

**CITY OF SANTA MARIA
INITIAL ENVIRONMENTAL STUDY
MITIGATED NEGATIVE DECLARATION
January 17, 2007**

McClelland Mixed Use Project
GPZ-2005-002, E-2005-016, PD-2005-021, E-2005-058, Tract 5901
FOR PLANNING COMMISSION MEETING OF FEBRUARY 21, 2007
Northwest corner of South McClelland Street and Inger Drive

APPLICANT: McClelland Property Investment I, LLC
122 East Arrellaga Street
Santa Barbara, CA 93101

PROPOSED USE: Allow the construction of a commercial/residential mixed use project consisting of 8,978 square feet of commercial/retail space, 80,185 square feet of residential incorporating 47 residential condominium units, and 24,695 square feet of enclosed parking garages.

PROPERTY OWNER OF RECORD: McClelland Property Investment I, LLC
122 East Arrellaga Street
Santa Barbara, CA 93101

ARCHITECT: Hochhauser Blatter Architects
122 East Arrellaga Street
Santa Barbara, CA 93101

SIZE OF PROPERTY: 2.89 acres

ZONING CLASSIFICATION: Existing: PD/C-2 (Planned Development/
General Commercial)
Proposed: PD/R-3 (Planned Development/
High Density Residential)

GENERAL PLAN CLASSIFICATION: Existing: CC (Community Commercial)
Proposed: HDR (High Density Residential)

PROCEDURE: Planning Commission recommendation to City Council on a Mitigated Negative Declaration, General Plan amendment and zone change, tentative parcel map, and Planned Development Permit.

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PROJECT SUMMARY
McClelland Mixed Use Project
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Site Information

Project Description	Allow the construction of a commercial/residential mixed use project consisting of 8,978 square feet of commercial/retail space, 80,185 square feet of residential incorporating 47 residential condominium units, and 24,695 square feet of enclosed parking garages
Location	Northwest corner of South McClelland Street and Inger Drive
Assessor's Parcel No.	128-084-001
General Plan Designation	Existing: CC (Community Commercial) Proposed: HDR (High Density Residential)
Zoning	Existing: PD/C-2 (Planned Development/General Commercial) Proposed: PD/R-3 (Planned Development/High Density Residential)
Size of Site	2.89 acres
Present Use	Undeveloped, vacant
Access	South McClelland Street and Inger Drive
Surrounding Uses/Zoning	North: Plum Tree Plaza and State of California-Department of Rehabilitation ; PD/C-2 South: Iversen Motor Co.; PD/C-2 East: Las Palmas Condominiums, Multi-family; PD/R-2 West: Colonial Motel, A.L. Maguire Professional Center and Jiffy Lube; PD/C-2
Related files/actions	None

Project Details

<p>Parking</p>	<p>Required: Residential: 47 covered Commercial: 35 uncovered Total required: 82 parking spaces Provided: 25 uncovered 54 enclosed parking garages (R-1, R-2) 52 enclosed in attached garages/carports Total provided: 131 uncovered/covered</p>
<p>Setbacks</p>	<p><u>Front (South property line):</u> Required: 20 feet Proposed: 4 feet to the face of the ground floor commercial buildings (Buildings C-1, C-2 and C-3); 1 foot to façade/column features; 9 feet to the face of the second/third floor residential units <u>Street side (East property line):</u> Required: 15 feet Proposed: Varies from 15 feet (Building T-2) to 30 feet (Building C-3) <u>Interior side (West property line):</u> Required: 10 feet Proposed: Varies from 5.65 to 7.66 feet to the garage parking structure at ground level; 18.78 to 20.79 feet to the residential building (Building R-2); 15 to 17 feet to the exterior balcony; 16.41 feet (Building T-1) <u>Rear (North property line):</u> Required: 10 feet Proposed: 10 feet to building (Buildings T-1 and T-2); 6 feet to exterior balcony</p>
<p>Height</p>	<p>Allowable: 35 feet Proposed: C-1, C-2: 36'-2"</p>

	C-3: 37'-3" R-1, R-2: 38'-11" T-1, T-2, T-4: 25'-9" T-3: 25'-6"
Building Coverage	58,477 sf; 47%
Landscape Area	Common areas: 23,496 sf; 19% Private yards: 3,499 sf; 3%
Open Space	Required: 250 sf per unit Proposed: +250 sf minimum per unit
Storm Water Retardation	On-site
Fencing	As required by the tentative parcel map conditions of approval, an eight (8) foot high slumpstone masonry wall, or a six (6) foot high slumpstone masonry wall on a two (2) foot high berm will be constructed along the project boundaries on the north and west. The height of the wall is required to be 8 feet measured from the highest ground level elevation on either side of the wall, with a minimum height of 6 feet above finished pad elevation.

GENERAL AREA DESCRIPTION:

The proposed project is located in a PD/C-2 (Planned Development/General Commercial) zoning district on the west side of South McClelland Street, north of Inger Drive (Exhibit A, Aerial Photo/Vicinity Map). The project site is bounded by Plum Tree Plaza and the State of California-Department of Rehabilitation to the north, Las Palmas residential condominiums to the east, Iversen Motor Co. to the south, and the Colonial Motel, A.L. Maguire Professional Center and Jiffy Lube to the west. The zoning to the north is PD/C-2 (Planned Development/General Commercial), to the east is PD/R-2 (Planned Development/Medium Density Residential), and to the south and west is PD/C-2.

