

CITY OF GUADALUPE

Escalante Meadows Multi-Family Housing Project

State Clearinghouse Number:

Draft
**Initial Study-
Mitigated
Negative
Declaration**

January 2020

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State Clearinghouse Number:

Prepared by:

**City of Guadalupe
918 Obispo Street
Guadalupe, CA 93434**

January 2020

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CITY OF GUADALUPE
Initial Study- Mitigate Negative Declaration
For Escalante Meadows 2019-063-DR/ 2019-064-CUP

1. Project Title and Location

Escalante Meadows

Located on the south side of 11th Street, comprising 8.96 acres (gross),
APNs 115-230-003, and -004

2. Lead Agency, Contact and Preparer

Larry Appel, Contract Planning Director
Guadalupe City Planning Department
918 Obispo Street
Guadalupe, CA 93434
805-356-3903
Email: smlarry@aol.com

3. Project Sponsor's Name and Address

Housing Authority of the County of Santa Barbara
815 West Ocean Avenue
Lompoc, CA 93436
Contact: Larry Deese, Sr. Project Mgr.
(805) 736-3423, x4026
Email: larrydeese@hasbarco.org

4. General Plan Designation

Residential, Medium Density

5. Zoning Designation

R-2, Multiple Dwelling (Medium-Density) Residential District

6. Brief Description of Project

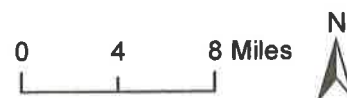
The project is proposed in the City of Guadalupe, located approximately nine miles west of Santa Maria (Figure 1). The development is located south of 11th Street and is adjacent to Mary Buren Elementary School (Figure 2). The project consists of two phases in which an existing single-story 52-unit duplex development would be demolished in phases and a new 80-unit apartment development would be constructed in 10 residential structures plus a two-story community center building, maintenance building, and postal delivery building. The project site encompasses 8.96 acres. The first floor of the Community Center is anticipated to be utilized by an organization such as First Five for child care services. The project site is expected to draw 35 children to the program from this development and up to an additional 40 children from the community.

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Imagery provided by ESRI and its licensors © 2012.

 Project Location



Regional Location

Figure 1
City of Guadalupe

Source: Rincon Consultants, Inc. (Oct. 2014)

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Project Location

Figure 2
City of Guadalupe

The second floor is anticipated to be utilized by an Educational Services component and a Healthcare Services component. The 10 residential buildings would have a total of 98,095 square feet, the Community Center would have 19,646 square feet. There is also a service/supply building proposed adjacent to the basketball court along with two U.S. mail buildings which together would total 1374 square feet. The development would include a total of 192 parking spaces inclusive of future Electric Vehicle Charging Station (EVCS) spaces of which a minimum of 80 spaces would be covered. A large recreational open space is developed at the center of the units and includes play equipment, picnic tables and BBQs. A sports court is developed at the southeast corner of the development. A riparian area at the southern end of the development would continue to be protected behind walls and fences. Drainage areas and bioretention ponds would eventually drain to the riparian area. Streets within the development would convert from a public street to a private driveway.

7. Surrounding Land Uses and Setting:

North: 11th Street and active agriculture up to the SM River (AG-II-40, County)
 South: Undeveloped, riparian habitat (R-1, Single family residential)
 East: Residential single family home (R-1, single family zoning)
 West: Mary Buren Elementary School (O, Open Space)

8. Other Public Agencies Whose Approval is Required
 None

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. The project site is relatively flat and is adjacent to an existing single family home and the play field for Mary Buren Elementary School. Landscaping is sparse along the frontage with 11th Street. Existing buildings are located less than 20 feet from the road right-of-way. Figures 3a and 3b provide current views of the property. The proposed development has moved the buildings farther away from the street so that they are at least 150 feet from the right-of-way. Even though the new buildings would be approximately 39 feet tall, the setback would improve the overall appearance of the neighborhood. Figure 4 contains the new site plan. There are no scenic vistas near the project site that would be impacted by the project (City of Guadalupe General Plan, 2002). **No impact would result.**

b. The project site contains 52 duplex units constructed from the 1950s - 1960s and is surrounded by farmland on the north and south, a single family residence to the east, and an elementary school to the west. The site does not contain any formally designated scenic resources (such as rock outcroppings or historic buildings). Two large trees identified on the site plan would be retained through development of the new project. The project site does not contain any structures on the National Register of Historic Places, California State Historical Landmarks, or California Historical Resources or Points of Interest (see Section V, *Cultural Resources*). The project site is not located near any California Scenic Highways (California DOT, 2007). Therefore, the project would not substantially degrade scenic resources, including mature trees, rock outcroppings, or any other scenic resources within the project area or those visible from a scenic highway or road. **No impacts would result.**

c. The project site is in a suburban area characterized primarily by residential, agricultural, and public facility uses. Figures 5a and 5b provide project elevations. The site is currently designated for multi-family residential uses. The proposed project would increase the total number of residential units on the project site and the overall density of residential dwellings when compared to existing nearby residential dwellings. However, the project would be considered an extension of the surrounding urban landscape. Moreover, the project site contains 52 duplex units that have come to the end of their useful life and therefore the construction of 80 new residential apartments and community center along with the associated landscaping would be an overall improvement to the site's visual character when compared to the existing setting. It should be noted that under the R-2 zoning, up to 130 units could be constructed before bonus density, which would allow twenty-five percent more units. The City Council has approved the initiation of a general plan amendment to the land use map that will change the entire Gularte Tract to Residential, medium density (R-2 zoning). Therefore, the 80-unit proposed project would not substantially degrade the surrounding environment. **No impacts would result.**

d. The project site currently contains 52 old duplex units. The 10 proposed buildings all have entry lights adjacent to the front doors and on rear patios and balconies. Some buildings have additional lights where needed for security. There are also low profile lighting along sidewalks throughout the development and at the carports and along the drive isles. None of these would be considered a new source of substantial light. Building-mounted lighting and window lighting would not be expected to result in impacts because such lighting is generally low wattage and does not produce

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Community Center/Office building, facing southeast



Maintenance Shop, facing southwest



Representative example of a dwelling building, facing southwest



Recreational Structure Facing Northeast



Overview of residential buildings along Escalante Street, facing east



Basketball Courts in Southeast portion, Facing Southeast

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View of Landscape Area along Western Edge, View Facing North



View of cypress along northwest side of parcel, facing northeast.



Landscape with parcel perimeter wall, facing west.



Looking North across 11th Street.

MARY BUREN
ELEMENTARY SCHOOL
APN: 115-230-023



SINGLE FAMILY RESIDENTIAL
APN: 115-230-005

PROPOSED SITE PLAN

PROJECT TRUE
NORTH



Escalante Meadows
for
Housing Authority of the
County of Santa Barbara

Date: DEC-5, 2019
Scale: 1" = 100' @ 8.5x11
Sheet:

Figure 4

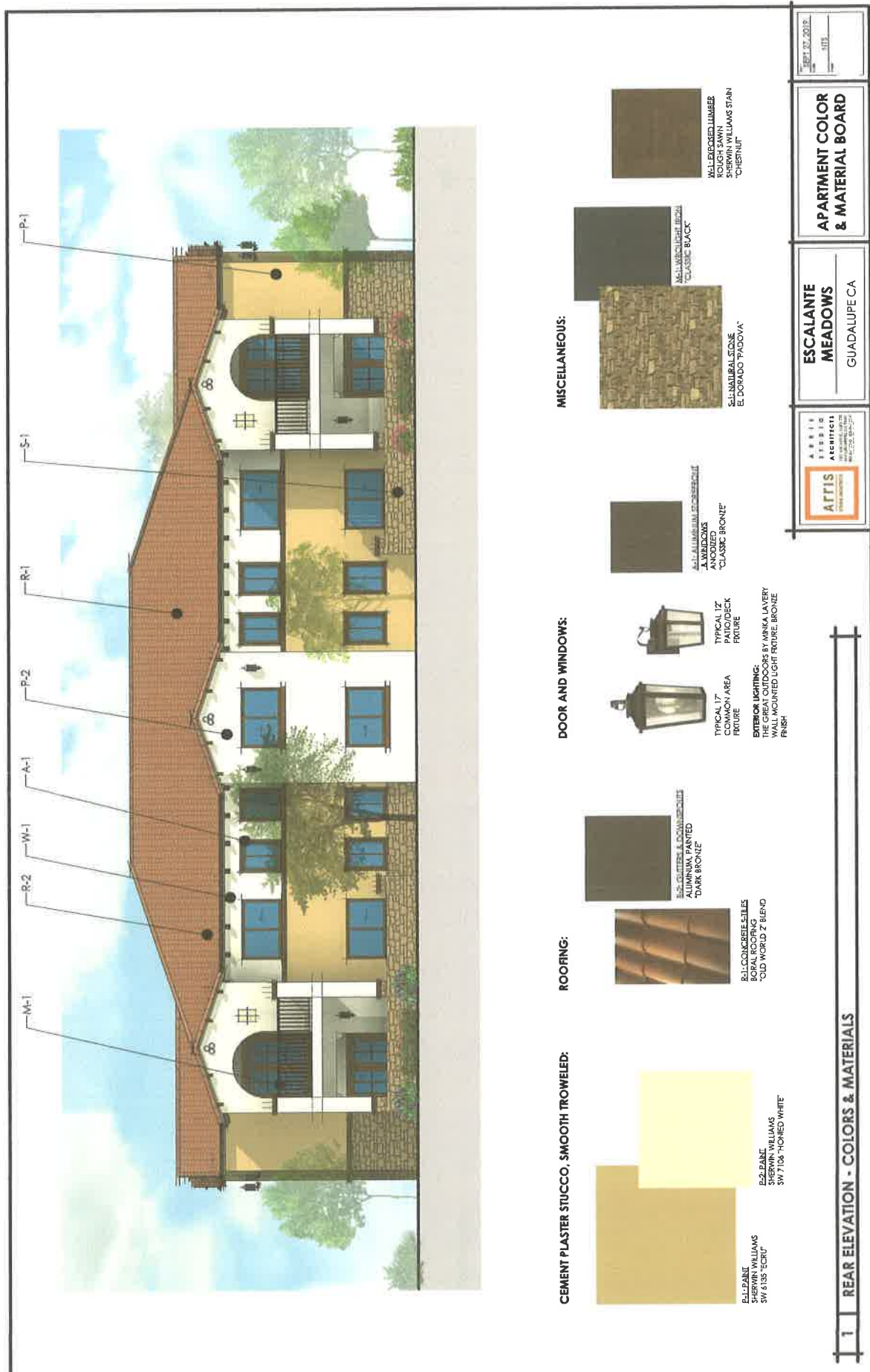
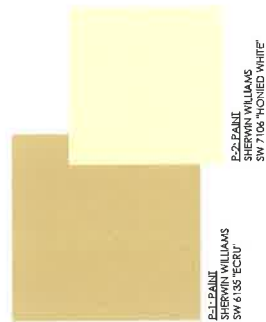


