Santa Maria
All-America City

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

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CITY OF SANTA MARIA
COMMUNITY DEVELOPMENT
DEPARTMENT

PUBLIC NOTICE OF AVAILABILITY OF ENVIRONMENTAL DOCUMENT NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that a draft Negative Declaration has been prepared for the below described project in accordance with the provisions of the California Environmental Quality Act of 1970, as set forth in the Public Resources Code, Sections 21000 to 21174, as amended.

1. Environmental Document No:
   Bethel Senior Housing GPZ2014-0005, PD2014-0009

2. Applicant:
   Morgen Benevedo
   Peoples Self Help Housing
   3533 Empleo Street
   San Luis Obispo, CA 93401

3. Project Description:

   A. Project Title:
   General Plan amendment/zone change and Planned Development Permit for Bethel Senior Housing, GPZ2014-0005, PD2014-0009

   B. Assessor's Parcel Numbers:
   125-232-005

   C. Location:
   624 E Camino Colegio

   D. Proposed Development:
   A General Plan amendment from 2.5 acres of LDR-5 (Low Density Residential) to 2.5 acres of MDR-12 (Medium Density Residential) and a zone change from 2.5 acres of R-1 (Single Family Residential) to 2.5 acres of PD/R-2 (Planned Development/Medium Density Residential). A Planned Development Permit to construct a senior housing community consisting of 40 affordable housing units, 36 of which are one-bedroom units approximately 600-square-feet in size and four of which are two-bedroom units approximately 800 square feet in size, a 59 stall parking lot, a 2,800-square-foot common building, and associated landscaping.

The draft Mitigated Negative Declaration and all documents referenced in the document may be reviewed at the Community Development Department, 110 S. Pine Street, #101, Santa Maria, CA, 93458, Phone No. (805) 925-0951, Ext. 244, FAX No. (805) 928-7565. The draft Mitigated Negative Declaration is also available for review in the Santa Maria Public Library, located at 421 S. McClelland Street, Santa Maria, CA. Written comments on the draft Mitigated Negative Declaration will be accepted during the period from **December 31, 2014 to January 20, 2015 (20 days).** Please submit comments on or before 5:00 p.m. on **January 20, 2015**, the close of the public comment period.

Notice is also hereby given that the Planning Commission of the City of Santa Maria will conduct a public hearing on these projects on **February 18, 2015**, at 6:30 p.m. in the Council Chambers, 110 East Cook Street, Santa Maria, CA. Copies of staff reports and support material will be available at the Community Development Department, Ste. 227 or the reference section of the Santa Maria Public Library, 421 S. McClelland Street, beginning on Friday, February 13, 2015, at 5:00 p.m. In accordance with Sec. 12-35-211 of the Municipal Code, Planning Commission decisions may be appealed to the City Council.

If you challenge the above projects in court, you may be limited to raising those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Santa Maria at, or prior to, the public hearing.

CITY OF SANTA MARIA
INITIAL ENVIRONMENTAL STUDY
MITIGATED NEGATIVE DECLARATION
December 31, 2014

BETHEL SENIOR HOUSING, GPZ2014-0005, PD2014-0009
624 E. Camino Colegio

PROJECT SUMMARY

Project Description	Forty affordable senior housing units with an associated community building, parking lot, and on-site landscaping
Location	624 E. Camino Colegio
Assessor's Parcel No.	125-232-005
General Plan Designation	Existing: LDR-5 (Low Density Residential, 5 units/ acre) Proposed: MDR-12 (Medium Density Residential, 12 units/acre)
Zoning	Existing: R-1 (Single Family Residential) Proposed: PD/R-2 (Planned Development/ Medium Density Residential)
Size of Site	2.5 acres
Present Use	Vacant
Proposed Use	Affordable senior housing units
Access	One driveway off of Sierra Madre Avenue
Surrounding Uses/Zoning	
North	Bethel Lutheran Church, R-1 (Single Family Residential)
South	Single family residences, R-1 (Single Family Residential)
East	Single family residences, R-1 (Single Family Residential)
West	Miller Elementary School, PF (Public Facilities)
Parking	59 parking spaces provided 41 parking spaces required

Setbacks	
Front	Required: 20 feet Proposed: 25 feet
Rear	Required: 20 feet Proposed: 10 feet
Sides	Required: 5 feet and 10 feet Proposed: 10 feet and 15 feet
Height	Approximately 16 feet
Building Coverage	32,752 square feet (30%)
Landscape Area	33,775 square feet (31%)
Storm Water Retardation	Underground chambers or off-site (see below)
Fencing	Six-foot-high block wall along a portion of the northern property line, six-foot-high wood fence along the southern and eastern property line, six-foot-high wrought iron fence along the western property line and a portion of the northern property line
Applicant/Agent/Owner	Morgen Benevedo People Self Help Housing 3533 Empleo Street San Luis Obispo, CA 93401
Procedure	Planning Commission consideration of recommendations to City Council regarding a mitigated negative declaration of environmental impact, amendment of the General Plan (Land Use Policy Map), a zone change, and Planned Development Permit

GENERAL AREA DESCRIPTION:

The project site is located at 624 E. Camino Colegio on a 2.5 acre parcel just south of Bethel Lutheran Church in an R-1 (Single Family Residential) zoning district (Exhibit A – Vicinity Map). Miller Elementary School is located to the west in a PF (Public Facilities) zoning district. Single family residences are located along the southern and western boundaries of the project site in an R-1 (Single Family Residential) zoning district.

ENVIRONMENTAL SETTING:

The project site is currently vacant undeveloped land that is relatively flat. The site is covered with weeds and seasonal grasses that appear to be regularly mowed with scatterings of small shrubs throughout. A cluster of diseased and dying Monterey Pine Trees are located in the center of the project site that according to a report conducted by A&T arborists dated October 10, 2014, will need to be removed. A row of 23 stumps are located along the southern property line that will also need removal. Several Coast Live Oak trees are located along the western property line between the project site and Miller Elementary School that are in good condition and are viable to incorporate into the project.

A site visit was conducted by staff on October 17, 2014, and there appear to be no rare, endangered, or threatened plants, animals, or habitats on the project site. Also, the Resource Management Element of the Santa Maria General Plan does not identify significant habitat areas on the project site.

The underlying soil is Sorrento sandy loam, sandy substratum, 0 to 2 percent slopes (SuA). Permeability of this soil type is moderately rapid to rapid, surface runoff is very slow, and the hazard of water erosion is none to slight. The soil information is from the USDA Soil Survey of the Northern Santa Barbara Area, July 1972.

PROJECT DESCRIPTION:

The proposed project is a General Plan amendment **from** 2.5 acres of LDR-5 (Low Density Residential) **to** 2.5 acres of MDR-12 (Medium Density Residential) and a zone change **from** 2.5 acres of R-1 (Single Family Residential) **to** 2.5 acres of PD/R-2 (Planned Development/Medium Density Residential). The applicant, People's Self Help Housing, is also requesting a 35 percent density bonus for providing low income housing as a component of the project. The 35 percent density bonus coupled with the General Plan amendment and zone change would allow 40 units to be constructed on the 2.5 acre parcel provided that at least 20 percent of the units are designated for low income housing.

The applicant proposes to construct a senior housing community consisting of 40 affordable housing units, 36 of which are one-bedroom units approximately 600 square feet in size and four of which are two-bedroom units approximately 800 square feet in size (Exhibit C – Building Elevations). The units will be clustered in fours within single story buildings arranged along the perimeter of the project site. The units will be accessed from a 59 stall parking lot that circulates around the perimeter of the common building situated in the center of the parking lot (Exhibit B – Site Plan). The 12,800 square foot common building contains a library, a great room for group activities, and laundry facilities (Exhibit D – Common Building). In addition to the Common Building, there are a variety of outdoor amenities such as seating areas, a variety of different gardens such as a rose garden, vegetable garden, and native plant garden.

Meandering paths are located throughout the site providing passive recreational opportunities. The ample landscaping provided on-site (30 percent) provides a scenic environment for the residents as well as the surrounding uses (Exhibit E – Landscape Plan).

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 (add others as needed). Potentially significant adverse environmental impacts were identified in the area of hydrology and water quality.

Based on the above mentioned sources, no adverse impacts are associated with aesthetics/visual resources, agriculture and forest resources, air quality, biological resources, cultural resources, geology and soil, greenhouse gas emissions, hazards and hazardous materials, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems.

IMPACT SUMMARY TABLE

Proposed Project	
Size of Site	2.5 acres
Size of Buildings	32,752 square feet
Water Demand [1]	7.8 acre-feet per year
Sewage Generation [1]	3,660 gallons per day
Average Daily Trips [2]	148 trips per day
P.M. Peak Trips [2]	14 peak trips per day
Unmitigated Long Term Emissions: [3] Reactive Hydrocarbons Nitrogen Oxides	 0.51 pounds/day 0.31 pounds/day

(1) PAM 2002-04
(2) Institute of Transportation Engineers Trip generation manual
(3) CalEEMod 2013.2

Hydrology and Water Quality

The site design as proposed does not have the ability to accommodate the necessary Post Construction Requirements (PCRs) and Santa Barbara County Flood Control District Requirements above ground. In order to meet all necessary requirements two options have been proposed to accommodate the requirements through alternate

designs. One design (Option A) will create an underground basin(s) that will hold both the PCRs and Flood Control District requirements in underground chambers located below the parking lot that will percolate the necessary amount of water for the PCRs into the ground while pumping the remaining flood control water offsite to a storm drain located on Camino Colegio. This will require that the proposed underground chambers are capable of holding the capacity of two back to back storm events.