ENVIRONMENTAL SETTING:

The project site is generally flat, vacant, and without significant flora (only a few scattered weeds). There is no curb, gutter or sidewalk along the South McClelland Street or Inger Drive frontages. There is a concrete block retaining wall along the north property boundary and a portion of the west property boundary. There is also a six (6) foot high

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chain link fence along the remaining portion of the west property boundary.

Based on the following sources, no rare, endangered, or threatened plants, animals, or habitats have been identified, or are expected, on the site:

- The fact that the site is an in-fill project with no corridors to undeveloped natural spaces;
- A field review of the site made by staff in June, August and October 2006; and,
- The Resources Management Element of the General Plan does not identify significant habitat areas on this property.

According to the Soil Survey of Northern Santa Barbara Area, California issued July 1972, the project site is located on soil designated as Sorrento loamy sand (StA), 0 to 2 percent slopes. Permeability is moderately rapid. Surface runoff is very slow, and the erosion hazard is none to slight.

PROJECT DESCRIPTION:

The proposed project involves the following components:

- A General Plan (Land Use) amendment **from** CC (Community Commercial) on 2.89 acres **to** HDR-22 (High Density Residential, 22 units/acre); and
- A Zone Change **from** PD/C-2 (Planned Development/General Commercial) on 2.89 acres **to** PD/R-3 (Planned Development/High Density Residential); and
- Subsequent subdivision of the site into an airspace condominium map; and
- Planned Development permit to allow the development of 8,978 square feet of commercial/retail space, 80,185 square feet of residential incorporating 47 residential condominium units, and 24,695 square feet of enclosed parking garages on the property. Nine buildings are proposed on the site (Exhibit B – Site Plan).

The proposed project is a Planned Development permit to allow construction of a mix of commercial and residential uses (Exhibit B). The applicant is proposing a total of nine buildings comprising approximately 8,978 square feet of commercial space divided into three buildings and approximately 80,185 square feet and 24,695 square feet for 47 residential condominium units and garages, respectively. Six of the 47 units are located within the commercial buildings and are featured as live work units. The remaining 41 units are located within six distinct residential structures. The project site is 2.89 acres in size.

The three buildings that are the mixed use live work units (Buildings C-1, C-2 and C-3) will be three stories in height and consist of commercial space on the first floor with six two-story living units on the second and third floors. The mixed use buildings range in size from 6,416 square feet to 7,068 square feet, including the residential portions. The commercial portion will range from 2,992 square feet to 3,035 square feet. Each of the residential portions of the live work units are 1,732 square feet in size.

The remaining 41 residential units will be dispersed in six buildings (Buildings R-1, R-2, T-1, T-2, T-3 and T-4). Two of the residential buildings (Buildings R-1 and R-2) will be three stories in height and will feature an enclosed parking garage on the ground floor with living space on the second and third floors. The buildings will contain nine living units in one building and ten living units in the second building. The living units will range from 1,652 square feet to 1,800 square feet in size, with an average unit size of 1,695 square feet. Each unit will have three bedrooms and 2-1/2 bathrooms. The enclosed parking garages will be 5,277 and 11,905 square feet in size and each parking garage will contain 27 parking spaces.

Four of the residential buildings (Buildings T-1, T-2, T-3 and T-4) will be two stories in height and will consist of four, five, six and seven living units. The living units will range from 1,667 square feet to 1,725 square feet in size, with an average unit size of 1,708 square feet. Each unit in Buildings T-1, T-2 and T-4 will have three bedrooms and 2-1/2 bathrooms. Parking for each unit in Buildings T-1, T-2 and T-4 will be accommodated by an enclosed two-car garage. Each unit in Building T-3 will have three bedrooms and 2-1/2 bathrooms. Parking for each unit in Building T-3 will be accommodated by an enclosed two-car garage and a two-car carport.

One driveway off of Inger Drive and two driveways off of South McClelland Street would provide access to the project site. The driveway off of Inger Drive will accommodate a 20 foot wide entry. Each access off of South McClelland Street will accommodate a 26 foot wide entry. The interior streets of the project will be private streets 20 to 26 feet in width. Wherever parking backs onto the private street or vehicles enter the private streets from the enclosed parking garages, the width of the street will be 26 feet. Interior streets will be constructed of intrinsic patterns of decorative pavement.

The stormwater drainage system would direct flows into on-site retardation basins at various locations on the site.

Water and sewerage service will be provided from existing lines in the surrounding area. Other utilities are also readily available to serve the proposed project development.

As required by the tentative parcel map conditions of approval, an eight (8) foot high slumpstone masonry wall, or a six (6) foot high slumpstone masonry wall on a two (2) foot high berm will be constructed along the project boundaries on the north and west. The height of the wall is required to be 8 feet measured from the highest ground level elevation on either side of the wall, with a minimum height of 6 feet above finished pad elevation.

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PROJECT REVIEW:

The environmental impacts associated with the development of the site were determined using the City of Santa Maria Staff Project Environmental Checklist (attached), on-site inspection, various computer models, and information provided by the applicant. Potentially significant adverse environmental impacts were identified in the area of aesthetics/visual resources.

Based on the above mentioned sources, no adverse impacts are associated with agricultural resources, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public facilities, recreation, transportation/traffic, and utilities and service systems.

