

CITY OF SANTA MARIA

Environmental Checklist / Initial Study

Housing Element Update

1. **Project Title**
City of Santa Maria Housing Element Update

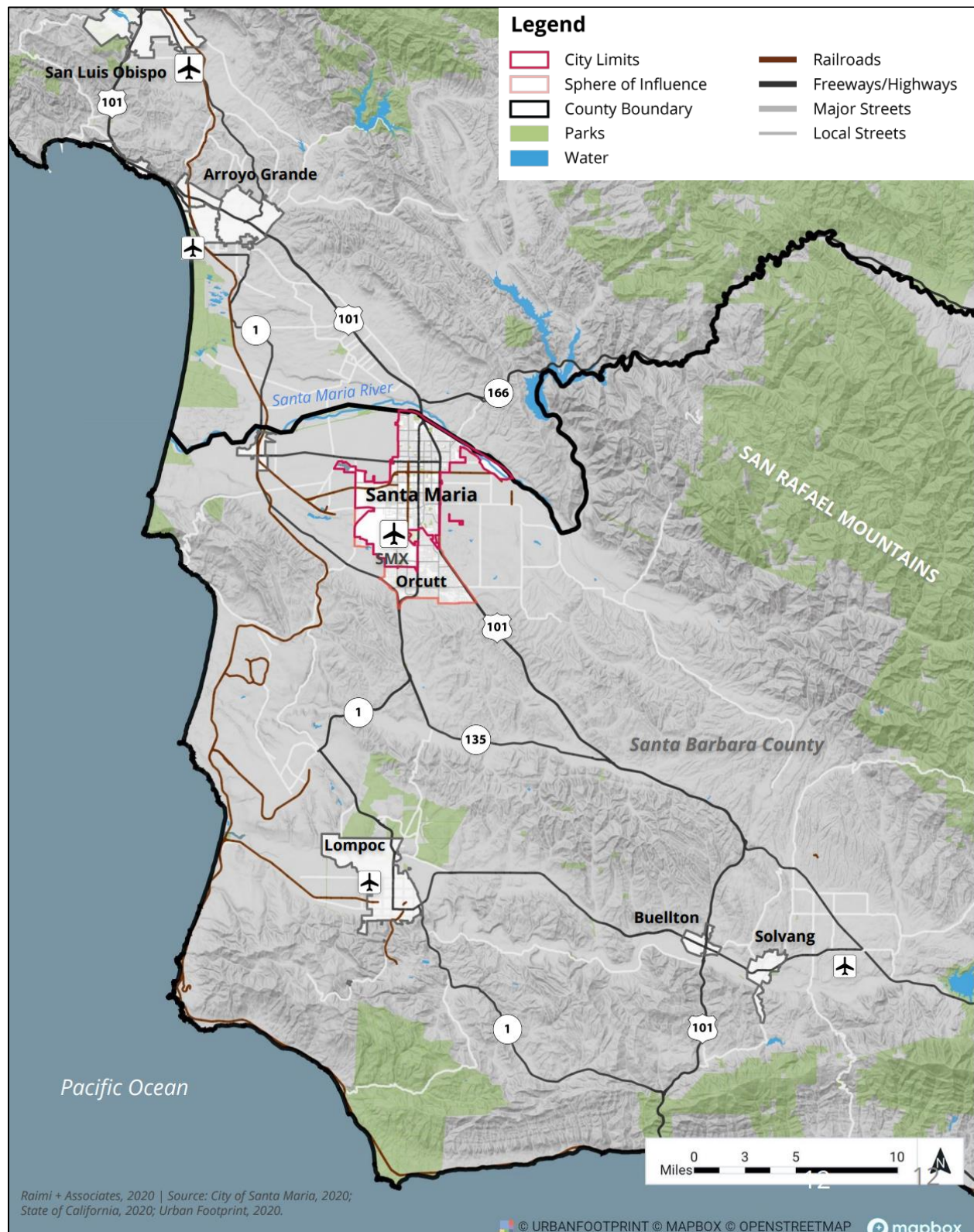
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3. **Project Location**

The City of Santa Maria is located in the central coast area of California in the northern portion of Santa Barbara County, roughly 250 miles south of San Francisco and 170 miles north of Los Angeles. The City lies within the Santa Maria River Valley, surrounded by rolling hills on three sides and the Pacific Ocean to the west. Santa Maria was incorporated as a general law city in 1905, with an economy flourishing from rich alluvial soil for agriculture and numerous oil fields. Both the agriculture and oil industries contributed to the City's population growth throughout the 20th century, and the area retains a significant agriculture industry today. Crops such as strawberries, wine grapes, celery, lettuce, peas, squash, cauliflower, spinach, broccoli, and beans are grown in Santa Maria and numerous cattle ranchers are also located in the area. The City became a charter city in December 2000, after Santa Maria voters approved a ballot measure. In recent decades, Santa Maria's population has continued to grow steadily by offering affordable housing opportunities and job opportunities; in 2006 Santa Maria surpassed Santa Barbara as the most populous city in Santa Barbara County. Today, there are almost 110,000 residents and over 38,000 jobs in Santa Maria.

Residential is the leading land use in Santa Maria, comprising about 27 percent of the city. Residential land uses are distributed throughout the city of Santa Maria, most commonly in single-family residential subdivisions. Single-family residential is the leading type of residential development in the city, comprising about 22 percent of the city. Santa Maria has a significant amount of vacant land, covering about 19 percent of the city. Much of this vacant land is located on the edges of the city. After vacant land, the next most common land uses are conservation and agricultural uses, covering about 14 percent of the city, followed by airport uses (11 percent), public and institutional uses (11 percent), industrial uses (8 percent), and commercial uses (7 percent). Non-residential uses, including industrial and commercial uses, commonly line major corridors in Santa Maria, including Broadway, Main Street, and Betteravia Road. Agricultural uses, like vacant uses, are commonly located on the edges of the city, away from more developed portions of the city.

Figure 1. Regional Project Location



4. Project Description

This Initial Study-Negative Declaration (IS-ND) serves as the environmental review of the draft Housing Element Update, as required by the California Environmental Quality Act (CEQA), Public Resources Code (PRC) Section 21000 et seq., the CEQA Guidelines, and the City of Santa Maria Environmental Procedures. The draft Housing Element Update consists of a comprehensive update to the Housing Element of the City of Santa Maria General Plan. State law requires that housing elements are updated every eight years (California Government Code Sections 65580 to 65589.11). The draft Housing Element Update identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups, defined under State law (California Government Code Section 65583). The draft Housing Element Update analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies and programs that promote housing opportunities for all persons. The draft Housing Element Update would update the City's Housing Element as part of the 6th Cycle Regional Housing Needs Allocation (RHNA). For Santa Maria, the 6th Cycle planning period runs from 2023-2031.

The update to the Housing Element would bring the City's General Plan into compliance with State legislation passed since the adoption and certification of the existing 2014-2022 Housing Element. There are multiple main components of the draft Housing Element Update that mirror those of the previous Housing Element, but that have been updated to reflect current conditions, including:

- An introduction and profile/analysis of the city's current demographics, housing characteristics, and existing and future housing needs.
- Review of resources available to facilitate and encourage the production and maintenance of housing.
- Analysis of market constraints on housing production and maintenance.
- An evaluation of accomplishments under the 2015-2023 Housing Element (5th Cycle).
- A statement of the Housing Plan to address the City's identified housing needs, including an assessment of past accomplishments, and a formulation of housing goals, policies, and programs to facilitate the 2023-2031 Housing Element Update (6th Cycle).
- An identification of the City's quantified objectives for the 6th Cycle RHNA planning period by income group based on growth estimates, past and anticipated development, and income data.

Changes unique to the draft Housing Element Update include the following components:

- A summary of the public outreach process undertaken by the City to inform the public about the impending draft Housing Element Update.

- Updated Demographic and Housing Analysis from the latest American Community Survey, and other demographic data sources for the City.
- Analysis for consistency with new State laws. Since the 2015-2023 Housing Element, the State enacted legislation to encourage housing development including, in some cases, requiring local jurisdictions to streamline project approvals for the purpose of expediting housing development. The project includes an analysis of these new regulations and as needed, programs to implement them.
- Updated Sites Inventory. The draft Housing Element Update includes a citywide housing sites inventory (Appendix B of the draft Housing Element Update) which identifies properties with the potential for residential development.

The draft Housing Element Update establishes objectives, policies, and programs to assist the City in achieving state-mandated housing goals. As required by Government Code Section 65583(c)(8), the draft Housing Element Update provides a timeline for processing each of the amendments to the General Plan, Zoning Ordinance, and other land use documents which implement the draft Housing Element Update. No formal land use changes or physical development are proposed at this time and future land use and zoning changes would require separate environmental evaluation.

Accommodation of the Regional Housing Needs Allocation

The RHNA reflects the California Department of Housing and Community Development's (HCD's) determination of the projected housing needs in a region by household income level as a percent of the Area Median Income (AMI). State law (California Government Code Section 65584) requires that each city and county plan to accommodate a fair share of the region's housing construction needs. The Regional Housing Needs Assessment is conducted by California's Department of Housing and Community Development (HCD), which determines a state-wide housing need. That state-wide need is then distributed among the state's regional Councils of Governments as the Regional Housing Need Determination.

Santa Maria is within the Santa Barbara County region and is one of the region's eight incorporated cities (Buellton, Carpinteria, Goleta, Guadalupe, Lompoc, Santa Barbara, and Solvang) which along with the unincorporated county areas, comprise the Santa Barbara County Association of Governments (SBCAG). HCD determined that the Regional Housing Need for the SBCAG region is a minimum of 24,856 housing units. These units must be accommodated during the sixth cycle of the RHNA, which is the statutory planning period of February 2023 to February 2031.

SBCAG has established the methodology to distribute the overall housing need among its jurisdictions, assigning each with a RHNA. The RHNA is a quantified minimum projection of additional housing units needed in the City to accommodate projected household growth at all income levels by the end of the housing element's planning period. Santa Maria's RHNA for the 2023 - 2031 planning period is 5,418 units, which includes:

- 516 extremely low-income housing units
- 516 very low-income housing units
- 731 moderate-income housing units

- 3,119 above moderate-income housing units

Following Section 65583(a)(1) of the Government Code, the City will presume that 50% of the very low-income households qualify as extremely low-income households. Therefore, the total number of extremely low and very low-income households equal the City's original 1,032 Very Low-income unit allocation.

To assess options for meeting its RHNA, the City compiled an inventory of candidate housing sites, which includes properties throughout the city. The draft Housing Element Update intends to reduce potential environmental impacts by siting housing near existing residential areas, and in locations with access to public transportation and commercial services, and away from environmentally sensitive resources. To address the RHNA allocation, the City relies on the following development opportunities: Planned and approved projects, Vacant and underutilized sites, and Accessory Dwelling Units (ADUs).

The following table summarizes the City's methodology for satisfying its RHNA. Based on ADU projections, entitled and proposed projects, and available sites, the City has excess capacity in all income categories.

Table 1. Residential Development Potential and RHNA

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	1,032	536	731	3,119	5,418
ADUs		-	1,058	303	151	1,512
Entitled/Proposed Projects		-	447	147	1,379	1,973
Site Inventory ¹	See Very Low/Low	225		309	1,913	1,933
Total		1,730		759	3,443	5,932
Surplus	See Very Low/Low	162		28	324	514

¹. Net new units, Source: Lisa Wise Consulting, 2022

The City has sufficient available properly zoned land to accommodate the Sixth Cycle RHNA. The City does not need to rezone sites. None of the lower-income sites identified in this inventory are reused from the previous Housing Element site inventories.

5. Environmental Review

State law mandates that each city and county in California adopt "a comprehensive, long-term general plan," the purpose of which is to plan for important community issues such as new growth, housing needs, and environmental protection. The Housing Element is a required element of the City's General Plan.

This IS-ND includes the analysis of the changes and potential impacts related to the adoption of draft Housing Element Update only. No physical development or land use changes are proposed or evaluated.

6. Discretionary Action

Implementation of the draft Housing Element Update would require the following discretionary actions by the City of Santa Maria Planning Commission and/or City Council:

- Adoption of the 2023-2031 Housing Element
- Adoption of the IS-ND prepared for the 2023-2031 Housing Element

7. Other Agencies Whose Approval is Required

The Housing Element will be submitted to HCD for review and comment. The City will seek certification of the Housing Element from HCD.

8. Location of Documents

The City of Santa Maria Community Development Department Planning Division serves at the custodian of the General Plan, the draft Housing Element Update, and associated documents. The General Plan, draft Housing Element Update, and previous Housing Element are available online at the City of Santa Maria Community Development Planning Division webpage:

<https://www.cityofsantamaria.org/city-government/departments/community-development/general-plan-update-2040/housing-element-update-2023>.

9. California Native American Tribes Consultation

Public Resources Codes §21080.3.1 and §21080.3.2 requires public agencies to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to tribal cultural resources as defined for California Environmental Quality Act (CEQA) projects. Gov. Code § 65352.4 (Senate Bill 18) requires cities and counties consult with California Native American Tribes before adoption or amendment of a general plan, specific plan or designation of open space.

On December 12, 2022, the City of Santa Maria sent letters to the local Native American contacts identified by the Native American Heritage Commission, requesting response within 30 days of receipt of the city's letter.

1. AESTHETICS/VISUAL RESOURCES

Except as provided in Public Resources Code Section 21099, 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. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

Setting:

The Santa Maria Valley is characterized by predominantly level topography bound by the Nipomo Mesa and Sierra Madre Mountains on the north and east, by the Solomon Hills and Casmalia Hills on the southeast and southwest, and by the Guadalupe Dunes and Pacific Ocean on the west. The visual character of the Santa Maria Valley is agricultural in nature, with both cultivated row crops and cattle ranching, which provide a distinctly rural ambience. Primary through-travel corridors include U.S. Highway 101 (U.S. 101 or Highway 101) and State Route (SR) 1, which are designated as Scenic Highways or are eligible for such designation along their entire length in Santa Barbara County.

Scenic Vistas

A scenic vista is a view of natural environmental, historic, and/or architectural features possessing visual and aesthetic qualities of value to the community. The term “vista” generally implies an expansive view, usually from an elevated point or open area. There are many vantage points in the Santa Maria Valley and views of the hillside ranges can be seen in many areas from the valley floor. The Casmalia Hills are located to the southwest and the Solomon Hills to the southeast. These distinctive highlands range from 1,300 feet to 4,000 feet above mean sea level, and thus provide what is generally considered to be a scenic “backdrop” from many vantage points in the valley floor.

California Scenic Highway Program

A California highway may be designated as scenic depending on how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes on the traveler’s enjoyment of the view. Established in 1963, the California Scenic Highways Program protects the value of scenic areas and the value of views from roads within California. This legislation sees scenic highways as “a vital part of the all-encompassing effort...to protect and enhance California's beauty, amenity and quality of life.” This program

includes a list of highways that are either eligible for designation as scenic highways or have been so designated. Such highways are identified in Section 263 et seq. of the Streets and Highways Code. As previously noted, there are no scenic highways in the vicinity of the project site.

Consistent with Appendix G of the State CEQA Guidelines, significant scenic resources can include visually significant trees, rock outcroppings, and historic buildings, where visible from a State Scenic Highway. The California Scenic Highway Program, maintained by the California Department of Transportation (Caltrans), protects State Scenic Highway corridors from changes that would diminish the aesthetic value of lands adjacent to highways. There are no designated or eligible State Scenic Highways located in Santa Maria. According to the California State Scenic Highway Program, the section of U.S. 101, that travels through Santa Maria is eligible for State Scenic Highway designation but is not officially designated (Caltrans 2019).

Regulatory

City of Santa Maria General Plan

The City regulates community design and aesthetics of buildings and public spaces through its General Plan policies. The General Plan prescribes visual resource policies, and references the Municipal Code, including the Planned Development (PD) overlay, as regulations that implement the visual resource policies of the City. The PD overlay is proposed to apply to the entire project site, as provided for by the application for pre-zoning. In addition, the Land Use Element and Resources Management Element (RME) of the General Plan contain policy statements that serve as a framework for evaluating proposed projects regarding their potential to affect the aesthetic environment of the city. The General Plan Elements with applicable goals and policies follow in further detail.

