail commercial and residential uses (apartments and town homes). The additional residential development on the site will provide needed housing stock in Santa Maria and the surrounding Orcutt area and assist with the current housing shortage in California. The project promotes high quality commercial development that would serve to attract commercial and retain enterprises and employment opportunities; and
- b) The proposed project would not significantly disrupt any of the various land uses in the vicinity because the General Plan Land Use Amendment will facilitate the future development of the property with retail commercial and residential uses that will be designed to be compatible with the residential intensity and land use patterns. Future development of the site will be subject to the mitigation measures in the Environmental Impact Report to reduce potential noise, traffic, lighting, and associated impacts to adjacent residential neighborhoods; and
- c) The proposed project is afforded the appropriate services and facilities in that all infrastructure is currently available to serve the project site. The subject General Plan Land Use Amendment will change the City's existing General Plan land use designation from Commercial Professional Office (CPO) to Community Commercial (CC) and High Density Residential (HDR-22). Future development of the site will require discretionary permits approved by the Planning Commission. This development will be subject to the mitigation measures in the Environmental Impact Report to reduce potential noise, traffic, lighting, and associated impacts to adjacent residential neighborhoods. The project vicinity has been previously developed with infrastructure to serve the site. If deficiencies in services and facilities are identified during the review of future proposed planned developments, infrastructure improvements to accommodate the proposals shall be required.

- Section 3. The City Council of the City of Santa Maria approves an amendment to the General Plan Land Use Policy Map for 43.75 acres **FROM** CPO (Commercial Professional Office) **TO** CC (Community Commercial) on 16.35-acres and HDR-22 (High Density Residential, 22 dwelling units per acre maximum) on 27.4-acres as shown on Attachment G of the Council Agenda Report dated November 19, 2024, incorporated herein by reference.
- Section 4. The Director of Community Development, or designee, is hereby authorized and directed to make corresponding changes on the Land Use Policy Map of the General Plan in conformity with this Resolution.
- Section 5. The Chief Deputy City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the Chief Deputy City Clerk shall consult with the City Manager and City Attorney concerning any changes deemed necessary.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria, California, held this 19th day of November 2024.




November 19, 2024 19:27 PST
Mayor

ATTEST:

Donna G. Schwartz 11/25/2024
Chief Deputy City Clerk

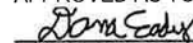



APPROVED AS TO FORM:



Thomas Watson (Nov 21, 2024 15:34 PST)
City Attorney

APPROVED AS TO CONTENT:



Dana Eady (Nov 21, 2024 15:35 PST)
Department Director


City Manager

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF SANTA MARIA)

I, **Donna G. Schwartz**, Chief Deputy City Clerk of the City of Santa Maria, **hereby certify** that the foregoing Resolution, being **Resolution No. 2024-142** which was duly passed and approved by the City Council of the City of Santa Maria at a regular meeting of said Council held on the **19th day of November 2024**, and that said Resolution was adopted by the following vote:

AYES: Councilmembers Aguilera-Hernandez, Cordero, Soto,
 and Mayor Patino.

NOES: Councilmember Escobedo.

ABSENT: None.

ABSTAIN: None.



Chief Deputy City Clerk
City of Santa Maria



RESOLUTION NO. 2024-143

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SANTA MARIA, CALIFORNIA APPROVING AN APPLICATION
INITIATING PROCEEDINGS FOR THE RICHARDS RANCH
REORGANIZATION (AN2021-0001)**

WHEREAS, on August 17, 2021, the property owner, MD3 Investments, filed an application with the City of Santa Maria for the purpose of annexing approximately 43.75 acres located within the unincorporated area of Santa Barbara County at the northeast and southeast corners of the intersection of Union Valley Parkway and Highway 135 (property); and

WHEREAS, the application filed by the property owner included a General Plan Map Amendment and pre-zoning of the property; and

WHEREAS, the subject property is uninhabited and wholly located within the City of Santa Maria Sphere of Influence; and

WHEREAS, the City of Santa Maria was provided consent by 100 percent of the property ownership for the subject reorganization; and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 2, 2024, for the purpose of considering the Annexation, General Plan Land Use Map Amendment, and pre-zoning applications; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, at the October 2, 2024, public hearing, the Planning Commission heard and considered all evidence, including evidence presented in the staff report and all written and oral testimony; and