An alternate design (Option B) will discharge the flood control water off-site while managing the PCRs on-site. This will require off-site storm drain system improvements to be made spanning from the project site, southerly along East Avenue, then westerly along Mariposa Way, then southerly to Miller Street and connect to the existing City of Santa Maria storm drain system located south of the intersection of Miller Street and Mariposa Way (approximately 1,200 linear feet). The PCRs will be met on-site by means of bioswales, rain gardens, pervious pavers, or other methods permitted through the Santa Barbara County Stormwater Technical Guide for Low Impact Development.

OPTION A – Underground Basins

HYDRO-1: The underground basin(s) shall be designed to accommodate the volume of storm water required for the Post Construction Requirements (PCRs) in conformance with the Santa Barbara County Stormwater Technical Guide for Low Impact Development in addition to the volume of storm water for flood control based on the Santa Barbara County Flood Control District Requirements. The underground chamber(s) shall be sized and installed to accommodate two times the required detention volume for flood control in order to accommodate the volume of water incurred on-site should there be back-to-back storms, the potential for unseen storm water back-up of the underground system, and the lack of a gravity outfall to the system. No water shall leave the site that is required to be retained for the PCRs.

Plan Requirements: The underground basin(s) shall be shown on the fine grading plans submitted for building permits along with all necessary calculations. The design shall be reviewed and approved by the Public Works Department and the Community Development Department.

Timing: The underground basin(s) shall be installed with the construction of the first building.

Monitoring: The applicant shall have the Engineer of Record perform site inspections throughout the construction phase and certify the project was built per the approved plans.

HYDRO-2: The Stormwater Control Plan (SCP) shall be prepared, including:

1. a maintenance plan agreeing to 3rd party annual inspections
2. a system to report annual inspections to the City of Santa Maria
3. annual maintenance of the system
4. all necessary repairs for the entire underground system

5. an estimated annual cost of inspection and maintenance

The annual maintenance plan shall be in perpetuity and recorded against the deed of the property to verify that the underground basin system properly functions for the life of the project. The design shall provide maintainable pretreatment of all runoff water prior to entering any portion of the underground basin system so that the infiltration rate of the underground basin(s) is not impeded.

Plan Requirements: The pretreatment method shall be shown on the fine grading plans submitted for building permits along with all necessary calculations and specifications.

Timing: The Stormwater Control Plan shall be submitted for the review and approval from the Public Works Department prior to submittal of plans for building permits.

Monitoring: After construction of the underground system, periodic one year inspections shall be conducted by an independent 3rd party and reported to the Utilities Department. All maintenance and corrective measures reported by the independent 3rd party inspection shall be completed in a timely manner, under the direction of the Utilities Department.

HYDRO-3: The underground Flood Control basin design proposes a discharge pump system to be connected to the underground basin(s) in lieu of gravity drainage. The pumping system shall be designed and installed with a redundant pump system to provide back-up in case the primary pump system fails. In addition, a secondary, independent power system shall be required to provide back-up in case the primary power source fails.

Plan Requirements: The storm water system, including the underground basin(s), discharge pump system, calculations, and specifications shall be shown on the fine grading plans submitted for building permits to verify all PCR storm water retention requirements are met. The design shall be reviewed and approved by the Public Works Department and the Community Development Department.

Timing: The proposed pump system shall be installed with the underground basin during the construction of the storm drain system.

Monitoring: The applicant shall have the Engineer of Record perform site inspections throughout the construction phase and certify the project was built per the approved plans. After construction, periodic one year inspections shall be conducted by an independent 3rd party and reported to the Utilities Department.

OPTION B – Off-site Storm Drain System

HYDRO-4: The Santa Barbara County Flood Control requirements shall be met through the installation of a new off-site storm drain system spanning from the project site, southerly along East Avenue, then westerly along Mariposa Way, then southerly to Miller Street and connect to the existing City of Santa Maria storm drain system located south of the intersection of Miller Street and Mariposa Way (approximately 1,200 linear feet). The

project shall be designed and constructed to meet all City standards and include drainage inlets at various locations along its route. The design shall be completed per the City of Santa Maria standard plans and specifications and to the satisfaction of the City Engineer. The off-site drainage improvements will eliminate the need for on-site underground basin(s) to meet Santa Barbara County Flood Control requirements. However, all Low Impact Development Post Construction Requirements shall still be met on-site.

Plan Requirements: The off-site storm drain system shall be drawn meeting City Standards for Public Improvement Plans, include all necessary specifications and details, and be submitted to the Public Works Department at the time of building permit submission. The design shall be reviewed and approved by the Public Works Department and the Community Development Department.

Timing: The off-site drainage system shall be installed and be operational prior to occupancy of any structure on site.

Monitoring: The Public Works Department shall perform site inspections throughout the construction phase. The applicant shall have the Engineer of Record complete as-built drawings to the Public Works Department at the completion of construction.

ENVIRONMENTAL RECOMMENDATION:

Based on the information available at the time of the 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 Bethel Senior Housing project based upon information contained in GPZ2014-0005.

PREPARED BY:

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

Neda Zayer, Environmental Analyst — Date 12/19/14

Lawrence W. Appel, Environmental Officer — Date 12-19-14

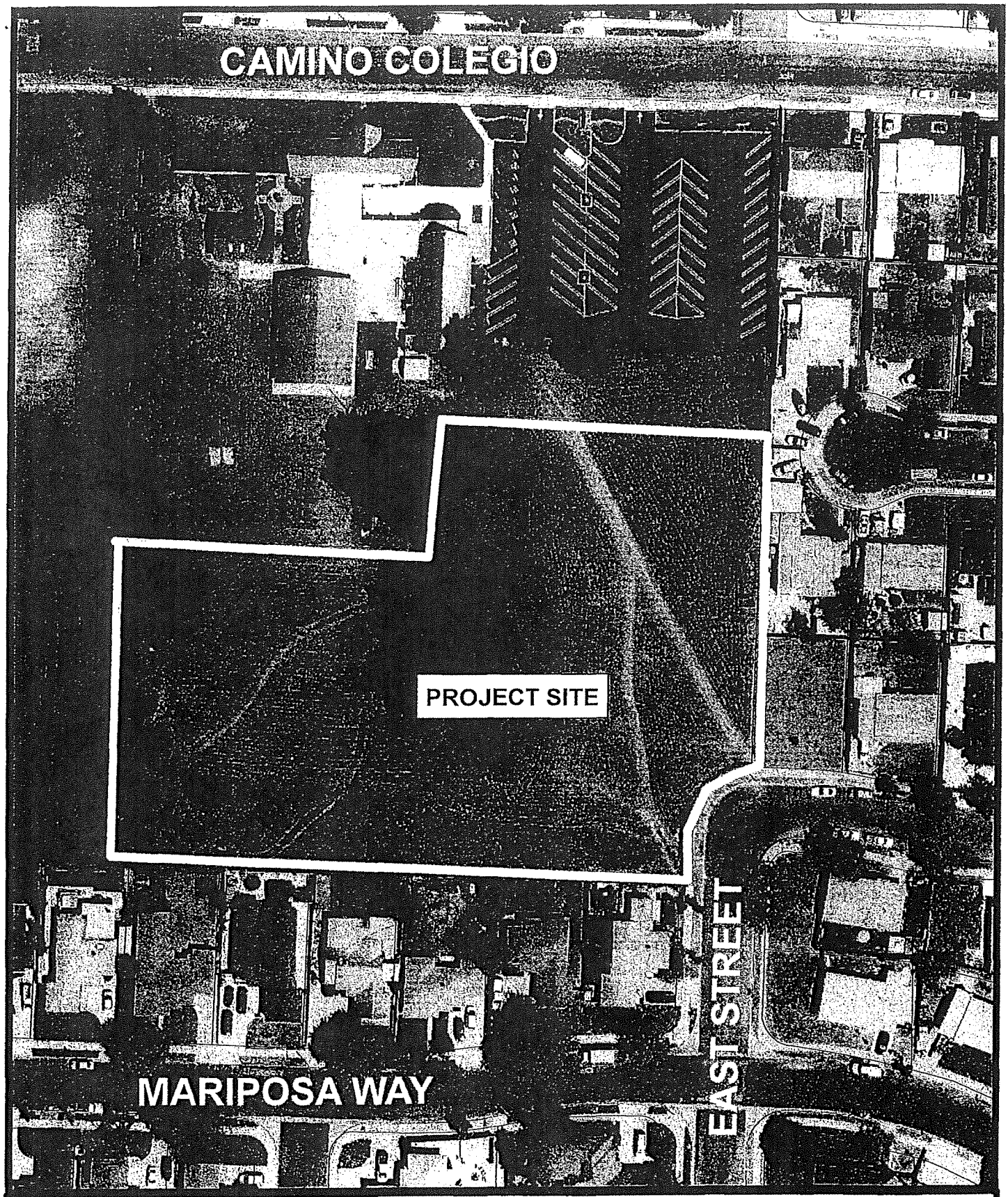

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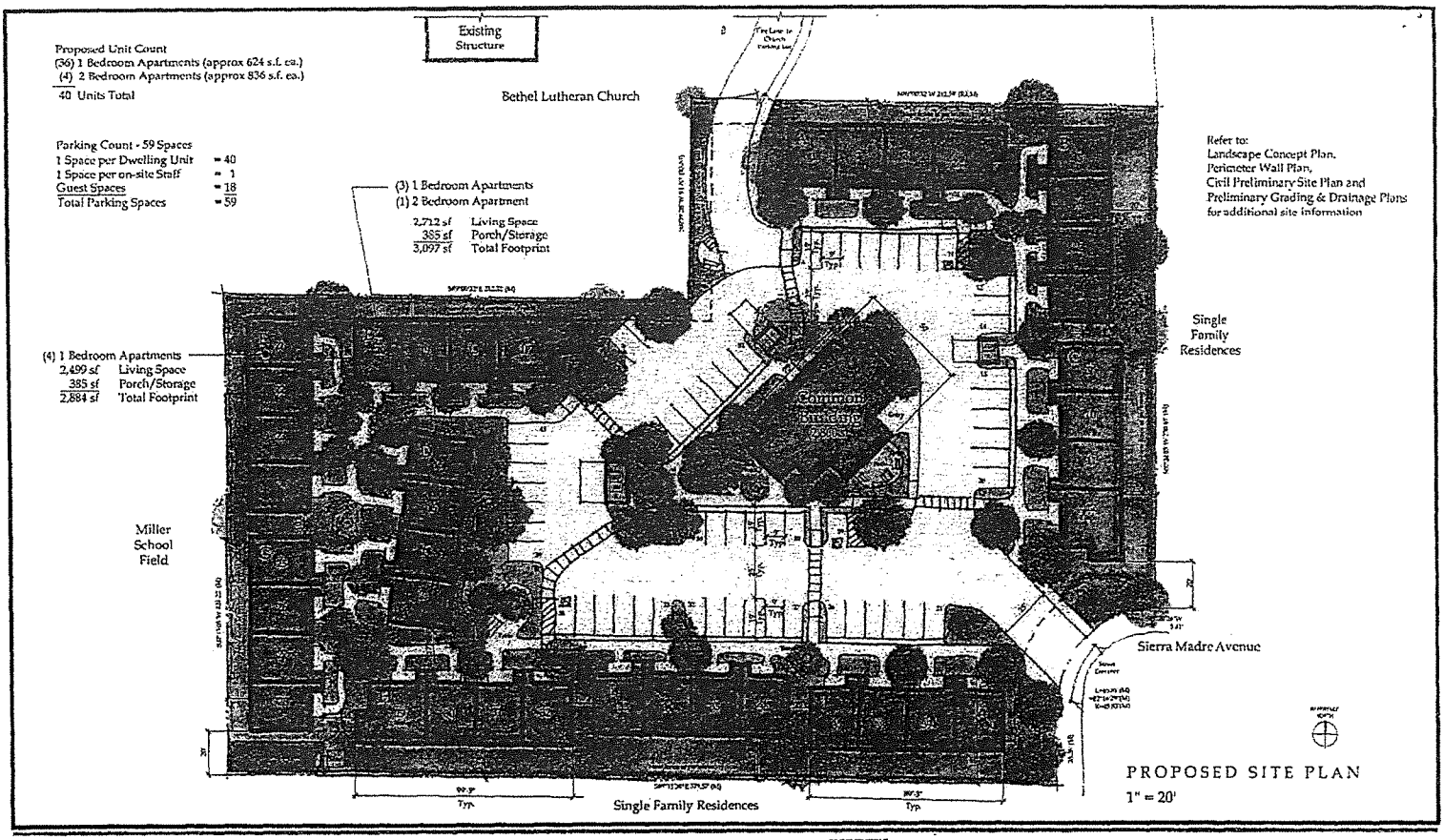
EXHIBIT A
VICINITY MAP
GPZ2014-0005
DECEMBER 31, 2014



SHEET TITLE: PROPOSED SITE PLAN

CLIENT: People's Self Help Housing
PLOT DATE: September 10, 2014
PURPOSE: Revised Conceptual Design Submittal
PROJECT NO.: 812134

PROJECT TITLE:

Santa Maria Senior Apartments

People's Self Help Housing

Santa Maria, California

SHEET
A-1

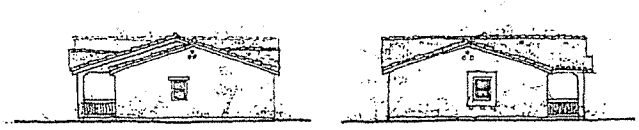
EXHIBIT B
SITE PLAN
GPZ2014-0005
DECEMBER 31, 2014

BUILDINGS B, D, F, G, I & J

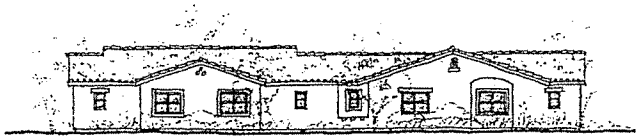
ELEVATION MATERIALS

ROOF:	CONCRETE S-TILE
WALLS:	CEMENT PLASTER, INTEGRAL COLOR
ACCENT WALLS:	PAINTED CEMENT PLASTER
TRIM:	WOOD, PAINTED
FASCIA:	WOOD, PAINTED
RAILINGS:	POWDER COATED METAL

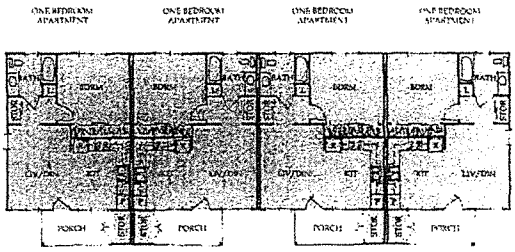
PROPOSED FRONT ELEVATIONS
1/8" = 1'-0"



PROPOSED SIDE ELEVATIONS
1/8" = 1'-0"



PROPOSED REAR ELEVATIONS
1/8" = 1'-0"



PROPOSED FLOOR PLANS
(4) One Bedroom Apartments
1/8" = 1'-0"

SHEET TITLE: PROPOSED APARTMENT BUILDINGS B, D, F, G, I & J FLOOR PLAN & ELEVATIONS

CLIENT: People's Self Help Housing
PLOT DATE: September 10, 2014
PURPOSE: Revised Conceptual Design Submittal
PROJECT NO.: 912134

PROJECT TITLE:

Santa Maria Senior Apartments

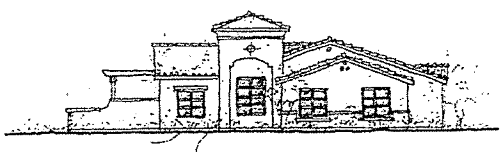
People's Self Help Housing

Santa Maria, California

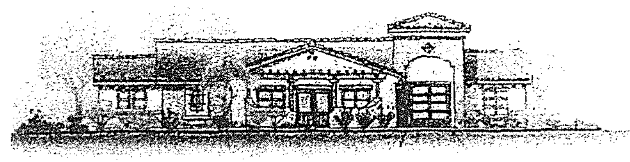
SHEET
A-3

EXHIBIT C
BUILDING ELEVATIONS
GPZ2014-0005
DECEMBER 31, 2014

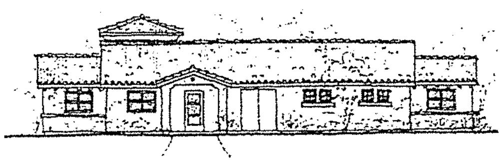
COMMON BUILDING



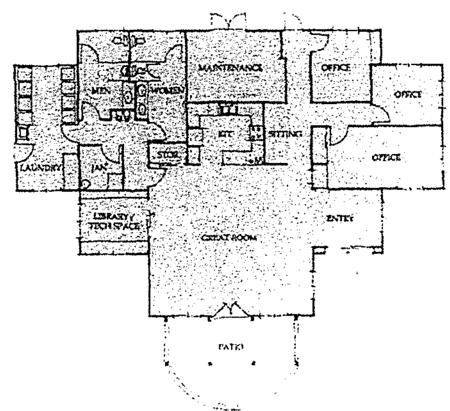
PROPOSED RIGHT SIDE ELEVATION
1/8" = 1'-0"



PROPOSED FRONT ELEVATION
1/8" = 1'-0"



PROPOSED REAR ELEVATION
1/8" = 1'-0"



PROPOSED FLOOR PLAN
1/8" = 1'-0"

PROPOSED LEFT SIDE ELEVATION
1/8" = 1'-0"

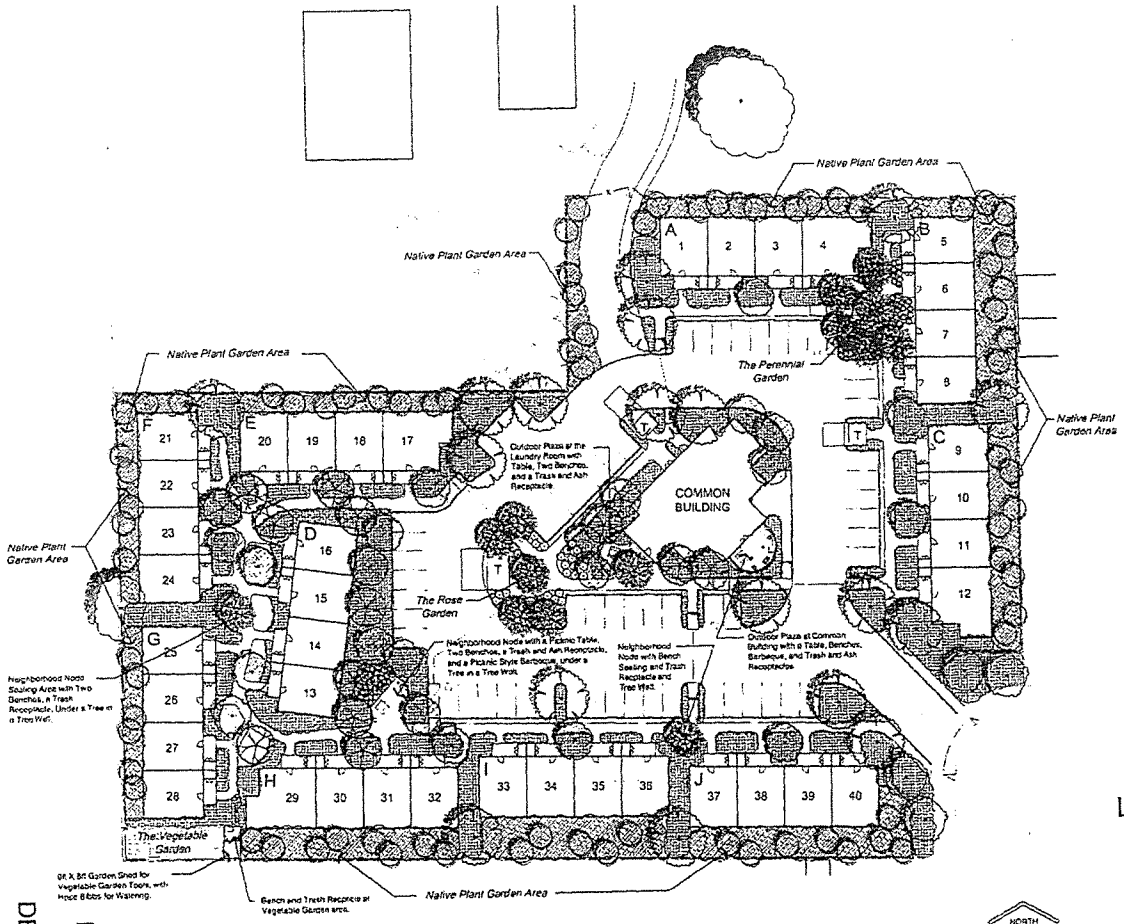
SHEET TITLE: PROPOSED COMMON BUILDING FLOOR PLAN & ELEVATIONS

CLIENT: People's Self Help Housing
PLOT DATE: September [illegible] 2014
PURPOSE: Revised Conceptual Design Submittal
PROJECT NO: [illegible]