Land Use Element:

- *Goal L.U.1 – Community Character.* Maintain and improve the existing character of the community as the industrial and commercial retail center for northern Santa Barbara County and southern San Luis Obispo County.
 - *Policy L.U.1 -- Balanced Land Use Mix.* Establish and maintain a balanced mix of land uses to meet the present and future demands of the community.
 - *Objective L.U.1a Residential:* Establish residential areas for 1) the provision of a variety of home sites, housing types, and lifestyles; 2) the promotion of neighborhood integrity; and 3) the protection of individual property values by encouraging compatible uses and proper standards for design and development.
- *Goal L.U.3 – Urban Design.* The City will promote quality urban design enhancing Santa Maria's character.
 - *Policy L.U.3 Rehabilitation of Older Structures and New Development.* Emphasize quality urban design features in rehabilitation and new development efforts.

City of Santa Maria Municipal Code:

The City's Municipal Code sets forth use regulations, development standards, and design requirements for zoning districts (e.g., building setbacks, height restrictions, landscape plans, architectural review plans, etc.). All development within the city must comply with the City's

Municipal Code requirements. The following sections include important regulations related to aesthetics and visual resources, including standards for light and glare:

- *Section 12-8.16 Residential Architectural and Aesthetic Standards:* Prohibits the use of shiny or reflective materials.
- *Section 12-21 Airport Service Zone II and Section 12-24 Airport Approach District:* Provides guidance and regulations for lighting arrangement, interference, and use of reflective materials.
- *Section 12-28.05 Street and Alley Lights and Section 12-32.20 Off Street Parking and Loading:* Provides specific guidelines and requirements on how street and alley lights are to be installed to meet the Engineering Division City Standards. City Standard S-106 relates to the design and installation of streetlights that will be within City right-of-way and operated by the City. This standard includes specifications for materials, and lighting intensities for areas based on the type of road and other factors.
- *Section 12-39 Development Review:* Requires development review of all development proposals submitted to the Community Development Department which involve 1 or more acres of unsubdivided land. The development review process is intended to encourage development that is compatible and harmonious with the design and use of surrounding properties.
- *Section 12-44 Landscape Standards:* Includes regulations for landscape development that are intended to provide for the creation of a water-conserving, functional and aesthetic outdoor environment, consistent with the Environmental Resource Management Element of the General Plan and Government Code Section 65590 et seq. These landscaping-related ordinances also aid in the City Council's goal for improved community aesthetics, including the provision of abundant landscaping in plans for new development. The City's Landscape Standards also require that existing trees more than 6 inches in diameter at breast height (DBH) be retained unless the trees cannot be reasonably accommodated by the proposed development. The Landscape Standards specify replacement requirements for trees proposed for removal.

Santa Barbara County Airport Land Use Plan:

The Santa Barbara County Association of Governments adopted the Santa Barbara County Airport Land Use Plan (ALUP) in 1993 to complement and enhance the local planning process of agencies responsible for the land use in areas surrounding the Santa Barbara Municipal Airport and Santa Maria Public Airport. The 1993 ALUP establishes planning boundaries around each airport's area of influence and sets forth appropriate land use standards, including building height restrictions and soundproofing standards, for each planning area. The project site is located within the airport's area of influence of the Santa Maria Airport (Santa Barbara County Airport Land Use Commission [ALUC] 1993).

The 1993 ALUP provides policies regarding height restrictions, safety, and noise. The City Municipal Code applies more rigorous height standards than generally imposed by the FAA Federal Aviation Regulations. Therefore, height restrictions within the Santa Maria Airport safety zones have not generally been an issue within the city (ALUC 1993). The 1993 ALUP provides compatibility considerations and standards related to lighting and glare for development occurring within the Approach Zone (Safety Area 2). All project proposals in Safety Area 2 within 1 mile of the runway end, and proposals that would result in large concentrations of people in Safety Area 2 more than 1 mile from the runway end, would be required to undergo further review on a case-

by-case basis by the ALUC. The northwestern border of the project site is located approximately 1 mile from the end of Runway 12-30.

Santa Maria Airport Land Use Compatibility Plan:

A revised draft of the Santa Maria Airport Land Use Compatibility Plan was released in February 2022 (2022 Draft ALUCP). While not yet officially adopted, the 2022 Draft ALUCP was prepared to promote compatibility between airports and the land uses that surround them and to serve as a tool for the ALUC to use in fulfilling its duty to review land use plans and development proposals within the Airport Influence Area (AIA). In addition, the 2022 Draft ALUCP provides compatibility policies and criteria applicable to local agencies in their preparation or amendment of general plans and to landowners in their design of new development.

The Draft 2022 ALUCP provides compatibility considerations and standards related to lighting and glare for development occurring within its AIA, including prohibiting sources of glare (such as from mirrored or other highly reflective buildings or building features) or bright lights (including search lights and laser light displays) as well as distracting lights that could be mistaken for airport lights (SBCAG 2022). As identified in the 2022 Draft ALUCP, the project site lies within AIA Review Area 1 and Safety Zones 2,4, and 6. Proposed uses within these areas must be developed in compliance with applicable light and glare standards and regulations set forth in the applicable airport land use plan as well as policies established by the FAA and advisory circulars.

Impact Discussion:

a-d. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts to scenic vistas. New development accommodated by the draft Housing Element Update would be reviewed for consistency with the Santa Maria Municipal Code (SMMC) regulations and applicable area Specific Plans related to aesthetics, light, and glare. Design guidelines include site planning and grading, varied building design and architecture, wall articulation, colors and finish materials, project entry design treatment, parking lot lay-out and design, garage, garage doors, carport design, equipment screening, requirements for open space, landscaping, lighting intensity and fixture design, and security.

Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern visual quality and community design. For example, projects would be required to conform to the Glare and Lighting Performance Standards outlined in the SMMC (Zoning Section 12-49.09), which sets operational standards and requirements for lighting installations. Applicable standards include limits on reflective surfaces, outdoor lighting shielding requirements, and limits on fixture height and light beam coverage.

Compliance with the SMMC and City Specific Plans ensures that future projects are sensitive to the surrounding environment and visually compatible with existing neighborhoods. Therefore, the draft Housing Element Update would not result in impacts related to scenic vistas, scenic highways, visual character, and light and glare and no impact would occur.

Mitigation Measure(s) incorporated into the project: Implementation of the proposed project would not result in potentially significant impacts related to aesthetics or visual resources; therefore, mitigation is not necessary.

2. AGRICULTURE AND FOREST RESOURCES

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

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Setting:

Agriculture has historically played an important role in the economy and development of Santa Maria and the Santa Maria Valley. Soil quality, water supply, year-round growing season, and level topography have made the Santa Maria Valley one of the most productive agricultural regions in the country. A majority of the land under agricultural production within the project vicinity is located in the unincorporated areas surrounding the city. Land under agricultural production within city limits includes a small area near the Santa Maria Regional Landfill and several acres recently annexed to the City.

According to California Public Resources Code (PRC) Section 12220(g), forest land is defined as land that can support 10% native tree cover of any species, including hardwoods, under natural

conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Timberland is defined as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection, as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. The project site does not support any forest land or timberland.

Impact Discussion:

- a-b. The California Department of Conservation (DOC) maintains information related to mapping and monitoring of farmland and farmland subject to Williamson Act contract. The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, allows local governments to enter into contracts with private landowners to restrict specific parcels of land to agricultural or related open space use. Landowners in return receive lower than-normal property tax assessments, based upon farming and open space uses as opposed to full market value. Local governments receive an annual subsidy of property tax revenues from the state. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), or conflict with existing zoning and existing Williamson Act contracts, and no impact would occur.
- c-d. "Forest land" is defined in PRC Section 12220(g) pursuant to the California Forest Legacy Program Act of 2007 as land that can support 10 percent or more native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. There is no land in the City of Santa Maria that is considered to be forest land, or timberland zoned as Timberland Production. Therefore, the draft Housing Element Update would not conflict with existing zoning for, or cause rezoning of, forest land, or timberland zoned Timberland Production, and no impact would occur.
- e. There is no land in the City of Santa Maria that is considered to be forest land, or timberland zoned as Timberland Production. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document the draft Housing Element Update would not result in 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, and no impact would occur.

Mitigation Measure(s) incorporated into the project: Implementation of the proposed project would not result in potentially significant impacts related to agriculture and forest resources; therefore, mitigation is not necessary.

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?				X
b. 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?				X
c. Expose sensitive receptors to substantial pollutant concentrations?				X
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X

Setting:

The project site is located in the City of Santa Maria in northern Santa Barbara County. The climate in and around Santa Maria, as well as most of southern California, is dominated by the strength and position of the semi-permanent high-pressure center over the Pacific Ocean near Hawaii. It creates cool summers, mild winters, and infrequent rainfall. It drives the cool daytime sea breeze and maintains a comfortable humidity range and ample sunshine after the frequent morning clouds dissipate. However, the same atmospheric processes that create the desirable living climate combine to restrict the ability of the atmosphere to disperse the air pollution generated by the population attracted in part by the desirable climate.

Air pollutant emissions are generated primarily by stationary and mobile sources. Stationary sources can be divided into two major subcategories:

- Point sources occur at a specific location and are often identified by an exhaust vent or stack. Examples include boilers or combustion equipment that produce electricity or generate heat.
- Area sources are widely distributed and include such sources as residential and commercial water heaters, painting operations, lawn mowers, agricultural fields, landfills, and some consumer products.

Mobile sources refer to emissions from motor vehicles, including tailpipe and evaporative emissions, and can also be divided into two major subcategories:

- On-road sources that may be legally operated on roadways and highways.
- Off-road sources include aircraft, ships, trains, and self-propelled construction equipment.

Air pollutants can also be generated by the natural environment, such as when high winds suspend fine dust particles. Both summer and winter air quality in the project area is generally very good. The closest air monitoring station to the project site is the Santa Maria-906 South Broadway monitoring station, located in downtown Santa Maria. This station measures ozone (O₃), particulate matter with diameter of 10 micrometers or less (PM₁₀), and sulfur dioxide.

Regulatory

The federal and State Clean Air Acts (CAA) mandate the control and reduction of certain air pollutants. Under these laws, the U.S. Environmental Protection Agency (U.S. EPA) and the California Air Resources Board (CARB) have established the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS) for “criteria pollutants” and other pollutants. Some pollutants are emitted directly from a source (e.g., vehicle tailpipe, an exhaust stack of a factory, etc.) into the atmosphere, including carbon monoxide, volatile organic compounds (VOC)/reactive organic compounds (ROC),¹ nitrogen oxides (NO_x), PM₁₀, particulate matter of 2.5 microns or less (PM_{2.5}), sulfur dioxide, and lead. Other pollutants are created indirectly through chemical reactions in the atmosphere, such as O₃, which is created by atmospheric chemical and photochemical reactions primarily between ROC and NO_x. Secondary pollutants include oxidants, O₃, and sulfate and nitrate particulates (smog). By law, the federal standards may be exceeded not more than once per year, while the California standards may not be exceeded at all.

Air Quality Standards and Attainment

The project site is located in the South Central Coast Air Basin (SCCAB), which encompasses San Luis Obispo, Santa Barbara, and Ventura counties and is under the jurisdiction of the Santa Barbara County Air Pollution Control District (SBCAPCD). As the local air quality management agency, the SBCAPCD is required to monitor air pollutant levels to ensure that the NAAQS and CAAQS are met and, if they are not met, to develop strategies to meet the standards. Depending on whether the standards are met or exceeded, the SCCAB is classified as being in “attainment” or “nonattainment.” In areas designated as non-attainment for one or more air pollutants, a cumulative air quality impact exists for those air pollutants, and the human health impacts associated with these criteria pollutants, presented in Table are already occurring in that area as part of the environmental baseline condition. Under state law, air districts are required to prepare a plan for air quality improvement for pollutants for which the district is in non-compliance. Santa Barbara County is currently designated nonattainment for the state standard for PM₁₀, nonattainment for the state and federal standard for 1-hour and 8-hour O₃, and attainment or unclassifiable for all other federal and state ambient air quality standards (SBCAPCD 2021). These nonattainment statuses are a result of several factors, including mobile and stationary sources in the SCCAB.

¹ CARB defines VOC and ROC similarly as, “any compound of carbon excluding carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate,” with the exception that VOC are compounds that participate in atmospheric photochemical reactions. For the purposes of this analysis, ROC and VOC are considered comparable in terms of mass emissions, and the term ROC is used in this IS-MND.

Table 2 Health Effects Associated with Non-Attainment Criteria Pollutants

Pollutant	Adverse Effects
Ozone	(1) Short-term exposures: (a) pulmonary function decrements and localized lung edema in humans and animals and (b) risk to public health implied by alterations in pulmonary morphology and host defense in animals; (2) long-term exposures: risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (3) vegetation damage; and (4) property damage.
Suspended particulate matter (PM ₁₀)	(1) Excess deaths from short-term and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease (including asthma). ¹
<i>Source: United States Environmental Protection Agency 2018</i>	

Air Quality Management

Because Santa Barbara County is designated nonattainment for the state O₃ and PM₁₀ standards, the SBCAPCD is required to implement strategies to reduce pollutant levels to achieve attainment of the NAAQS and CAAQS. The 2019 Ozone Plan is the current SBCAPCD Board-adopted air quality management plan for the County. The 2019 Ozone Plan incorporates and builds upon the prior Clean Air Plans and predominantly focuses on achieving attainment of the state O₃ standards, in addition to the federal O₃ standard. The 2019 Ozone Plan focuses on reducing O₃ precursor emissions through implementation of transportation control measures that serve to reduce mobile source emissions, which are the primary source of ROC and nitrogen oxides emissions in the county (SBCAPCD 2019). The major sources of O₃ precursor emissions in Santa Barbara County, which includes the City of Santa Maria, are motor vehicles, the petroleum industry, and solvent usage (paints, consumer products and certain industrial processes). Sources of PM₁₀ include mineral quarries, grading, demolition, agricultural tilling, road dust, and vehicle exhaust (County of Santa Barbara 2021a).

Sensitive Receivers

Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. CARB has identified the following typical groups who are most likely to be affected by air pollution: children under 14 years of age; elderly over 65 years of age; athletes; and people with cardiovascular and chronic respiratory diseases. Land uses typically associated with sensitive receivers include schools, parks, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and clinics (CARB 2005). The sensitive receivers nearest to the project site include Rodenberger Park and Maramonte Park, both of which are located adjacent to the eastern boundary of the project site. Additionally,

Rotary Centennial Park and the Robin Ventura Tee Ball Fields are located approximately 0.3-mile east of the project site.

Significance Thresholds

The City of Santa Maria and SBCAPCD have not adopted quantitative significance criteria for temporary construction emissions associated with conventional land development projects. However, SBCAPCD recommends quantification of construction-related emissions from construction activities and uses 25 tons per year for ROC and NO_x as a guideline for determining the significance of construction impacts. For other construction projects involving standard grading and building activities, SBCAPCD (2015) notes that consistency with the Air Quality Attainment Plan requires the implementation of mitigation measures to minimize dust generation. This analysis uses 25 tons per year as a significance threshold for construction-related emissions.

Long-term air quality impacts occur during project operation and include emissions from equipment or processes used in the project. These emissions must be summed to determine the significance of the project's long-term impact on air quality. Based on the criteria suggested by the SBCAPCD (2015) a project would not have a significant air quality effect on the environment if operation of the project would:

- Emit (from all project sources, mobile and stationary), less than the daily trigger (Currently 55 pounds per day for NO_x and ROC, 80 pounds per day for PM₁₀, and 240 pounds per day for attainment pollutants (except PM_{2.5} and carbon monoxide) for offsets set in the APCD New Source Review Rule, for any pollutant; and
- Emit less than 25 pounds per day of oxides of nitrogen (NO_x) or reactive organic compounds (ROC) from motor vehicle trips only; and
- Not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except O₃); and
- Not exceed the APCD health risk public notification thresholds adopted by the APCD Board; and
- Be consistent with the adopted federal and state Air Quality Plans.

Impact Discussion:

- a. In order to be determined consistent with the current air quality attainment plan (*2019 Ozone Plan*), a project's direct and indirect emissions must be accounted for in the growth assumptions in the *2019 Ozone Plan*, and must be consistent with current SBCAPCD rules and regulations. The *2019 Ozone Plan* identifies projected future emissions by using activity-specific growth profiles in accordance with CARB guidance. Growth profiles contain the estimated changes in the values of pollution-producing activities, known as "activity indicators." Examples of activity indicators include population, housing, and vehicle miles travelled, and the ratio of these activity indicators (relative to the base year) creates the growth factor for a specific year. Based on Table 3-1 of the 2019 Ozone Plan, Santa Barbara County is forecasted to experience a steady increase from the base year of 2017 to 2025 and 2030 in population, housing, vehicle miles travelled (VMT), and natural gas combustion from commercial uses.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Based on SBCAPCD guidance, standard dust control measures must be implemented for any discretionary project involving earth-moving

activities. Because Santa Barbara County violates the state standard for PM₁₀, dust mitigation measures are required for all discretionary construction activities regardless of the significance of the fugitive dust impacts based on the policies in the current Air Quality Attainment Plan (SBCAPCD 2017). New development accommodated under the draft Housing Element Update would be subject to compliance with applicable rules to reduce emissions, dust, and volatile organic compounds during project construction. Therefore, the draft Housing Element Update would not conflict with, or obstruct implementation of the applicable air quality plan and no impact would occur.