Figure 5a



CEMENT PLASTER STUCCO, SMOOTH TROWELED:



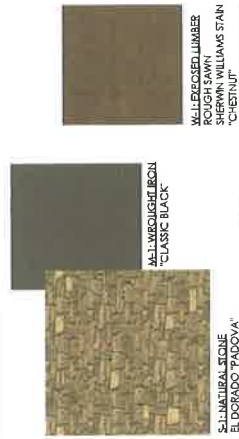
ROOFING:



DOOR AND WINDOWS:



MISCELLANEOUS:



1 NORTH EAST ELEVATION - COLORS & MATERIALS



**ESCALANTE
MEADOWS**
4374-4398 ELEVENTH ST.,
GUADALUPE, CA 93434

**COMMUNITY
BUILDING COLOR &
MATERIAL BOARD**

SEP 27, 2019
JTB

Figure 5b

substantial nighttime lighting beyond that already occurring in the existing neighborhood. However, a large parking lot would be located adjacent to 11th Street. Parking lot lighting could result in light spillover, however, the applicant is proposing light standards that utilize a type of lens that cuts off light so that it would not impact offsite properties. An adjacent uninhabitable house would be over 160 feet away from any light sources on the property, so no adverse impacts would occur as a result of the new project's replacement exterior lighting. Lighting for the two driveway access points off 11th Street would not further impact any of the surrounding uses as both of the street lights would remain as the new project develops. The proposed project includes landscaping treatments within and surrounding the perimeter of the project site, including but not limited to evergreens, perennials, screening shrubs, and parking lot shade trees. These landscaping treatments would serve to screen adjacent residential uses parking lot light and glare associated with the project. In addition, the landscaping treatments would further minimize light and glare associated with window lighting, building mounted lighting, and building materials. **No impacts would result.**

Mitigation Measure(s) incorporated into the project: None

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 (LESA) 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

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Unmitigated	No Impact
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-e The residentially-zoned project site is currently developed with 52 duplex units, roadways, landscaping, and recreational areas. The California Department of Conservation Farmland Mapping and Monitoring Program designates the project site as "Urban and Built Up Land" (California Department of Conservation, Division of Land Resource Protection, 2015). Because there is no existing farmland, timberland, or related zoning on the project site, the proposed project would not result in any impacts to farmland or timberland. Active farming has occurred to the north and south of the project site for many decades with no impact to the agricultural operations. **No impacts would occur.**

Mitigation Measure(s) incorporated into the project: None

3. AIR QUALITY

Federal and state ambient air quality standards for certain criteria pollutants have been established to protect human health. Guadalupe is located within the South Central Coast Air Basin (SCCAB) which includes all of San Luis Obispo, Santa Barbara, and Ventura counties and is within the jurisdiction of the Santa Barbara County Air Pollution Control District (SBCAPCD). Santa Barbara County is in non-attainment for the state eight-hour ozone standard and the state standard for particulate matter 10 micrometers or less in diameter (PM₁₀) (SBCAPCD, 2015).

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

Discussion:

The Air Quality and Greenhouse Gas Analysis has been prepared by LSA, dated 9/25/19, and is hereby incorporated by reference and is available for review in the Planning Department. This analysis has been prepared using methods and assumptions recommended in the Santa Barbara County Air Pollution Control District's (SBCAPCD) *Environmental Review Guidelines*.¹ The analysis includes a description of existing regulatory framework, an assessment of project construction and operation-period air quality emissions, and an assessment of greenhouse gas (GHG) emissions. Measures to reduce or eliminate significant impacts are identified, where appropriate.

The City of Guadalupe is within the South Central Coast Air Basin (SCCAB), which includes all of San Luis Obispo, Santa Barbara, and Ventura counties. The SCCAB is comprised of three air pollution control districts (APCDs) which are county governing authorities that have primary responsibility for controlling air pollution from stationary sources within their jurisdiction. The three APCDs within the SCCAB include: the San Luis Obispo County APCD, which consists of San Luis Obispo County; the Santa Barbara County APCD (SBCAPCD), which consists of Santa Barbara County; and the Ventura County APCD, which consists of Ventura County. The City of Guadalupe is located within Santa Barbara County and, therefore, is within the jurisdiction of the SBCAPCD.

a.-c. The primary pollutants of concern in the SBCAPCD are O₃ and PM₁₀ as the SBCAPCD is designated as nonattainment under State AAQS standards for these

¹ Santa Barbara County Air Pollution Control District, 2015. *Environmental Review Guidelines for the Santa Barbara County Air Pollution Control District*. April 30. Website: <https://www.ourair.org/wp-content/uploads/APCDCEQAGuidelinesApr2015.pdf> (accessed September 2019).

pollutants. However, in 2017 the SBCAPCD changed from nonattainment to nonattainment-transitional for O₃ due to the declining number of State 1-hour and 8-hour O₃ exceedances that have occurred in the County between 1990 and 2005.² The SBCAPCD is either in attainment or unclassified for all other State and federal standards.³ The attainment statuses for each of the criteria pollutants for the SBCAPCD are listed in Table 1 (Appendix A).

Pollutant monitoring results for the years 2016 to 2018 at the Santa Maria ambient air quality monitoring station (the closest monitoring station to the project site) indicate that air quality in the project area has generally been good, with the exception of PM. The monitoring results indicated PM_{2.5} levels exceeded the federal standard once in 2018; however the federal PM_{2.5} standards were not exceeded in 2016 or 2017. PM₁₀ levels exceeded the State standard 16 times in 2016, 22 times in 2017, and 13 times in 2018; however the federal PM₁₀ standards were not exceeded between 2016 and 2018. Both State and federal 1-hour ozone standards were not exceeded between 2016 and 2018, and the federal 8-hour ozone standards were not exceeded between 2016 and 2018 at this monitoring station. The CO, SO₂, and NO₂ standards were also not exceeded in this area between 2016 and 2018. **No impacts would occur.**

d. Sensitive receptors are defined as people that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The closest sensitive receptors to the project site include the Mary Buren Elementary School located adjacent to the western border of the site, and the rural residential uses located adjacent to the eastern boundary of the site.

Construction activities associated with the proposed project would generate airborne particulates and fugitive dust, as well as a small quantity of pollutants associated with the use of construction equipment (e.g., diesel-fueled vehicles and equipment) on a short-term basis. However, construction contractors would be required to implement measures to reduce or eliminate emissions by implementing **Mitigation Measures AQ-1**, as described below. Once the project is constructed, the project would not be a significant source of long term operational emissions. Therefore, sensitive receptors would not be exposed to substantial pollutant concentrations during project operation, and with implementation of Mitigation Measures AQ-1, potential impacts associated with project construction would be considered **less than significant with Mitigation**.

Mitigation Measure AQ-1: During construction, the project contractor shall implement the following Santa Barbara County Air Pollution Control District (SBCAPCD) standard dust control measures:

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving

² SBCAPCD, 2016. *2016 Ozone Plan*. October.

³ A region is determined to be unclassified when the data collected from the air quality monitoring stations do not support a designation of attainment or nonattainment, due to lack of information, or a conclusion cannot be made with the available data.

the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.

- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to grading/building permit issuance and/or map clearance.

e. According to the SBCAPCD, common types of facilities that are known producers of odors include fast food restaurants, bakeries, and coffee roasting facilities. The proposed project would not include any of these types of land uses and would not include any activities or operations that would generate objectionable odors. During project construction, some odors may be present due to diesel exhaust. However, these odors would be temporary and limited to the construction period. The proposed project would not include any activities or operations that would generate objectionable odors and once operational, the project would not be a source of odors. Therefore, the proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. **No Impacts would occur.**

Mitigation Measure(s) incorporated into the project: AQ-1 will be added to the project description.

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 Biological Resources Assessment (BRA) was prepared by Rincon Consultants for the applicant on May 31, 2019. The report is hereby incorporated by reference and is available for review in the Planning Department. Portions of that report will be used to complete this Initial Study. The BRA is hereby incorporated by reference. The project parcel, hereinafter referred to as the "Study Area", is composed of developed/ landscaped lands, non-native annual- grassland, arroyo willow thicket, and cattail marsh. However, most of the non-native annual grassland, and all of the arroyo willow thickets, and cattail marsh habitat types are located outside of the perimeter wall surrounding the developed

residential area where work is proposed. The Study Area has limited potential to support three special status plant species, four special status wildlife species, and nesting bird species.

Rincon also reviewed site plans provided by the Housing Authority, aerial photographs, and topographic maps before the reconnaissance-level field survey was conducted. The purpose of the reconnaissance-level field survey was to document the existing site conditions, and to evaluate the potential for the presence of special status plant species, sensitive plant communities, special status wildlife species, and habitat for nesting birds. A field survey was conducted such that the entire Study Area was visually inspected and the field biologist recorded all biological resources encountered within the Study Area, including plant and wildlife species and vegetation communities/habitat types. The reconnaissance-level field survey was conducted on February 12, 2019 between the hours of 0900 and 1000. Weather conditions during the survey were mild. Average temperatures ranged from approximately 44 to 52 degrees Fahrenheit, with ten percent cloud cover and variable winds.

The potential presence of special status species was evaluated based on the literature review and field survey, which are intended to assess habitat suitability within the Study Area only. Definitive surveys to confirm the presence or absence of special status species were not performed and are not included within this analysis. Definitive surveys for special status plant and wildlife species generally require specific protocols, extensive field surveys, and appropriate seasonal windows. The findings and opinions conveyed in this report are based exclusively on this methodology.

a.-b. The project site is located in the Southern California Coast Ecoregion. Primary habitats within and adjacent to the Study Area are classified as developed/landscaped lands (8.09 –acre), non-native annual grassland (0.36-acre), arroyo willow thicket (0.31-acre), and cattail marsh (0.20-acre) (Sawyer *et al.* 2009). The majority of the parcel has been developed and landscaped with a small area of natural habitats at the southern extent of the parcel. The developed/landscaped lands consists of maintained lawns, planted herbaceous ornamentals including rose (*Rosa* sp.), callalily (*Zantedeschia aethiopica*), and aloe vera (*Aloe vera*), and several planted trees including pine (*Pinus* sp.), Mediterranean olive (*Olea europaea*), and Monterey cypress (*Cupressus macrocarpa*). Land adjacent to the parcel perimeter wall was comprised of non-native annual grassland dominated by slim oat (*Avena barbata*), ripgut brome (*Bromus diandrus*), Italian thistle (*Carduus pycnocephalus*), poison hemlock (*Conium maculatum*) and California blackberry (*Rubus ursinus*) with coyote brush (*Baccharis pilularis*).

Within the parcel, the arroyo willow vegetation extends from the southern limits of the parcel, connected to the fragmented riparian corridor. Arroyo willow thickets are defined in *A Manual of California Vegetation, Second Edition* (Sawyer *et al.* 2009) as having arroyo willow (*Salix lasiolepis*) as the primary dominant species in the shrub canopy. The community within the parcel is extremely dense but not diverse, with arroyo willow accounting for the vast majority of the canopy vegetation. The understory is comprised of garden nasturtium (*Tropaeolum majus*) and kikuyu grass (*Pennisetum clandestinum*)

with occasional callalily. Large amounts of residential waste were observed within this vegetation adjacent to the parcel perimeter wall. Within the southern end of the parcel the arroyo willow vegetation is along the hilltop and hillslope leading down to the confined riparian corridor and adjacent to the parcel perimeter wall with slight overhang. This portion of the wall is proposed to be removed and constructed slightly north of the existing wall with no overhang.

A cattail marsh was observed within the southeastern portion of the parcel. Cattail marsh is defined in *A Manual of California Vegetation, Second Edition* (Sawyer *et al.* 2009) as dominated by common cattail (*Typha domingensis*) with emergent trees of willows and herbaceous layer of rushes (*Juncus* sp.). **Impact would be less than Significant.**

c. The *National Wetlands Inventory* and *National Hydrology Dataset* have mapped freshwater forested/shrub wetland and freshwater emergent wetland adjacent to the Escalante Meadows, formerly known as Guadalupe Ranch Acres. During the Wetland Delineation conducted by Rincon Associate Biologist/Regulatory Specialist Carolyn Daman and Associate Botanist Kyle Weichert, on April 27, 2018, a 0.20-acre disturbed emergent County-defined wetland, also known as cattail marsh above, and 0.31-acre arroyo willow thicket riparian was observed within the boundary of the parcel (Rincon 2018).

A disturbed emergent County-defined wetland was observed at the southeastern corner of the parcel. The wetland contained very dense coverage of cattails, an OBL species. The County-defined wetland may also be classified as a potential federally defined wetland expanding beyond the limits of the parcel along with a dense arroyo willow canopy. No sample point was excavated because the soil map unit, Riverwash, is confirmed as a hydric soil and hydrophytic vegetation passed the dominance test confirming the feature meets the County's definition of a wetland. The feature is closely associated with riparian vegetation, and thus likely also falls under CDFW's jurisdiction as part of the streambed. In a letter from the California Department of Fish and Wildlife (11-01-19), staff determined that there is no need for further studies on the property as the new development will not disturb areas of biological sensitivity.

To verify the NWI and NHD mapping of a forested/shrub wetland where the arroyo willow thicket riparian habitat abuts the parcel perimeter wall in the southwest area of the parcel, a full sample point was collected, termed SP-1. The willow canopy with an understory of kikuyu grass (FACU) and wild radish (*Raphanus sativus*, UPL) did not pass the hydrophytic dominance test. Furthermore, the sample lacked hydric soils and hydrology. Numerous obstructions were found in the soil sample including glass and plastic waste from neighboring residences. Although the arroyo willow thicket riparian vegetation adjacent to the parcel perimeter wall was previously mapped by NWI as a forested/shrub wetland, it did not meet the USACE or the County's definition. Note that the mapping presented in the NWI provides useful context but is not a completely accurate depiction of the current conditions in the Study Area. However, the top of bank and arroyo willow riparian vegetation meets the definition of a CDFW streambed and likely falls under CDFW jurisdiction under Section 1600 *et seq.* of the California Fish and Game Code (CFGF). **Impact would be less than Significant.**

d. Wildlife species observed during the reconnaissance-level field survey include house finch (*Haemorhous mexicanus*), brewers blackbird (*Euphagus cyanocephalus*), turkey vulture (*Cathartes aura*), mourning dove (*Zenaida macroura*), western scrub jay (*Aphelocoma californica*), black phoebe (*Sayornis nigricans*), house sparrow (*Passer domesticus*), and Botta's pocket gopher (*Thomomys bottae*) burrows. No nesting activity was observed during the reconnaissance-level site visit, however the Study Area provides abundant suitable habitat for nesting birds.

The CNDDDB has records for 35 special status species and three sensitive habitat type that have been previously documented within five miles of the Study Area. These include 19 sensitive plant species and 16 sensitive wildlife species. Central Dune Scrub, central foredunes, central maritime chaparral, and coastal and valley freshwater marsh are considered sensitive habitat type and has been documented within five miles of the Study Area. Central Dune Scrub, central foredunes, and central maritime chaparral habitat types were not documented onsite during the reconnaissance survey. A cattail marsh was observed within the southeastern portion of the parcel, outside the proposed disturbance footprint. Special status plant and wildlife species typically have very specific habitat requirements and the majority of these species are not expected to occur within the Study Area or otherwise be potentially subject to adverse impacts from project implementation. **Impact would be less than Significant.**

e. The City has no tree preservation programs at this time. A long windrow of Monterey Pine are located on the western boundary of the property, adjacent to a six-foot block wall separating the project site from the elementary school. These trees will remain along with two other large specimen trees within the development. Very few other trees exist with the current 52-unit development. The new landscape plan provides over 80 trees which will provide significant shade throughout the development. **No Impacts would occur.**

f. No adopted Habitat Conservation Plan or Natural Community Conservation Plan is in effect within the Study Area. Thus, the proposed project would not conflict with any Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plans. **No Impacts would occur.**