PROJECT TITLE:
Santa Maria Senior Apartments
People's Self Help Housing
Santa Maria, California

SHEET
A-2

EXHIBIT D
COMMON BUILDING
GPZ2014-0005
DECEMBER 31, 2014



CONCEPT PLANT SCHEDULE

IRRIGATION NOTES

1

Landscape Concept Plan

Peoples' Self Help Housing 40 Unit Senior Apartments
Santa Maria, California

NORTH

Date: 4 September 2014

the environmental collaborative

EXHIBIT E
LANDSCAPE PLAN
GPZ2014-0005
DECEMBER 31, 2014

CITY OF SANTA MARIA
ENVIRONMENTAL CHECKLIST / INITIAL STUDY
BETHEL SENIOR HOUSING

1. **Project No**
GPZ2014-0005, PD2014-0009

2. **Project Location**
624 E. Camino Colegio

3. **Lead Agency, Contact and Preparer**
Neda Zayer, Planner II
Community Development Department
110 South Pine Street, #101
Santa Maria, CA 93458
805-925-0951, x 444
nzayer@cityofsantamaria.org

4. **Project Sponsor's Name and Address**
Morgen Benevedo
Peoples Self Help Housing
3533 Empleo Street
San Luis Obispo, CA 93401

5. **General Plan Designation**
Existing: LDR-5 (Low Density Residential – 5 units/acre)
Proposed: MDR -12 (Medium Density Residential – 12 units/acre)

6. **Zoning Designation**
Existing: R-1 (Single Family Residential)
Proposed: PD/R-2 (Planned Development/Medium Density Residential)

Brief Description of Project
An amendment to the General Plan (Land Use Policy Map) **from** 2.5 acres of LDR-5 (Low Density Residential – 5 units/acres) **to** MDR-12 (Medium Density Residential – 12 units/acre) and a zone change **from** 2.5 acres of R-1 (Single Family Residential) **to** PD/R-2 (Planned Development/Medium Density Residential).

A Planned Development Permit for Bethel Senior Housing (PD2014-0009) to construct 40 affordable senior housing units; with a common building, associated parking lot, and landscape areas.

7. **Surrounding Land Uses and Setting**
Miller Elementary School in a PF (Public Facilities) zoning district is located to the west of the project site and Bethel Lutheran Church in an R-1 (Single Family Residential) zoning district is to the north. Single family residences also in an R-1 zoning district surround the remainder of the project site to the east and south.

8. **Other Public Agencies Whose Approval is Required**
Santa Barbara County Flood Control District.

1. AESTHETICS/VISUAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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. There are no unique or important scenic vistas in the immediate area. The proposed project is located on an infill site located in an urbanized area. The site is surrounded by single family residences to the east and south in an R-1 (Single Family Residential) zoning district, an existing church to the north also in an R-1 zoning district, and Miller Elementary School to the west in the PF (Public Facilities) zoning district. The project proposes one-story buildings in keeping with the height and style of the surrounding residences.

b. There are no scenic highway corridors in the subject area as identified by the City's General Plan; the Santa Barbara County Environmental Resources Management Element (1979) does not identify any locally significant scenic resources in the project area.

c. The project site is currently flat vacant land with a grouping of Pine trees in the center. No other landscape is present onsite or rock outcrops. The majority of the existing Pine trees on the project site are diseased or dying and will need removal according to a report conducted by A&T Arborists dated October 10, 2014. The remainder of trees that are in good condition will be preserved during construction and incorporated into the site's future development. The existing visual character of the project site surroundings is dominated by single family residences and an elementary school to the west.

The proposed project will incorporate one-story buildings, landscaping, and a parking lot on the project site. The site has approximately 100 feet of street frontage along Sierra Madre Avenue. A driveway approach with two residential units on either side framed by low lying architectural walls and landscaping will be visible from the street. The design of the buildings will be in keeping with the surrounding single-family residential neighborhood. The remainder of the site abuts the rear of single-family residential homes, an elementary school, and a church. The perimeter of the site will be landscaped with trees and shrubs as well as surrounded by a six-foot-high wall/fence. The visibility of the site is limited due to its configuration and with the addition of the perimeter wall/fence and landscaping will be further buffered.

d. Lighting associated with the use of the building would be that of a typical residential neighborhood. Any outdoor lighting would be designed to direct the lighting downward, to be shielded, and to be located as necessary to minimize light and glare and to avoid

spillover onto adjacent properties in accordance with Santa Maria Municipal Code Section 12-33.307 (Glare). The project would not result in, or create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Mitigation Measure(s) incorporated into the project: None required

2. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Discussion:

a. According to the California Department of Conservation Farmland Mapping and Monitoring Program the site has been mapped as Urban and Built-Up Land. Figure RME-2 of the City of Santa Maria's General Plan Resources Management Element, designates the general area as outside of the prime soils area. Therefore, there are no impacts to agricultural resources.

b. There is no Williamson Act contract that affects the project site according to the County Assessor's Office and no agricultural uses are designated for the existing or proposed land use designations. No impact would occur.

c. The project site is currently zoned R-1 (Single Family Residential) zoning district and will be amended to PD/R-2 (Planned Development/Medium Density Residential). Forest and timberland uses are not permitted in any of the above mentioned zoning districts. Therefore, the proposed project is not in conflict with forest or timberland zoning nor does it propose a zone change that would convert existing forest or timberland zoning. No impact would occur.

d. The project site is located in an urbanized area of the city and proposes residential development in an urban setting. There are no forest lands within this area so the loss of forest land or conversion of forest land to non-forest use would not occur. No impact would occur.

e. The project site is not located in close proximity to forestland or farmland as shown on the maps prepared by the California Department of Conservation. No impact would occur.

Mitigation Measure(s) incorporated into the project: None required

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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	

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Expose sensitive receptors to substantial pollutant concentrations?			X	
e. Create objectionable odors affecting a substantial number of people?				X

Discussion:

a-c. The project would make an incremental change in the General Plan land use designation on the property from the current LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation. Additionally, the project would change the zoning on the subject property from R-1 (Single Family Residential) zoning district to PD/R-2 (Planned Development/Medium Density Residential) zoning district. Standard APCD dust and construction emission conditions are applied to all development permits to mitigate any instruction related impacts. Therefore, potential impacts resulting from a potential increase in development intensity are anticipated to be minimal.

The current project is the construction of a 40 affordable senior housing units. The Santa Barbara County Air Pollution Control District's *Clean Air Plan* represents the blueprint for air quality improvement in Santa Barbara County. The Clean Air Plan sets a maximum threshold *25 pounds per day* for two stated pollutants of concern: ROG (reactive organic gas) NOx (nitrogen oxide). An air quality report prepared for the project, which used the CalEEMod Emissions Model Version 2013.2, indicated 0.5 pounds per day of ROG and 0.3 pounds per day of NO_x would be generated. The area source and operational emissions would not exceed the District's recommended thresholds for ROG or NO_x. Therefore, potential air quality impacts have been determined to be *less than significant.*

d. The California Air Resources Board's Air Quality and Land Use Handbook: A Community Health Perspective (April 2005) recommends against siting sensitive land uses near substantial sources of toxic air contaminants or diesel exhaust, including high traffic freeways and roads, distribution centers, rail yards, ports, refineries, chrome plating facilities, dry cleaners, and large gas dispensing facilities. The proposed project will not be implementing any of these pollutant generating facilities, nor are there any other known contaminants of concern in association with the proposed project. Therefore, on-site stationary emissions from the proposed project would not expose sensitive receptors to substantial pollutant concentrations; impacts would be less than significant.

e. Based on Table 3 of the CEQA Handbook, if the project is located within one mile of a wastewater treatment plant, sanitary landfill, composting station, feedlot, asphalt batching plant, painting/coating operations (including auto body shops), or rendering plant, odor impacts may be significant. The project site is not located within one mile of any of the odor generating land uses described above; therefore, the project will not subject a substantial number of people to objectionable odors.