WHEREAS, the Planning Commission adopted a Resolution (No. 2832) recommending that the City Council adopt a Resolution certifying the Environmental Impact Report (SCH #2022020194) making CEQA findings and a statement of overriding considerations, and approving a mitigation monitoring and reporting program in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. Seq., as amended; and

WHEREAS, the Planning Commission adopted a Resolution (No. 2833) recommending that the City Council adopt a Resolution to approve a General Plan Land Use Map Amendment and Pre-zoning; and

WHEREAS, the Planning Commission adopted a Resolution (No. 2834) recommending that the City Council initiate the Richards Ranch Reorganization; and

WHEREAS, the City Council held a duly noticed public hearing on November 19, 2024 for the purpose of considering the Annexation, General Plan Land Use Map Amendment, and pre-zoning applications; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, at the November 19, 2024, public hearing, the City Council heard and considered all evidence, including evidence presented in the Council Agenda Report and all written and oral testimony; and

WHEREAS, the City Council adopted a Resolution certifying the Environmental Impact Report (SCH #2022020194) making CEQA findings and a statement of overriding considerations, and approving a mitigation monitoring and reporting program in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. Seq., as amended; and

WHEREAS, the City Council adopted a Resolution to approve a General Plan Land Use Map Amendment; and

WHEREAS, the City Council introduced an Ordinance to pre-zone 43.75 acres.

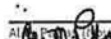
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Maria, that:

- Section 1. The above recitals are true and correct and incorporated herein by reference.
- Section 2. The Santa Maria City Council approves this resolution of application to annex approximately 43.75 acres to the City of Santa Maria contingent on the adoption of the Ordinance to Pre-zone approximately 43.75-acres.
- Section 3. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Reorganization Act of 2000, commencing with section 56000 of the California Government Code.
- Section 4. The proposed reorganization consists of the following changes of organization:
 - Annexation to the City of Santa Maria
 - Detachment from the Santa Barbara County Fire Protection District
- Section 5. A legal description and survey map of the boundaries of the affected territory, set forth in Attachment 9 of the Council Agenda Report dated November 19, 2024, incorporated herein by reference, are authorized to be submitted by staff to complete the LAFCO application.
- Section 6. The proposal is consistent with the Sphere of Influence of the City of Santa Maria.
- Section 7. The reasons for the proposal are to provide water resources and other municipal services to the property that will allow for future urban development of the property.

Section 8. It is desired that the area to be annexed be subject to a proportionate share of the City's existing indebtedness.

Section 9. The Chief Deputy City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the Chief Deputy City Clerk shall consult with the City Manager and City Attorney concerning any changes deemed necessary.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria, California, held this 19th day of November 2024.



Mayor


ATTEST:



Chief Deputy City Clerk

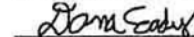


APPROVED AS TO FORM:

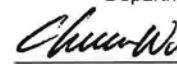


Thomas Watson (Nov 21, 2024 15:34 PST)
City Attorney

APPROVED AS TO CONTENT:



Dana Eady (Nov 21, 2024 15:35 PST)
Department Director



City Manager

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF SANTA MARIA)


I, **Donna G. Schwartz**, Chief Deputy City Clerk of the City of Santa Maria, **hereby certify** that the foregoing Resolution, being **Resolution No. 2024-143** which was duly passed and approved by the City Council of the City of Santa Maria at a regular meeting of said Council held on the **19th day of November 2024**, and that said Resolution was adopted by the following vote:

AYES: Councilmembers Aguilera-Hernandez, Cordero, Soto,
 and Mayor Patino.

NOES: Councilmember Escobedo.

ABSENT: None.

ABSTAIN: None.



Chief Deputy City Clerk
City of Santa Maria



ORDINANCE NO. 2024-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, PRE-ZONING APPROXIMATELY 43.75 ACRES LOCATED IN THE UNINCORPORATED AREA OF SANTA BARBARA COUNTY FROM RETAIL COMMERCIAL (C-2) TO PLANNED DEVELOPMENT/GENERAL COMMERCIAL (PD/C-2) ON 16.35 ACRES, AND PLANNED DEVELOPMENT/HIGH DENSITY RESIDENTIAL (PD/R-3) ON 27.4 ACRES

WHEREAS, the applicant, MD3 Investments, initiated a General Plan Land Use map amendment and Pre-zoning (GPZ2024-0001) to amend the General Plan Land Use Map and Zoning Map, Pre-zone, and annex approximately 43.75 acres of property at the northeast and southeast corners of the intersection of Highway 135 and Union Valley Parkway, herein referred to as the Project; and