Conclusion: In summary, the proposed disturbance area for this project is highly disturbed; however, some cattail marsh, non-native grassland, and arroyo willow thickets occur in the southern region of the parcel. Special status plant and wildlife species including for La Graciosa Thistle, Gambel's water cress, black-flowered figwort, CRLF, western spadefoot, and Northern California legless lizard have a low potential to occur in the non-native grassland, cattail marsh and arroyo willow thicket habitats adjacent to the proposed disturbance area, but would not occur within the proposed disturbance footprint. No significant impacts to special status plant or wildlife species are expected provided that the majority of the work areas are within the existing perimeter wall and those areas that are impacted outside the perimeter wall are outside jurisdictional waters. The 0.03-acre of impacts to non-native annual grassland will be an insignificant impact with the allowance for natural re-establishment of 0.02-acre of non-native grassland habitat and 0.01 –acre of arroyo willow thicket habitat from the removal and relocation of the perimeter wall. . Potential habitat is present for nesting birds and transient American peregrine falcon within the project footprint. The project will be expected to take steps in order to be

compliant with CFGC Section 3503; therefore no significant impacts to nesting birds are anticipated. Project implementation should include suitable avoidance measures to ensure biological resources on and immediately adjacent to the site are protected, and no impact to these species occurs. A letter from the Department of Fish and Wildlife, dated November 1, 2019 stated, "CDFW has determined that your project will not substantially adversely affect an existing fish or wildlife resource. Accordingly, you will not need an agreement for your project." (Erinn Wilson, Env. Project Manager) **No Impacts would occur.**

Mitigation Measure(s) incorporated into the project: None

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. The National Register of Historic Places (NRHP) does not list any properties within the City of Guadalupe (National Park Service, 2012). An Historic Resources Report was prepared for the People's Self Help Housing (PSHH) project (located 1000 feet east of this site). The findings of the Historic Resources Report indicated that neither that project site nor any property within the area are eligible for listing on the NRHP. Moreover, the property is not eligible for the California Register of Historical Resources or for County of Santa Barbara landmark designation and therefore, would not be regarded as an historic resource.

In 1951, the Guadalupe City Council named the street serving the existing development "Escalante Street" in honor of Staff Sergeant Augustin N. Escalante, a highly decorated soldier from Guadalupe who was killed in World War II. The applicant proposes to preserve that name for the roadway serving the development, with all new residential units being addressed as Escalante Street. The development, itself is being named Escalante Meadows, in honor of Staff Sergeant Escalante. **No impacts would occur.**

b-c. A review of the Santa Barbara County archaeological maps was reviewed for this site and Guadalupe in general. It was determined that no mappings or reports had been prepared for the project site. In fact the closest site (unrecorded) was identified in 1978 approximately one mile southwest of the intersection of Highway 1 and Highway 166 (Main Street). (Brett Buyan, Mapping/GIS Analyst, 02-04-19). **No impacts would occur.**

Tribal consultation was performed as letters were sent to the Native American parties identified by the NAHC as contacts for the project area on November 7 & 14, 2019, regarding sacred lands and/or cultural resources within the proposed project area. The listing of the Native Americans contacted is listed below:

- | | |
|--------------------------------|-----------------|
| • Raudel Joe Banuelos, Jr. | Mark Vigil |
| • Patrik Tumamait | Fred Collins |
| • Julie Lynn Tumamait-Stensile | Mona Tucker |
| • Eleanor Arrellanes | Gino Attamirano |
| • Mia Lopez | Julio Quair |
| • Freddie Romero | |
| • Kenneth Kahn | |

d. Escalante Meadows was evaluated for NRHP eligibility and is recommended as ineligible for listing in the NRHP under any of the significance criteria. It is therefore not considered a historic property as defined by Section 106 of the NHPA. New construction proposed under the current Project, therefore, would not result in any direct impacts to historic properties.

The cultural resources records search identified no previously recorded sites within the Project site. No archaeological resources were identified during the pedestrian survey (Rincon Consultants, Inc. January 2019). Due to the highly disturbed nature of the Project site, and the fact that no archaeological resources were identified during the pedestrian survey, Rincon has identified the archaeological sensitivity of the project site as low. Based on the findings of this study, Rincon recommends a finding of ***no effect to historic properties*** under Section 106 the NHPA. Rincon recommends a standard unanticipated discovery measure, presented below, in the event of a discovery of cultural resources during Project construction. **No impacts would occur.**

The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. In the event of an unanticipated discovery of human remains, the county coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access.

Mitigation Measure(s) incorporated into the project: None

6. GEOLOGY AND SOILS

Would the project:	Potentially Significant	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		
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 geotechnical study was performed by GeoSolutions, Inc. in July 2019. The report, incorporated by reference and available for review at the City Planning Department, provides a summary of the geologic conditions of the site, and references to soil and lab testing performed by Middle Earth Testing of Orange, California.

a. i) There are no known faults within or near Guadalupe. The closest faults are the Pezzoni fault, approximately 10 miles south of Guadalupe, and the Santa Maria fault, approximately 8 miles to the east. Both of these faults are considered inactive. However, it should be emphasized that while there are no known faults within Guadalupe, subsequent studies may reveal previously unknown faults. The Alquist-Priolo Earthquake Fault Zoning Map only identifies the cities of San Luis Obispo and Santa Barbara as being impacted by the fault.

Impacts would be less than significant.

a. ii) While no faults have been mapped across the project site, seismic events caused by active and potentially active faults in the region, as with anywhere in California, could result in seismic ground shaking on-site. A seismic hazard cannot be completely avoided; however, its effect can be minimized by implementing seismic requirements specified by the California Building Code (incorporates the Uniform Building Code) and applicable City standards for earthquake resistant construction. **Impacts would be less than significant.**

a. iii) Liquefaction is a condition that occurs when unconsolidated, saturated soils change to a near-liquid state during ground shaking. Liquefaction requires three conditions: 1) strong earthquake shaking, 2) poorly compacted soils that will undergo additional compaction with shaking (usually fine sands), and 3) shallow groundwater (usually less than 30 feet). The GeoSolutions, Inc. report found a potential for liquefaction to occur on-site with groundwater located at 23-25 feet below the surface. While there are no known active or inactive faults located near the city, there is the potential for seismic effects including strong ground motion and liquefaction, which may result in dynamic settlement. The project would be required to comply with the requirements of the 2019 California Building Code. **Impacts would be less than significant with mitigation.**

Mitigation Measure GEO-1 would reduce the potential impacts resulting from liquefaction. As discussed in the Soils Engineering Report, special grading techniques and rigid mat foundation systems designed per the recommendations of the Soils Engineering Report would reduce the potential effects of liquefaction and dynamic settlement to a level of risk that would be considered acceptable per the California Code of Regulations, Title 14, Section 3721(a). Therefore, implementation of Mitigation Measure GEO-1 would reduce impacts from liquefaction to a **less than significant level with mitigation.**

GEO-1 Liquefaction and Differential Dynamic Settlement.

- Special grading techniques in the form of deeper over-excavation and re-compaction of the soils, and the use of a geogrid at the bottom of the over excavation shall be required as discussed in the applicant's geotechnical study. In addition, the foundation utilized to support the apartment buildings shall be rigid mat foundation systems. Conventional continuous and spread (pad) footings shall not be used. The final design of all geotechnical remediation techniques shall be subject to review and approval by the City Engineer and the City's Building and Safety Department, prior to the issuance of grading or building permits.

a-iv) The project site slopes gently to the south and east, and is lower than 11 Street at the edge of the road, and seven feet lower at the southeast corner of the site. However, the project site is not within a "zones of required investigation for earthquake-induced landslides" (California Geological Survey, Seismic Hazards Zonation Program, 2014). **Impacts would be less than significant.**

b. According to the GeoSolutions, Inc soils report (July 2019), the surface soils on the project site consist of primarily 1-4 feet of fill with alluvial soil to a maximum depth of 25 feet. The alluvial soils consist of dark brown lean CLAY. The site has been fully developed since the 1960, but redevelopment will open areas to uncovered loose soils which will need to be stabilized. Any project site with a total area over one acre is subject to the provisions of the General Construction Activity Stormwater Permit adopted by the State Water Resources Control Board (SWRCB). Because the project site would disturb more than one acre of soil, the project applicant is required to prepare a Storm Water Pollution Control Plan (SWPCP) that must describe the site, the facility, erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of sediment and erosion control measures, maintenance responsibilities, and non-stormwater management control. Inspection of the construction site before and after storms is also required to identify stormwater discharge from the construction activity and to identify and implement additional control where necessary. **Impact would be less than Significant.**

c. The soils on site are stable as evidenced by the 52 units constructed since the early 1950s. There is no evidence of erosion except for the areas to the south of the cinder block walls where the riparian zone is present. Some erosion has occurred in this area over the years where native vegetation has not completely covered the banks of the unnamed drainage. Liquefaction has been fully addressed in a-iii above. **Impacts would be less than significant with mitigation.**

d. The project site contains expansive soils as noted in the soils report. All future development would be required to comply with the most recent CBC requirements, which would ensure protection of structures and occupants from seismic hazards, such as expansive soils. **Impacts would be less than significant with mitigation.**

e. The project would include the installation of new sewer lines, therefore no septic systems would be necessary on the site. **Therefore no impact would occur.**