Mitigation Measure(s) incorporated into the project: None required

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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 Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Discussion:

a,b. The negligible size, limited vegetation cover and the amount of dying and diseased trees renders the site as minimal to marginal for use as wildlife habitat. The project site is an infill property surrounded by residential and public facility zoning designations and development. Based on the field investigations conducted in October 17, 2014, staff found no candidate or sensitive species, or special status species present at the site. No federally protected wetlands or other sensitive natural communities have been identified on the subject property. No rare, endangered, threatened or significant vegetation or animals are located or expected to inhabit the project site based on the Resources Management Element of the Santa Maria General Plan (Figure RME-3). Therefore, no impacts would occur.

c. Based on field site investigations conducted on October 17, 2014, there is no surface water present on or immediately adjacent to the site. The project site does not contain riparian habitat or wetlands on or near the project site, as defined by Section 404 of the Clean Water Act. No impact would occur.

d. Based on the City of Santa Maria Resources Management Element, pp. RME-9 through RME-11 and including Figure RME-3, the vicinity has not been identified as being within any established native resident or migratory wildlife corridors or resident or migratory wildlife species. No impact would occur.

e. The project will not affect any protected biological resources because the site is vacant, undeveloped land that does not contain significant vegetation, wetlands, or riparian corridors. The property is an urban infill site surrounded by residential and public facility uses.

The project site does contain existing trees that are proposed to be removed. A report from A&T arborists dated April, 10, 2014, recommends the removal of 19 trees due to disease. The Santa Maria Municipal Code section related to tree protection (Chapter 12-44) only applies to viable trees that are not diseased or dying. Therefore, no replacement requirement is imposed.

f. There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans for or near the project site. No impact would occur.

Mitigation Measure(s) incorporated into the project: None required

5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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. Based on a field investigation conducted on October 17, 2014, no structures of any kind have been observed or identified on the subject property. The project site is not on or near any National Register of Historic Places, California State Historical Landmarks, California Historical Resources, or Points of Interest (National Park Service National Register of

Historic Places, 2014; California State Parks, 2014). The project site is not identified on the City's maps of Landmarks and Objects of Historic Merit. No impact to historical resources would occur.

b,c. There are no notable geologic features on the project site. The project site is within Archaeological Sensitivity Area of 3 (Negligible Sensitivity) as identified by the City of Santa Maria's General Plan Resources Management Element, Figure RME-5. Less than significant impacts to cultural resources would occur.

d. The Santa Maria Valley is not considered to be a major archaeological or paleontological resource area as only a few sites have been recorded or discovered (City of Santa Maria General Plan Resources Management Element, 1996). Based on Figure RME-5, the project site falls within areas of negligible sensitivity. Because of the distance, topography of the site, and lack of other pre-history habitation patterns, there is a very low probability that other sites will be discovered during earthmoving activities. Less than significant impacts to cultural resources would occur.

Mitigation Measure(s) incorporated into the project: None required

6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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 of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the most recent Uniform Building Code (1994), creating substantial risks to life or property?			X	

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.

i. Alquist-Priolo Zone: Based on the Alquist-Priolo Earthquake Fault Zone Maps and related information that are available from the California Department of Conservation website, the City of Santa Maria is not located within an identified Alquist-Priolo Earthquake Hazard Zone.

Also, the City of Santa Maria uses the California Building Code (CBC) to engineer buildings to withstand the magnitude of earthquakes that occur in that zone. Impacts are considered less than significant.

ii. Seismic Ground Shaking: Seismic ground shaking is influenced by the proximity of the site to an earthquake fault, the intensity of the seismic event, and the underlying soil composition. The Probabilistic Seismic Hazard Maps on the California Department of Conservation website shows that the entire Santa Maria Valley is located in a lower hazard area.

Figure SE-2 of the City of Santa Maria's General Plan Safety Element (1995) identifies the project site as being in Zone A which is the zone described as underlain by Holocene age alluvium.

The effect of seismic ground shaking can be minimized by implementing the seismic requirements specified by the CBC and applicable City standards for earthquake resistant construction. Impacts are considered less than significant.

iii. Seismic Ground Failure (Liquefaction): Based on the Alquist-Priolo Earthquake Fault Zone Maps and related information that are available from the California Department of Conservation website the City of Santa Maria is not in a location of liquefaction.

Figure SE-2 in the City of Santa Maria's General Plan Safety Element, the project soil conditions are not considered susceptible to liquefaction and there is no perched groundwater under the project site. Impacts from liquefaction are less than significant. Regardless, the project would be required to comply with applicable provisions of the most recently adopted version of the CBC and the City's building regulations. Impacts would be less than significant.

iv. Landslide: Based on the Alquist-Priolo Earthquake Fault Zone Maps and related information that are available from the California Department of Conservation website the City of Santa Maria is not in a landslide zone.

According to Figure SE-2 in the City of Santa Maria's General Plan Safety Element, the site is not located in an area where landslide movements would occur. Because the site lacks local topographic, geological, geotechnical and subsurface water conditions that indicate a potential for landslides, impacts from landslides are less than significant. Based on a site visit on October 17, 2014 the site is relatively flat and is not near slopes that would be susceptible to landslides. Therefore, the potential for impacts related to landslides would be less than significant.

b. The site is currently vacant and undeveloped with vegetation consisting of non-native grasses and a grouping of Pine Trees. The underlying soil is Sorrento sandy loam, sandy substratum, 0 to 2 percent slopes (SuA). Permeability of this soil type is moderately rapid to rapid, surface runoff is very slow, and the hazard of water erosion is none to slight.

In the short term, construction activity associated with project development may result in wind and water driven soil erosion and loss of topsoil due to grading activities if soil is stockpiled or exposed.

The applicant will be required to adhere to conditions under the National Pollutant Discharge Elimination System Permit issued by the Regional Water Quality Control Board and prepare and submit a Storm Water Pollution Prevention Plan to be administered throughout project construction. The Storm Water Pollution Prevention Plan will incorporate Best Management Practices to ensure that potential water quality impacts during construction from soil erosion would be reduced to less than significant levels.

In the long-term, previously undisturbed soil will be replaced with structures, pavement and new landscaping, including trees, as part of the project. These improvements will not contribute to the conditions that result in on-site soil erosion. Therefore, impacts would be less than significant. No mitigation measures are required.

c. The following analysis is based on Figure SE-2 of the City of Santa Maria's General Plan Safety Element (1995):

Liquefaction or Collapse: The soil conditions at the site are not considered susceptible to liquefaction. Impacts from liquefaction are less than significant.

Landslide: The site is not located within a designated area where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for landslides. The site is relatively flat and is not in the vicinity of slopes that would be susceptible to landslides. Impacts from landslides are less than significant.

Lateral Spreading: As discussed in the response to landslides (see above), the site is not located in an identified landslide hazard area, is relatively flat, and is not in the vicinity of slopes that would be susceptible to landslides. Impacts from lateral spreading are less than significant.

Subsidence: The soil conditions at the site are not considered susceptible to subsidence. There are no clay or expanse soils underlying the project site. Impacts from subsidence are less than significant.

d. According to Figure SE-2 of the City of Santa Maria's General Plan Safety Element (1995), there are expansive soils on the project site. However, all future developments will be required to comply with the most recent CBC requirements which would ensure protection of structures and occupants from geo-seismic hazards, such as expansive soils. Therefore, impacts would be less than significant.

e. No septic tanks or alternative wastewater disposal systems would be used for this project. The City of Santa Maria requires sewer connections to the City's wastewater treatment system, by ordinance, in Title 8 of the Municipal Code. No impact would occur.

Mitigation Measure(s) incorporated into the project: None required

7. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

*CalEEMod Version 2013.2 was used to calculate Green House Gas emissions.

Discussion:

a. The following analysis is based on the CalEEMod Version 2013.2 Summary Report prepared for the project.

Construction Emissions

The project would result in short-term emissions of greenhouse gases during construction. These emissions, primarily CO2, CH4, and N2O, are the result of fuel combustion by construction equipment and motor vehicles. Table 1 lists the estimated greenhouse gas emissions associated with construction of the project. Because the phasing schedule is unknown, the model assumes that the project would be constructed at one time. While this is unlikely to occur, it represents a "worst case" assumption that is consistent with CEQA. Construction impacts are amortized over a 30-year period to spread the one-time, unmitigated GHG impacts (13 Metric Tons CO2E/Year over the assumed, 30-year life of the project).

Operational Emissions

At full buildout, the project would result in direct annual emissions of greenhouse gases during project operation. These emissions, primarily CO2, CH4, and N2O, are the result of fuel combustion from building heating systems and motor vehicles. Direct emissions of CO2 emitted from operation of the project are primarily due to natural gas consumption and mobile source emissions (e.g., motor vehicles). The project would also

result in indirect greenhouse emissions due to the electricity demands of the project. In addition to electrical demand, the project would also result in indirect greenhouse gas emissions due to water and wastewater treatment needs and solid waste handling.

Determining Significance

Neither the City of Santa Maria nor the Santa Barbara County Air Pollution Control District (SBCAPCD) has developed or adopted permanent GHG significance thresholds. The County of Santa Barbara has developed an interim approach to the establishment of GHG significance thresholds. The County's interim approach is used for guidance on determining the significance of GHG emissions for this project. The County's GHG significance determination guidelines are shown below in Table 3.

Table 3. County of Santa Barbara GHG Significance Determination Guidelines

GHG Emission Source Category	*Operational Emissions*
Non-stationary Sources	*1,100 MT of CO2E/year OR 4.6 MT CO2E/SP/year (residents + employees)*
Stationary Sources	*10, 000 MT/year*
Plans	*6.6 MT CO2E/SP/year (residents + employees)*

Table 4. Comparison of Emissions

Emitting Entity	*Emissions (MRCO2E/year)*
Construction	*13*
Operational Emissions	*239*
TOTAL	***252***

Table 4 totals the estimated greenhouse gas emissions of the project for the next 30 years.