WHEREAS, on October 2, 2024, the Planning Commission recommended the City Council certify the Environmental Impact Report, in accordance with the California Environmental Quality Act of 1970 (CEQA), Public Resources Code Section 21000 et. seq., as amended; and

WHEREAS, on October 2, 2024, the Planning Commission made its recommendation in writing that the City Council Pre-zone the project site; and

WHEREAS, a duly noticed public hearing was held on the proposed General Plan Land Use Map Amendment and Pre-zoning by the City Council on November 19, 2024; and

WHEREAS, the City Council made no substantial modification of the proposed amendment to the General Plan Land Use Policy Map and Pre-zoning which had not been previously considered by the Planning Commission; and

WHEREAS, the City Council considered all written and oral testimony; and

WHEREAS, the City Council considered and relied on the Planning Commission's recommendations to certify the Environmental Impact Report for the Project.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the City Council of the City of Santa Maria, State of California, as follows:

SECTION 1. The above recitals are true and correct and incorporated herein by reference.

SECTION 2. The City Council approves Pre-zoning the 43.75 acre project site **FROM** Retail Commercial (C-2) **TO** Planned Development/General commercial (PD/C-2) on 16.4 acres of the project site, and Planned Development/High Density Residential (PD/R-3) on

27.4 acres of the project site as depicted in Attachment H of the Council Agenda Report dated November 19, 2024, incorporated herein by reference.

SECTION 3. The Director of Community Development, or designee, is hereby authorized and directed to make corresponding changes on the Land Use Policy Map of the General Plan in conformity with this Ordinance.

SECTION 4. The City Council finds that the proposed pre-zoning modifications are required for the public necessity, convenience, and general welfare, and the area is afforded the services and facilities appropriate for the zones proposed. Pre-zoning is a required component of the annexation process. California Government Code Section 65859 allows the city to adopt (i.e., pre-zone) a zoning designation for land outside its city limits in anticipation of annexation and development. Under the code provisions, the zoning designation adopted by the City would not become effective unless the property were to be annexed to the City. The County currently has the entire 43.75 acre site zoned as C-2 (retail commercial). The request by the applicant includes the pre-zoning designations of General Commercial (C-2) on 16.4 acres of the site, and High Density Residential (R-3) on the remaining 27.4 acres. The sites would also be located within the Planned Development (PD) Overlay District, which is designed and intended to provide for the orderly development of land in conformance with the City's General Plan.

SECTION 5. The Chief Deputy City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the Chief Deputy City Clerk shall consult with the City Manager and City Attorney concerning any changes deemed necessary.

SECTION 6. This Ordinance shall be in full force and effect thirty (30) days after its passage. Within fifteen days following its passage, the Chief Deputy City Clerk shall cause this Ordinance to be published in a newspaper of general circulation in accordance with State Law; or when deemed necessary due to the length or complexity of the Ordinance, cause a summary of the Ordinance to be prepared and published at least five days prior to the City Council meeting at which the proposed Ordinance is to be adopted. If a summary is published at least five days prior to the City Council meeting at which the proposed Ordinance is to be adopted, then within 15 days after adoption of the Ordinance the City Clerk shall publish a summary of the Ordinance with the names of those City Council Members voting for and against the Ordinance and shall post a certified copy of the full text of such adopted Ordinance along with the names of those City Council Members voting for and against the Ordinance.

INTRODUCED at a regular meeting of the City Council held on this 19th day of November 2024, and **PASSED AND ADOPTED** at a regular meeting held this 17th day of December 2024 by the following roll call vote:

AYES: Councilmembers Aguilera-Hernandez, Escobedo, Flores, and Mayor Patino.

NOES:

ABSENT: Councilmember Soto.

ABSTAINED:



Mayor

ATTEST:



Chief Deputy City Clerk



APPROVED AS TO FORM:



City Attorney

APPROVED AS TO CONTENT:



Interim Department Director



City Manager

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF SANTA MARIA)

I, **Donna G. Schwartz**, Chief Deputy City Clerk of the City of Santa Maria, **hereby certify** that the foregoing Ordinance, being **Ordinance No. 2024-07** which was duly and regularly introduced by the City Council of the City of Santa Maria at a regular meeting of said Council held on the **19th day of November 2024**, on motion by Councilmember Aguilera-Hernandez, seconded by Mayor Patino, and carried on the following vote:

AYES: Councilmembers Aguilera-Hernandez, Cordero, Soto, and Mayor Patino

NOES: Councilmember Escobedo

ABSENT: None

ABSTAINED: None

and which was adopted by the City Council of Santa Maria at a regular meeting of said Council held on the **17th day of December 2024**, on motion by Councilmember Aguilera-Hernandez, seconded by Councilmember Escobedo, and carried on the following vote:

AYES: Councilmembers Aguilera- Hernandez, Escobedo, Flores, and Mayor Patino

NOES: None

ABSENT: Councilmember Soto

ABSTAINED: None

I further certify that said **Ordinance No. 2024-07** was duly published in accordance with the law and order of said City Council in the SANTA MARIA TIMES, a newspaper printed and published in said City on the **8th day of November, 2024**, and **12th day of December, 2024**.





Chief Deputy City Clerk
City of Santa Maria

COUNCIL AGENDA REPORT

TO: City Council

FROM: City Manager David W. Rowlands

BY: Interim Community Development Director Dana Eady

SUBJECT: **Second Reading and Adoption of Ordinance No. 2024-07 Pre-Zoning Approximately 43.75 Acres for the Richards Ranch Annexation project**

Description:

The City Council will conduct the second reading to adopt Ordinance No. 2024-07, Pre-Zoning approximately 43.75 acres located in the unincorporated area of Santa Barbara County.

Environmental Notice: Environmental Review for this project was completed through the preparation of an Environmental Impact Report (SCH# 2022020194) pursuant to the California Environmental Quality Act State Guidelines.

RECOMMENDATION:

Conduct the second reading and adopt Ordinance No. 2024-06 Pre-Zoning approximately 43.75 acres located in the unincorporated area of Santa Barbara County from Retail Commercial (C-2) to Planned Development/General Commercial (PD/C-2) on 16.35 acres and Planned Development / High Density Residential (PD/R-3) on 27.4 acres.

BACKGROUND:

At its regular meeting held on November 19, 2024, the City Council received a staff presentation, conducted a public hearing, and introduced Ordinance No. 2024-07 for the first reading to Pre-Zone approximately 43.75 acres of property located in the unincorporated area of the County of Santa Barbara from C-2 to PD/C-2 on 16.35 acres and PD/R-3 on 27.4 acres.

DISCUSSION:

This constitutes the second reading of Ordinance No. 2024-07. This Ordinance will become effective 30 days after City Council approval.

ATTACHMENTS:

A. Ordinance 2024-07

ORDINANCE NO. 2024-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, PRE-ZONING APPROXIMATELY 43.75 ACRES LOCATED IN THE UNINCORPORATED AREA OF SANTA BARBARA COUNTY FROM RETAIL COMMERCIAL (C-2) TO PLANNED DEVELOPMENT/GENERAL COMMERCIAL (PD/C-2) ON 16.35 ACRES, AND PLANNED DEVELOPMENT/HIGH DENSITY RESIDENTIAL (PD/R-3) ON 27.4 ACRES

WHEREAS, the applicant, MD3 Investments, initiated a General Plan Land Use map amendment and Pre-zoning (GPZ2024-0001) to amend the General Plan Land Use Map and Zoning Map, Pre-zone, and annex approximately 43.75 acres of property at the northeast and southeast corners of the intersection of Highway 135 and Union Valley Parkway, herein referred to as the Project; and

WHEREAS, on October 2, 2024, the Planning Commission recommended the City Council certify the Environmental Impact Report, in accordance with the California Environmental Quality Act of 1970 (CEQA), Public Resources Code Section 21000 et. seq., as amended; and

WHEREAS, on October 2, 2024, the Planning Commission made its recommendation in writing that the City Council Pre-zone the project site; and

WHEREAS, a duly noticed public hearing was held on the proposed General Plan Land Use Map Amendment and Pre-zoning by the City Council on November 19, 2024; and

WHEREAS, the City Council made no substantial modification of the proposed amendment to the General Plan Land Use Policy Map and Pre-zoning which had not been previously considered by the Planning Commission; and

WHEREAS, the City Council considered all written and oral testimony; and

WHEREAS, the City Council considered and relied on the Planning Commission's recommendations to certify the Environmental Impact Report for the Project.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the City Council of the City of Santa Maria, State of California, as follows:

SECTION 1. The above recitals are true and correct and incorporated herein by reference.