IMPACT SUMMARY TABLE

	Proposed Project
Size of Site	2.89 acres
Size of Buildings	Commercial: 8,978 gross sf; 8,621 net sf Residential: 80,185 gross sf; 75,178 net sf Garages: 24,695 sf
Water Demand (1)	13.4 acre-feet per year
Sewage Generation (1)	9,600 gallons per day
Average Daily Trips (2)	354
P.M. Peak Trips (2)	35
<u>Unmitigated</u> Long Term Emissions: (3) Reactive Hydrocarbons Nitrogen Oxides	4.11 pounds/day 6.05 pounds/day

(1) Information provided by project applicant.

(2) General Office and Condo/townhouse General Categories from ITE Trip Generation Manual, 6th edition.

(3) URBEMIS8.7 Model.

The following discussion of the potential adverse environmental impacts includes mitigation measures which would reduce all identified impacts to a level of insignificance, and are recommended to be included in the conditions of approval for

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the project. If the decision makers wish to delete a mitigation measure which is proposed to mitigate a significant impact, an alternative mitigation measure should be agreed to by the applicant and made part of the project. Verification that these mitigation measures have been implemented will be monitored as described in Section 8 of the City of Santa Maria's Environmental Procedures. The monitoring checklist is included at the end of this report.

Aesthetics/Visual Resources

The project proposes a mixed use commercial residential development. The Plum Tree Plaza and the State of California-Department of Rehabilitation are located to the north. The Colonial Motel, A.L. Maguire Professional Center and Jiffy Lube are located to the west. Iversen Motor Co. is located to the south. The Las Palmas residential condominiums are located to the east on the opposite side of South McClelland Street and the Coral Tree Villas residential condominiums are located to the southeast of the project site. The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings. The project is an in-fill development project with commercial development to the north, west, and south, and multi-family residential development to the east and southeast. Development of the site with multi-story residential condominiums and offices and/or retail will result in compatibility with the surrounding neighborhoods to the north, east, south, and west.

The proposed project would result in additional building and parking lot lighting that could be visible from the residential uses to the east and southeast. Building and parking lot lighting would be required to meet the City performance standards regarding light and glare, which would reduce the potential impacts to less than significant levels.

The following mitigation measures which would apply to the project lighting would reduce aesthetic/visual resource impacts to a level of insignificance:

1. No unobstructed direct beam of exterior lighting shall be directed toward any residential use in the neighborhood. Exterior lighting of buildings and parking areas shall be shown on the precise development plan submitted for permit.
2. Light fixtures on the project site shall be consistent with the pedestrian scale, theme, and architecture of the site.

ENVIRONMENTAL RECOMMENDATION:

Based on the information available at the time of preparation of this report and, without benefit of additional information which may come to light at the public hearing, the Environmental Officer recommends that a Mitigated Negative Declaration be filed for the McClelland Mixed Use Project, GPZ-2005-002, PD-2005-021 and Tract 5901, based upon information contained in E-2005-016 and E-2005-058.

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E-2005-058, TRACT 5901**

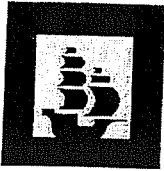
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PREPARED BY:



City of Santa Maria
Community Development Department
110 South Pine Street, #101
Santa Maria, CA 93458