As shown in Table 4, the proposed project would result in greenhouse gas emissions equal to approximately 23% of the 1,100 MTCO2E draft threshold. Based on the above analysis and mitigation measures (if necessary), the project's greenhouse gas emissions would be less than significant.

b. To date, The County of Santa Barbara Air Pollution Control District has not adopted a plan or regulations regarding greenhouse gas emissions. Also, the City of Santa Maria has not adopted any plans or polices in regards to greenhouse gas emissions. Therefore, the proposed project does not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation Measure(s) incorporated into the project: None required

8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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-c. The project consists of a 40 residential units to be used for low income senior housing. The use, storage, or transportation of hazardous materials or hazardous emissions or handling of hazardous or acutely hazardous materials will not occur on the project site. Therefore, the project will not pose a significant impact.

d. Based on research of the California Environmental Protection Agency's website on November 3, 2014, City staff determined that the project site is not located on any of the lists that constitute the Cortese List. No impacts would occur.

e. According to the Santa Barbara County Airport Land Use Plan for the Santa Maria Public Airport and Figure SE-6 of the Santa Maria General Plan Safety Element, the site is not located within the Airport Approach Zone. Therefore, there would be no safety hazard for people residing or working in the project area from the Santa Maria Public Airport. Impacts related to airport hazards would be less than significant.

f. The project site is not located in the vicinity of a private airstrip. No impact would occur.

g. The proposed development site is an infill site that would not interfere with any emergency response plan or evacuation plan. The project would be required to comply with applicable California Fire and Building Code requirements regarding emergency access. No impact would occur.

h. The project site is surrounded by urban development on all sides. According to the City of Santa Maria's General Plan Safety Element (1995), the Santa Maria Valley is not susceptible to high wildland fire risks. This conclusion is further supported by the California Department of Forestry and Fire Prevention, Fire Hazard Severity Zones Map, dated September 2008. This map shows that the project site is not located in a Very High Fire Hazard Severity Zone. Therefore, the project will not be exposed to risks from wildland fires. No impact would occur.

Mitigation Measure(s) incorporated into the project: None required

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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		

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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
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,f. Construction of the proposed project could result in erosion on-site. Specifically, the proposed project would require minimal grading on-site, which could result in erosion of on-site soils and sedimentation during storms or high wind events. The proposed project would be required to comply with all state and federal requirements pertaining to the preservation of water quality, including the state Construction General Permit (CGP). All construction sites over one acre are subject to the CGP, which regulates stormwater discharge from construction activities. The CGP requires the preparation of a Storm Water Pollution Prevention Plan (SWPPP) prepared by a Qualified SWPPP Developer (QSD) that contains specific actions, termed best management practices (BMP's), to control the discharge of pollutants, including sediment, into local surface water drainages. The City of Santa Maria also requires BMP's (Chapter 8-12A of the Santa Maria Municipal Code) to reduce stormwater pollution resulting from active construction sites as a condition of approval on any discretionary proposal for development. Implementation of BMP's on-site would reduce the potential for pollutants to flow into surface water or absorb into the soils on site.

In addition, development of the project would introduce impermeable surfaces to the project site, including parking lots and buildings. These impermeable surfaces have the potential to accumulate deposits of oil, grease, other vehicle fluids and hydrocarbons, or other potentially hazardous constituents. Common sources of polluted stormwater include

vehicles, which produce traces of heavy metals deposited on streets. During a storm event, these deposits could flow into and through drainage channels and into the Santa Maria River, thereby adversely affecting water quality.

The proposed project would be required to comply with the requirements of the State of California and County of Santa Barbara Low Impact Development/Hydromodification guidelines and/or requirements. The City requires all new development projects to control pollutants and pollutant loads emanating from impervious surfaces through infiltration, storage for reuse, evapotranspiration, or bioretention/biofiltration.

In order to comply with these guidelines, the proposed project shall include a Storm Water Control Measure (SCM) that will capture and infiltrate the 85th percentile, 24-hour storm event, falling over 95% of the total impervious area on-site, with the exception of landscaped areas. Compliance with this measure and all federal, state, and local storm water standards and requirements would reduce impacts to a less than significant level.

b. The City's water supply is provided from various sources including the State Water Project and the Santa Maria Valley Groundwater Basin.

The City's Urban Water Management Plan (UWMP) evaluated the City's existing and planned water sources, and water distribution systems with respect to their ability to meet a project's water demands.

The UWMP considered the City's General Plan Land Use Plan in determining future water demand. The evaluation of water demands includes a comprehensive assessment of historical demands and a projection of future demands based on forecasted development of the remaining developable lands within the City's water service area.

Projections were done in five-year increments, as estimated from the status and timing of currently approved development as well as probable future development within the context of the City's General Plan. The existing demands are based on actual observed water use, with future demands estimated from reasonable demand coefficients applied to various categories of land use. Based on the aforementioned information, the City's water supply is adequate to provide water to the project, depletion of groundwater supplies should not occur, and no impacts would result.

In addition, the site is located in an urbanized area that is surrounded by existing development. The site is not being used as an aquifer recharge area by the Santa Maria Valley Groundwater Basin so it is not anticipated that the natural aquifer recharge process will be impacted. Therefore, impacts will be less than significant.

c,d,e. The project site is currently undeveloped. The proposed project would add impervious surfaces, such as parking lots and buildings. These impermeable surfaces would reduce stormwater infiltration on-site compared to existing conditions, which could potentially result in increased peak stormwater pollution and runoff during storm events and downstream flooding.

The configuration of the site yields relatively large areas of impervious surfacing in the form of paving and building footprint. Approximately 1.5 acres (60%) of the project area would be composed of impervious surface (structures and paving) leaving a small area to accommodate the open space, landscape and water management needs of the site. The drainage system must be designed to control the flow rate of on-site runoff so as not to exceed the predevelopment condition so that the drainage pattern of the area will not be altered. In order to accomplish this and keep all the necessary amenities of the site, either an under ground detention system or an off-site system must be used. To insure the water

management needs of the site are met and no significant impacts are incurred, a set of mitigation measures are provided for either stormwater management plan that is implemented.

In addition, the drainage system is required to comply with the mandatory requirements of the National Pollution Discharge Elimination System to control siltation. Therefore, with mitigation both on-site and off-site erosion and siltation be less than significant with the proposed mitigation measures.

g,h. The project site is designated as Flood Zone X, according to the FEMA flood insurance rate map (FEMA FIRM Map Index Community Panel No. 06083C0187F, September 30, 2005), and outside the 100-year flood hazard area. Therefore, the proposed project would not place people or housing within a flood hazard zone or impede or redirect flood flows. Moreover, the project site is not within a flood hazard area as shown on the City's Planning Area Floodplains Map, Figure SE-3 of the General Plan Safety Element. No impacts would occur.

i. Twitchell Dam is the closest potential source of dam inundation in the Planning Area. However, Twitchell Dam is not used for perennial water storage. The dam was constructed by the bureau of Reclamation in 1958, and is primarily used for groundwater recharge and flood control. It is an earthfill dam, 216 feet in height, with a storage capacity of over 240,000 acre-feet. If Twitchell Dam is filled to capacity and the dam and the Santa Maria Levee fail, a significant portion of the City would be inundated by flood waters. However, the probability of dam failure and levee failure is remote. In addition, the dam holds water only periodically and is not a reservoir. The project site is not within a "Flood Hazard" area or a "Dam Inundation" area as shown on Safety Element Figure SE-3 of the General Plan.

National Flood Insurance Program Community Panel 06083C0187F shows the project site to be located south of the Betteravia escarpment, which generally marks the limits of flood inundation before construction of Twitchell Reservoir and the Santa Maria River Levee.

Therefore, the project would not be at a significant risk from flooding, including flooding as a result of the failure of a levee or a dam so impacts would be less than significant.

j. The project site is approximately 10 miles from the coast and therefore it is not at risk of inundation by tsunami. There are no bodies of water in the vicinity of the project site that are large enough to produce a seiche that could impact the project. The project site is not located in an area prone to landslides, mudslides, soil slips, or slumps. Therefore, no impacts would occur.

Mitigation Measure(s) incorporated into the project: The following mitigation measures will reduce impacts to hydrology and water quality to a less than significant level. The applicant must select either Option A or Option B.

OPTION A – Underground Basins

HYDRO-1: The underground basin(s) shall be designed to accommodate the volume of storm water required for the Post Construction Requirements (PCRs) in conformance with the Santa Barbara County Stormwater Technical Guide for Low Impact Development in addition to the volume of storm water for flood control based on the Santa Barbara County Flood Control District Requirements. The underground chamber(s) shall be sized and installed to accommodate two times the required detention volume for flood control in order to accommodate the

volume of water incurred on-site should there be back-to-back storms, the potential for unseen storm water back-up of the underground system, and the lack of a gravity outfall to the system. No water shall leave the site that is required to be retained for the PCRs.

Plan Requirements: The underground basin(s) shall be shown on the fine grading plans submitted for building permits along with all necessary calculations. The design shall be reviewed and approved by the Public Works Department and the Community Development Department.

Timing: The underground basin(s) shall be installed with the construction of the first building.

Monitoring: The applicant shall have the Engineer of Record perform site inspections throughout the construction phase and certify the project was built per the approved plans.

HYDRO-2: The Stormwater Control Plan (SCP) shall be prepared, including:

1. a maintenance plan agreeing to 3rd party annual inspections
2. a system to report annual inspections to the City of Santa Maria
3. annual maintenance of the system
4. all necessary repairs for the entire underground system
5. an estimated annual cost of inspection and maintenance

The annual maintenance plan shall be in perpetuity and recorded against the deed of the property to verify that the underground basin system properly functions for the life of the project. The design shall provide maintainable pretreatment of all runoff water prior to entering any portion of the underground basin system so that the infiltration rate of the underground basin(s) is not impeded.

Plan Requirements: The pretreatment method shall be shown on the fine grading plans submitted for building permits along with all necessary calculations and specifications.

Timing: The Stormwater Control Plan shall be submitted for the review and approval from the Public Works Department prior to submittal of plans for building permits.

Monitoring: After construction of the underground system, periodic one year inspections shall be conducted by an independent 3rd party and reported to the Utilities Department. All maintenance and corrective measures reported by the independent 3rd party inspection shall be completed in a timely manner, under the direction of the Utilities Department.