- b-d. The SBCAPCD is currently designated “attainment” for the federal 8-hour ozone standard of 0.070 parts per million (ppm). Effective July 1, 2020, Santa Barbara County has been designated as attainment for the state ozone standards as well. This change was initiated by the CARB at their December 2019 public hearing and it was later approved by the Office of Administrative Law (SBCAPCD 2020). The county is designated unclassifiable/attainment for the federal PM_{2.5} standard, unclassified for the state PM_{2.5} standard, and nonattainment for the state PM₁₀ standard. SBCAPCD has not established quantitative thresholds of significance for short-term air pollutant emissions. However, the SBCAPCD recommends lead agencies to use a 25 tons/year significance threshold for construction emissions of reactive organic gases (ROG) and oxides of nitrogen (NO_x; SBCAPCD 2017), as well as other criteria emissions with the exception of carbon monoxide.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. New development would also be required to adhere to implementation measures in the General Plan that support the goal and policies pertaining to clean air. Operational impacts would be addressed by General Plan policies and SBCAPCD regulations. Therefore, the adoption of the draft Housing Element Update would not conflict with applicable air quality plans or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or State ambient air quality standard, expose sensitive receptors to substantial pollutant concentrations, or result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

Mitigation Measure(s) incorporated into the project: Implementation of the proposed project would not result in potentially significant impacts related to air quality; therefore, mitigation is not necessary.

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 Wildlife 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 Wildlife or U.S. Fish and Wildlife Service?				X
c. Have a substantial adverse effect on federally protected wetlands (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

Setting:

Federal

Endangered Species Act

The federal ESA provides the legal framework for the listing and protection of species (and their habitats) identified as being endangered or threatened with extinction. "Critical Habitat" is a term in the ESA designed to guide actions by federal agencies and is defined as "an area occupied by a species listed as threatened or endangered within which are found physical or geographical features essential to the conservation of the species, or an area not currently occupied by the species which is itself essential to the conservation of the species." Actions that jeopardize endangered or threatened species and/or critical habitat are considered a "take" under ESA. "Take" under federal

definition means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.

Projects that would result in “take” of any federally listed threatened or endangered species, or critical habitats, are required to consult with the USFWS through either ESA Section 7 (interagency consultation with a federal nexus) or Section 10 (Habitat Conservation Plan), depending on the level of federal government involvement in permitting and/or funding of the project. The ESA does not protect plants unless there is a federal nexus. Plants may not be removed from lands under federal jurisdiction, and activities with a federal nexus have the consultation requirement described above (16 United States Code 1536 – Interagency Cooperation).

Migratory Bird Treaty Act

All migratory, non-game bird species that are native to the United States or its territories are protected under the federal Migratory Bird Treaty Act (MBTA) of 1918 (50 CFR 10.13), as amended under the Migratory Bird Treaty Reform Act of 2004. The MBTA makes it illegal to purposefully take (pursue, hunt, shoot, wound, kill, trap, capture, or collect) any migratory bird, or the parts, nests, or eggs of such a bird, except under the terms of a valid federal permit. Migratory non-game native bird species are protected by international treaty under the federal MBTA.

State

California Endangered Species Act

The CESA, like the federal ESA, contains a process for listing of species and regulating potential impacts to listed species. State threatened and endangered species include both plants and wildlife, but do not include invertebrates. The designation “rare species” applies only to California native plants. State threatened and endangered plant species are regulated largely under the Native Plant Preservation Act in conjunction with the CESA. State threatened and endangered animal species are legally protected against “take.” The CESA authorizes the CDFW to enter into a memorandum of agreement for take of listed species to issue an incidental take permit for a state-listed threatened and endangered species only if specific criteria are met. Section 2080 of the CESA prohibits the take of species listed as threatened or endangered pursuant to the Act. Section 2081 allows CDFW to authorize take prohibited under Section 2080 provided that: 1) the taking is incidental to an otherwise lawful activity; 2) the taking will be minimized and fully mitigated; 3) the applicant ensures adequate funding for minimization and mitigation; and 4) the authorization will not jeopardize the continued existence of the listed species.

California Fish and Game Code

CFGF Section 3511 includes provisions to protect Fully Protected species, such as: 1) prohibiting take or possession “at any time” of the species listed in the statute, with few exceptions; 2) stating that “no provision of this code or any other law shall be construed to authorize the issuance of permits or licenses to “take” the species; and 3) stating that no previously issued permits or licenses for take of the species “shall have any force or effect” for authorizing take or possession. The CDFW is unable to authorize incidental take of “fully protected” species when activities are proposed in areas inhabited by those species. CFGF Sections 3503 and 3503.5 state that it is unlawful to take, possess, or destroy the nest or eggs of any bird, with occasional exceptions. In addition, Section 3513 states that it is unlawful to take or possess any migratory bird as designated in the MBTA or any part of such migratory birds except as provided by rules and regulations under provisions of the MBTA. The CDFW also manages the California Native Plant Protection Act of 1977 (CFGF Section 1900, et seq.), which was enacted to identify, designate, and protect rare plants. In accordance with CDFW

guidelines, CNPS 1B list plants are considered “rare” under the CESA, and are evaluated in CEQA documents.

Other Sections of the California Fish and Game Code

Fully Protected species may not be taken or possessed without a permit from the Fish and Game Commission and/or CDFW. Information on these species can be found within Section 3511 (birds), Section 4700 (mammals), Section 5050 (reptiles and amphibians), and Section 5515 (fish) of the CFGC.

California Fish and Game Code Section 1602

CFGC Section 1602 requires any person, state or local government agency, or public utility proposing a project that may affect a river, stream, or lake to notify the CDFW before beginning the project. If activities would result in the diversion or obstruction of the natural flow of a stream, substantially alter its bed, channel, or bank, impact riparian vegetation, or adversely affect existing fish and wildlife resources, a Streambed Alteration Agreement is required. A Streambed Alteration Agreement lists the CDFW conditions of approval relative to the proposed project and serves as an agreement between an applicant and the CDFW for a term of not more than 5 years (for standard agreements) for the performance of activities subject to this section. Implementation of the proposed project may require a Section 1602 Streambed Alteration Agreement for any impacts within the banks of drainages and extending to the outer edge of riparian vegetation (whichever is greater) if these areas are determined to be jurisdictional by CDFW.

Local

City of Santa Maria General Plan Resources Management Element

The *City of Santa Maria General Plan Resources Management Element* (RME) was adopted by the City Council on April 4, 1981, updated and readopted in 1996, and contains amendments through January 16, 2001. The biological resources section of the RME identifies biological resources as vegetation and wildlife in the city inclusive of plant species, wildlife species, and their habitats. The RME recognizes biological resources to provide ecological, educational, historic, scientific, and aesthetic value to the people of the Santa Maria Valley.

The RME also identifies the urban forest as having ecological value. The RME defines an urban forest as the planted environment within a city. It includes both public and private open space areas planted with trees, shrubs, lawns, and other forms of vegetation. Street trees, landscaped easements and medians, and parks are also part of the urban forest.

- **Goal 3 – Preserve natural biological resources and expand Santa Maria’s urban forest.**
 - **Policy 3.** Protect and preserve biological resources and expand the urban forest within the Planning Area² in order to enhance the quality of life in the Santa Maria Valley.
 - **Objective 3.1.a - Plant and Animal Taxa and Habitats.** Ensure that all development near sensitive habitats avoids significant impacts to these areas.

² The General Plan (City of Santa Maria 1996), which includes the RME, uses the term Planning Area to describe the area within the city limits and the Sphere of Influence of the City of Santa Maria.

- *Implementation Program 5.* Require street trees to be incorporated into the design and plans of new developments.
- *Implementation Program 6.* Preserve and maintain existing trees along and in public streets and parking lots.
- *Implementation Program 7.* Enforce the tree replacement standards contained in Chapter 44 of Title 12 of the Municipal Code.
- *Implementation Program 9.* Enforce the existing ordinance that requires developers of new buildings to plant trees and shrubs to improve energy efficiency and to preserve existing trees on building sites.

City of Santa Maria Municipal Code

The City of Santa Maria's (City's) Municipal Code is designed to preserve and expand the urban forest by requiring replacement trees for those proposed for removal. Section 12-44.04 provides specific landscape design standards and mitigation ratios as follows:

Section 12-44.04. Specific landscape design standards. The location, size and species of all existing trees in excess of six (6) inches in diameter and any existing street trees, shall be indicated on landscape plans submitted to the City. Existing trees shall be retained unless the finding can be made by the City Parks Department staff that the preservation of the tree presents a hazard to the health, safety and general welfare of the public or cannot be reasonably accommodated by the proposed development.

- 1) The grades around existing trees designated to remain shall not be altered more than three (3) inches within the area from the trunk to the canopy dripline.
- 2) Pavement within the canopy dripline of existing trees should not exceed twenty-five percent (25%) of the area of the canopy.
- 3) Existing trees that are approved for removal shall be replaced by suitable species sized as follows or as approved by the Zoning Administrator:

Size of Tree Removed	Replace With
Trunk diameter: 6 to 8 inches	Two 24-inch box size trees (height 4 feet 6 inches) (3- to 5-inch trunk diameter)
Trunk diameter: 9 to 12 inches	Four 24-inch box size trees (height 4 feet 6 inches) (3- to 5-inch trunk diameter)
Trunk diameter: 12+ inches	Six 24-inch box size trees (height 4 feet 6 inches) (3- to 5-inch trunk diameter)

Impact Discussion:

- a-f. Special status species are those plants and animals listed, proposed for listing, or candidates for listing as Threatened or Endangered by the U.S. Fish and Wildlife Service (USFWS) under the Federal Endangered Species Act (FESA); those considered "Species of Concern" by the USFWS; those listed or candidates for listing as Rare, Threatened, or Endangered by the California Department of Fish and Wildlife (CDFW) under the California Endangered

Species Act (CESA); animals designated as “Fully Protected” by the California Fish and Game Code (CFGF); animals listed as “Species of Special Concern” (SSC) by the CDFW; and CDFW Special Plants, in the California Native Plants Society’s (CNPS) Inventory of Rare and Endangered Vascular Plants of California (CNPS 2021). Plant communities are considered sensitive biological resources if they have limited distributions, high wildlife value, include sensitive species, or are particularly susceptible to disturbance (CDFW 2019). Wildlife corridors are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. Regional and local wildlife movements are expected to be concentrated near topographic features that allow convenient passage, including roads, drainages, and ridgelines. the Migratory Bird Treaty Act (MBTA) protects nesting migratory birds by making it unlawful to “take” (kill, harm, harass, etc.) any migratory bird listed in 50 CFR Part 10, including their nests, eggs, or products. All construction activity must halt if nesting birds are discovered in the project area.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts to candidate, sensitive, or special status plant and animal species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Future development projects accommodated by the draft Housing Element Update would be subject to city review to determine potential concerns related to candidate, sensitive, or special status species in local or regional plans, policies, or regulations based on site-specific locations and development design. Future development would also be required to comply with General Plan Policies and Objectives and State regulations related to biological resources. Therefore, the adoption of the draft Housing Element Update itself would not result in impacts to candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS, including to State or Federally protected wetlands, wildlife corridors, migratory fish or wildlife species.

The City has no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. However, pursuant to the SMMC, the City does have landscaping requirements that aims to protect mature trees. The draft Housing Element Update would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance in the city or adjacent areas. All development would be required to comply with federal, State, and local regulations. Therefore, no impacts would occur.

Mitigation Measure(s) incorporated into the project: Implementation of the proposed project would not result in potentially significant impacts related to biological resources; therefore, mitigation is not necessary.

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 pursuant to §15064.5?				X
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c. Disturb any human remains, including those interred outside of dedicated cemeteries?				X

Setting:

The Santa Maria Valley is within lands traditionally occupied by the Chumash until European contact in the mid-18th century. Areas within close proximity to perennial water sources tend to have higher archeological sensitivity. The project site is not located within close proximity to any blue-line streams or bodies of water. According to the City Resources Management Element, the project site is located in an area designated to have low sensitivity for archeological resources.

The establishment of Mission San Luis Obispo to the north and Mission La Purisima Concepcion near the city of Lompoc was the beginning of development and settlement in the Santa Maria area. Industrialization and the connection of the Pacific Coast Railroad to the city of Santa Maria further stimulated commercial and residential growth in the area. Historical resources in Santa Maria consist of several landmarks and structures. The City has officially designated ten historic structures and landmarks, with additional sites designated by the Landmark Committee, none of which are located onsite.

As defined by CEQA, a historical resource includes:

1. A resource listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR); or,
2. Any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural records of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence.

Regulatory

The California Department of Parks and Recreation, includes registration programs for California Historical Landmarks, Points of Historical Interest, and Register of Historical Resources. In addition, there is also the National Register of Historic Places.

Native American Heritage Commission

PRC Section 5097.91 established the NAHC, whose duties include the inventory of places of religious or social significance to Native Americans and the identification of known graves and cemeteries of Native Americans on private lands. PRC Section 5097.98 specifies a protocol to be

followed when the NAHC receives notification of a discovery of Native American human remains from a County Coroner.

Assembly Bill 52

AB 52, which took effect on July 1, 2015, amends PRC Section 5097.94 by adding eight new sections that relate to Native Americans and expands CEQA by establishing a formal consultation process for California Tribes that must be completed before a CEQA document can be certified. Any project that may affect or cause a substantial adverse change in the significance of a tribal cultural resource would require a lead agency to consult with a California Native American Tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. Consultation is beneficial because Tribes may have knowledge about the land and cultural resources that should be included in the environmental analysis for projects. The NAHC identifies Native American Tribes to be included in the process. PRC Section 21080.3.1 identifies timing and other protocols for the consultation process. Section 21074 of AB 52 also defines tribal cultural resources as a new category of resources under CEQA. According to PRC Section 21074(a)(1), tribal cultural resources are either defined as sites, features, places, cultural landscapes, sacred places, or objects with cultural value to a California Native American Tribe, or are listed in or eligible for the CRHR or a local historic register, or have been determined by the lead agency to be a tribal cultural resource. PRC Section 21084.2 establishes that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource may have a significant effect on the environment. PRC Section 21084.3(a) states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible.

Senate Bill 18

Senate Bill (SB) 18 establishes responsibilities for local governments to involve tribal organizations in early stages of land use planning for the purpose of protecting, or mitigating impacts to, cultural places. The provisions of SB 18 apply only to city and county governments and not to other public agencies. California Government Code Section 65352.3 (adopted pursuant to the requirements of SB 18) requires local governments to coordinate and consult with tribal organizations prior to the adoption or any amendment of a general plan or specific plan. Tribal organizations would be considered eligible to consult on a project if they were to have traditional lands in a local government's jurisdiction, and are identified, upon request, by the NAHC. Tribes have 90 days from the date on which they receive notification to request consultation unless a shorter timeframe has been agreed to by the tribe.

Pursuant to AB 52 and SB18, the City, as the Lead Agency, initiated outreach to the following Native American tribes affiliated with the project site on December 12, 2022:

- Barbareno Ventureno Band of Mission Indians
- Chumash Council of Bakersfield
- Coastal Band of the Chumash Nation
- Northern Chumash Tribal Council
- Santa Ynez Band of Mission Indians
- San Luis Obispo County Chumash Council

Local

City of Santa Maria General Plan, resources Management Element

The *City of Santa Maria General Plan Resources Management Element*, adopted in 1996 and amended in 2001, serves as a long-range planning document that provides goals, policies, objectives, and programs to address the conservation and preservation of natural resources, public

facilities and services, and park and recreation facilities to provide for existing and future populations. The following goals, policies, and objectives are included in the Resources Management Element to address preservation of historical and archaeological resources within the City's jurisdiction:

- *Goal 4. Historical.* Preserve cultural and archaeological resources to assure that future generations maintain a strong sense of value.
 - *Policy 4.* Preserve and identify cultural and archaeological resources that define the historical significance of the City of Santa Maria and the Santa Maria Valley.
 - *Objective 4.1.a.* Archaeological. Ensure that development does not impact archaeologically sensitive areas by applying appropriate mitigation measures as required by State Law.
 - *Objective 4.1.b.* Historical. Maintain the architectural integrity of historic structures within the City through the preservation of sites and structures located within the "H" overlay zone and other sites designated as local and State landmarks.