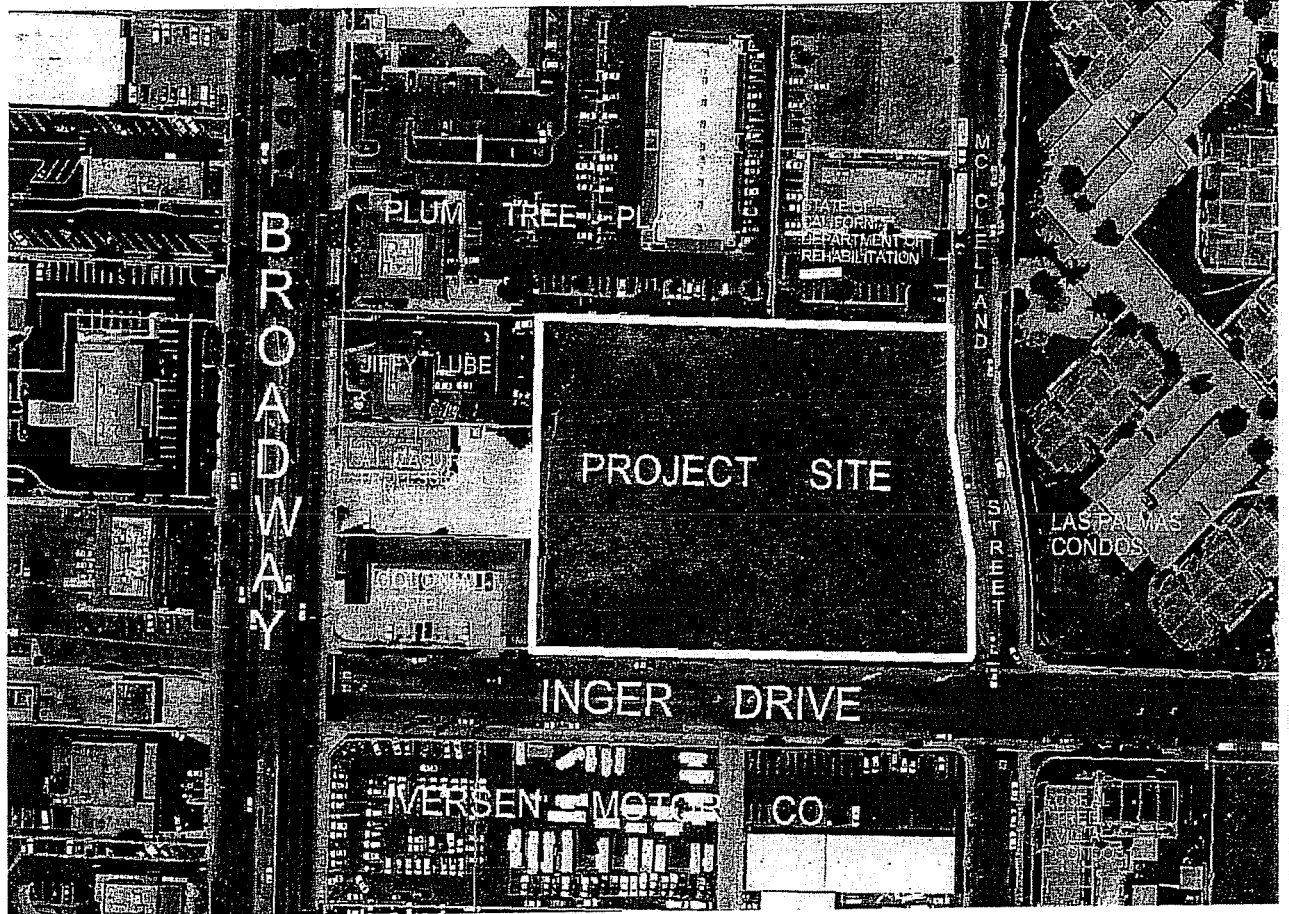
Peggy Wood
Environmental Analyst

1-10-07
Date

[Signature]
Environmental Officer

1-15-07
Date

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No Scale



EXHIBIT A
AERIAL PHOTO/VICINITY MAP
GPZ-2005-002, E-2005-016
E-2005-058, PD-2005-021
TRACT 5901
1/17/07



**CITY OF SANTA MARIA
NEGATIVE DECLARATION**

E: 2005-016, 2005-058

The Santa Maria City Council has found that the proposed project described below will not have a significant effect on the environment due to circumstances peculiar to the project.

Resolution No. _____ of City Council.

STATEMENT OF SUPPORT FOR NEGATIVE DECLARATION:

Information contained in Initial Study E-2005-016 and E-2005-058 indicates that there will be no significant adverse environmental impacts arising from the proposed project.

Project Applicant: McClelland Property Investment I, LLC
122 East Arrellaga Street
Address: Santa Barbara, CA 93101

Telephone Number: (805) 962-2746, ext. 105

McClelland Mixed Use Project, GPZ-2005-002, E-2005-016, Tract 5901, PD-2005-021, E-2005-058
Project Title

PROJECT DESCRIPTION: A General Plan Amendment, zone change, tentative parcel map, and Planned Development permit on 2.89 acres of property involving the following components:

- A General Plan (Land Use) amendment **from** CC (Community Commercial) on 2.89 acres **to** HDR-22 (High Density Residential, 22 units/acre); and
- A Zone Change **from** PD/C-2 (Planned Development/General Commercial) on 2.89 acres **to** PD/R-3 (Planned Development/High Density Residential); and
- Subsequent subdivision of the site into an airspace condominium map; and
- Planned Development permit to allow the development of 8,978 square feet of commercial/retail space, 80,185 square feet of residential incorporating 47 residential condominium units, and 24,695 square feet of garages on the property. Nine buildings are proposed on the site.

INITIAL STUDY PREPARED BY:

COMMUNITY DEVELOPMENT DEPARTMENT, CITY OF SANTA MARIA

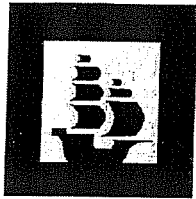
A copy of the Initial Study is also on file in the office of the Environmental Impact Officer located at 110 South Pine Street, #101, City of Santa Maria, California, where it may be reviewed. Other addresses where copies of the Initial Study are available are: City Clerk's Office, 110 East Cook Street; Santa Maria Public Library, 420 South Broadway; Community Development Department, 110 South Pine Street #101, Santa Maria. Telephone: (805) 925-0951, Extension 244.

THIS NEGATIVE DECLARATION WAS PREPARED IN ACCORDANCE WITH SECTIONS 15070-15074 OF THE GUIDELINES FOR IMPLEMENTATION OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS SET FORTH IN THE STATE OF CALIFORNIA TITLE 14, NATURAL RESOURCES, DIVISION 6, RESOURCES AGENCY, CHAPTER 3, GUIDELINES.

Signature

Title

Date



CITY OF SANTA MARIA
Environmental Checklist
For McClelland Mixed Use Project (GPZ-2005-002, E-2005-016, PD-2005-021, E-2005-058, TRACT 5901)