HYDRO-3: The underground Flood Control basin design proposes a discharge pump system to be connected to the underground basin(s) in lieu of gravity drainage. The pumping system shall be designed and installed with a redundant pump system to provide back-up in case the primary pump system fails. In addition, a secondary, independent power system shall be required to provide back-up in case the primary power source fails.

Plan Requirements: The storm water system, including the underground basin(s), discharge pump system, calculations, and specifications shall be shown on the fine grading plans submitted for building permits to verify all PCR storm water retention requirements are met. The design shall be reviewed and approved by the Public Works Department and the Community Development Department.

Timing: The proposed pump system shall be installed with the underground basin during the construction of the storm drain system.

Monitoring: The applicant shall have the Engineer of Record perform site inspections throughout the construction phase and certify the project was built per the approved plans. After construction, periodic one year inspections shall be conducted by an independent 3rd party and reported to the Utilities Department.

OPTION B – Off-site Storm Drain System

HYDRO-4: The Santa Barbara County Flood Control requirements shall be met through the installation of a new off-site storm drain system spanning from the project site, southerly along East Avenue, then westerly along Mariposa Way, then southerly to Miller Street and connect to the existing City of Santa Maria storm drain system located south of the intersection of Miller Street and Mariposa Way (approximately 1,200 linear feet). The project shall be designed and constructed to meet all City standards and include drainage inlets at various locations along its route. The design shall be completed per the City of Santa Maria standard plans and specifications and to the satisfaction of the City Engineer. The off-site drainage improvements will eliminate the need for on-site underground basin(s) to meet Santa Barbara County Flood Control requirements. However, all Low Impact Development Post Construction Requirements shall still be met on-site.

Plan Requirements: The off-site storm drain system shall be drawn meeting City Standards for Public Improvement Plans, include all necessary specifications and details, and be submitted to the Public Works Department at the time of building permit submission. The design shall be reviewed and approved by the Public Works Department and the Community Development Department.

Timing: The off-site drainage system shall be installed and be operational prior to occupancy of any structure on site.

Monitoring: The Public Works Department shall perform site inspections throughout the construction phase. The applicant shall have the Engineer of Record complete as-built drawings to the Public Works Department at the completion of construction.

10. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion:

a. Access to the project site will occur off Sierra Madre Avenue from one driveway approach. The project will not create, close, or impede any existing public or private roads, nor will the project create any new public or private roads. The project site will be in a PD/R-2 (Planned Development/Medium Density Residential) zoning district and is primarily surrounding by single-family residences. The proposed use for the project site is in keeping with the surrounding residential use of the area. The proposed project will not physically divide an established community and therefore has no impact.

b. The proposed project is consistent with the proposed land use designation of MDR (Medium Density Residential), as well as the proposed zoning of PD/R-2 (Planned Development/Medium Density Residential). The project site is currently designated for residential use however, the proposed Land Use designation will allow for a higher density of units on the project site. Since the project proposes to construct single story small units for seniors, the building size and square footage is comparable to what would have been allowed and constructed under the previous Land Use and zoning designation. Also, the proposed project would comply with all City of Santa Maria policies and ordinances. The proposed project would not conflict with existing plans or policies, and therefore has no impact.

c. Based on a survey of Federal, State, and County agencies that are responsible for regulating habitat conservation, the project site does not occur within the boundaries of any habitat conservation plan or natural community conservation plan. Therefore, the proposed project would have not impact.

Mitigation Measure(s) incorporated into the project: None required

11. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of 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,b. Within the city, the primary resources suitable for mining and conservation are sand, rock, and oil (City of Santa Maria's Resources Management Element of the General Plan, 1996). The Santa Maria River channel is considered to be a valuable mineral resource for sand and rock. The project site is over 2 miles southwest of the Santa Maria River.

According to Figure RME-4 of the City of Santa Maria's Resource Management Element (RME) of the General Plan, the project site is located within the areas of operational, existing, or abandoned oil facilities. No impacts to oil or gravel mining would occur as a result of this project.

Mitigation Measure(s) incorporated into the project: None required

12. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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. The applicable noise regulations are contained in the City's General Plan Noise Element and Municipal Code.

Short-Term Impacts
The City's threshold of significance for noise impacts is sound levels that reach 60 dBA for exterior and 45 dBA for interior locations for residential uses such as single-family, duplexes, multi-family, and mobile homes. Construction noise could exceed these levels.

Pursuant to the City's Noise Ordinance, construction activity is limited to daytime hours between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 6:00 p.m. on Saturdays, and prohibited on Sundays and federal holidays. Because of the short duration of the construction noise and the fact the project has to comply with mandatory requirements in the City's Noise Ordinance, impacts are considered less than significant. No mitigation measures are required.

This pertains to on-site construction noise incurred on-site during construction as well as any off-site construction noise incurred by storm drain system improvements should Option B selected by the applicant as explained in the Hydrology and Water Quality section.

Long Term Impacts
Exterior Noise: The long-term on-going use of the project site will be in keeping with noise levels of the uses. The proposed project is a noise-sensitive use and is also surrounded by noise-sensitive uses. The noise generated by the project and the surrounding uses will be comparable and compatible. The City standard is 60 dBA CNEL for exterior noise levels which the project will need to adhere to. Therefore, impacts are considered less than significant. No mitigation measures are required.

Interior Noise: The project would consist of primarily typical residential use which should not generate noise levels above the City standard of 45 dBA CNEL. Therefore, impacts are considered less than significant. No mitigation measures are required.

b. Short-Term Impacts
Some groundborne vibration and noise generation will occur during construction of the project. However, pursuant to the City's Noise Ordinance, construction activity is limited to daytime hours between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 6:00 p.m. on Saturdays, and prohibited on Sundays and federal holidays. Because of the short duration of the construction noise and the fact the project has to comply with mandatory requirements in the City's Noise Ordinance, impacts are considered less than significant. No mitigation measures are required.

Long-Term Impacts
There would be no long-term source of groundborne vibration or groundborne noise levels since the project is a residential use. The impacts from groundborne vibration and noise are considered less than significant. No mitigation measures are required.

c,d. The applicable noise regulations are contained in the City's General Plan Noise Element and Municipal Code.

Short-Term Impacts
The City's threshold of significance for noise impacts is sound levels that reach 60 dBA for exterior and 45 dBA for interior locations for residential uses such as single family, duplexes, multi-family, and mobile homes. Construction noise could exceed these levels.

Pursuant to the City's Noise Ordinance, construction activity is limited to daytime hours between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 6:00 p.m. on Saturdays, and prohibited on Sundays and federal holidays. Because of the short

duration of the construction noise and the fact the project has to comply with mandatory requirements in the City's Noise Ordinance, impacts are considered less than significant. No mitigation measures are required.

Long Term Impacts

Exterior Noise: The long-term on-going use of the project site will be in keeping with noise levels of the uses. The proposed project is a noise-sensitive use and is also surrounded by noise-sensitive uses. The noise generated by the project and the surrounding uses will be comparable and compatible. The City standard is 60 dBA CNEL for exterior noise levels which the project will need to adhere to. Therefore, impacts are considered less than significant. No mitigation measures are required.

Interior Noise: The project would consist of primarily typical residential use which should not generate noise levels above the City standard of 45 dBA CNEL. Therefore, impacts are considered less than significant. No mitigation measures are required.

e. The proposed project is not located within an airport land use plan and is approximately three mile from the outer limits of the Santa Maria Airport. No impact would occur.

f. The proposed project is not located within the vicinity of a private airstrip and would therefore not expose people residing or working in the project area to excessive noise levels. No impact would occur.

Mitigation Measure(s) incorporated into the project: None required

13. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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. The proposed project would construct 40 new senior housing units. The proposed project would meet a need in the community for senior housing. No commercial or industrial uses are being proposed or constructed that would generate jobs. Therefore, the proposed project would not directly or indirectly induce population growth. Impacts to population growth would be less than significant.

b,c. The project site is currently vacant, undeveloped land. The existing Land Use designation is LDR (Low Density Residential) and the proposed Land Use designation is (MDR (Medium Density Residential). The proposed project would accommodate for more housing as well as any future project that could be built under the proposed Land Use designation. Therefore, the proposed project would not displace any existing housing units or people. There would be no impact related to the displacement of housing or people.

Mitigation Measure(s) incorporated into the project: None required

14. PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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. The proposed project is a 40 unit senior housing development with a projected population of approximately 60 persons:

i. The proposed project would be served by the City of Santa Maria Fire Department. The nearest fire station is Fire Station #1, located at 300 West Cook Street approximately three quarters of a mile northwest of the project site. The Fire Department has reviewed the project and has determined that adequate facilities exist in the vicinity of the project site (and if needed in conjunction with other fire facilities in the city) to maintain the required service ratios and response times mandated by the General Plan. No new or altered fire facilities are required to meet the required service ratio or response times There are no other performance standards required for the project in addition to service ratios or response times. In addition, Development Impact Fees are collected for the provision of capital facilities for fire services which will provide for future facilities as the city develops. Based on the above analysis, impacts to fire services are considered less than significant.

ii. The proposed project would be served by the City of Santa Maria Police Department, located at 206 E. Cook Street, approximately two miles northeast of the project site. There are no required response times or other performance standards applicable to the project for police services. A review of the project by the Police Department determined that new or altered facilities are not required to maintain this service ratio and that existing facilities/ personnel can adequately respond to calls for service and to periodically monitor the project site. In addition, Development Impact Fees are collected for the provision of capital facilities for police facilities which will provide for future facilities as the city's population increases. Based on the above analysis, impacts to police services are considered less than significant.

iii. The proposed project will not add additional students to the School District. However, impacts on schools will be mitigated by the payment of mandatory school impact fees. Based on the above analysis, impacts to schools are considered less than significant.

iv. The nearest park is Buena Vista Park which is located approximately half a mile west of the project site. No new or altered parks are required to provide park services to the project. In addition, the City requires the payment of mandatory park fees to continue to provide park and recreation facilities as population increases. Based on the above analysis, impacts to parks are considered less than significant.

v. The City's library system includes a main library located within the civic center complex on McClelland Street and three branch libraries located at various locations. Based on library usage, the existing system can adequately provide library services for the city including the addition of the proposed project. No new or altered library facilities are needed. In addition, Development Impact Fees are collected for the provision of capital facilities for library facilities which will provide for future facilities as the city's population increases. Based on the above analysis, impacts to other public facilities are considered less than significant.