Impact Discussion:

- a-c. According to the City's General Plan Resources Management Element, the Santa Maria Valley is not a major archaeological or paleontological resource area, as only a few sites have been recorded or discovered in the area. The Resources Management Element in the City's General Plan delineates High or Moderate, Low, and Negligible archaeological sensitivity areas within the city; the project site is designated as Archaeological Sensitivity Area 2 – Low Sensitivity.

The draft Housing Element Update, in and of itself, does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Santa Maria. Because it is a policy document, the draft Housing Element Update would not create adverse change in the significance of a historical resource pursuant to Section 15064.5 or cause a substantial adverse change in the significance of an or archaeological resource. Future development under the draft Housing Element Update would be required to comply with federal, State, and local regulations and the policies in the City's General Plan. The disposition of human remains is governed by Health and Safety Code Section 7050.5 and PRC Sections 5097.94 and 5097.98 and falls within the jurisdiction of the NAHC. Projects would be reviewed for compliance with City development standards and would be required to comply with CEQA Guidelines Section 15000 et seq. which set procedures for notifying the County Coroner and NAHC for identification and treatment of human remains if they are discovered during construction. The NAHC, pursuant to PRC Section 5097.98, will immediately notify those persons it believes to be most likely descended from the deceased Native Americans so they can inspect the burial site and make recommendations for treatment of the remains and associated grave goods. Therefore, the adoption of the draft Housing Element Update would not result in changes to historical or archeological resources, or disturb any human remains and no impact would occur.

Mitigation Measure(s) incorporated into the project: Implementation of the proposed project would not result in potentially significant impacts related to cultural resources; therefore, mitigation is not necessary.

6. ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

Setting:

As of January 2021, Santa Maria customers began to receive their electricity from Central Coast Community Energy (C3E) (previously known as Monterey Bay Community Power [MBCP]), which is a community choice energy agency which has committed to providing its customers with 100% carbon-free energy by the year 2030. Per Public Utilities Code Section 366.2, customers have the right to opt out of the community choice energy program and continue to receive service from the incumbent utility (PG&E) if they so choose (City of Santa Maria 2020).

California Building Code (CBC)

The California Building Code (CBC) contains standards that regulate the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or rehabilitation of a building or other improvement to real property. The CBC includes mandatory green building standards for residential and nonresidential structures, the most recent version of which are referred to as the *2019 Building Energy Efficiency Standards* (effective January 1, 2020). These standards focus on four key areas: smart residential photovoltaic systems, updated thermal envelope standards (preventing heat transfer from the interior to the exterior and vice versa), residential and nonresidential ventilation requirements, and non-residential lighting requirements.

City of Santa Maria General Plan, Resources Management Element

The City of Santa Maria General Plan, Resources Management Element is a comprehensive long-range planning document that includes goals, policies, objectives, and programs to address the conservation and preservation of energy resources by increasing energy efficiency of buildings, appliances, and buildings via the use of alternative forms of energy.

Applicable energy policies and objectives include, but are not limited to:

- *Policy 6.2.* Promote the reduction of overall consumption of limited, non-renewable energy sources, the increase in the efficient use of energy, and the utilization of cost-effective, renewable sources of energy.
 - *Objective 6.1.b(2).* Encourage innovative building and site design which maximizes energy efficiency in private and public facilities.
 - *Objective 6.1.b(4).* Contribute to the energy efficiency of the community through street orientation, the placement of buildings, and the use of shading.

City of Santa Maria General Plan, Circulation Element

- Goal C.6 of the City of Santa Maria General Plan Circulation Element promotes the use of alternative modes of transportation, including transit, bicycle, pedestrian, airplane, and light rail to relieve traffic congestion, reduce vehicle miles traveled, and improve air quality. The use of alternative modes of transportation would also reduce the consumption of gasoline and fuel used for vehicle use.

Impact Discussion:

- a-b. The City has not adopted a climate action plan; however, the General Plan Resources Management Element includes goals for achieving increased energy conservation use within the city through increasing the energy efficiency of buildings, appliances, and buildings, as well as encouragement for development and the use of alternative forms of energy.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation, or conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

Future development accommodated by the draft Housing Element Update would be subject to the City's General Plan, the energy conservation requirements of the California Energy Code, and the California Green Building Standards Code. Development may receive electrical power from C3E, which has committed to providing its customers with 100% carbon-free energy by the year 2030. Additionally, the draft Housing Element Update would prioritize accommodation of high-density residential uses near transit areas and existing commercial/retail, land uses, which would reduce trip distances and encourage the use of alternative modes of transportation such as bicycling and walking.

Therefore, the adoption of the draft Housing Element Update would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency or result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation and no impact would occur.

Mitigation Measure(s) incorporated into the project: Implementation of the proposed project would not result in potentially significant impacts related to energy; therefore, no mitigation is necessary.

7. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly cause 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 direct or indirect 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
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

Setting:

The Santa Maria Valley is an east-west trending alluvial valley bounded to the north by the San Rafael Range and to the south by the Casmalia Range and the Solomon Hills. The Santa Maria River traverses the valley from east to west, emptying into the Pacific Ocean just west of the town of Guadalupe. The Santa Maria River is formed by the convergence of the Cuyama and the Sisquoc Rivers at Fugler Point near the unincorporated community of Garey.

The Santa Maria basin is a significant hydrocarbon (i.e. oil and gas) producing coastal (and off-shore) basin in California. The basin lies at the juncture between the northwest-trending southern Coast Range province and the east/west-trending Transverse Range province. The basin contains a relatively thick Miocene through Holocene age sequence of sedimentary rocks, some of which are prolific petroleum producing formations, and others that are highly productive ground water aquifers.

The Santa Maria Valley is located within a structural fold and thrust fault area; the axes of most of the structural elements in the region run northwest-southeast, parallel to the valley. The Santa Maria basin and adjacent southern Coast Ranges have been subjected to considerable uplift during the last 2 to 5 million years and are considered to be seismically active. Relatively little direct evidence of active faulting (such as offset of bedding or structures observed at a surface fault) has been observed in the region; however, broad bands of seismicity unrelated to surface faults and other evidence indicate the region is seismically active (City of Santa Maria 1995).

According to the *City of Santa Maria General Plan Safety Element*, several active, potentially active, and inactive faults exist within the basin and region, and generally trend north–west. The major faults include the Santa Maria, Santa Maria River, and Casmalia Faults. None of these faults qualify for Earthquake Fault Zone status as identified by the State Geologist under the Alquist-Priolo Earthquake Fault Zones Act.

Impact Discussion:

a (i-iv). The Santa Maria Fault, a known potentially active fault (California Department of Conservation 2010) is within the City. The Santa Maria Fault does not qualify for Earthquake Fault Zone status as identified by the State Geologist under the Alquist-Priolo Earthquake Fault Zones Act. Seismic ground shaking is influenced by the proximity of the site to an earthquake fault, the intensity of the seismic event, and the underlying soil composition. Based on the Geologic Hazards Map provided in the City Safety Element, the effects of seismic ground shaking would be minimized through implementation of the seismic requirements specified in the California Building Code (CBC). Based on the Alquist-Priolo Earthquake Fault Zone Maps and related information available from the California Department of Conservation's website, the city of Santa Maria is not located within a designated liquefaction hazard area due to relatively deep groundwater levels in the area. Liquefaction potential from ground shaking is generally low in the City of Santa Maria due to the relatively deep groundwater levels that are ordinarily over 70 feet below the ground surface. Landslides typically occur in areas with steep slopes or in areas containing escarpments.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to geologic hazards. Development proposals for individual projects accommodated under the draft Housing Element Update would be subject to standard construction standards and the seismic requirements specified in the CBC to ensure all new buildings would be constructed to withstand the magnitude of earthquakes that could potentially occur within this area. Therefore, the draft Housing Element Update would not directly or indirectly cause potential substantial adverse effects related to seismic activity and no impact would occur.

b. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to substantial soil erosion or the loss of topsoil. Future development accommodated under the draft Housing Element Update would be subject to development plan review to determine potential concerns related to geologic hazards based on site-specific locations and development design. Development proposals for individual projects would be subject to adopted development guidelines and would be required to comply with CBC Chapter 70 standards, which are designed to ensure implementation of appropriate measures during grading and construction to control erosion

and storm water pollution. Future development shall also be subject to the National Pollutant Discharge Elimination System (NPDES) General Construction Permit process, which would require development of a Stormwater Pollution Prevention Plan (SWPPP) to outline best management practices (BMPs) for controlling erosion, sediment release, and otherwise reduce the potential for discharge of pollutants from construction into stormwater. Compliance with existing regulations would reduce the risk of soil erosion from potential construction activities. Therefore, the draft Housing Element Update would not result in substantial soil erosion or the loss of topsoil, and no impact would occur.

- c. Impacts related to landslides and liquefaction are addressed under impact discussions a.iii. and a.iv.; therefore, this discussion focuses on impacts related to unstable soils because of lateral spreading, subsidence, or collapse. Lateral spreading occurs because of liquefaction. Accordingly, liquefaction-prone areas would also be susceptible to lateral spreading. Subsidence occurs at great depths below the surface when subsurface pressure is reduced by the withdrawal of fluids (e.g., groundwater, natural gas, or oil) resulting in sinking of the ground. The Safety Element in the City's General Plan (1995) contains information regarding areas of the city that are prone to liquefaction, landslides, lateral spreading and subsidence. The Santa Maria area has not had significant subsidence issues despite historical oil drilling in the area. Although subsidence could occur, it is perceived to be an insignificant risk due to the absence of reported incidences (City of Santa Maria 1995).

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not, in and of itself, result in impacts related to lateral spreading, subsidence, or collapse. All future development accommodated under the draft Housing Element Update would be required to comply with the CBC's minimum standards for structural design and site development. The CBC provides standards for excavation, grading, and earthwork construction; fills and embankments; expansive soils; foundation investigations; and liquefaction potential and soils strength loss. Therefore, CBC required incorporation of soil treatment programs (replacement, grouting, compaction, drainage control, etc.) in the excavation and construction plans can achieve an acceptable degree of soil stability to address site-specific soil conditions. Adherence to these requirements would achieve accepted safety standards relative to unstable geologic units or soils. Therefore, the draft Housing Element Update would not result in impacts associated with unstable geologic units or soil and no impact would occur.

- d. Soils that volumetrically increase (swell) or expand when exposed to water and contract when dry (shrink) are considered expansive soils. A soil's potential to shrink and swell depends on the amount and types of clay in the soil. Highly expansive soils can cause structural damage to foundations and roads without proper structural engineering and are generally less suitable or desirable for development. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to expansive soils. Future projects accommodated by the draft Housing Element Update would be required to adhere to the CBC regulations to prevent substantial direct or indirect risks from expansive soils, and no impact would occur.
- e. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to septic tanks. Development

accommodated under the draft Housing Element Update would be connected to the city of Santa Maria's municipal waste disposal system. Therefore, the draft Housing Element Update would not 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 and no impact would occur.

- f. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts to paleontological resources or unique geologic features. Future development accommodated under the draft Housing Element Update would be reviewed for Therefore, the adoption of the draft Housing Element Update would not directly or any onsite paleontological resources or site or unique geologic features. Therefore, the draft Housing Element Update would not directly destroy a unique paleontological resource or site or unique geologic feature and no impact would occur.

Mitigation Measure(s) incorporated into the project: Implementation of the proposed project would not result in potentially significant impacts related to geology and soils; therefore, mitigation is not necessary.

8. GREENHOUSE GAS EMISSIONS

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

Setting:

The following summarizes the regulatory framework related to climate change. In response to an increase in man-made GHG concentrations over the past 150 years, California has implemented AB 32, the "California Global Warming Solutions Act of 2006." AB 32 codifies the Statewide goal of reducing GHG emissions to 1990, levels by 2020, (essentially a 15 percent reduction below 2005 emission levels) and the adoption of regulations to require reporting and verification of statewide GHG emissions. Furthermore, on September 8, 2016, the governor signed Senate Bill 32 (SB 32) into law. SB 32 extends GHG reduction goals beyond the initial target year of 2020, in AB 32, directing the California Air Resources Board (ARB) to ensure that GHGs are reduced to 40 percent below the 1990 level by 2030. The proposed project would be constructed and occupied before 2020. For this reason, the GHG reduction targets and local criteria developed in the earlier AB 32 context are used in this analysis.

The vast majority of individual projects do not generate sufficient GHG emissions to create a project-specific impact through a direct influence to climate change. Therefore, the issue of

climate change typically involves an analysis of whether a project's contribution towards an impact is cumulatively considerable. *Cumulatively considerable* indicates that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines, Section 15355).

The significance of GHG emissions may be evaluated based on locally adopted quantitative thresholds or consistency with a regional GHG reduction plan (such as a Climate Action Plan). The Santa Barbara County Air Pollution Control District (SBCAPCD) proposes GHG thresholds for stationary sources of 10,000 MT of CO₂e per year (SBCAPCD 2015). However, neither the SBCAPCD nor the City of Santa Maria has developed or adopted GHG significance thresholds specific to residential development projects. The San Luis Obispo Air Pollution Control District (SLOAPCD) has identified thresholds specific to residential projects in its Greenhouse Gas Thresholds, as adopted in April 2012. The SLOAPCD GHG thresholds are:

- Compliance with Qualified GHG Reduction Strategy; OR
- Bright-Line Threshold of 1,150 MT of CO₂e/yr; OR
- Efficiency Threshold of 4.9 MT CO₂e/SP*/yr

The SLOAPCD "bright-line threshold" was developed to help reach the AB 32 emission reduction targets for the year 2020 by attributing an appropriate share of the GHG reductions needed from new land use development projects subject to CEQA. Land use sector projects that comply with this threshold would not be "cumulatively considerable" because they would be helping to solve the cumulative problem as a part of the AB 32 process. Such small sources would not significantly add to global climate change and would not hinder the state's ability to reach the AB 32 goal, even when considered cumulatively. The threshold is intended to assess small and average sized projects, whereas the per-service population guideline is intended to avoid penalizing larger projects that incorporate GHG-reduction measures such that they may have high total annual GHG emissions, but would be relatively efficient, as compared to projects of similar scale. Therefore, the bright-line threshold is the most appropriate threshold for the project, and the project would have a potentially significant contribution to GHG emissions if it would result in emissions exceeding 1,150 metric tons of CO₂e per year.

Impact Discussion:

a-b. The Santa Barbara County Air Pollution Control District (SBCAPCD) proposes GHG thresholds for stationary sources of 10,000 MT of CO₂e per year (SBCAPCD 2015). For Single Family Housing, the development size expected to exceed SLOAPCD annual GHG Bright Line Threshold of 1,150 MT CO₂e/year from the operational and amortized construction impacts is 70 dwelling units (SLOAPCD 2012). The City of Santa Maria has not adopted a CAP; however, the County of Santa Barbara Board of Supervisors adopted the Energy and Climate Action Plan (ECAP) for the County of Santa Barbara in May 2015 (County of Santa Barbara 2015). This plan applies to unincorporated areas of Santa Barbara County but not incorporated cities, such as the city of Santa Maria.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts to energy consumption, GHG emissions, or climate change. Future development, where applicable, would require review to evaluate potential concerns related to GHG emissions. Additionally, the City would require individual projects comply with the latest Title 24 Green Building Code and Building Efficiency Energy Standards which reduce energy use from lighting, water-efficient faucets and toilets, and water efficient landscaping and irrigation. Projects would further be required to comply with

existing State regulations, which include increased energy conservation measures and other actions adopted to achieve the overall GHG emissions reduction goals identified in AB 32. Therefore, the draft Housing Element Update would not generate GHG emissions that may have a significant impact on the environment and would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions, and no impact would occur.

Mitigation Measure(s) incorporated into the project: Implementation of the proposed project would not result in potentially significant impacts related to greenhouse gases; therefore, mitigation is not necessary.

9. HAZARDS AND HAZARDOUS MATERIALS

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

Setting:

The management of hazardous materials and hazardous wastes is regulated at federal, State, and local levels, including through programs administered by the U.S. Environmental Protection Agency (USEPA); agencies within the California Environmental Protection Agency, such as the California Department of Toxic Substances Control (DTSC); federal and State occupational safety agencies; and the Certified Unified Program Agency (CUPA).