1. **Project Title**
McClelland Mixed Use Project
2. **Lead Agency Name and Address**
City of Santa Maria
Community Development Department
110 South Pine Street, #101
Santa Maria, CA 93458
3. **Contact Person and Phone Number**
Peggy Woods, Planning Division Manager
805-925-0951, x244
4. **Project Location**
Northwest corner of South McClelland Street and Inger Drive
Assessor's Parcel No.: 128-084-001
5. **Project Sponsor's Name and Address**
McClelland Property Investment I, LLC
122 East Arrellaga Street
Santa Barbara, CA 93101
6. **General Plan Designation**
Existing: CC (Community Commercial)
Proposed: HDR (High Density Residential)
7. **Zoning Designation**
Existing: PD/C-2 (Planned Development/General Commercial)
Proposed: PD/R-3 (Planned Development/High Density Residential)
8. **Brief Description of Project**
General Plan amendment and zone change to change the land use designation from CC (Community Commercial) to HDR (High Density Residential) and zone change from PD/C-2 (Planned Development/General Commercial) to PD/R-3 (Planned Development/High Density Residential), an airspace condominium map and a Planned Development permit to allow the construction of a commercial/residential mixed use project consisting of 8,978 square feet of commercial/retail space, 80,185 square feet of residential incorporating 47 residential condominium units, and 24,695 square feet of garages.
9. **Surrounding Land Uses and Setting**
North: Plumtree Plaza, State of California-Department of Rehabilitation (PD/C-2)
East: Las Palmas Condominiums, Multi-family (PD/R-2)
South: Iversen Motor Co. (PD/C-2)
West: Colonial Motel, A.L. Maguire Professional Center, Jiffy Lube (PD/C-2)

10. Other Public Agencies Whose Approval is Required

None

1. AESTHETICS/VISUAL RESOURCES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X		

Discussion:

(a) No designated scenic vistas are located on the site or in the immediate area. The project would not block or interfere with any off-site scenic vista. None of the roadways in the project vicinity are designated as scenic roads in the City of Santa Maria's General Plan.

(b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, as it is not located with the viewshed of a state scenic highway. The project site will be visually accessible from Inger Drive and McClelland Street, however, the project area is fully urbanized. The proposed project will provide landscaping consistent with a residential/commercial area and improve the view of the project from adjacent properties.

(c) The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings. The project is in-fill with commercial development to the north, west, and south, and multi-family residential development to the east. Development of the site with multi-story residential condominiums and offices will result in compatibility with the surrounding neighborhoods to the north, east, south, and west.

(d) The proposed project would result in additional lighting that could be visible from residential uses to the east and southeast. The permanent addition of lighting can be considered less than significant with the incorporation of the following mitigation measure:

Mitigation:

1. No unobstructed direct beam of exterior lighting shall be directed toward any residential use in the neighborhood. Exterior lighting of buildings and parking areas shall be shown on the precise development plan submitted for permit.
2. Light fixtures on the project site shall be consistent with the pedestrian scale, theme, and architecture of the site.

Aesthetics/visual resources impacts would be reduced to a level of insignificance.

2. AGRICULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Discussion:

(a) The proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The soil underlying the site is classified as Sorrento sandy loam, sandy substratum, 0 to 2 percent slopes. Permeability is moderately rapid and rapid. Surface runoff is very slow, and the erosion hazard is none to slight. Fertility is moderate. This soil is used for a variety of irrigated crops. The soil is a Class II soil. The soil information is from the USDA Soil Survey of the Northern Santa Barbara Area, dated July 1972. The project site is currently zoned General Commercial (C-2) and is located within a fully urbanized area surrounded by commercial and residential uses and does not represent an accessible site for agriculture. Therefore, no impacts to agricultural resources will occur.

(b) The project site is not under Williamson Act Contract and the existing zoning is not agricultural. The site is currently zoned for commercial use; agricultural uses would not be allowed within the existing or proposed zoning. The proposed project would not conflict with existing zoning for agricultural use within the City limits as the site is located within a fully urbanized area. No impacts would occur.

(c) The proposed project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use because the project area is fully included in an existing urbanized area.

3. AIR QUALITY

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?				X
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d. Expose sensitive receptors to substantial pollutant concentrations?			X	

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
e. Create objectionable odors affecting a substantial number of people?				X

Discussion:

(a,b,c) Based on the URBEMIS 2002 air quality model and the trips estimated for this project, the unmitigated reactive organic (ROG) emissions for the project are 4.11 pounds per day and the nitrogen oxide (NO_x) emissions are 6.05 pounds per day. Neither the ROG nor the NO_x emissions exceed the County of Santa Barbara Air Pollution Control District (APCD) threshold standard of 25 pounds per day. Therefore, the project would not have a significant long-term air quality impact.

(d) Short term impacts due to construction activities will be addressed by standard dust control measures that will ensure that these emissions remain below a level of significance.

(e) A mixed use residential/commercial/retail project of this size is not expected to generate significant amounts of objectionable odor.

Mitigation:

Dust reduction measures are required for all discretionary construction activities. Short-term impacts due to construction activities will be addressed by standard dust control measures that will ensure that these emissions remain below a level of significance.

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f. Conflict with the provisions of an adopted Habitat				X

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				

Discussion:

- (a) The proposed project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, because the project area is fully developed and urbanized and is not identified, in the Resources Management Element of the City of Santa Maria's General Plan, as being an area of biological significance.
- (b) The proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The proposed project is located in a fully urbanized area; the site contains weeds and grass.
- (c) The proposed project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. The proposed project area is fully urbanized and no wetlands are present, on or near the site.
- (d) The proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because the existing urban neighborhood has not been identified as significant wildlife habitat. There would be no impact to wildlife movement.
- (e) The proposed project will not conflict with any local policies or ordinances protecting biological resources. Additional trees will be planted with the landscape for the development. There are no trees of note on the existing project site.
- (f) The proposed 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 as no such plans apply to this area.

5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d. Disturb any human remains, including those interred outside of formal cemeteries?				X

Discussion:

(a) The proposed project will not cause a substantial adverse change in the significance of a historical resource, as identified in Section 15064.5, because the subject site has not been identified as a historical resource in the Resource Management Element of the City's General Plan.