Mitigation Measure(s) incorporated into the project: None required

15. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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,b. The project is a 40 unit senior housing development and in itself does not result in the need for new recreational facilities (i.e., parkland) because the overall ratio of parkland per person according to the General Plan is maintained even with the construction of the project.

The nearest park is Buena Vista Park which is located approximately half a mile west of the project site. Buena Vista Park is a neighborhood park that contains a large children's play area, basketball courts, restrooms, and large turf area for passive uses. It was designed to accommodate the recreational needs of the project. In addition, the project includes on-site recreational facilities such as common open space areas, garden areas, and a community building which will to some extent reduce the need for residents to use other recreational facilities. No impacts would occur as a result of this project.

Mitigation Measure(s) incorporated into the project: None required

16. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

Discussion:

a,b. Long Term Impacts: The traffic generated by the project was analyzed using the Institute of Transportation Engineers Trip Generation (7th Edition – Volume 2 of 3) book. The use was categorized as Senior Adult housing – Detached. The trip generation analysis considered projected vehicle trips generated at project build-out. The analysis projected 148 Average Daily Trips (ADT) per day and 13 AM Peak and 14 PM Peak hour vehicle trips. Based on those results, the project would not exceed the 500 Average Daily Trips (ADT) threshold and 50 peak hour trip criteria as outlined in the City's Congestion Management Program (CMP). Therefore, no impacts would occur.

Short Term Impacts: During construction of the project some traffic impacts may occur on Sierra Madre Avenue, Mariposa Street, and East Street. These impacts would typically occur during construction hours and would be for short periods of time. Also if the application should choose Option B, as outlined in the Hydrology and Water Quality section of this report, portions of Sierra Madre Avenue, Mariposa Street, and Miller Street would be closed for periods of time to conduct the storm drain system improvements.

c. The closest airport to the project site is the Santa Maria Public Airport (SMX) which is more than three miles away. The project would not directly impact any airport facilities, and thus would not cause a change in the directional patterns of aircraft. Therefore, the proposed project would have no impact to air traffic patterns.

d. The project site is accessed from Sierra Madre Avenue which has been developed to full build out. All other vehicular circulation pertaining to the project occurs on-site. The design of all public improvements have been reviewed by the Public Works Department, Engineering Division and no design feature(s) including but not limited to: sharp curves, dangerous intersections or incompatible uses that would substantially increase hazards were found in the design. No impacts would occur.

e. The project site and surrounding roadway network do not have any conditions that would restrict emergency vehicle access to the project site such as insufficient width of roadways or inadequate roadway surfaces that cannot support the weight of larger emergency vehicles.

The project's ingress/egress and on-site circulation are required to meet the City Fire Department and Police Department standards, which ensure new development provides adequate access for emergency vehicles. The project plans have been reviewed by the Fire and Police Departments to ensure that adequate emergency vehicle access is provided. No impacts would occur.

f. Access to the project site would occur from a driveway on Sierra Madre Avenue. Because of the above described improvements the project would not decrease the performance of existing alternative transportation facilities or be in conflict with policies, plans, or programs supporting alternative transportation. No impacts would occur.

Mitigation Measure(s) incorporated into the project: None required

17. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g. Comply with federal, state, and local statutes and regulations related to solid waste?				X

Discussion:

a. None of the proposed uses would generate atypical wastewater such as industrial or agricultural effluent. All wastewater generated by the project is expected to be domestic sewage. The City is required to adhere to the requirements of Chapter 8-12 of the Municipal Code, which requires pretreatment to prevent the introduction of pollutants into the regional sewerage system. Any surface runoff from the project is addressed in the responses to Questions 9 (a), (c), (e) and (f) of this Initial Study. Therefore, the wastewater treatment requirements of the Regional Water Quality Control Board would not be exceeded, and no impact would occur with development of this project.

b. The existing water and wastewater infrastructure was designed to accommodate the proposed project and is adequately sized according to a review of the project plans by the City's Public Works Department. The only water and wastewater improvements required for the project are onsite pipelines and unit connections to the existing water and wastewater infrastructure systems. The construction of the on-site water and wastewater facilities have been addressed as part of this Initial Study and impacts were found to be less than significant. The project will not require or result in the construction or expansion of new water or wastewater treatment facilities off-site. Therefore, there are no inpacts associated with respect to water and wastewater facilities.

c. As stated above in the response to the Hydrology and Water Quality section of this initial study, the applicant has the option of underground basin(s) or of implementing off-site storm drainage improvements from the project site, southerly along East Avenue, then westerly along Mariposa Way, then southerly to Miller Street and connect the existing City of Santa Maria storm drain system located at the intersection of Miller Street and Mariposa Way. This area is already in a developed residential neighborhood within the City of Santa Maria. Also, the design and construction of the system will be completed per the City of Santa Maria standard plans and specifications and to the satisfaction of the City Engineer. Therefore, the impacts would be less than significant with adoption of the mitigation measures.

d. The City's water supply is provided from various sources: groundwater production from wells operated by the City's Utilities Department and from water entitlements from the State Water Project. The Urban Water Management Plan evaluated the City's existing and planned water sources, and water distribution systems with respect to their ability to meet projected demands. The Urban Water Management Plan considered the City's General Plan Land Use Plan in determining future water demand.

The evaluation of water demand includes a comprehensive assessment of historical demands and a projection of future demands based on forecasted development of the remaining developable lands within the City's water service area. Projections were done

in five-year increments, as estimated from the status and timing of currently approved development as well as probable future development within the context of the City's General Plan. The maximum daily demand water supply capacity requirement for 2010 is 29.10 million gallons per day whereas the capacity available is 41.14 million gallons per day.

For 2020, a forecasted 31.25 million gallons per day is required with 48.94 million gallons per day available. At ultimate buildout in 2025, the capacity requirement will be 32.86 million gallons per day with 48.94 million gallons per day available. Based on the aforementioned information, the City, with its present and imminent mix of water sources, possesses a significant surplus of capacity. Therefore, sufficient water supply is available for the project, and no impacts would occur.

e. Based on per capita generation factors for wastewater being 65% of water usage (1983 Project Assessment Manual), the proposed project is projected to generate 949 gallons per day of wastewater. The Wastewater Facilities Master Plan for the service area in which the project is located indicated that treatment capacity expansions needed to accommodate the forecasted future flows for growth in the service area through 2025 have been constructed and are in operation. Therefore, adequate wastewater treatment capacity is available to serve the project, and no impacts would occur.

f. The primary receptor of the City's solid waste is the Santa Maria Landfill. The Santa Maria Landfill has a total capacity of 1.3 million cubic yards and is permitted through the year 2018. This permitted capacity was established considering future growth in the service area including growth based on the City's General Plan buildout projections. Therefore, the project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs, and no impacts would occur.

g. The California Integrated Waste Management Act requires that jurisdictions maintain a 50% or better diversion rate for solid waste. The City implements this requirement through its Chapter 8-11 Refuse Collection and Recycling of the City's Municipal Code. Chapter 8-11 of the City's Municipal Code establishes the policies for "Collection Agreements" between the City and waste disposal contractors. This section requires agreements between the City and the contracted waste disposal companies to establish procedures for complying with all state and federal laws, rules and regulations pertaining to solid waste handling services, and for implementing state-mandated programs including the City's Source Reduction and Recycling and Household Hazardous Waste programs. Therefore, the project would not cause any significant impacts from conflicts with statutes or regulations related to solid waste, and no impacts would occur.

Mitigation Measure(s) incorporated into the project: None required

CONSULTATION AND DATA SOURCES

CONSULTATION SOURCES

City Departments Consulted

	Administrative Services
	Attorney
X	Fire
	Library
	City Manager
X	Police
X	Public Works
X	Utilities
X	Recreation and Parks

County Agencies/Departments Consulted

	Air Pollution Control District
	Association of Governments
X	Flood Control District
	Environmental Health
X	Fire (Hazardous Materials)
	LAFCO
	Public Works
	Planning and Development
	Other (list)

Special Districts Consulted

	Santa Maria Public Airport
	Airport Land Use Commission
	Cemetery
	Santa-Maria Bonita School District
	Santa Maria Joint Union High School
	Laguna County Sanitation District
	Cal Cities Water Company

State/Federal Agencies Consulted

	Army Corps of Engineers
	Caltrans
	CA Fish and Game
	Federal Fish and Wildlife
	FAA
	Regional Water Quality Control Bd.
	Integrated Waste Management Bd.
	Other (list)

DATA SOURCES

General Plan

X	Land Use Element
X	Circulation Element
X	Safety Element
X	Noise Element
X	Housing Element
X	Resources Management Element

Other

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

MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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		

SUMMARY OF POTENTIALLY SIGNIFICANT IMPACTS

	Aesthetics/Visual Resources		Land Use and Planning
	Agriculture and Forest Resources		Mineral Resources
	Air Quality		Noise
	Biological Resources		Population and Housing
	Cultural Resources		Public Services
	Geology and Soils		Recreation
	Greenhouse Gas Emissions		Transportation/Traffic
	Hazards and Hazardous Materials		Utilities and Service Systems
X	Hydrology and Water Quality		

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.

__X__ 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.

Neda Zayer
Environmental Analyst

12/19/14
Date

Lawrence W. Appel
Environmental Officer

12-19-14
Date

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