As a department of the California Environmental Protection Agency, DTSC is the primary agency in California that regulates hazardous waste, assumes authority for clean-up of the most serious existing contamination sites, and looks for ways to reduce the hazardous waste produced in California. The DTSC regulates hazardous waste in California primarily under the authority of the Resource Conservation and Recovery Act and the California Health and Safety Code. The DTSC also administers the California Hazardous Waste Control Law to regulate hazardous wastes. The Hazardous Waste Control Law lists 791 chemicals and approximately 300 common materials that may be hazardous; establishes criteria for identifying, packaging, and labeling hazardous wastes; prescribes management controls; establishes permit requirements for treatment, storage, disposal, and transportation; and identifies some wastes that cannot be disposed of in landfills. California Government Code Section 65302(g) mandates that the general plan of a community address safety issues, including but not limited to hazardous materials.

Responsibility for regulating and monitoring the management, disposal, labeling, and use of toxic and hazardous materials lies with a variety of Federal, State, and local agencies. Assembly Bill 2948 (AB 2948, Chapter 1504, Statutes of 1986), commonly known as the Tanner Bill, authorizes counties to prepare Hazardous Waste Management Plans (HWMP) in response to the need for safe management of hazardous materials and waste products. The State Water Resources Control Board (SWRCB) GeoTracker website identifies Leaking Underground Storage Tanks (LUST) cleanup sites; Cleanup Program Sites, formerly known as Spills, Leaks, Investigations, and Cleanups sites; military sites; land disposal sites, or landfills; permitted underground storage tank sites; Waste Discharge Requirement sites; Irrigated Lands Regulatory Program sites; and DTSC cleanup and hazardous waste permit sites.

In general, hazardous incidents differ from other emergency situations because they are unpredictable in nature and there is potential for long-term effects. Although incidents may occur anywhere at any time, according to the City of Santa Maria's (City's) *General Plan Safety Element*, there are several areas of the region that are more likely to be the site of an accident involving hazardous materials. These include U.S. Highway 101 (U.S. 101), industrial uses in and around the Santa Maria Public Airport, Betteravia Road, which is the main link from U.S. 101 to the western portion of the city, the Casmalia hazardous waste facility, and agricultural production activities.

The Santa Maria Valley currently and historically supports oil and gas operations and there are numerous oil and gas wells and pipelines located throughout the region. Areas within the community of Orcutt with the highest oil activity are the Solomon Hills and the area east of U.S. 101. There are major petroleum-related oil and gas pipelines that run through Bradley Road and California Boulevard. Within the community of Orcutt, some idle pipelines have the potential to carry toxic hydrogen sulfide gas (H₂S). Some abandoned wells throughout the community have not been accurately mapped and/or properly abandoned and some known wells are not accurately mapped. The California Department of Conservation (CDOC) Geologic Energy Management Division

(CalGEM) Well Finder database is a mapping application that provides information regarding the location of oil and gas wells and related facilities throughout the state.

Evacuation Routes

The City of Santa Maria Public Works Department Streets and Facilities Division responds to city emergencies, including evacuation routing. In addition, the City Police Department coordinates with the Streets and Facilities Division on implementing evacuation procedures and traffic control (City of Santa Maria 2017). Evacuation routes are determined on a case-by-case basis based on the nature and location of the hazard.

Santa Maria Public Airport Influence Area

In 1993, the Santa Barbara County Association of Governments (SBCAG) adopted the *Santa Barbara County Airport Land Use Plan* (1993 ALUP) to complement and enhance the local planning process of agencies responsible for the land use in areas surrounding the Santa Barbara Municipal Airport and Santa Maria Public Airport. Since the adoption of the 1993 ALUP, a Draft Santa Maria Airport Land Use Compatibility Plan was prepared in August 2019 and updated in 2022 (2022 Draft ALUCP) and is anticipated to be adopted by SBCAG in January 2023. Draft ALUCPs have been prepared for each of the public airports within Santa Barbara County. When adopted, the ALUCP for each airport would replace the 1993 ALUP adopted by SBCAG.

Local

Santa Barbara County Environmental Health Services

Santa Barbara County Environmental Health Services is the local agency that enforces the CUPA for the project area. The CUPA identifies facilities that may have to prepare a Hazardous Materials Business Plan, a federal Risk Management Plan, a CalARP plan, or any combination of these plans. Additionally, the CUPA agency may provide oversight for the remediation of contaminated sites.

Santa Barbara County Air Pollution Control District

The Santa Barbara County Air Pollution Control District (SBCAPCD) is the agency primarily responsible for ensuring that federal and state ambient air quality standards are not exceeded and that air quality conditions within the region are maintained. Responsibilities of the SBCAPCD include, but are not limited to, preparing plans for the attainment of ambient air quality standards, adopting and enforcing rules and regulations concerning sources of air pollution, issuing permits for stationary sources of air pollution, inspecting stationary sources of air pollution and responding to citizen complaints, monitoring ambient air quality and meteorological conditions, and implementing programs and regulations required by the federal Clean Air Act and the California Clean Air Act.

The SBCAPCD also enforces federal laws that control work practices during the demolition and renovation of institutional, commercial, or industrial structures, excluding private residences and apartment buildings having no more than four dwelling units, to control emissions of asbestos to the atmosphere.

County of Santa Barbara Multi-Jurisdictional Hazard Mitigation Plan

The County of Santa Barbara *Multi-Jurisdictional Hazard Mitigation Plan* (MJHMP) was prepared with input and coordination from each incorporated city (including the City of Santa Maria), the County of Santa Barbara, citizen participation, responsible officials, and support from the State of California Governor's Office of Emergency Services (County of Santa Barbara 2017). The MJHMP includes goals and objectives related to long-term hazard reduction and/or enhancement of

Geothermal Resources (CDOG) and the Santa Barbara County Environmental Health Division regarding abandoned oil facilities. It should also be noted that the County of Santa Barbara updates the MJHMP every 5 years and is currently in the process of updating the MJHMP, with the intention of adopting the new plan later this year (2022).

City of Santa Maria General Plan Safety Element

The City of Santa Maria *General Plan Safety Element* (1995) identifies potential hazards within the city and provides policies intended to minimize the risk related to natural and other hazardous events. The following policies are intended to reduce the risk associated with hazardous materials within the city:

- *Goal 1. Promote disaster-resistant future development.*
 - *Objective 1.B:* Facilitate the adoption of building codes and development regulations that protect existing assets and require disaster-resistant design for new development in hazard areas.
 - *Objective 1.C:* Facilitate consistent enforcement of the zoning ordinances and building and fire codes.
- *Goal 2. Build and support capacity and commitment for existing assets, including people, critical facilities/infrastructure, and public facilities, to become less vulnerable.*
 - *Objective 2.C:* Decrease the vulnerability of public infrastructure including facilities, roadways, and utilities.
- *Goal 3. Enhance hazard mitigation coordination and communication.*
 - *Objective 3.A:* Educate the public to increase awareness of hazards, potential impact, and opportunities for mitigation actions.
- *Goal 5. Oil Wells/Oil Sumps.* Minimize the public's exposure to potential hazards associated with existing and abandoned oil facilities.
 - *Policy 5.* Continue to follow the regulations contained in the City's Petroleum Ordinance regarding existing oil field operations and support the regulations of the California Division of Oil, Gas, and Airport Land Use Commission (ALUC) with regard to land use planning within the Airport Area of Influence.
 - *Objective 5.1.a - Existing and Proposed Petroleum Operations.* Enforce the City's Petroleum ordinance with respect to existing and proposed petroleum operations within the city limits.
 - *Objective 5.1.b - Abandoned Oil Wells/Residential Areas.* Require 10-foot-wide radius "no-build" easements around abandoned oil wells and the proper abandonment of the wells in accordance with the regulations of the CDOG.
 - *Objective 5.1.c - Abandoned Oil Wells/Non-Residential Areas.* Require 10-foot-wide radius "no-build" easements around abandoned oil wells or the installation of a CDOG approved venting system over the well, and the proper abandonment of the wells in accordance with the regulations of the CDOG.
 - *Objective 5.1.d - Abandoned Oil Sumps/Contaminated Areas.* Require the remediation of all sites that contain oil sumps and/or contaminated soil in accordance with federal, state, and local regulations.

- *Goal 8. Aircraft Safety.* Minimize the risk of potential hazards associated with aircraft operations at the Santa Maria Public Airport.
 - *Policy 8.* Maintain and enforce the Clear Zone and Airport Approach Overlay zoning regulations and continue to consult with the Santa Maria Public Airport District and the County of Santa Barbara emergency capabilities for agencies included in the plan. The county-wide mitigation advisory committee has identified the following goals and objectives for the City of Santa Maria:
 - *Objective 8.1.a - Land Use.* Continue to enforce the Clear Zone and Airport Approach Overlay zoning regulations in the review of development projects.
 - *Objective 8.1.b - Airport Area of Influence.* Coordinate the review of development projects located in the Airport Area of Influence with the Santa Barbara County ALUC and the Santa Maria Public Airport District.
- *Goal 9. Hazardous Materials.* Minimize the community's risk from potential hazards associated with hazardous materials.
 - *Policy 9.* Support the efforts of the City Fire Department, and coordinate efforts with the County of Santa Barbara Environmental Health Division and the California Highway Patrol, to require the proper use, transportation, treatment, and disposal of hazardous materials.
 - *Objective 9.1.a - Hazardous Waste Storage.* Require businesses that use and store hazardous materials to follow the regulations contained in the Uniform Fire Code and other appropriate state and federal regulations.
 - *Objective 9.1.b - Hazardous Waste Disposal.* Comply with laws governing hazardous-waste management.
 - *Objective 9.1.c - Hazardous Waste Transport.* Plan for and provide a safe transport of hazardous materials and waste by designating safe truck routes that have limited or no exposure to residential areas.
 - *Objective 9.1.d Hazardous Waste Management.* Continue to work with Santa Barbara County and the Southern California Hazardous Waste Management Authority to identify and promote safe, effective, economical, and feasible methods for managing the hazardous waste generated in the Planning Area.³
- *Goal 10. Emergency Preparedness.* Maintain an emergency preparedness plan to respond to natural and man-made disasters.
 - *Policy 10.* Maintain an up-to-date emergency preparedness plan that identifies the authority, responsibility, function, and operation of the City during an emergency.
 - *Objective 10.1.a – Multi-hazard Functional Plan.* Continue to follow the procedures and tactics detailed in the Multi-hazard Functional Plan during emergency situations associated with natural disasters, technological

³ The City of Santa Maria Planning Area encompasses the city, the Sphere of Influence, and areas outside the Sphere of Influence but where decisions made within the area could affect City interests. In general, the Planning Area encompasses the City of Santa Maria and the urbanized areas of Orcutt and Tanglewood, as well as the land between and immediately adjacent to these developed areas.

incidental, and nuclear defense operations, and update the plan regularly as new information becomes available.

- *Objective 10.1.b - Emergency Preparedness.* Organize City personnel for coordinated response in the event of a disaster or other emergency situations.
- *Objective 10.1.c - Mutual Aid.* Continue to assist and be assisted by other jurisdictions and the State of California in an emergency through participation in the California Master Mutual Aid Agreement.

City of Santa Maria Hazard Mitigation Plan

Adopted in 2017, the City of Santa Maria Hazard Mitigation Plan was prepared as an annex to the 2017 Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan in order to document the continual process that the City has undertaken to improve its disaster resiliency and to meet regulatory requirements. The plan includes an overview of the City's hazard planning process, a capability assessment for hazard response, an assessment of potential hazards, a vulnerability assessment of the city, mitigation strategies, and an implementation plan. The plan includes a capability assessment that identifies the current capabilities and mechanisms available for implementing hazard mitigation activities and discusses the roles of key departments, administrative and technical capacity, and fiscal resources. The capability assessment also includes an overview of existing applicable plans, policies, and ordinances that pertain to hazard evaluation and mitigation, including policies established in the City General Plan, zoning and subdivision ordinances, building codes, the Floodplain Management Ordinance, the City of Santa Maria Stormwater Plan, the City Multi-Hazard Functional Plan, etc. The plan also includes a hazards assessment, a vulnerability assessment, a mitigation strategy, and a maintenance and implementation plan.

The vulnerability assessment section of the plan includes maps of particular hazard risks, such as ground shaking from seismic events, liquefaction, special flood hazards, and landslide incidence within the city and immediately surrounding areas. Based on Map 8 of the plan, on a scale between Not Felt (less than 0.17 percent g-force peak ground acceleration) and Extreme (greater than 124 percent g-force peak ground acceleration), the project site is located in an area with potential for Very Strong ground shaking (18 to 34 percent g-force peak ground acceleration) based on the San Luis Range Fault Model, and in an area with potential for Strong ground shaking (9.2 to 18 percent g-force peak ground acceleration) based on the Red Mountain Fault Model.

Adopted Santa Barbara County Airport Land Use Plan

In 1993, SBCAG adopted the *Santa Barbara County Airport Land Use Plan* (1993 ALUP) to complement and enhance the local planning process of agencies responsible for the land use in areas surrounding the Santa Barbara Municipal Airport and Santa Maria Public Airport. The plan is based on the following goals of the Santa Barbara County ALUC:

- Preservation of navigable airspace around airports;
- General safety of people and property around airports; and
- Mitigation of aircraft noise impacts.

The 1993 ALUP establishes planning boundaries around each airport's area of influence and sets forth appropriate land use standards, including building height restrictions and soundproofing standards, for each planning area. Each area of influence defines the jurisdiction of the ALUC and is the area where airport-related noise, safety, and overflight factors may significantly affect land use compatibility or necessitate restrictions on certain land uses as determined by the ALUC.

Draft Santa Maria Public Airport Land Use Compatibility Plan

Since the adoption of the 1993 ALUP, a Draft Santa Maria Public Airport Land Use Compatibility Plan was prepared in August 2019 and updated in 2022 (2022 Draft ALUCP). SBCAG is expected to adopt the 2022 Draft ALUCP in January 2023. This plan was developed with the purpose of providing for the orderly growth of the Santa Maria Public Airport and the areas surrounding the airport, safeguarding the general welfare of the inhabitants within the vicinity of the Santa Maria Public Airport, and the public in general.

Draft ALUCPs have been prepared for each of the public airports within Santa Barbara County. When adopted, the ALUCP for each airport would replace the 1993 ALUP adopted by SBCAG. Future development proposed within the project site may occur after the 2022 Draft ALUCP has been adopted; therefore, this EIR also evaluates the project for consistency with this draft plan.

The 2022 Draft ALUCP identifies policies that have the dual objectives of: 1) protecting against constraints on airport expansion and operations that can result from encroachment of incompatible land uses, and 2) minimizing the public's exposure to excessive noise and safety hazards. To meet these objectives, the 2022 Draft ALUCP addresses potential airport compatibility impacts related to four specific airport-related factors:

- Noise: Exposure to aircraft noise;
- Safety: Land use that affects safety for both people on the ground and in aircraft;
- Airspace Protection: Protection of airport airspace; and
- Overflight: Annoyance and other general other concerns related to aircraft overflights.

Impact Discussion:

a-g. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not, in and of itself, result in impacts associated with hazardous materials. Future development accommodated by the draft Housing Element Update would be subject to city review to determine potential concerns related to hazards and hazardous materials based on site-specific locations and development design. Development proposals for, and construction and operation of individual projects would be subject to adopted federal, State, and local regulations associated with hazardous materials transportation, use, and storage, hazardous waste and disposal, and emergency response to leakages and spills of hazardous materials. Through the City's review process, it would be determined whether a Phase I Environmental Site Assessment would be necessary to determine whether a proposed development site is on or in the immediate vicinity of any known hazardous material sites. It is possible that underground storage tanks (USTs) in use prior to permitting and record keeping requirements may be present in the Plan Area. If an unidentified UST were uncovered or disturbed during construction activities, it would be removed in accordance with the California Geologic Management Division (CalGem) requirements.

Construction associated with future project development accommodated under the Draft Housing Element Update would involve the use of potentially hazardous materials, such as vehicle fuels and fluids, that could be released should a leak or spill occur. Any use of potentially hazardous materials during construction of future development would be required to comply with all local, State, and federal regulations regarding the handling of potentially hazardous materials. Contractors would be required to implement standard construction

BMPs for the use and handling of such materials to avoid or reduce the potential for such conditions to occur. The transport, use, and storage of hazardous materials during future construction would be required to comply with all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and California Code of Regulations Title 22. In addition, the potential for future construction to involve the demolition or alteration of structures that may contain asbestos and/or lead-based paint, would be reduced through compliance with existing Federal and State regulations related to lead and polychlorinated biphenyls (see e.g., Code of Federal Regulation's Title 40 and California Code of Regulations Title 22).