Mitigation Measure(s) incorporated into the project: GEO-1

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	

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion:

The following section describes the proposed project's construction and operational related GHG emissions and contribution to global climate change. A report entitled, "Air Quality and Greenhouse Gas Analysis," was prepared by LSA on 9-25-19 and is incorporated by reference. Copies of the report are available at the City Planning office. The SBCAPCD has not addressed emission thresholds for construction in their CEQA Guidelines; however, the SBCAPCD encourages quantification and disclosure. Thus, construction emissions are discussed in this section.

a.-b. Construction GHG Emissions - Construction activities, such as site preparation, site grading, on-site heavy-duty construction vehicles, equipment hauling materials to and from the project site, and motor vehicles transporting the construction crew would produce combustion emissions from various sources. During construction of the proposed project, GHGs would be emitted through the operation of construction equipment and from worker and builder supply vendor vehicles, each of which typically uses fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs such as CO₂, CH₄, and N₂O. Furthermore, CH₄ is emitted during the fueling of heavy equipment. Exhaust emissions from on-site construction activities would vary daily as construction activity levels change. Construction GHG emissions associated with the proposed project were estimated using CalEEMod. CalEEMod output worksheets are included in the LSA report and are available through the Building and Planning Departments. Based on the CalEEMod results, construction of the proposed project would generate approximately 1,373.6 metric tons of CO₂e. Neither SBCAPCD nor SLOAPCD have a threshold of significance for construction GHG emissions; however the SLOAPCD recommends amortizing GHG emissions over the life of the project based on the total GHG emissions for construction activities divided by the project life (i.e., 50 years for residential projects and 25 years for commercial projects) then adding that number to the annual operational phase GHG emissions. Therefore, when amortized over the 50-year life of the project, annual emissions would be 27.5 metric tons of CO₂e. Construction of the proposed project would not generate GHG emissions that would have a significant impact on the environment and construction-related impacts would be **less than significant**.

Operational GHG Emissions - Long-term operation of the project would generate GHG emissions from mobile and area sources as well as indirect emissions from sources associated with energy consumption. Mobile-source GHG emissions would include project-generated vehicle trips to and from the project. Area-source emissions would be associated with activities such as landscaping and maintenance on the project site. Energy source emissions would be generated at off-site utility providers as a result of increased electricity demand generated by the project. Waste source emissions generated by the proposed project include energy generated by land filling and other methods of disposal related to transporting and managing project generated waste. In addition, water source emissions associated with the proposed project are generated by water supply and conveyance, water treatment, water distribution, and wastewater treatment.

As discussed above, neither the City of Guadalupe nor SBCAPCD has developed or adopted GHG significance thresholds for residential, commercial, or industrial projects. Therefore, this analysis evaluates the project's GHG emissions based on the SLOAPCD Greenhouse Gas Thresholds. According to the SLOAPCD, a project would have GHG emissions that are considered to be less than significant if it meets one or more of the following criteria: be consistent with a qualified GHG reduction plan, result in operational-related GHG emissions of less than 1,150 metric tons of CO₂e a year, or result in operational-related GHG emissions of less than 4.9 metric tons of CO₂e per service population (residents plus employees). The City of Guadalupe does not have a qualified GHG reduction plan. Therefore, the determination of significance is based on the emission estimates. Based on the analysis results, the project would generate approximately 434.9 metric tons of CO₂e which is well below the SLOAPCD's numeric threshold of 1,150 metric tons CO₂e. Therefore, the project would not have a significant effect on the environment related to GHG emissions. **This impact would be less than significant.**

Mitigation Measure(s) incorporated into the project: None

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

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-b. The proposed 80-unit apartment project would require demolition of the old homes, grading, construction of the new apartments and paving, but would not involve the routine transport, use, or disposal of hazardous materials. Further, there would be no hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. **Therefore, no impact would occur.**

c. While the project is adjacent to Mary Buren Elementary School, it would not generate hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste that could significantly affect the school. **Therefore, no impact would occur.**

d. Based on research of the California Environmental Protection Agency's (Cal EPA) website on February 19, 2019, staff determined that the project site is not allocated on any of the lists that constitute the Cortese List. The Phase I ESA prepared by Rincon Consultants, 4-11-19, showed a former leaking 550 gallon fuel tank on the school property.

The site was remediated and now is listed as "Completed-Case Closed as of 5-13-15." The site was over 400 feet from the western boundary of the project site. **Therefore, no impact would occur.**

e-f. The project site is not within the boundary of a private airstrip or an airport land use plan, nor is it within two miles from an airport. **Therefore, no impact would occur.**

g. The proposed development site would not interfere with any emergency response plan or evacuation plan. The project would be required to comply with applicable California Fire Code requirements regarding emergency access. The development will continue to maintain two fully operational access points onto 11th Street. **Therefore, no impact would occur.**

h. The project site is located within an urban setting and is not adjacent to high fire hazard severity zone (State of California and the Department of Forestry and Fire Protection, 2008). **Therefore, no impact would occur.**

Mitigation Measure(s) incorporated into the project: None

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	
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	

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 temporary erosion on-site due to demolition of the existing units and regrading for the new development. Specifically, the proposed project would require minimal grading to ensure a stable foundation on which to build due to the potential for liquefaction. This could result in erosion of onsite 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) that contains specific actions, termed best management practices (BMPs), to control the discharge of pollutants, including sediment, into local surface water drainages. Implementation of BMPs onsite 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 a net addition of impermeable surfaces to the project site, including expanded parking areas, including carports and 12 new buildings. The proposed project would increase the amount of impermeable surfaces onsite by approximately 35,204 square feet (refer to Page 3 of the Tier 4 Stormwater Control Plan prepared by Ashley & Vance Engineering, dated April 12, 2019). The proposed project would be required to comply with the requirements of the State of California and County of Santa Barbara Low Impact Development (L.I.D.)/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 would capture and infiltrate the 85th percentile, 24-hour storm event, falling over 95% of the total impervious area onsite, with the exception of landscaped areas. Compliance with this measure and all federal, state, and local storm water standards and requirements **would ensure impacts would be less than Significant.**

b. The primary water source for Guadalupe is the Santa Maria Valley Groundwater Basin. The City has adjudicated rights to 1,300 AFY of Twitchell Yield, rights to 25% of return of State Water Flow, and additional unquantified rights to groundwater from this basin due to a single judgment in 2008 by the Superior Court of California, adjudicating the Santa Maria Valley Groundwater Basin. The City's Water System Master Plan considered water usage rates and water supply capability within the City on both a short-term and long-term basis. The Water Master Plan calculated future water demand as 1,457,569 gpd (1,633 AFY) [Michael K. Nunley & Associates, 2014]. The project at full buildout would require approximately 17,502 gpd (19.6 AFY). Additionally, the proposed project incorporates stormwater retention basins, which would contribute to groundwater recharge. Therefore, the project would not interfere substantially with groundwater recharge and **would ensure impacts would be less than Significant.**

c,d,e. The site is currently developed with 52 duplex units, streets parking areas, landscaping, and a paved sports court. The 52 units would be demolished in two phases and portions of the streets would be removed prior to constructing 80 new apartment units in 10 residential buildings, a community building and a maintenance building. Stormwater runoff from the site currently drains via surface flow towards the southwest and into the riparian corridor south of the property. The proposed project would increase the amount of impermeable surfaces on-site by (refer to Page 3 of the Tier 4 Stormwater Control Plan prepared by Ashley & Vance Engineering, dated April 12, 2019). As discussed in the project description, the proposed project would include drainage / bio swales that would convey and filter project-generated stormwater to detain and filter stormwater onsite. According to the Preliminary Drainage Summary, the proposed storm water conveyance system is designed to handle peak flows resulting from a 100-year storm. The proposed basin is designed to handle volumes required by the City of Santa Maria Grading and Drainage Plan Standards (as adopted by reference by the City of Guadalupe). Metered discharge from the basin would be released in a non-erosive manner, at the southern end of the project site, in order to mimic historic flow patterns. **Impacts would be less than Significant.**

g, h. The project site is designated as Flood Zone X according to a FEMA flood insurance rate map (FEMA FIRM Map #06083C0160F, September, 2005) and therefore it is 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 **No Impact would occur.**

i, j. The City of Guadalupe is at a low risk of flooding from a dam failure (Santa Barbara County, 2011). The project site is approximately five miles from the coast and therefore it is not at risk of inundation by tsunami. Given the lack of nearby bodies of water or slopes to the project site, inundation by seiche or mudflow is not expected. **Therefore, no impacts would occur.**

Mitigation Measure(s) incorporated into the project: None

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
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion:

a. Since the site is currently developed and would ultimately be redeveloped with new apartment buildings, it does not have the ability to divide an established community. **No impact**

b. The project site is zoned R-2 (Residential, Medium density) which allows 14.5 units per acre without any added bonus density, allowed under state law. The maximum density for this 8.96 acre site is 130 units. While the developer is increasing onsite density from 52 units to 80 units (63 percent), the overall density is only 61 percent of what is permitted under current zoning. In order to approve the project, and comply with the city's zoning ordinance, a Design Review Permit must be processed. Additionally, a Conditional Use Permit would be needed to address the multiple uses proposed for Community Center as well as the signs proposed for the property as they would not comply with the current zoning regulations.