SECTION 2. The City Council approves Pre-zoning the 43.75 acre project site **FROM** Retail Commercial (C-2) **TO** Planned Development/General commercial (PD/C-2) on 16.4 acres of the project site, and Planned Development/High Density Residential (PD/R-3) on

27.4 acres of the project site as depicted in Attachment H of the Council Agenda Report dated November 19, 2024, incorporated herein by reference.

SECTION 3. The Director of Community Development, or designee, is hereby authorized and directed to make corresponding changes on the Land Use Policy Map of the General Plan in conformity with this Ordinance.

SECTION 4. The City Council finds that the proposed pre-zoning modifications are required for the public necessity, convenience, and general welfare, and the area is afforded the services and facilities appropriate for the zones proposed. Pre-zoning is a required component of the annexation process. California Government Code Section 65859 allows the city to adopt (i.e., pre-zone) a zoning designation for land outside its city limits in anticipation of annexation and development. Under the code provisions, the zoning designation adopted by the City would not become effective unless the property were to be annexed to the City. The County currently has the entire 43.75 acre site zoned as C-2 (retail commercial). The request by the applicant includes the pre-zoning designations of General Commercial (C-2) on 16.4 acres of the site, and High Density Residential (R-3) on the remaining 27.4 acres. The sites would also be located within the Planned Development (PD) Overlay District, which is designed and intended to provide for the orderly development of land in conformance with the City's General Plan.

SECTION 5. The Chief Deputy City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the Chief Deputy City Clerk shall consult with the City Manager and City Attorney concerning any changes deemed necessary.

SECTION 6. This Ordinance shall be in full force and effect thirty (30) days after its passage. Within fifteen days following its passage, the Chief Deputy City Clerk shall cause this Ordinance to be published in a newspaper of general circulation in accordance with State Law; or when deemed necessary due to the length or complexity of the Ordinance, cause a summary of the Ordinance to be prepared and published at least five days prior to the City Council meeting at which the proposed Ordinance is to be adopted. If a summary is published at least five days prior to the City Council meeting at which the proposed Ordinance is to be adopted, then within 15 days after adoption of the Ordinance the City Clerk shall publish a summary of the Ordinance with the names of those City Council Members voting for and against the Ordinance and shall post a certified copy of the full text of such adopted Ordinance along with the names of those City Council Members voting for and against the Ordinance.

INTRODUCED at a regular meeting of the City Council held on this 19th day of November 2024, and **PASSED AND ADOPTED** at a regular meeting held this 17th day of December 2024 by the following roll call vote:

AYES: Councilmembers Aguilera-Hernandez, Escobedo, Flores, and Mayor Patino.

NOES:

ABSENT: Councilmember Soto.

ABSTAINED:



Mayor

ATTEST:



Chief Deputy City Clerk



APPROVED AS TO FORM:



City Attorney

APPROVED AS TO CONTENT:



Interim Department Director



City Manager

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF SANTA MARIA)

I, **Donna G. Schwartz**, Chief Deputy City Clerk of the City of Santa Maria, **hereby certify** that the foregoing Ordinance, being **Ordinance No. 2024-07** which was duly and regularly introduced by the City Council of the City of Santa Maria at a regular meeting of said Council held on the **19th day of November 2024**, on motion by Councilmember Aguilera-Hernandez, seconded by Mayor Patino, and carried on the following vote:

AYES: Councilmembers Aguilera-Hernandez, Cordero, Soto, and Mayor Patino

NOES: Councilmember Escobedo

ABSENT: None

ABSTAINED: None

and which was adopted by the City Council of Santa Maria at a regular meeting of said Council held on the **17th day of December 2024**, on motion by Councilmember Aguilera-Hernandez, seconded by Councilmember Escobedo, and carried on the following vote:

AYES: Councilmembers Aguilera- Hernandez, Escobedo, Flores, and Mayor Patino

NOES: None

ABSENT: Councilmember Soto

ABSTAINED: None

I further certify that said **Ordinance No. 2024-07** was duly published in accordance with the law and order of said City Council in the SANTA MARIA TIMES, a newspaper printed and published in said City on the **8th day of November, 2024**, and **12th day of December, 2024**.