Future development accommodated under the draft Housing Element Update would require project-specific review to evaluate potential concerns regarding proximity and noise to the Santa Maria Airport and overall compliance with the Santa Maria Airport Land Use Plan. As further discussed in Section 20, Wildfire, there are no designated federal, State or local Responsibility Area Very High Fire Hazard Severity Zones (VHFHSZ) within the city. Therefore, the adoption of the draft Housing Element Update would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; the reasonably foreseeable upset and accident conditions involving the release of hazardous materials; hazardous emissions or materials near a school site; known hazardous materials sites; Airport Land Use Plan; emergency evacuation plan; and wildfires, and no impact would occur.

Mitigation Measure(s) incorporated into the project:

Implementation of the proposed project would not result in potentially significant impacts related to Hazards and Hazardous Materials. No mitigations are necessary.

10. 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 or otherwise substantially degrade surface or ground water quality?				X
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				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, or through the addition of impervious surfaces, in a manner which would:				
i. Result in a substantial erosion or siltation on- or off-site;				X

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;				X
iii. 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; or				X
iv. Impede or redirect flood flows?				X
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Setting:

The Santa Maria Watershed is one of the largest coastal drainage basins in California, and includes all areas tributary to the Cuyama, Siquoc, and Santa Maria Rivers. The Santa Maria Watershed overlies the Santa Maria Valley Groundwater Basin, covering more than 280 square miles in the southwestern corner of San Luis Obispo County and the northwestern corner of Santa Barbara County. Historically, the City pumped water from the Santa Maria Valley Groundwater Basin as its water supply until the City began receiving State Water Project (SWP) water from the Central Coast Water Authority (CCWA) in 1997. The Santa Maria Valley Groundwater Basin is currently under a court-ordered Stipulation that allows the City to derive its water supply from local groundwater, associated return flows from imported SWP water that may be recaptured in the Basin, and a share of the yield of Twitchell Reservoir operations.

The Federal Emergency Management Agency (FEMA) publishes Flood Insurance Rate Maps (FIRMs), which depict varying degrees of potential flood hazards and serve as the basis for determining the need for federal flood insurance and assist local government in providing for safe land use and floodplain development. Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. According to FEMA's, Flood Insurance Rate Maps (FIRMs) for the City of Santa Maria the majority of the city is in an area of minimal flood hazard and outside of any 100-year flood plain (FEMA 2021). While there are designated SFHA's within the city boundaries, none of the available sites identified in the Housing Element Update are within an SFHA.

Local

City of Santa Maria Storm Water Management Program and Storm Water Runoff Pollution Prevention Ordinance

The City proactively manages stormwater within its city limits. Historically, the City focused on the impacts of stormwater as it relates to flood control; however, in the last decade, additional

regulations have been adopted in the state that specifically address the discharge quality of stormwater from the City's stormwater conveyance system. The City manages stormwater by regulating and controlling illicit discharge detection and elimination, construction runoff control, and post-construction runoff control.

In 2009, the City adopted a Storm Water Runoff Pollution Prevention Ordinance, adding Chapter 8-12A to the Santa Maria Municipal Code. This ordinance implements policies intended to achieve the goals set forth by the Storm Water Management Program by protecting the City's stormwater collection system and receiving waters from pollutants and complying and requiring compliance with federal and state laws concerning stormwater. Several applicable policy requirements of this ordinance are the following:

Section 8-12A.08. Requirement to Prevent, Control, and Reduce Storm Water Pollutants

- a. Requirement to Implement Best Management Practices (BMPs). All responsible parties shall implement appropriate BMPs adopted by the City of Santa Maria for any activity, operation, or facility, which may cause or contribute to pollution or contamination of the storm drain system or receiving waters.
- b. New Development and Redevelopment. All responsible parties shall implement City of Santa Maria BMPs to control the volume, rate, and potential pollutant load of storm water runoff from new development and redevelopment projects to minimize the generation, transport, and discharge of pollutants.
- c. Responsibility to Implement BMPs. Notwithstanding the presence or absence of requirements promulgated pursuant to subsections (a) and (b) above, any person engaged in activities or operations, or owning facilities or property which will, or may, result in pollutants entering storm water, the storm drain system, or receiving waters shall implement BMPs to prevent and reduce such pollutants to the maximum extent practicable.
 1. Activities, operations, and facilities include, but are not limited to: operation, maintenance, and repair of vehicles; use and disposal of chemicals such as paints, pool chemicals, pesticides, herbicides, and fertilizers; parking lots, gasoline stations, and loading docks; trucking, transportation, manufacturing, and processing facilities; waste disposal, recycling, scrap and used parts operations; mobile steam or pressure washing operations; construction projects, and car washing other than individual residential car washing.

Prior to conducting a car wash event, the responsible party shall obtain, either from the City's website (santamariacleanwater.org) or from the Utilities Department, the current BMPs for Car Wash Events. The responsible party shall sign and post the current BMPs in a clearly visible location at the car wash event.
 2. Construction activities which may result in the release of pollutants to storm water include, but are not limited to: grading, paving, pouring concrete, painting, and landscaping. Pollutants to be controlled at construction sites include in particular, but are not limited to, soil sediments released by tracking and erosion during and immediately following construction.

Section 8-12A.11. Notification of Spills

Notwithstanding other requirements of law, if any person responsible for a facility or operation, or responsible for emergency response for a facility or operation has information of any known or suspected release of materials which are resulting, or may result, in illicit discharges or pollutants

discharging into the storm drain system, said person shall immediately take all necessary steps to ensure the discovery, containment, and cleanup of such a release. In the event of a release of materials, said person shall notify the City of Santa Maria in person at 2065 East Main Street, Santa Maria, or by phone to 805-928-3781, ext. 2277, or 805-925-0951 ext. 7270, no later than 5:00 p.m. the next business day. Notifications shall be confirmed by follow-up correspondence addressed to the City of Santa Maria, Department of Utilities, 2065 East Main Street, Santa Maria, CA, 93454 within three days of the initial notification.

Impact Discussion:

- a, c. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts that violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Future development accommodated by the draft Housing Element Update would be subject to development plan review to determine potential concerns related to water quality and consistency with federal, State, and local regulations concerning water contamination, flooding, and drainage. These requirements would include but not be limited to a State Construction General Permit, which requires the preparation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would include Best Management Practices (BMPs) to control the discharge of pollutants, including sediment and erosion, into local surface water drainages.

Projects would further be required to comply with the adopted standards contained within the City of Santa Maria's Municipal Code, Section 8-12 (wastewater) and 8-12A (stormwater). Section 8-12A.04 also incorporates the Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region (Central Coast Regional Water Quality Control Board, Resolution No. R3-2013-0032). A Stormwater Control Plan would also be prepared for the project to demonstrate compliance with all applicable requirements and the plan must be approved by the City's Utilities Department as part of the grading and building plan review and approval process. Therefore, the draft Housing Element Update would not violate any water quality standards or waste discharge requirements; generate a substantial increase in runoff that would result in substantial erosion, siltation, flooding on- or off-site; or increase polluted runoff; and no impact would occur.

- b. The City of Santa Maria utilizes the following available water supply sources: local groundwater, purchased water from the State Water Project, associated return flows recaptured from the Santa Maria Groundwater Basin, assigned rights to water from the Santa Maria Groundwater Basin, and assigned rights to augmented yield from Twitchell Reservoir. The City's water supply is expected to reliably meet the projected water demands and have an available supply in excess through 2040, with the majority of this demand being met by imported surface water (City of Santa Maria 2016a).

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not, in and of itself, result in impacts that would substantially decrease groundwater supplies. Future development to be accommodated by the draft Housing Element Update could increase demand for water by increasing the number of residential units. However, residential growth under the draft Housing Element Update has already been anticipated and included in the City's Management Plan as demonstrated by the fact that no land use classification or zone designations need to be amended on any sites to accommodate the projected housing units.

Future development accommodated under the draft Housing Element Update would increase the amount of impervious surface in the city. However, future development would implement appropriate construction BMPs to reduce impacts to groundwater. Therefore, the draft Housing Element Update would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge and no impact would occur.

- d. Based on the City of Santa Maria Safety Element there are no tsunami or seiche zones within the City jurisdictional boundaries). While there are designated SFHA's within the city boundaries, none of the available sites identified in the Housing Element Update are within an SFHA.

Twitchell Dam is the closest potential source of dam inundation in the Santa Maria planning area. The dam holds water periodically and is not used for perennial water storage (City of Santa Maria 1995). The Twitchell Dam is primarily used for groundwater recharge and flood control, therefore the risk of dam failure is considered to be very low. Based on the FEMA map, the city is in designated Zone C and is not in a flood hazard area or a 100- year flood zone.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. The available sites for future housing identified in the draft Housing Element are not located within any of FEMA's identified SFHA's. Because it is a policy document, the draft Housing Element Update would not, in and of itself, result in impacts regarding flood hazards. Development accommodated by the draft Housing Element Update would be reviewed for consistency with federal, State, and local requirements to limit flood hazards, including release of pollutants. Therefore, the draft Housing Element Update would not result in the release of pollutants due to project inundation and no impact would occur.

- e. The Santa Maria Watershed is one of the largest coastal drainage basins in California, and includes all areas tributary to the Cuyama, Sisquoc, and Santa Maria Rivers. The Santa Maria Watershed overlies the Santa Maria Valley Groundwater Basin, covering more than 280 square miles in the southwestern corner of San Luis Obispo County and the northwestern corner of Santa Barbara County. Historically, the City pumped water from the Santa Maria Valley Groundwater Basin as its sole water supply until the City began receiving State Water Project (SWP) water from the Central Coast Water Authority (CCWA) in 1997. The Santa Maria Valley Groundwater Basin is currently under a 2008 court-ordered stipulation that allows the City to derive its water supply from local groundwater, associated return flows from imported SWP water that may be recaptured in the basin, and a share of the yield of Twitchell Reservoir operations. Since the SMVMA is part of an adjudicated basin, the DWR considers it already managed by the Court and, thus, SGMA groundwater resource planning requirements do not apply (Luhdorff and Scalmanini Consulting Engineers 2018).

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to a water quality control plan or sustainable groundwater management plan. Potential water quality and groundwater impacts associated with the draft Housing Element Update are analyzed above under Impacts a. and b. The draft Housing Element Update would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Mitigation Measure(s) incorporated into the project: Implementation of the proposed project would not result in potentially significant impacts related to hydrology or water quality. No mitigation measures are necessary.

11. 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. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

Setting:

Land uses within the city generally include residential uses, which represent approximately 37% of the total land area in the city, commercial and office uses, which account for approximately 10% of the total land area, and industrial/airport service uses, which account for approximately 23% of the total land area (City of Santa Maria 2011). The majority of land uses within the city are composed of low- to medium-intensity development. The city of Santa Maria is one of the fastest growing cities in the Central Coast region, and historically has accommodated growth by annexing and developing vacant or agricultural land (City of Santa Maria 2020).

Santa Maria Municipal Code

The City's Zoning Ordinance (Title 12) implements the following land use zones:

OS	Open Space District
RA	Residential Agricultural District
R-1	Single-Family Residential District
RSL-1	Residential Small Lot District
R-2	Medium-Density Residential District
R-3	High-Density Residential District
RMH	Residential Mobile Home Park District
CPO	Commercial Office and Professional Office District
CC	Convenience Center District
C-1	Central Business District
C-2	General Business District
CZ	Clear Zone
FS	Freeway Service District
M-1	Light Manufacturing District
CM	Commercial and Manufacturing District

M-2	General Manufacturing District
PF	Public Facilities and Institutional District
SP	Specific Plan Zoning District
AS-I	Airport Service I Zone
AS-II	Airport Service II Zone
AS-III	Airport Service III Zone
AA	Airport Approach Zone Combining Regulations
PD	Planned Development Overlay District
PD-f	Planned Development and Freeway Tower Overlay District
H	Historic Overlay District

City of Santa Maria General Plan

The General Plan is the City's fundamental land use policy document to guide decisions through a 20-year timespan relative to the physical form and development of the city. The General Plan contains seven elements: Land Use (2011), Circulation (2011), Noise (2009), Safety (1995), Resources Management (2001), Housing (2015), and Economic Development (2004).

The physical changes envisioned by the General Plan are described primarily in the Land Use and Circulation Elements. The Noise Element, Safety Element, Resources Management Element (RME), Housing Element, and Economic Development Element do not involve physical changes to the city, except to the extent that the policies of these elements are carried forward through the Land Use Element.

Land Use Element:

The Santa Maria Land Use Element designates the placement and distribution of future development and guides the orderly growth of the city. The Land Use Element establishes future land use patterns and specifies the appropriate residential density and development intensity. Policies that relate to land use are identified in the Land Use Element and serve as a guide for decision makers to direct the development of the city. In addition, the Land Use Element provides an overarching design framework for the City to administer and implement the General Plan.

- *Goal L.U.1. Community Character.* Maintain and improve the existing character of the community as the industrial, and commercial retail center for northern Santa Barbara County and southern San Luis Obispo County.
 - *Policy L.U.1.* Establish and maintain a balanced mix of land uses to meet the present and future demands of the community.
 - *Objective L.U.1a.* Establish residential areas for 1) the provision of a variety of home sites, housing types, and lifestyles; 2) the promotion of neighborhood integrity; and 3) the protection of individual property values by encouraging compatible uses and proper standards for design and development.
 - *Objective L.U.1b.* Establish and maintain areas in which business may be conducted, merchandise sold and distributed, and public and private services rendered in an efficient, convenient, and effective environment with minimal impacts to adjacent land uses.
- *Goal L.U.2. Urban Services.* Provide all necessary urban services and facilities for present and future city residents, which include providing sufficient land for community facilities (i.e., fire station, police station, library, cultural center).

- *Policy L.U.2.* Ensure that all urban services and infrastructure are planned and provided for in a timely manner and sufficient land is reserved for this provision.
- *Goal L.U.3.* Urban Design. The City will promote quality urban design enhancing Santa Maria's character.
- Goal L.U. 5. Discourage sprawl and "leapfrog" development.

Impact Discussion:

- a-b. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to land use and planning. Implementation of the draft Housing Element Update would not significantly divide any community or reduce access to community amenities. No formal land use changes or physical development are proposed at this time, and future development would require separate development review or environmental evaluation. All future residential development projects would be reviewed for consistency with the City of Santa Maria General Plan, Zoning Ordinance, and other applicable Specific Plans and policies. Therefore, the draft Housing Element Update would not significantly divide any community or conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect and no impacts would occur.

Mitigation Measure(s) incorporated into the project: Implementation of the proposed project would not result in potentially significant impacts related to land use and planning; therefore, mitigation is not necessary.

12. 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

Setting:

The City of Santa Maria's primary mineral resources are sand, rock, and oil. The Santa Maria River channel is considered to be a valuable mineral resource. The River contains the largest resources of Portland Cement Concrete-grade aggregate and almost 90 percent of the available alluvial sand and gravel resources in the Santa Barbara-San Luis Obispo County region. The Santa Maria basin is also a significant hydrocarbon (i.e. oil and gas) producing basin in California, historically allowing for the development of the oil industry throughout the region. Many of the

areas oil wells have since been capped and abandoned due to the development and urbanization of the city.

Impact Discussion:

- a-b. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts to mineral resources. New development accommodated under the draft Housing Element Update would not conflict or interfere with existing mineral extraction operations, and proposals for new development would be required to individually undergo review to evaluate concerns related to mineral resources. Therefore, the adoption of the draft Housing Element Update would not result in the loss of availability of a known mineral resource and no impacts would occur.

Mitigation Measure(s) incorporated into the project: Implementation of the proposed project would not result in potentially significant impacts related to mineral resources; therefore, mitigation is not necessary.

13. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b. Generation of excessive ground borne vibration or ground borne noise levels?				X
c. For a project located within the vicinity of a private airstrip or 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

Setting:

Community noise levels are typically measured in terms of A-weighted decibels (dBA). A-weighting is a frequency correction that correlates overall sound pressure levels with the frequency response of the human ear. Equivalent noise level (Leq) is the average noise level on an energy basis for a specific time period. The duration of noise and the time of day at which it occurs are important factors in determining the impact of noise on communities. The Community Noise Equivalent Level (CNEL) and Day-Night Average Level (Ldn) account for the time of day and duration of noise generation. These indices are time-weighted average values equal to the amount of acoustic energy equivalent to a time-varying sound over a 24-hour period.