(b) The proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5, because the subject site is located within an area with negligible archaeological sensitivity as identified in the Resource Management Element of the City's General Plan.

(c) The proposed project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, as the site has not been identified as being in an area of paleontological significance in the Resource Management Element of the City's General Plan.

(d) The proposed project will not disturb any human remains, including those interred outside of formal cemeteries, as the subject site is not a known formal or informal cemetery.

6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii. Strong Seismic ground shaking?				X
iii. Seismic-related ground failure, including liquefaction?				X
iv. Landslides?				X
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d. Be located on expansive soil, as defined the most recent Uniform Building Code, creating substantial risks to life or property?				X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Discussion:

(a-e) The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, soils incapable of supporting septic tanks, strong seismic ground shaking, unstable soils, landslides, lateral spreading, subsidence, liquefaction or collapse. No soil impacts or other geologic hazards are known to exist on the site based on the Safety Element of the General Plan. A soils report is required for all construction and would address any soil related issues. Grading and compaction of the site will disrupt the soil underlying the site. The soil underlying the site is Sorrento

sandy loam, sandy substratum, 0 to 2 percent slopes. Erosion hazard is none to slight. Following all building code regulations during grading and standard erosion control mitigation measures will reduce the level of these impacts to insignificance.

7. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Discussion:

(a) The proposed project will not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. The proposed project includes commercial and residential uses where no hazardous materials would be utilized.

(b) The proposed project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Acutely hazardous or hazardous materials are not expected to be used in large amounts to accomplish the proposed project because the project consists of commercial and residential uses where no hazardous materials will be utilized.

(c) The proposed project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school as there are no schools within

one-quarter mile of the project site and the proposed project consists of commercial and residential uses where no hazardous materials will be utilized.

(d) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.

(e, f) The proposed project is not located within an airport land use plan or within the vicinity of a private airstrip and would therefore not result in a safety hazard for people residing or working in the project area.

(g) The proposed project will not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan because the project will not involve the installation of permanent barriers to travel or a revision to the circulation pattern around the project site. Emergency access to future commercial and residential uses will be maintained at all times during construction and during the life of the project.

(h) The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires. The project is not located adjacent to wildlands or where residences are intermixed with wildlands, it is within the urban core of the City of Santa Maria. Not identified in a wildland fire area in the Safety Element of the General Plan.

8. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?			X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?				X

Discussion:

(a) The proposed project will not violate any water quality standards or waste discharge requirements. The project will include drainage improvements

(b) The water demand of the project is approximately 13.4 acre feet per year which is not considered significant. There is adequate water supply to service the project. Therefore, the proposed project will not substantially deplete groundwater supplies or interfere with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table.

(c,d) The proposed project will alter the direction and rate of flow of ground water due to new impervious surfaces. However, the project is subject to the requirements of the National Pollution Discharge Elimination System (NPDES) general permit for the State of California. Compliance with NPDES requirements will ensure that the project will result in less than significant impacts related to drainage on or off the site.

(e,f) The proposed project will not create or contribute run-off water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off.

Site clearing, grading, and compaction of soil necessary for project construction has the potential to result in the discharge of sediment and temporary water quality impacts. The proposed improvements would occur on greater than one acre of land, and therefore would require a National Pollutant Discharge Elimination System (NPDES) permit. With compliance with the NPDES, less than significant impacts would occur.

(g,h) The proposed project will not place housing or structures within a 100-year flood hazard area as mapped on Flood Insurance Rate Map panel number 06083C0195F dated September 30, 2005, or impede or redirect flood flows.

(i) The proposed project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The proposed project is located in the urban core of the City, a significant distance from the river, and is not located in the Planning Area Floodplains as identified in the Safety Element of the City's General Plan.

(j) The proposed project will not create a threat of inundation by seiche, tsunami, or mudflow. The subject site is located approximately 10 to 12 miles from the ocean, so tsunamis are very unlikely. The site does not contain soils that could result in mudflow inundation.

9. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion:

(a) The proposed project will not physically divide this established community, as the area is built-out in commercial uses to the north, west and south, and multi-family residential uses to the east and southeast.

(b) The proposed project will not conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. Boundary walls will be addressed by standard municipal code boundary wall conditions as part of the tentative tract map. The wall height, type, and location are required to be noted on the tentative map.

(c) There is no habitat conservation plan or natural community conservation plan that applies to the site, therefore, there will be no conflict with such a plan.

10. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion:

(a) The proposed project will not result in a loss of availability of a known mineral resource that would be of value to the region and the residents of the state because it is not located in an area identified as having a mineral resource of value according to the Resource Management Element of the City's General Plan.

(b) The proposed project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, as the Resource Management Element of the City's General Plan does not identify the project area as being a locally important mineral resource recovery site.

11. NOISE

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion:

(a,d) Broadway is identified in the Circulation Element of the City's General Plan as a Primary Arterial. The proposed project is located approximately 246 feet from the centerline of Broadway. In addition, the proposed project is located adjacent to Inger Drive and McClelland Street. Inger Drive is identified as a Collector street in the Circulation Element of the City's General Plan. However, the project description for GP-2002-009 (Enos Ranchos) seeks to change the Circulation Element of the General Plan classification of Inger Street from a Collector street to a local street and is proposed to dead end at the Enos Ranchos property. This project is currently undergoing preparation of an environmental impact report.