Chief Deputy City Clerk
City of Santa Maria

RESOLUTION NO. 2004- 134

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, STATING THAT SUFFICIENT REVENUES AND SERVICE CAPACITY EXIST IN THE CITY OF SANTA MARIA FOR ANNEXATION OF THE 1993 SPHERE OF INFLUENCE BOUNDARY AMENDMENT PROJECT AREAS

The City Council of the City of Santa Maria finds as follows:

WHEREAS, in 1989, the City of Santa Maria contracted with McClelland Consultants (later known as Fugro-McClelland or Fugro) to conduct a comprehensive study of the sphere of influence and potential annexation areas to the City, prepare specific plans, and prepare an Environmental Impact Report (EIR); and

WHEREAS, Fugro-McClelland prepared a Baseline Study that identified the existing conditions in the study area in 1990; and

WHEREAS, the City of Santa Maria and County of Santa Barbara entered into a Memorandum of Understanding (MOU) to identify and address both City and County issues in the sphere study EIR; and

WHEREAS, the EIR addressed the project and cumulative impacts of buildout under the proposed land uses and rezoning; and

WHEREAS, the Santa Maria City Council certified the Sphere Study Final EIR, E-88-10, in Resolution 92-136, and adopted a mitigation-monitoring program on September 15, 1992; and

WHEREAS, acting as a responsible agency, the Santa Barbara Local Agency Formation Commission (LAFCO) expanded the Santa Maria sphere of influence on August 5, 1993 to include Santa Maria Sphere Study Areas 1, 3, 5, 6, 7, 9, and A; and

WHEREAS, LAFCO required mitigation of school impacts, proof of provision of adequate water supplies, and that the City protect the prime agricultural areas adjacent to the City from urban expansion by the City of Santa Maria; and

WHEREAS, on January 4, 1994, the City Council adopted Resolution 94-9 to protect the prime agricultural land from urban development; and

WHEREAS, on July 5, 1994, the City Council amended the Land Use Element of the General Plan for the subject territories, adopted specific plans, and rezoned the territories proposed for annexation; and

WHEREAS, residential developments in the annexation areas entered into development agreements with the school districts to provide additional funding for development of schools in the specific plan areas; and

WHEREAS, the City acquired 4,900-acre feet per year of water entitlement to the State Water Project (SWP) in order to serve the City sphere study annexation areas; and

WHEREAS, delivery of SWP water to the City of Santa Maria began in August 1997; and

WHEREAS, under the Sphere Study FEIR, over 1,060 acres were rezoned and annexed to the City in 1994 (Areas 1, 3, 5, 6, 9N, and A1) and, after 1994, over 400 acres of territory were rezoned and annexed to the City (Areas 1N, A3, and A2-1); and

WHEREAS, in 2004, the Santa Barbara Local Agency Formation Commission (LAFCO) approved the Robinson Reorganization and the Refiled Mahoney Ranch Reorganization with over 525 acres pending final project recordation; and

WHEREAS, the City of Santa Maria rezoned and submitted the Black Road Reorganization to LAFCO in 2004 (excluding the south portion of Sphere Study Area 9); and

WHEREAS, the Enos-Buss Annexation (Sphere Area A2-2) is in the planning application and environmental review process with the City; and

WHEREAS, after annexation, the City of Santa Maria includes the expected buildout of land uses in the City's Growth Impact Mitigation Fee structure, which is updated every 2-3 years, in order to account for the changes in urban facilities and the funding of capital projects in the City of Santa Maria;

NOW, THEREFORE, BE IT RESOLVED:

SECTION 1. The City of Santa Maria conducted the studies necessary to determine the City's ability to provide and maintain adequate levels of service to this annexation area.

SECTION 2. The City of Santa Maria acquired sufficient water to serve the project areas at buildout, complied with the requirements to mitigate school facility impacts, and adopted an urban greenbelt buffer to protect prime agricultural land from urban development in the City of Santa Maria.

SECTION 3. Based on the information and analysis described herein, the City has determined that the Santa Maria has sufficient revenues and financing mechanisms in place or planned to be incorporated in the pending annexations.

SECTION 4. The City Council finds that necessary municipal services can be provided to the remaining sphere study

annexation areas without significantly diminishing the levels of service provided by the City of Santa Maria.

SECTION 5. The above statements are true and accurate.