Table 3: Interior and Exterior Noise Standards

Land Use Categories		Standard dB CNEL	
Category	Uses	Interior	Exterior
Residential	Single Family, Duplex, Multiple Family, Mobile Home	45	60
Noise-Sensitive Land Uses	Motel, Hospital, School, Nursing Home, Church, Library, and Other	45	60
Commercial	Retail, Restaurant, Professional Offices	55	65
Industrial	Manufacturing, Utilities, Warehousing, Agriculture	65	70
Open Space	Passive Outdoor Recreation	--	65

Source: City of Santa Maria General Plan Noise Element, Table N-4

Impact Discussion:

a-b. The City of Santa Maria General Plan Noise Element contains the following applicable goals related to noise conditions within the city:

- **GOAL N.1:** To protect present and future Santa Maria residents and workers from the harmful and annoying effects of exposure to excessive noise levels.
 - **POLICY N.1.a - Overall Noise Control in Santa Maria**
Protect and enhance the quality of the City's noise environment by controlling noise at its source, along its transmission paths, and at the site of the ultimate receiver.
 - **POLICY N.1.b - Location of New Noise Generators**
Regulate the placement and construction of new noise generators, to avoid excessive interior and exterior noise level impacts on adjacent noise sensitive properties; and of new noise receptors (such as housing and schools), to minimize the negative effects of local noise generation.
 - **POLICY N.1.c - Noise Control with the Required Environmental Planning and Regulatory Process**
Control harmful or undesirable noise through the environmental planning and regulatory process with emphasis on noise/land use compatibility planning.
 - **POLICY N.1.d - Explore New Measures to Address Existing and Future Transportation Noise.**
Explore possible strategies to control vehicular noise generation that would reduce noise impacts on existing noise-sensitive land uses (residential and schools) located within the 60+ dB CNEL contour.
 - **OBJECTIVE N.1.a - Existing Noise Levels**
To have mobile and stationary noise sources in compliance with the Santa Maria Noise Element and Noise Ordinance, and state and federal noise regulations.

- *OBJECTIVE N.1.b*
To maintain and reduce noise to acceptable levels throughout the community.
- *OBJECTIVE N.1.c - Mitigation of New Transportation Noise Sources*
Noise created by new transportation noise sources, including roadway, airport and railway improvements, shall be mitigated to the maximum extent feasible, using Table N-4 or other credible evidence as a guide.
- *OBJECTIVE N.1.d - New Development Projects*
All new development projects will meet the acceptable exterior and interior noise level standards specified in Table N-4: "*Interior and Exterior Noise Standards*".

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Furthermore, because it is a policy document, the draft Housing Element Update would not, in and of itself, result in generation of a substantial temporary or permanent increase in ambient noise or vibration levels in the city.

Development accommodated by the draft Housing Element Update would be subject to the policies in the City's General Plan and the SMMC for construction and operation noise and vibration to reduce temporary or permanent impacts. Future projects would undergo development review to ascertain the potential for temporary or permanent noise and vibration concerns. Therefore, the adoption of the draft Housing Element Update would not result in generation of a substantial temporary or permanent increase in ambient noise or vibration levels in the city and no impact would occur.

- c. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts involving airport safety. Future development accommodated under the draft Housing Element Update would include project-specific developmental review to evaluate potential concerns regarding excessive noise from the Santa Maria Airport, including conformity with the Airport Land Use Plan. Therefore, the adoption of the draft Housing Element Update itself would not expose people to excessive noise for people residing or working near an airport and no impact would occur.

Mitigation Measure(s) incorporated into the project: Implementation of the proposed project would not result in potentially significant impacts related to noise; therefore, mitigation is not necessary.

14. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?				X

Setting:

Santa Maria is one of 14 cities located within Santa Barbara County, and is the largest in terms of population. In 2020, the city had a population of 107,205 residents, which accounts for approximately 24% of the county's population of 450,511 (Table 4.11-1; California Department of Finance 2021b).⁴ Overall, the city experienced an average annual increase in population of 2.9% between 2000 and 2010, slowing to an average annual growth rate of 0.74% between 2010 and 2020. Comparatively, Santa Barbara County maintained an average annual increase in population of 0.6% between 2000 and 2020.

Table 4. City and County Population Growth

Population	2000*	2010†	2020†
City of Santa Maria	77,423	99,553	107,205
Average annual city growth (%)	--	2.86	0.74
County of Santa Barbara	399,347	423,895	450,511
Average annual county growth (%)	--	0.61	0.61

Sources:

* = City of Santa Maria (2015)

† = California Department of Finance (2021b)

In 2020, according to the U.S. Census Bureau, Santa Maria had substantially higher percentages of children/teens aged 1–17 (31%) compared to the County (22%) and the state (23%). Adults aged 18–64 are by far the largest age group in the city (59%), and are slightly lower than the percentage of adults aged 18–64 in the county (62%) and the state (63%). The city has a significantly lower proportion of senior citizens older than 65 years (10%) compared to the state (16%) (U.S. Census Bureau 2022a, 2022b, 2022c).

Population growth projections in Santa Barbara County are dependent on assumptions for commuting into the region from adjacent counties for jobs. Historical data show that an increasing

⁴ The California Department of Finance provides population estimates for the City of Santa Maria and Santa Barbara County. The Department of Finance provides population counts every year, exclusive of residents on federal military installations and group-quarters residents in state mental institutions, state and federal correctional institutions, and veteran homes. The most recent annual population data were published in May 2021.

share of county jobs are being filled by people commuting from outside the county (in-commuters). The population projections prepared by SBCAG project a doubling of the net in-commuters from outside Santa Barbara County between 2010 and 2040.

Based on the 2050 Regional Growth Forecast (SBCAG 2018), there is a projected decrease in City growth rates over time, with a projected annual growth rate of 0.9% from 2025 to 2040 and 0.3% between 2040 and 2050 (SBCAG 2018).⁵ The City could expect the addition of 10,000 new residents between 2020 and 2025, and 5,700 new residents each between 2025 and 2030, and 2030 and 2035 (Table 4.11-2). This would increase Santa Maria's regional population share from 24% to 27% by 2050.

Table 4. SBCAG Population Growth Projections

Population	2020	2025	2030	2035	2040	2045	2050
City of Santa Maria	111,900	121,900	127,600	133,300	139,000	141,000	143,100
Santa Barbara County	460,900	478,600	489,900	501,500	513,300	517,500	521,700
Increase in city population (% annual growth)	--	1.7	0.9	0.9	0.9	0.3	0.3
Increase in county population (% annual growth)	--	0.8	0.5	0.5	0.5	0.2	0.2

Source: Santa Barbara County Association of Governments (2018)

Housing

The Regional Housing Needs Allocation (RHNA) is a statewide distribution of housing development capacity that each city and county must zone for in a planning period. Each RHNA is developed for an 8-year planning period. The RHNA has undergone five previous cycles and the City's current Housing Element (2015) is based on the 5th Cycle of the RHNA and covers the period from 2015 to 2023. SBCAG's current RHNA Plan (2021) is the 6th Cycle of the RHNA, and spans from February 2023 to February 2031.

Housing Supply and Average Household size

According to the General Plan Housing Element, Santa Maria had 28,013 housing units with an average household size of 3.73 persons between 2016 and 2020 (U.S. Census Bureau 2021a).⁶ Household size has been increasing as individuals and families "double up" to defray the cost and availability of housing as household demand exceeds supply. Average household size in the city has increased steadily over time, from 2.80 in 1980, to 3.04 in 1990, 3.40 in 2000, 3.66 in 2010, and 3.73 in 2020—an increase of approximately 33.2% over 40 years (City of Santa Maria 2015; U.S. Census

⁵ As part of its long-range planning efforts, SBCAG develops socioeconomic estimates and growth projections including population, households, and employment for cities in the Santa Barbara County through enhanced forecasting methods and interactive public outreach. These estimates and projections provide the foundation for SBCAG's transportation planning and other programs at the regional and small geographic area level, including the Regional Housing Needs Assessment. The most recent projections were released in the agency's 2050 Regional Growth Forecast. These growth forecasts are based on 2020 U.S. Census Bureau data.

⁶ By definition, a household consists of all persons occupying a dwelling unit, whether or not they are related.

Bureau 2021a). Based on the 2050 Regional Growth Forecast, between 2010 and 2018, population growth from the increase in household size was 21% of total population growth (SBCAG 2018).

Based on the 2050 Regional Growth Forecast, Santa Maria is forecast to have the most significant change in number of households in Santa Barbara County over the 2017 to 2050 period, with a 15,308 household increase (a 53% increase) compared to the County's 38,000 household increase (a 26% increase) (Table 4.11-3; SBCAG 2018).

Table 5. Household Demand Forecast

Jurisdiction	2017	2020	2025	2030	2035	2040	2045	2050
City of Santa Maria	28,792	30,200	33,600	36,400	39,100	41,800	43,000	44,100
Santa Barbara County	148,900	152,000	158,400	166,000	173,300	180,500	184,000	186,900

Source: SBCAG (2018)

Housing Demand and Availability

Currently, the demand for housing in Santa Maria is extremely high, both for rentals and homeownership. According to Federal Housing Administration Standards, in order to ensure adequate choice and availability of housing for buyers while keeping a balanced housing market for landlords and sellers, desirable vacancy rates would range between 4% and 6% for rental units and between 1% and 3% for owner-occupied units. As of 2019, the homeowner vacancy rate was 0.5% and the rental vacancy rate was 2.5% (U.S. Census Bureau 2019). For comparison, the city's housing vacancy rate in 2010 was 4.9% and the 5-year average from 2016 to 2020 was 4.2% (City of Santa Maria 2015; U.S. Census Bureau 2022e).⁷

Natural population increase and formation of new households from the local population have historically accounted for only a small part of the overall demand for housing. As average household sizes grow, the existing housing stock accommodates more people, but often with more overcrowding. However, demand for all types of housing remains high throughout the city, as demonstrated by low vacancy rates for both homeowners and renters discussed above. For the 6th Cycle of the RHNA, the SBCAG region's average vacancy rate is projected to be 2.49% (SBCAG 2021).

Overcrowding is defined by the U.S. Census Bureau and U.S. Department of Housing and Urban Development as dwellings with more than one resident per room (bedrooms, living room, recreation room, kitchen) in a dwelling. Overcrowding most often involves economic, legal, and cultural factors. According to the City's Housing Element, 19% of all households were overcrowded in 2012 (City of Santa Maria 2015). According to the RHNA Plan and based on 2014–2018 5-year Census data, the Santa Maria–Santa Barbara metropolitan area had an overcrowding rate of 9.94%, compared to an average of 3.50% in comparable regions in the United States (SBCAG 2021).

Regional Housing Needs Allocation

⁷ The housing vacancy rate is one measure of general housing availability. A low vacancy rate, less than 5%, suggests that households will have difficulty finding housing within their price range. Conversely, a high vacancy rate may indicate a high number of housing units that are undesirable for occupancy, a high number of seasonal units, or an oversupply of housing. By maintaining a "healthy" vacancy rate of between 5% and 8%, housing consumers have a wider choice of housing types and prices to choose from. As vacancy rates drop, shortages generally raise housing costs and limit choices.

The 5th Cycle of the RHNA covers the period from 2015 to 2023, extending beyond the existing adopted General Plan's Housing Element's planning period from 2014 to 2019. During the General Plan Housing Element's planning period, the City issued permits for a total of 1,974 dwelling units. In 2020, the City issued permits for 260 dwelling units and in 2021, the City issued permits for 457 dwelling units, leaving a remainder of 1,749 dwelling units needed by the year 2023.

The RHNA's quantified objectives promote the development of housing that meets affordability standards for the income groups in the same proportion as the RHNA allocation, and emphasize production of multi-family, higher-density housing, where appropriate (Table 7).⁸

Table 6. RHNA 5th Cycle Needs Allocation Progress based on Dwelling Units Approved, Under Construction, or Built, 2015–2021

Income Level		5th Cycle RHNA Allocation by Income Level (2014–2022)	Dwelling Units Approved, Under Construction, or Built (2015–2020) ¹	Dwelling Units Approved, Under Construction, or Built (2021)	Total Dwelling Units Approved, Under Construction, or Built	Number of Dwelling Units, Remaining RHNA Need through 2022
Very Low	Deed Restricted		57	0	57	
	Non- Deed Restricted	985	0	0	0	928
Low	Deed Restricted		176	401	577	
	Non- Deed Restricted	656	364	0	364	0
Moderate	Deed Restricted		0	0	0	
	Non- Deed Restricted	730	783	0	783	0
Above Moderate		1,731	854	56	910	821
Total RHNA		4,102				0
Total Units			2,234	457	2,691	1,749

Source: City of Santa Maria (2022b):Table B.

Note: Units serving extremely low-income households are included in the very low-income totals.

⁸ Under state law, each City and County is required to develop programs designed to meet its share of the region's housing needs for all income groups, as determined by the region's Council of Governments. The State of California Department of Housing and Community Development identifies housing needs for all regions of the state. Councils of Governments then apportion the regional housing need among their member jurisdictions. The RHNA process seeks to ensure that each jurisdiction accepts responsibility, within its physical and financial capability to do so, for the housing needs of its residents and for those people who might reasonably be expected to move there.

As reported in the City's 2021 General Plan Annual Report, 597 affordable housing units have been added in the city since 2015, which aids in fulfilling the 5th Cycle (2014–2022) Quantified Housing Objectives for the combined extremely low/very low, and low-income categories. Combined with the addition of 783 moderate and 910 above moderate units, the City has made meaningful contributions to the housing stock in accordance with the General Plan Housing Element. As of 2021, the City was roughly 66% of achieving its 5th Cycle Quantified Housing Objectives through 2022.

In January 2020, the State of California Department of Housing and Community Development released its 6th Cycle Quantified Housing Objectives for 2023 through 2030. The updated housing objectives have increased the housing needs allocation for the City to a total of 5,418 dwelling units, including 1,568 dwelling units for the extremely low/very low, and low-income categories for the period from 2023 to 2030. It also calculates a housing need of 721 housing units for the unincorporated Santa Maria Valley, including 390 of extremely low, very low, and low-income units. The California Department of Housing and Community Development calculates the regional determination using information provided by the California Department of Finance and the most recent U.S. Census Bureau data regarding overcrowding, cost burden, and vacancy rate (SBCAG 2021).

Table 7. 6th Cycle (2023–2030) RHNA Allocation by Income Level

Income Level	Allocated City of Santa Maria	Dwelling Units
Extremely Low/Very Low	1,032	
Low	536	
Moderate	731	
Above Moderate	3,119	
Total	5,418	

Source: SBCAG (2021).

Note: Units serving extremely low-income households are included in the very low-income totals.

Local

City of Santa Maria General Plan, Land Use Element

- *Policy L.U. 5 Sphere of Influence.* Discourage sprawl and “leap-frog development”
 - *Objective L.U. 5b.* Implement an annexation program which would encourage the phased annexation of those areas within the urban limit line.
 - *Objective L.U. 5d.* Locate new development contiguous to compatible existing development.

Implementation Programs:

3. Encourage residential and commercial infill projects prior to developing outlying areas. Inducements may include innovative urban design and streamlined processing.

5. Develop an annexation program that provides for an integrated system of zoning, infrastructure provision, and timely phased development approval.

City of Santa Maria General Plan, Housing Element

The City's (2015–2023) General Plan Housing Element sets forth the City's policies and detailed programs for meeting existing and future housing needs, for preserving and enhancing neighborhoods, and for increasing affordable housing opportunities for extremely low-, very low-, low-, and moderate-income persons and households. It is the primary policy guide for local decision-making on all housing matters. The General Plan Housing Element also describes the City's demographic, economic, and housing factors, as required by state law.

State housing law requires that each jurisdiction identify the number of housing units that can be built, rehabilitated, and preserved during the General Plan Housing Element's planning period, which ends in 2023. These projections are termed "quantified objectives." Chapter V of the Housing Element contains housing programs to address affordable housing needs. Chapter VI of the General Plan Housing Element includes goals, policies, and programs to accommodate affordable housing programs that meet the City's quantified objectives (City of Santa Maria 2015a).

The General Plan Housing Element Goal 1 objective is to accommodate future residential housing production that helps meet the City's quantified objectives. In particular, the following policies and program address the inclusion of affordable units in new residential development:

Housing Program 2. Annexation Program. The City actively encourages residential development through annexation of land suitable for development. Residential development, constrained as a municipality approaches buildout within its jurisdictional boundaries, requires more land or more intense use of existing land.

Goal 1: New Housing Construction. Assure sufficient development potential to accommodate future residential growth and construction.