The Noise Element of the City's General Plan identifies that the existing 60 dB noise contour line is located approximately 41 feet into the site from the centerline of Broadway; the future 60 dB noise contour line is located approximately 122 feet into the site. The 55 dB noise contour line would be located approximately 374 feet into the site from the centerline of Broadway. The existing setting includes the Colonial Motel and the A.L. Maguire Professional Center, two two-story buildings located to the west of the subject site which are adjacent to Broadway. In addition, the existing one-story Jiffy Lube building is also located to the west. These three buildings span approximately two-thirds the depth of the subject site and serve to buffer any noise generated from Broadway that may potentially impact the proposed project.

Short-term noise impacts associated with grading and construction activities could result in noise levels that could be potentially significant. However, the project will be subject to the Santa Maria Municipal Code pertaining to hours of construction. Therefore, less than significant impacts would occur.

(b) The proposed project will not expose persons to, or generate, excessive groundborne vibration or groundborne noise levels because the construction will not involve significant excavation or drilling.

(c) The proposed project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, as the project vicinity is surrounded by existing urban uses with commercial to the north, west and south, and multi-family residential uses to the east and southeast.

(e,f) The proposed project is not located within an airport land use plan or within the vicinity of a private airstrip and would therefore not result in a safety hazard for people residing or working in the project area and would not expose people residing or working in the project area to excessive noise levels.

12. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion:

(a-c) The proposed project will change the land use designation from CC (Community Commercial) to HDR (High Density Residential). The property is currently undeveloped, however, the project site is located within an urban area with existing infrastructure. The applicant proposes 47 condominium units and approximately 9,151 square feet of commercial area. The proposed project would not induce substantial population growth or displace housing or people.

13. PUBLIC FACILITIES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?				X
ii. Police protection?				X
iii. Schools?				X
iv. Parks?				X
v. Other public facilities?				X

Discussion:

(a.i - v) The proposed project will not result in substantial adverse physical impacts associated with the provision of, or need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Fire, Police, Schools, Parks, or other public facilities, because the site is currently within the City's urbanized area which is already adequately served by City services. The City has sufficient resources to provide required services.

14. RECREATION

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion:

(a) The proposed project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the project would occur or be accelerated.

(b) The proposed project does not include the construction or expansion of recreational facilities.

15. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e. Result in inadequate emergency access?				X
f. Result in inadequate parking capacity?				X
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Discussion:

(a,b) The proposed project is expected to generate 354 average daily trips and 35 peak hour trips. Based on these estimates, the project will not exceed CMP threshold standards. The number of trips expected with this project will not significantly impact the surrounding circulation system.

(c) The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks because the proposed project is located on a parcel surrounded by existing development.

(d) The proposed project will not substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) as it is located on an infill parcel which is adequately served by existing roadways.

(e,f) The proposed project will not result in inadequate emergency access or parking capacity, as the project will not result in blocked roadways and on-site parking will be provided.

(g) The proposed project will not conflict with policies, plans or programs which support alternative transportation, including buses and bicycles, as the project will not result in blocked roadways, bikeways or reduced parking.

16. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g. Comply with federal, state, and local statutes and regulations related to solid waste?				X

Discussion:

(a) The City of Santa Maria owns and operates the Santa Maria Wastewater Treatment Plant which provides wastewater treatment to the site and surrounding area. The proposed project will not exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board as the project is an infill development.

(b,c) The proposed project will not require the construction of new water or wastewater treatment facilities, or expansion of existing facilities. The project is located within an existing urbanized area and the water, wastewater, and storm water facilities are adequate to service the new development.

(d,e) The project site is located within the City of Santa Maria city limits, and the City has sufficient resources to service the site with water and wastewater facilities.

(f,g) The City of Santa Maria landfill has sufficient capacity to service the proposed use. The project will conform to regulations regarding solid waste.

CONSULTATION AND DATA SOURCES

City Departments Consulted

<input type="checkbox"/>	Administrative Services
<input checked="" type="checkbox"/>	Attorney
<input checked="" type="checkbox"/>	Fire
<input type="checkbox"/>	Library
<input type="checkbox"/>	City Manager
<input checked="" type="checkbox"/>	Police
<input checked="" type="checkbox"/>	Public Works
<input checked="" type="checkbox"/>	Recreation and Parks

County Agencies/Departments Consulted

<input type="checkbox"/>	Air Pollution Control District
<input type="checkbox"/>	Association of Governments
<input type="checkbox"/>	Flood Control District
<input type="checkbox"/>	Environmental Health
<input type="checkbox"/>	Fire (Hazardous Materials)
<input type="checkbox"/>	LAFCO
<input type="checkbox"/>	Public Works
<input type="checkbox"/>	Planning and Development
<input type="checkbox"/>	Other (list)

Special Districts Consulted

<input type="checkbox"/>	Santa Maria Public Airport
<input type="checkbox"/>	Airport Land Use Commission
<input type="checkbox"/>	Cemetery
<input type="checkbox"/>	Santa-Maria Bonita School District
<input type="checkbox"/>	Santa Maria Joint Union High School
<input type="checkbox"/>	Laguna County Sanitation District
<input type="checkbox"/>	Cal Cities Water Company