Initially staff requested that a Planned Development (PD) Overlay zoning be placed on the project in order to make findings for the reduced parking requested. However, the site plan was redesigned so that the project was able to meet all parking requirements so the overlay was not required. Ultimately, the determination as to whether the proposed Design Review

Permit is approved resides with the City Council. The environmental impacts associated with the changes in land uses are discussed throughout this document. **No impacts would occur.**

c. There are no habitat conservation plans or natural community plans that would be applicable to the proposed project. Therefore, the proposed project would not conflict with any habitat or natural community plans. **No impact would occur.**

Mitigation Measure(s) incorporated into the project: None

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 There are no known mineral resources located on the project site, and the project site is not considered a locally important mineral resource recovery site (California Department of Conservation, 2005) **No impacts would occur.**

Mitigation Measure(s) incorporated into the project: None

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		

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

Overview of Sound Measurement

Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dB(A)). The A-weighting scale is an adjustment to the actual sound power levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (Hz), about the highest note on a piano, and less sensitive to low frequencies below 100 Hz. One of the most frequently used noise metrics that considers duration as well as sound pressure level is the equivalent noise level (Leq). The Leq is defined as the steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual time-varying levels over a period of time (essentially, Leq is the average sound level). The City's Noise Element contained in the General Plan (2002) uses a measurement of "Ldn" (average day-night sound reading) which is a weighted reading taking an average 24 hour reading, then weighting (adding to) the actual reading by 10 dB for the hours of 10 p.m. to 7 a.m. This ensures that if there are sound levels in the evening and throughout the night that they are considered more Significant than those during the day.

The sound pressure level is measured on a logarithmic scale with the dB level based on the lowest detectable sound pressure level that people could perceive (an audible sound that is not zero sound pressure level). Decibels could not be added arithmetically, but rather are added on a logarithmic basis. Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of 3 dB. So if a sound measurement was taken 10 feet from an

operating lawnmower and registered 75 dB(A), then an identical mower was started up and both measured for sound pressure, it would read 78 dB(A). Because of the nature of the human ear, a sound must be about 10 dB greater than the reference sound to be judged as twice as loud.

In general, a 3 dB difference in sound levels is detectable, while a 1 to 2 dB changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dB(A), while those along arterials streets are in the 50-60+ dB(A) range. Normal conversational levels are in the 60-65 dB(A) range and ambient noise levels greater than that could interrupt conversations.

Noise levels typically attenuate (drop off) at a rate of six dB(A) per doubling of distance from point sources (stationary). Noise from lightly traveled roads typically attenuates at a rate of about 4.5 dB(A) per doubling of distance. Noise from heavily traveled roads typically attenuates at about 3 dB(A) per doubling of distance. Noise levels may also be reduced by intervening structures; generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dB(A), while a solid wall or berm reduces noise levels by 5 to 10 dB(A). The manner in which older homes in California were constructed (approximately 30 years old or older) generally provides a reduction of exterior-to-interior noise levels of about 20-25 dB(A) with closed windows. The exterior-to-interior reduction of new residential units and office buildings is generally 30 dB(A) or greater (Federal Transit Administration, Office of Planning and Environment, 2006).

Noise Standards

The City's General Plan Noise Element (2002) establishes noise standards for the range of uses present in and around Guadalupe. The existing noise standards for the City of Guadalupe are based upon the California Office of Planning and Research (OPR) Noise Element Guidelines. Land use categories where a quiet environment is particularly desirable include residences, hotels/motels, professional offices, hospitals, schools, churches, and libraries. Noise sensitive uses around the project's perimeter include an elementary school to the west and a single family residence on large acreage adjacent to the east. The school has a large athletic field adjacent to the project boundary. The closest portable classrooms are approximately 25 feet from Building 7, where three attached classrooms are located in the southwest corner of the property. There are another five classrooms along the project's western boundary, located closer to 11th Street. One of the five classrooms is used for a teacher resource area. All other apartment buildings on the western side of the property will be located about 80 feet from the school boundary. Existing residential units currently located adjacent to the school boundary will be replaced with carports and open parking. This will result in much less noise impacting the existing portable classrooms. The property is separated with a 4-6 foot cinderblock wall on the east and west sides. A cinder block wall of varying heights would remain on the eastern boundary of the site, adjacent to the home under renovation. The noise standards for a multi-family development is set at a Maximum of 65 dB (Ldn).

Noise Measurements

The most common sources of noise in the project site vicinity are transportation-related, such as automobiles, trucks, buses, farm vehicles and motorcycles. Motor vehicle noise is of concern because it is characterized by a high number of individual events, which often create a sustained noise level, and because of its proximity to areas sensitive to noise exposure. Noise levels from 11th Street are not expected to impact the new apartment buildings or the community center. Traffic levels are at about ten percent of capacity (ATE study). Given the increased distance to the community center and the apartments vs. the existing duplexes, and modern construction and insulation techniques, interior noise levels would remain below the state standard of 45 dB AACNEL (average annual community noise equivalent level).

a., d. The project is located in an urbanized area surrounded by residential development, an elementary school as well as active agricultural operations. The existing residence to the east, is currently under construction/renovation, and has been so for a number of years. This project site, which is over 100 feet from the uninhabited house has the potential to generate noise levels in excess of those that could be experienced on the project site when considering the distance from the construction equipment and the attenuation provided by the solid six foot block wall. Noise generated by the residents of the new apartments would not be any greater than that currently experienced by the existing developed neighborhood, including the multi-use play court at the eastern side of the current project.

Construction sound levels on the adjacent elementary school property are not anticipated to impact children as they play since their time on the playground is limited each day and most kids tend to move around and generate their own noise. Most play areas are over 250 feet away from the construction zone. However, the closest class rooms to the construction site are only 10 feet from the southwest corner of the project that would be redeveloped during Phase 2 of demo/construction. The standard noise measurements for construction equipment at 50 feet is as follows: Large grader – 85; Large truck – 88; Paver – 89; electric saw – 76, all recorded in dB(A). Therefore, it would be necessary to provide appropriate sound attenuation along portions of the western property line and portions of the southern line as well. Based on the approximate age of the portable classrooms, noise attenuation would be expected to be around 20 dB. Given the sound levels of the construction equipment, additional sound attenuation would be required. Several mitigation measures have been incorporated into the project description which would reduce noise impacts **to less than significant with mitigation.**

Mitigation Measures N-1 through N-5 are required to reduce impacts related to noise during construction to a less than significant level.

N-1 Temporary Sound Barriers and Sound Blankets. The construction contractor shall use temporary sound barriers rated to STC25 or higher and sound blankets to buffer construction sound along the portions the western and southern boundaries of the project site adjacent to existing sensitive uses. Temporary sound barriers shall be placed such that the line-of-sight between the ground level construction and adjacent sensitive land uses is blocked.

N-2 Equipment Mufflers. The construction contractor shall implement the use of residential-grade mufflers on all construction equipment.

N-3 Stationary Equipment and Equipment Staging. All equipment staging and stationary construction equipment shall be located as far as practical from the adjacent occupied properties.

N-4 Electrically-Powered Tools and Facilities. To the extent practical, electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities.

N-5 Restricted Construction Hours. Construction activity shall be limited between the hours of 7:00 AM and 5:00 PM Monday through Friday and no work shall be permitted on Saturday, Sunday, or holidays.

b. The project does not propose pile driving or other high impact activities that would generate substantial groundborne noise or groundborne vibration during construction. Heavy equipment would generate groundborne noise and vibration during construction, but these activities would be limited in duration and consistent with other standard construction activities. Therefore, impacts related to exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels would be **less than significant**.

c. The project does not propose land uses that would generate excessive noise. While the project is going to contain more residential units than the original project, the actual living units are going to be located considerably farther from the eastern and western property lines than the current units and that will ensure that ambient noise levels will not increase over existing sound levels and therefore would be **less than significant**.

e. The project site is located almost nine miles from the end of the main runway at the Santa Maria Public Airport. This distance is well beyond anything that could possibly impact the future residents of this project through impacts of noise and therefore **no impacts would occur**.

f. The project site is not located near a private air strip so it would not be possible to create excessive noise levels and therefore **no impacts would occur**.