SECTION 6. Identification of the territories included under this statement are set forth in "Exhibit A" attached hereto.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held July 20, 2004, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:



Attachment: Exhibit A



Mayor

APPROVED AS TO FORM:

BY: 

CITY ATTORNEY

CONTENTS:

BY: 

DEPARTMENT HEAD

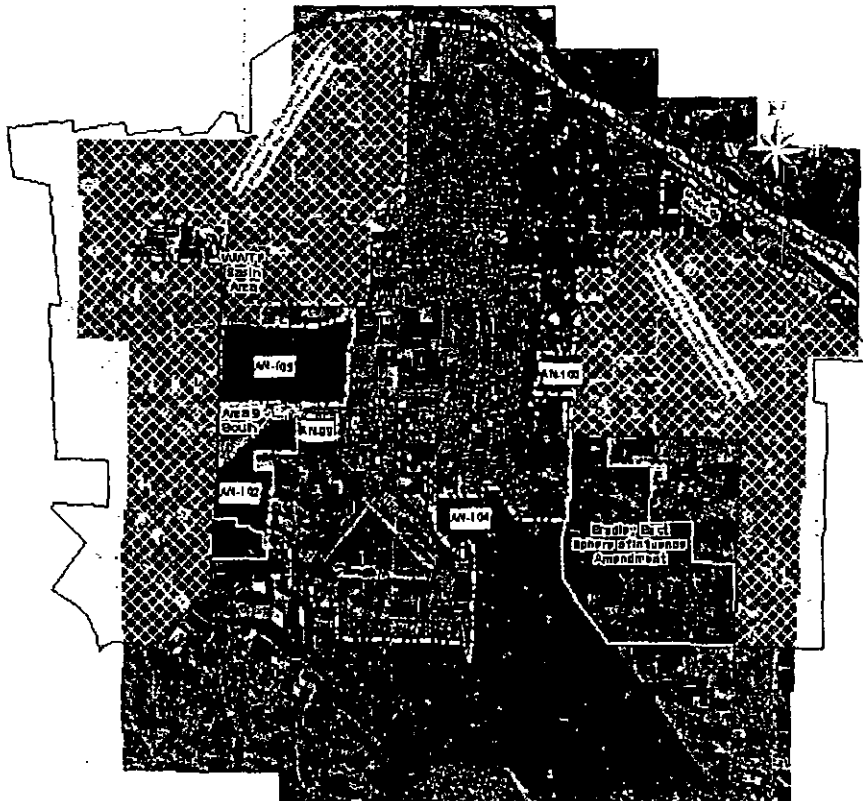
BY: 

CITY MANAGER

EXHIBIT A

ANNEXATIONS AND OTHER TERRITORIES

Identified with Sufficient Revenues and Services for Annexation



LIST OF ANNEXATIONS AND OTHER TERRITORIES

- ◆ Annexation 99 – Robinson (*Recorded April 14, 2004*)
- ◆ Annexation 100 – Enos-Buss
- ◆ Annexation 101 – Bradley Ranch
Note that portions of this area were studied in the 1988-1994 Sphere Study Project, but the territory was not included in the City of Santa Maria's sphere of influence in 1993. This territory is identified in the City's 2004 Municipal Service Review questionnaire response.
- ◆ Annexation 102 – Refiled Mahoney Ranch
- ◆ Annexation 103 – Black Road Reorganization (Sphere Area 9)
Note that this area and **Area 9 South** were part of the City's 1988-1994 Sphere Study Project and are within the 1993 sphere of influence.
- ◆ Annexation 104 – Hagerman Sports Complex
Note that this was not part of the 1988-1994 Sphere Study Project, but remains part of the City sphere of influence as it was prior to the 1993 boundary change.
- ◆ Annexation 105 – Wastewater Treatment Plant Basin Expansion
Note that this territory is identified in the City's 2004 Municipal Service Review questionnaire response, but is not part of the City sphere of influence.

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF SANTA MARIA)

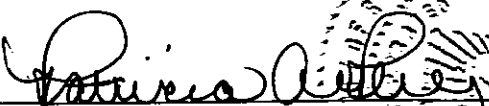
I, **PATRICIA A. PEREZ**, Chief Deputy City Clerk of the City of Santa Maria and ex officio Clerk of the City Council DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of **Resolution No. 2004-134** which was duly and regularly introduced and adopted by said City Council at a regular meeting held **July 20, 2004**, on motion by Councilmember Orach, seconded by Councilmember Mariscal, and carried on the following vote:

AYES: **Councilmembers Mariscal, Orach, Trujillo and Mayor Lavagnino.**

NOES: **None.**

ABSENT: **Councilmember Patino.**

ABSTAIN: **None.**



Chief Deputy City Clerk of the City of Santa Maria
and ex officio Clerk of the City Council