State/Federal Agencies Consulted

<input type="checkbox"/>	Army Corps of Engineers
<input type="checkbox"/>	Caltrans
<input type="checkbox"/>	CA Fish and Games
<input type="checkbox"/>	Federal Fish and Wildlife
<input type="checkbox"/>	FAA
<input type="checkbox"/>	Regional Water Quality Control Bd.
<input type="checkbox"/>	Integrated Waste Management Bd.
<input type="checkbox"/>	Other (list)

DATA SOURCES

General Plan

<input checked="" type="checkbox"/>	Land Use Element
<input checked="" type="checkbox"/>	Circulation Element
<input checked="" type="checkbox"/>	Safety Element
<input checked="" type="checkbox"/>	Noise Element
<input checked="" type="checkbox"/>	Housing Element
<input checked="" type="checkbox"/>	Resources Management Element

Other

<input checked="" type="checkbox"/>	Agricultural Preserve Maps
<input checked="" type="checkbox"/>	Archaeological Maps/Reports
<input checked="" type="checkbox"/>	Architectural Elevations
<input type="checkbox"/>	Biology Reports
<input checked="" type="checkbox"/>	CA Oil and Gas Maps
<input checked="" type="checkbox"/>	FEMA Maps (Flood)
<input checked="" type="checkbox"/>	Grading Plans
<input checked="" type="checkbox"/>	Site Plan
<input checked="" type="checkbox"/>	Topographic Maps
<input checked="" type="checkbox"/>	Aerial Photos
<input type="checkbox"/>	Traffic Studies
<input checked="" type="checkbox"/>	Trip Generation Manual (ITE)
<input checked="" type="checkbox"/>	URBEMIS Air Quality Model
<input checked="" type="checkbox"/>	Zoning Maps
<input type="checkbox"/>	Other (list)

MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

(1) Based upon the analysis throughout this Environmental Checklist, the proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, and reduce the number or restrict the range of a rare or endangered plant or animal. The proposed project would not eliminate important examples of the major period of California history or prehistory, because the project site is located within the urban core of the City of Santa Maria and is not in an area designated by the City of Santa Maria Archaeological Sensitivity Areas map, Figure RME-5, as having a historical or archaeological resource on the site.

(2) The proposed project will not result in impacts that are individually limited or cumulatively considerable, as most of the impacts will result from construction activities. City staff will monitor construction of the project to ensure compliance with Conditions of Approval / Mitigation Measures placed on the project.

(3) The proposed project will not have environmental effects, which will cause substantial adverse effects, either directly or indirectly, on human beings, as the project will result in temporary impacts during construction. Staff will monitor construction of the project to ensure compliance with Conditions of Approval / Mitigation Measures placed on the project.

SUMMARY OF POTENTIALLY SIGNIFICANT IMPACTS

<input checked="" type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Land Use/Planning
<input type="checkbox"/>	Agricultural Resources	<input type="checkbox"/>	Mineral Resources
<input type="checkbox"/>	Air Quality	<input type="checkbox"/>	Noise
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Population and Housing
<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Hazards and Hazardous Materials	<input type="checkbox"/>	Transportation/Traffic
<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Utilities and Services Systems

DETERMINATION

On the basis of the Initial Study, the staff of the Community Development Department:

- Finds that the proposed project is a Class ___ **CATEGORICAL EXEMPTION** and no further environmental review is required.
- Finds that the proposed project **COULD NOT** have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared.
- Finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- Finds that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- Finds that the proposed project may have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to acceptable standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An **ENVIRONMENTAL IMPACT REPORT (EIR)/SUBSEQUENT EIR/SUPPLEMENTAL EIR/ADDENDUM** is required, but it must analyze only the effects that remain to be addressed.
- Finds that although the proposed project could have a significant effect on the environment, because all significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to acceptable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Peggy Woods
Signature

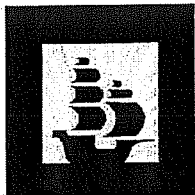
Peggy Woods, Planning Division Manager

1-10-07
Date

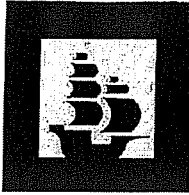
Kirk E. Lindsey
Signature

Kirk E. Lindsey, Environmental Officer

1-15-07
Date



City of Santa Maria
Community Development Department
110 South Pine Street, #101
Santa Maria, CA 93458
805-925-0951



**City of Santa Maria
Environmental Mitigation Monitoring Program**

PROJECT NAME: McClelland Mixed Use Project

APPROVAL DATE: _____ FILE NUMBERS: GPZ-2005-002, E-2005-016, PD-2005-021, E-2005-058, Tract 5901

MITIGATED NEGATIVE DECLARATION:

The following environmental mitigation measures were incorporated into the Conditions of Approval for this project in order to mitigate identified environmental impacts to a level of insignificance. A completed and signed checklist for each mitigation measure indicates that this mitigation measure has been complied with and implemented, and fulfills the City's monitoring requirements with respect to Assembly Bill 3180 (Public Resources Code Section 21081.6).

1. No unobstructed direct beam of exterior lighting shall be directed toward any residential use in the neighborhood. Exterior lighting of buildings and parking areas shall be shown on the precise development plan submitted for permit.

Type: Project
Monitoring Dept.: Community Development Department
Shown on Plans: _____
Verified Implementation: _____
Remarks: _____

2. Light fixtures on the project site shall be consistent with the pedestrian scale, theme, and architecture of the site.

Type: Project
Monitoring Dept.: Community Development Department
Shown on Plans: _____
Verified Implementation: _____
Remarks: _____

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