Mitigation Measure(s) incorporated into the project: N-1 through N-5

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 average number of persons per household in Guadalupe is 3.94. Therefore, the proposed project would be anticipated to house approximately 315 people in the 80 new apartment units. HACSB has requirements for the number of people that could live in the units based on bedroom size. The rule they use is two people per bedroom +1. With this calculation, HACSB would anticipate full buildout at 496 people. This is then subtracted from the existing 52 residential units (@3.94/unit = 197). Therefore, the net increase in population when built out would be 299. The City's projected population in the year 2020 is 7,501 (Santa Barbara County Association of Governments, 2012). The proposed project would not induce substantial population growth in an area. Further, the proposed project is served by existing roads and infrastructure, and would therefore not result in substantial indirect population growth. **Impacts would be less than Significant.**

b,c. In addition to building 80 new apartment units, the developer would be demolishing the existing 52 older units. HACSB has a plan to find alternate housing for displaced residents for the duration of construction and then offer them first right of refusal to move back when the apartments have been finished. HACSB has indicated that they have sufficient housing stock to provide alternative housing, and provide sufficient funds to assist with moving expenses. To minimize the impact of relocation, the project would be completed in two phases so about half of the 52 units would be demolished at first. After the replacement units are completed for the first phase, those remaining residents in the older units would be offered to move into the new apartments. This would end up with less disruption for those residents remaining onsite through construction. **Impacts would be less than Significant.**

Mitigation Measure(s) incorporated into the project: None

14. PUBLIC SERVICES

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

Discussion:

a-i. The City of Guadalupe Fire Department provides fire protection services to areas within the City. The City's Fire Department responds to fire, rescue, medical, and hazardous material emergencies. The Fire Department is located at 918 Obispo Street, approximately 0.4 miles west of the project site, in the City Of Guadalupe. The project site would be served by existing facilities and would not cause the need for new or physically altered facilities (Alice Saucedo, Guadalupe Fire Department, personal communication, March 1, 2019).

Impacts would be less than Significant.

a-ii. The Guadalupe Police Department provides police protection services to the City. The department consists of 10 sworn officers, one reserve officer, two professional staff and one volunteer (check with the Chief). The Police Department is located at 4490 10th Street, approximately 0.4 miles west of the project site. The City of Guadalupe Police Department would have sufficient capacity to provide police protection services to the proposed project and no new or expanded facilities would be required (Chief Michael Cash, personal communication March 1, 2019). **Impacts would be less than Significant.**

a-iii. The proposed project would be served by Mary Buren Elementary School and Kermit McKenzie Junior High School in the Guadalupe Union School District, and Righetti High School in the Santa Maria Joint Union High School District. The proposed project would involve the construction of 80 apartment units which would incrementally increase enrollment at existing school facilities. Assuming a conservative student generation rate of 1 student per unit, the proposed project would generate an estimated 80 new students. The net increase of students for the 80 new units minus 52 existing units would be 28 students which would not require the construction of new school facilities. In accordance with State

law, the applicant would be required to pay school impact fees. Pursuant to Section 65995(3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "... is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use or development of real property, or any change in governmental organization or reorganization." Thus, payment of the development fees is considered full mitigation for the proposed project's impacts under CEQA and **impacts would be less than Significant**.

a-iv, v. The proposed project would contribute incrementally toward impacts to City Public Services and facilities such as park facilities (discussed below in Section 15, Recreation), storm drain usage (discussed in Section 9, Hydrology and water Quality), solid waste disposal (discussed in Section 18, Utilities and Service systems), water usage and wastewater disposal (discussed in more detail in Section 18, Utilities and Service Systems). The project's contribution would be offset through payment of fees that are used to fund school facility expansions, etc., as well as by the project specific features described in the individual resource section analyses. **Impacts would be less than Significant**.

Mitigation Measure(s) incorporated into the project: None

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
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 Guadalupe has 20.8 acres of parks and recreational facilities (Draft General Plan, August 2018). Based on the current population of 7,604 (California Department of Finance, Jan 2018), there are approximately 2.7 acres of parkland per 1,000 residents. The development has a large play area for the daycare program as well as play structures and recreational amenities for the residents. **No impacts would occur** as a result of this project.

Mitigation Measure(s) incorporated into the project: None

16. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	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	
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 traffic and circulation study was prepared for the project by Associated Traffic Engineers (ATE) in July 2018 with a recent update in November 2019. The report is hereby incorporated by reference and is available at the Planning Department Office. The project has operated since the early 1950's, utilizing 11th Street as its two access points. From here the project distributes traffic to area roadways. The new project, while proposing 80 units does not take into account the 52 units that already exist nor the future trips for the daycare for residents within the new Community Center. The Santa Barbara County Association of Governments (SBCAG) has developed a set of traffic impact thresholds to assess the impacts of land use decisions made by local jurisdictions (including the City of Guadalupe) on regional transportation facilities located within the Congestion Management Program (CMP) roadway system.

According to the CMP criteria, projects that generate less than 500 ADT and less than 50 peak hour trips do not have the potential to generate significant impacts and are therefore consistent with the CMP. As shown in the table below, the Project is forecast to generate 383 ADT, with 44 trips occurring during the AM peak hour and 48 trips during the PM peak hour. The Escalante Meadows Project is therefore considered to be consistent with CMP standards and would not significantly impact the CMP roadway system in Guadalupe since it would generate less than 500 ADT and less than 50 peak hour trips.

Project Trip Generation Estimates
(source: ATE)

Land Use	Size	ADT(a)		AM Peak Hour		PM Peak Hour	
		Rate	Trips	Rate	Trips (In/Out)	Rate	Trips (In/Out)
Proposed Multi-Family	80 Units	7.32	600	0.46	37 (9/28)	0.56	45 (28/17)
Proposed Preschool(b)	40 Children	4.09	164	0.78	31(16/15)	0.79	32 (15/17)
Subtotal			764		68 (25/43)		77 (43/34)
Existing Multi-Family	52 Units	7.32	381	0.46	24 (6/18)	0.56	29 (19/10)
Net Trip Generation			383		44 (19/25)		48 (24/24)

(a) ADT = Average Daily Trips.

(b) Analysis assumes 35 children from on-site and 40 children from off-site.

a.-b. The existing residential development utilizes three access points onto 11th Street, including two streets and one driveway that is used for the small existing Community Center. 11th Street has a current traffic volume of about 1,700 trips per day which is identified as Level of Service "A" (least amount of traffic). 11th Street has the ability to carry a capacity of 11,000 trips per day. According to congestion management program (CMP) criteria developed by the Santa Barbara County Association of Governments (SBCAG), projects that generate fewer than 500 ADT and fewer than 50 peak hour trips do not have the potential to generate significant impacts and are, therefore, consistent with the CMP. The incremental increase in vehicle trips to and from the site would not substantially adversely affect the local circulation system. The project would be consistent with population growth anticipated in the Santa Barbara County Association of Governments, Regional Growth Forecast 2010-2040, as discussed above in Subsection XIII, *Population and Housing*; therefore, the project would result in vehicle trips that are consistent with planned increases in trips in the area. This increase in vehicle trips would not exceed the City's level of service thresholds for area intersections. Therefore, the proposed project would not conflict with the City of Guadalupe's applicable plans, ordinances, or policies; or conflict with the Santa Barbara County Congestion Management Program. **Impacts would be less than significant.**

c. The proposed project would not result in an increase in air traffic levels or a change to air traffic patterns. **No impact would occur.**

d.,e.,f. The project does not include any design features that would increase hazards. Inbound and outbound vehicular access to the site is proposed via two driveways that

would connect to 11 Street (See Figure 4, Project Site Plan). The City's Public Works Director/City Engineer has reviewed the proposed development plans and has determined that the proposed driveways are of a sufficient width to accommodate the relatively low volume of traffic forecast for the two driveways. Furthermore, the proposed multi-family project would be compatible with surrounding existing single-family residential use to the east as well as the elementary school to the west. The project would have no impact on the existing agricultural operations located north and south of the project.

ATE conducted a field review to determine if sight distances at the Project driveways that connect to 11th Street meet standards. The segment of 11th Street east of the Project site is posted with 35 MPH speed limit signs and the segment west of the site is posted with 25 MPH School speed limit signs (applicable when children are present). Floating car surveys found that vehicles travel in the 25-35 MPH range adjacent to the driveways. Based on Caltrans criteria, the minimum required corner sight distance for a 35 MPH design speed is 385 feet.

The segment of 11th Street west of the Project driveways is relatively flat and straight. The sight distance to the west extends to Peralta Street (and beyond). Figure 4 shows the line of sight looking west along 11th Street from the Project site. The sight distance to the west is about 545 feet from the western driveway to Peralta Street and about 780 feet from the eastern driveway to Peralta Street. These sight lines are well in excess of the 385-foot minimum standard. The segment of 11th Street east of the Project driveways is also relatively flat and straight. The sight distance to the east extends to the horizontal curve in 11th Street, which is more than 2,000 feet east of both Project driveways. These sight lines are well in excess of the 385-foot minimum standard.

To help ensure safe pedestrian passage of future school age residents to nearby schools and to promote adequate pedestrian access to other nearby neighborhood services, the project applicant proposes to retain the existing sidewalk along the south side of 11th Street as well as provide an access point into the school property at the northwest corner of the site. This will help improve the Safe Routes to School program which is a part of the City's Draft Mobility Study.