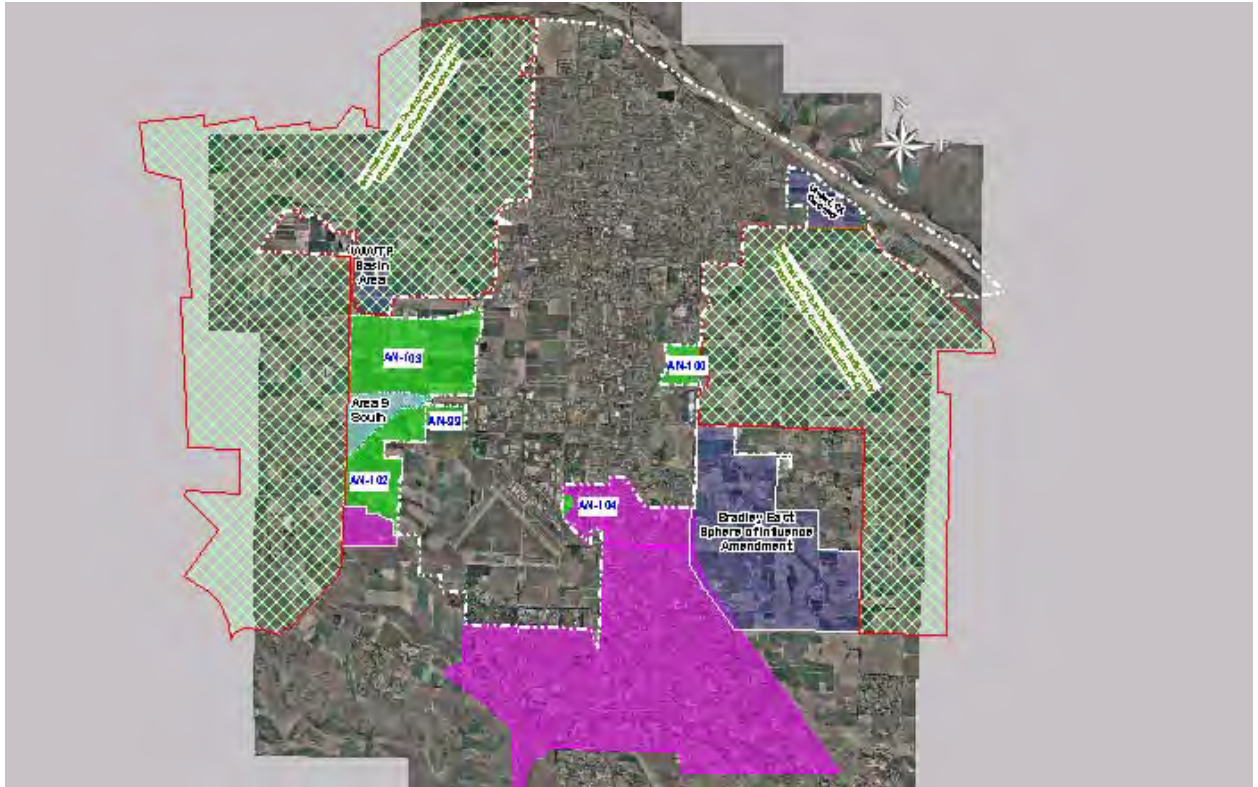


EXHIBIT A

ANNEXATIONS AND OTHER TERRITORIES

Identified with Sufficient Revenues and Services for Annexation



LIST OF ANNEXATIONS AND OTHER TERRITORIES

- ◆ Annexation 99 – Robinson (*Recorded April 14, 2004*)
- ◆ Annexation 100 – Enos-Buss
- ◆ Annexation 101 – Bradley Ranch
Note that portions of this area were studied in the 1988-1994 Sphere Study Project, but the territory was not included in the City of Santa Maria's sphere of influence in 1993. This territory is identified in the City's 2004 Municipal Service Review questionnaire response.
- ◆ Annexation 102 – Refiled Mahoney Ranch
- ◆ Annexation 103 – Black Road Reorganization (Sphere Area 9)
Note that this area and **Area 9 South** were part of the City's 1988-1994 Sphere Study Project and are within the 1993 sphere of influence.
- ◆ Annexation 104 – Hagerman Sports Complex
Note that this was not part of the 1988-1994 Sphere Study Project, but remains part of the City sphere of influence as it was prior to the 1993 boundary change.
- ◆ Annexation 106* – Wastewater Treatment Plant Basin Expansion
Note that this territory is identified in the City's 2004 Municipal Service Review questionnaire response, but is not part of the City sphere of influence.