The proposed project would not interfere with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. **Impacts would be less than significant.**

Mitigation Measure(s) incorporated into the project: None

17. TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

Discussion:

a.i, ii The proposed Project is on a vacant site which has been graded, has been used for agriculture. The potential for the existence of buried archaeological materials within the project area is considered low based on the historic physical setting, the previous grading, the long ago use of the site for agriculture, the regular clearing of vegetation off the site, and extent of those previous disturbances. The project site does not contain any known tribal cultural resources that have been listed, or are eligible for listing, in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). The Lead Agency has not identified any significant resource as defined in Public Resources Code section 5024.1, on the site. The Project would not cause an adverse change in the significance of a tribal cultural resource listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources. The Project would have no significant impact to historical resources and no mitigation is required.

The City has notified California Native American tribes who have formally requested notification on CEQA projects under Assembly Bill 52. This notification affords California Native American tribes the opportunity for consultation pursuant to Public Resources Code § 21080.3.1. The Santa Ynez Tribal Elders Council is the only area tribe to contact the project planner. After a brief phone conversation, it was determined that no further contact was required for the project. **No impacts** were found as a result of this environmental analysis, however, staff will include the discovery clause as a standard condition in the staff report.

Mitigation Measure(s) incorporated into the project: None

18. 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	
g. Comply with federal, state, and local statutes and regulations related to solid waste?				X

Discussion:

a, b, e. The City of Guadalupe would provide wastewater treatment services to the project site. The City owns and operates the Guadalupe Wastewater Treatment Plant (WWTP). The plant has a treatment and effluent disposal capacity of 0.96 million gallons per day (mgd) and treats an average of 0.70 mgd. This leaves approximately 0.26 mgd of remaining wastewater treatment capacity (Personal communication with Mike Pena, Public Works and Utilities Manager, 01-31-19)). Assuming wastewater generation is 80% of water use, the proposed project is estimated to generate

approximately 43,648 gpd of wastewater (0.043648 mgd), which would be within the available excess wastewater capacity. The Gualarte Lift Station has sufficient pumping capacity and wet well volume to serve the proposed development. The existing lift station pumps are slightly undersized to meet recommended pipeline cleaning velocities, but the lift station has operated reliably for many years. There is adequate capacity in existing wastewater conveyance infrastructure to serve the proposed project. Notwithstanding the above, preliminary engineering proposes to serve the development with gravity flow sewer lines to the main in 11th Street. In addition, the WWTP is expected to meet Regional Water Quality Control Board effluent standards. **Impacts would be less than Significant.**

c) The proposed project would increase the amount of impermeable surfaces on-site by approximately 35,204 square feet. Stormwater runoff from the site currently drains via surface flow towards the southwest and into the riparian corridor south of the property. The proposed project would increase the amount of impermeable surfaces onsite by approximately 35,204 square feet (refer to Page 3 of the Tier 4 Stormwater Control Plan prepared by Ashley & Vance Engineering, dated April 12, 2019). Metered discharge from the basin would be released in a non-erosive manner at the south and southwest corners of the project site, in order to mimic historic flow patterns. As discussed in the project description, the proposed project would include drainage/bio swales that would convey and filter project-generated stormwater to detain and filter stormwater onsite. According to the Tier 4 Stormwater Control Plan, the proposed storm water conveyance system is designed to handle peak flows resulting from a 100-year storm. The proposed basin is designed to handle volumes required by the City of Santa Maria Grading and Drainage Plan Standards (as adopted by reference by the City of Guadalupe). Metered discharge from the basin would be released in a non-erosive manner, at the southern end of the project site, in order to mimic historic flow patterns. **Impacts would be less than Significant.**

d. The proposed 80-unit apartment complex would utilize City water supplies and incrementally increase water demand as compared to existing conditions. Citywide water sources include Twitchell Yield delivered via groundwater, the Santa Maria Valley Groundwater Basin and supplies from the State Water Project (SWP). Currently, the City is allocated 1,300 AFY from Twitchell Yield, additional unquantified groundwater basin rights, and 550 AFY from the SWP (when available), for a minimum total of 1,850 AFY. These supplies currently meet the water needs of the City's approximately 1,900 customers. The City's SWP supplies are subject to change based on annual rainfall and Sierra Nevada snow pack and drought conditions. Since the inception of State Water Project to Santa Barbara County, actual allocations of State Water have ranged from 5 to 100%. The City's groundwater well pumps at a rate of 2,250 gallons per minute and are set to draw only the amount of water sufficient to serve customers. The City currently blends SWP with groundwater to make up the municipal water supply.

An increase of 28 net new water service customers (80 new units – 52 demolished units) would result in an incremental increase in water usage and would not result in Significant impacts to the City's water supplies or water infrastructure. In addition, there is adequate capacity in existing water conveyance infrastructure to serve the proposed

project. Therefore, the existing water conveyance and treatment facilities would be adequate to serve anticipated demands from the proposed project and sufficient water supplies are available to meet new demand associated with the proposed project.

Impacts would be less than Significant.

f, g. The proposed project would have a net increased generation of solid waste by approximately 28.5 tons/year (28 net additional units x 0.95 tons/year = 26.6) or 0.07 tons per day. The solid waste generation factor of 0.95 tons/unit is recommended by the Santa Barbara County Environmental Thresholds and Guidelines Manual (2008). Weekly garbage collection and disposal for the City is currently provided by Health Sanitation Services of Santa Maria. Waste is ultimately disposed at Tajiguas Sanitary Landfill, which serves waste disposal needs for the unincorporated areas of the south coast of Santa Barbara County, the City of Santa Barbara, Santa Ynez Valley, and the Cuyama Valley. The landfill has a permitted design capacity of 23,300,000 cubic yards, with a remaining capacity of 6,660,000 cubic yards, as of April 30, 2009 (CalRecycle, 2012). The facility has a permitted maximum daily tonnage of 1,500 tons per day and currently processes approximately 990 tons per day of solid waste (County of Santa Barbara Public Health Department, July 2012). Therefore, the Tajiguas Sanitary Landfill has a surplus capacity of approximately 510 tons per day. The California Integrated Waste Management Act of 1989 requires cities to achieve a minimum 50% solid waste diversion rate. Therefore, the project would be anticipated to similarly divert a minimum of 50% of project-generated solid waste. Assuming a 50% diversion rate, the proposed project would generate approximately 12 tons per year or 0.03 tons per day, which is well within the landfill's daily surplus capacity. As such, the increase in solid waste generated by the project would be minimal in relation to the capacity levels of the County's solid waste collection system. **Impacts would be less than Significant.**

New: $80 \text{ units} \times 0.95 \text{ tons/yr} = 76 \text{ tons}/365 = 0.21 \text{ tons/day}$

Existing: $52 \times 0.95 \text{ tons/yr} = 49.4 \text{ tons}/365 = 0.13 \text{ tons/day}$

Net Increase: $26.6 \text{ tons/yr} = 0.07 \text{ tons/day}$

Mitigation Measure(s) incorporated into the project: None

19. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones,

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Discussion:

- a. The City of Guadalupe does not have an adopted Emergency Response Plan. The proposed project would not result in the closure of any roads. All access and circulation routes to and from the project site are already developed in compliance with local and state safety regulations and any improvements would be required to comply with applicable California Fire and Building Code requirements pertaining to emergency access; therefore, the project would not impact an adopted emergency response plan or evacuation plan. **No impact**
- b. The project site is surrounded by urban development on the east and west, and is not located adjacent to a wildland area or a state responsibility area. The Cal Fire, Fire Hazard Severity Map, dated November 7, 2007 (CalFire 2007) indicates that the project site is not located within any Hazard Severity Zone. The proposed project is not located in or near a state responsibility area or lands classified as very high hazard severity zones; therefore, the project would not be exposed to risks from wildland fires. **No impact**
- c. The site is in an urban area, with adjacent urban development and intensive farming operations. The Project is adjacent to 11th Street which is used as one of the major circulation links within the City. Existing utilities will be sized to adequately serve the proposed project. These improvements will not exacerbate fire risk therefore the project would have **No impact**.
- d. The Project Site is relatively flat and has not been identified by the State of California as being potentially susceptible to seismically induced landslides, nor is the site within a flooding hazard zone. The Proposed Project would not expose people or structure to downstream flooding impacts as a result of runoff or drainage changes.

Implementation of the Proposed Project would not exacerbate the existing downslope or downstream flooding or landslides. **No impact**

Mitigation Measure(s) incorporated into the project: None

CONSULTATION AND DATA SOURCES

CONSULTATION SOURCES

City Departments Consulted

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

County Agencies/Departments Consulted

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

Special Districts Consulted

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

State/Federal Agencies Consulted

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

DATA SOURCES

General Plan

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

Other

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

MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	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 would 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
X	Air Quality	X	Noise
	Biological Resources		Population and Housing
	Cultural Resources		Public Services
X	Geology and Soils		Recreation
	Greenhouse Gas Emissions		Transportation/Traffic
	Hazards and Hazardous Materials		Utilities and Service Systems

DETERMINATION

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

- ☐ Finds that the proposed project is a Class ____ **CATEGORICAL EXEMPTION** and no further environmental review is required.
- ☐ Finds that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** would be prepared.
- ☒ Finds that although the proposed project could have a significant effect on the environment, there would 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** would 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.


Lawrence W. Appel
Environmental Analyst

1-14-2020
Date


Lawrence W. Appel
Contract Planning Director

1-15-2020
Date