Policy 1-C Action steps to annex sufficient land for residential needs. (1) The City will continue to support the use of infill projects for residential development to meet its growing housing need and will actively encourage planned residential developments in infill locations. When appropriate, land for additional residential development may be obtained through annexation of suitable land. This program has been successfully implemented in the past, and the City will continue to monitor the need for future annexations, if appropriate.

The City's current Housing Element reflects the 5th Cycle RHNA and is for the period 2015–2023. State law requires the Housing Element to be updated every 8 years. The updated document will incorporate the 6th Cycle RHNA assigned to the City by the SBCAG.

Impact Discussion:

- a. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not, in and of itself, induce substantial unplanned population growth in an area. The draft Housing Element Update emphasizes the creation of new housing units within urban infill areas of the city, which would increase development density throughout the city. As discussed in the Project Description, the draft Housing Element Update provides the capacity to meet the City's RHNA, therefore, the draft Housing Element Update would be consistent with State requirements for the RHNA. The draft Housing Element Update would bring the forecasts for the City's General Plan and the RTP/SCS into consistency since the RTP/SCS will be updated to reflect new forecasts for each city in the region. Therefore, the

draft Housing Element Update would not induce substantial unplanned population growth in an area and no impact would occur.

- b. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not displace substantial numbers of existing people or housing. The project would not involve any changes in land use designations or zoning or allowed density of any parcel. The draft Housing Element Update would accommodate potential future residential development that meets the City's RHNA, including housing for low-income households. Implementation of the draft Housing Element Update would increase access to housing to meet housing needs in the city. Therefore, the adoption of the draft Housing Element Update would not displace substantial numbers of existing people or housing and no impact would occur.

Mitigation Measure(s) incorporated into the project: Implementation of the proposed project would not result in potentially significant impacts related to population and housing; *therefore, mitigation is not necessary.*

15. PUBLIC SERVICES

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

Setting:

The City is served by six fire stations, where all risk emergency services, as well as public education programs, fire prevention, and life safety measures are provided to the City's residents by the Fire Department. The City of Santa Maria Police Department provides law enforcement services for residents. The City Police Department has 129 sworn officers and 51 full-time support personnel and provides a full range of professional police services including civil order, preventative patrol, investigations, traffic control and enforcement, criminalistics, crime prevention, drug enforcement and drug abuse prevention. The City's elementary and junior high

schools are within the Santa Maria-Bonita School District, and the City's high schools are within the Santa Maria Joint Union High School District.

The City provides public park and recreation facilities for residents. Collectively, recreational amenities provided by the City's parks include an amphitheater, sports courts/fields, a community garden, recreation centers, picnic areas, playgrounds, and a skatepark (City of Santa Maria 2019). The City also operates the Abel Maldonado Community Youth Center, the Hagerman Softball Complex, Paul Nelson Aquatics Center, Elwin Mussell Senior Center, Veterans' Memorial Center, the 1,778-acre Los Flores Ranch Park property, and other community centers. The Los Flores Ranch Park property is owned and operated by the City. In addition, the City participates in joint use agreements that facilitate the use of recreation facilities at 11 school campuses. According to the City's Resources Management Element of the General Plan, the City's objective for provision of parkland is 3 to 5 acres for every 1,000 residents (City of Santa Maria 1996). With the portion of Waller Park, the City currently provides a total of 271 acres of developed parkland, resulting in approximately 2.5 acres of parkland per every 1,000 residents.

Public library services are provided to residents of Santa Maria and surrounding areas by the Santa Maria Public Library System. The Santa Maria Public Library System provides library services to approximately 155,338 people in northern Santa Barbara County and consists of five branches: the Santa Maria Public Library, the Orcutt Branch, the Los Alamos Branch, the Guadalupe Branch, and the Cuyama Branch (City of Santa Maria 2022). Given the location of the project site, this discussion includes the Santa Maria Public Library (Main Branch) and the Orcutt Branch. The Santa Maria Public Library is the main branch of the library system and is located at 421 South McClelland Street. According to the City's RME, the City uses the planning ratio of 0.5 square feet of library space per capita to determine the adequacy of the public library. As described in the History of the Santa Maria Public Library, the main library totals 59,850 square feet (City of Santa Maria 2009).

Regulatory Setting

Federal

Code of Federal Regulations

Under 29 Code of Federal Regulations (CFR) 1910.38, an employer is required to have an Emergency Action Plan that is accessible to employees within a workplace. Such plans shall include information regarding emergency reporting, evacuation and exit routes, roles and responsibilities in the event of an emergency, accounting for employees following an emergency evacuation, and the need for performing rescue or medical duties.

National Fire Protection Association 1710

Key minimum requirements for emergency services, including staffing, response levels, and response times, are identified in National Fire Protection Association Standard NFPA 1710. NFPA 1710 requirements intend to provide effective, efficient, and safe protective services to help prevent fires, reduce risk to lives and property, deal with incidents that occur, and help prepare for anticipated incidents.

State

Leroy F. Greene School Facilities Act of 1998

The Leroy F. Greene School Facilities Act of 1998 (Assembly Bill [AB] 331) authorizes a state bond to provide funds for school facilities within the state in order to modernize facilities, develop new facilities, employ additional staff members, and provide hardship funding. The State provides local school districts with financial support for new school construction and modernization projects

through the School Facility Program. Under this program, new school construction projects are funded on a 50/50 state and local matching basis. In order for the State to provide these funds, the State requires payment of school fees on all new development types (California Education Code Section 17620), typically payable at the time of building permits.

California Education Code

California Education Code Section 17620 coincides with the Leroy F. Green School Facilities Act of 1998 and authorizes the governing board of any school district to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the school district, for the purpose of funding the construction or reconstruction of school facilities. California Education Code Sections 41376 and 41378 identify the maximum class sizes and penalties for school districts with any classes that exceed the following established limits:

Kindergarten: the average class size shall not exceed 31 students; no class larger than 33 students

First through Third Grades: the average class size shall not exceed 30 students; no class larger than 32 students

Fourth through Eighth Grades: in the current fiscal year (2018), the average number of students per teacher shall not exceed 29.9 (the statewide average number of students per teacher in 1964) or district's average number of students per teacher in 1964.

The Quimby Act

The Quimby Act (AB 1191) authorizes the legislative body of a county or city to require the dedication of land or to impose fees for park and recreational purposes as a condition of the approval of a tentative or parcel subdivision map if specified requirements are met. Existing laws require fees collected to be committed within 5 years after the payment of fees or issuance of building permits on half of the lots created by the subdivision, whichever occurs later. Existing law also requires fees not committed to be distributed and paid to the then record owners of the subdivision, as specified. The Quimby Act allows fees to be collected for up to 5 acres of parkland per 1,000 residents to serve the needs of residents of the county.

California Government Code 66000

California Government Code Section 66000 allows fees to be enacted and imposed on development projects and provides local agencies with guidelines regarding imposition and enforcement of fees.

California Fire Code

The California Fire Code (CFC) prescribes performance characteristics and materials to be used to achieve acceptable levels of fire protection. The CFC establishes the minimum requirements consistent with nationally recognized good practices to safeguard the public health, safety, and general welfare from the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises, and to provide safety and assistance to firefighters and emergency responders during emergency operations. The CFC establishes regulations affecting or relating to buildings, structures, processes, and premises and a reasonable degree of life and property safeguards regarding:

- The hazard of fire and explosion arising from the storage, handling or use of structures, materials, or devices.
- Conditions hazardous to life, property, or public welfare in the use or occupancy of buildings, structures, or premises.
- Fire hazards in the buildings, structures, or on premises from use of, occupancy of, or operation.

- Matters related to the construction, extension, repair, alteration, or removal of fire suppression or alarm systems.
- Conditions affecting the safety of firefighters and emergency responders during emergency operations.
- Development of structures within the project site would be required to adhere to the CFC, as adopted and amended by the City as stated in Section 9-28.010 of the City's Municipal Code.

Local

California Government Code 65995

At the local level, California Government Code 65995 et seq. authorizes school districts to collect development impact fees to help offset the cost of new school facilities needed to serve new development. The fees are levied on a per-square-foot basis of new construction and must be supported by a Fee Justification Study that establishes the connection between the development coming into the district and the assessment of fees to pay for the cost of the facilities needed to house future students.

The following three levels of impact fees may be levied:

- Level I is assessed if a Fee Justification Study documents the need for new school facilities and associated costs.
- Level II is assessed if a district makes a timely application to the State Allocation Board for new construction funding, conducts a School Facility Needs Analysis pursuant to California Government Code Section 65995.6, and satisfies at least two of the four requirements listed in California Government Code Section 65995.5(b)(3) which relate to the characteristics of current enrollment and district efforts to fund school facility construction.
- Level III is assessed if the State bond funds are exhausted, and the district may impose a developer's fee up to 100% of the School Facility Program new construction project cost.

In addition, California Government Code 65995(h) specifically states that the payment of required fees for schools "... 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."

City of Santa Maria General Plan Resources Management Element

The City of Santa Maria General Plan RME, adopted in 1996 and amended in 2001, serves as a long-range planning document that provides goals, policies, objectives, and programs to address the conservation and preservation of natural resources, public facilities and services, and park and recreation facilities to provide for existing and future populations. The following policies and objectives would be applicable to the proposed project:

Public Safety Facilities and Services:

- **Goal 10. Public Safety Facilities and Services.** Provide comprehensive public safety and public services.
 - **Policy 10.1.a(1).** Provide police and fire protection, library resources, solid waste disposal, and other municipal services which meet or exceed the existing and future needs of the residents in the service area.

- *Objective 10.1.a(1) – Police.* Provide sufficient law enforcement facilities and services to maintain a high level of service to keep pace with the needs of the City's growing population. Maintain a city police force with a ratio of 1.3 sworn officer for each 1,000 residents.
- *Objective 10.1.a(3) – Police.* Improve public safety through the location of police facilities, support of crime prevention and increased community awareness.
- *Objective 10.1.b – Fire.* Provide sufficient fire protection services to maintain a high level of service, and to keep pace with the needs of the City. Achieve and maintain a five-minute response capability to all areas within the City Limits.
- *Objective 10.1.c – Library Services.* Maintain centralized library facilities and ensure expansion of library facilities to keep pace with the growing population at a ratio of 0.5 square feet of library space per capita and 1.5 to 2 books per capita.

Public Schools:

- *Goal 12. Health and Education.* Plan for adequate land area for health care and education facilities to service the existing and projected population.
 - *Policy 12.1.* Support health care providers and the school districts in their efforts to provide health and education services to the community.
 - *Objective 12.1.a – Coordination with Local School Districts.* Coordinate planning for school sites with the School Districts and developers to accommodate the existing and projected student population based on the planned growth of the Land Use Element.

Parkland Provisions:

- *Subdivision Ordinance Standard.* The level of service standard, or Subdivision Ordinance standard, requires 3 to 5 acres of parkland per 1,000 residents.
- *Goal 8. Recreation.* Maintain a high quality and comprehensive recreational system for the residents of Santa Maria.
 - *Policy 8.1.* Provide a comprehensive public and private recreation system with diverse recreational opportunities for all residents.
 - *Objective 8.1a. Diverse Recreational Activities.* Provide and maintain, in conjunction with school districts, civic organizations, and other private entities, diverse and organized recreational activities that benefit all residents in the community.
 - *Objective 8.1b. Recreational Facility Demands.* Provide a balanced recreational facility system that meets recreation demands associated with the projected population in the Land Use Element.
 - *Objective 8.1c. Recreational Facilities Standards.* Adopt the recreational facilities and development standards outlined in the Resources Management Element and the Background Information Report.
- *Goal 9. Parks and Facilities.* Provide and maintain a balanced park system meeting the needs of the residents of Santa Maria as the community continues to grow.

- *Policy 9.* Provide and maintain a balanced system of parks and recreation facilities that are distributed throughout the City which are accessible to all residents.
 - *Objective 9.1.a(1).* Adequate Park Facilities. Maintain a high quality, diverse park system which enhances and builds on the variety of community values and provide adequate park acreage and recreation facilities to serve the needs of present and future residents.
 - *Objective 9.1.b.* Balanced Distribution of Parks. Develop new public parks and facilities in all sectors of the City.
 - *Objective 9.1.h.* Nuisance Mitigation Construct. Locate park facilities in a manner that mitigates user annoyances to surrounding residential areas and are readily accessible to the general public.
 - *Objective 9.1.i.* Natural Preservation Areas. Provide natural preservation areas which can be used for environmental education, development of nature appreciation, and the demonstration of water conserving landscape.

City of Santa Maria General Plan Safety Element

The *City of Santa Maria General Plan Safety Element*, adopted in 1995, serves as a long-range planning document that provides goals, policies, objectives, and programs to address safety hazards associated with Geology, Wildland/Urban Fires, Flooding and Emergency Services.

- *Goal 3. Wildland and Urban Fires.* Provide the public with maximum protection from wildland and urban fire hazards.
 - *Policy 3.* Discourage construction of habitable structures in areas susceptible to wildland fires and assure the availability of adequate firefighting capabilities.
 - *Objective 3.1.a - Fire Suppression.* Achieve a 5-minute response capability to all areas within the city limits and maintain adequate water storage standards for fire flow pressure requirements.
 - *Objective 3.1.b - Weed Abatement Program.* Continue the weed abatement program to minimize the amount of ignitable material within the city limits and support the efforts of the County of Santa Barbara to enforce a similar program outside of the city limits.
 - *Objective 3.1.c - Inspection Program.* Maintain a fire inspection program to identify fire hazards in wildland areas and within and around buildings in urban areas.
 - *Objective 3.1.d - Uniform Fire Code.* Enforce the Uniform Fire Code as it relates to fire hazards, including hazardous activities involving fires, oil wells and oil pipelines, and the storage of explosive materials.
 - *Objective 3.1.e - Wildland Fires.* Ensure that habitable structures are not constructed in areas susceptible to wildland fire hazards.
 - *Objective 3.1.f - Mutual Aid.* Continue to assist and be assisted by other jurisdictions and the State of California in the event of a major fire through participation in the California Master Mutual Aid Agreement.

As of January 1, 2022, AB 747 and AB 1409 (through California Government Code 65302.15) require jurisdictions to identify evacuation routes and their capacity, safety, and viability under

various emergency scenarios, as well as identify evacuation locations in the jurisdiction's Safety Element. The City will be addressing this requirement through the current General Plan Update process, which includes updates to the City's Safety Element. Currently, the City does not have evacuation routes identified near the project site.

City of Santa Maria Municipal Code: The City's Municipal Code Section 9-28.010 adopts by reference, subject to the additions, deletions, and amendments, the CFC 2019 Edition as published and adopted by the State of California, and subsequent editions. Section 9-28.010 provides amended guidelines for development, fire service features, and fire protection systems.

Cooperative Dispatch Agreement

The Cooperative Dispatch Agreement between the SMFD and SBCFD allows the agencies to receive mutual aid including dispatch services, and to share the benefits of regionalized and consolidated fire department and ambulance dispatch operations including nearest resource dispatching, regional system status management, common communications, common operating plans, cost savings, and other efficiencies. The agencies enact this mutual aid agreement to provide fire protection services across each department's jurisdictional service boundaries.

City of Santa Maria Growth Mitigation fee Program

The City of Santa Maria's Municipal Code Section 8-15 implements the Growth Mitigation Fee Program. The intent of the unified growth mitigation fee program to fund the acquisition, design, and construction of certain public facilities and related equipment necessary to serve new development within the City. Growth mitigation fees may be charged to new developments to pay for a particular project's portion of the cost of providing sufficient infrastructure and facilities for public services such as fire and police protection. Specific growth mitigation fees imposed by Municipal Code Section 8-15 reflect a development's proportionate share of the cost of providing improvements necessary to meet demands created by such development at established City service-level standards. As such, growth mitigation fees are additional and supplemental to, and not in substitution of, either on-site improvement requirements or off-site improvement requirements imposed by the City pursuant to zoning, subdivision, or other ordinances and regulations.

City of Santa Maria Measure U

Measure U is a local transaction and use tax within the city of Santa Maria. City voters initially approved Measure U in the June 2012 election (63.95% support), enacting a 0.25-cent general transactions and use tax. More recently, City voters in the November 2018 election (with a 74.18% majority) extended and enhanced Measure U at the 1-cent rate, to support essential City services. The tax is imposed upon all retailers within the incorporated city limits. The tax applies to gross receipts from any retailers from the sale of tangible property sold at retail within the city. The tax also is paid by all visitors who make purchases on taxable goods.

Santa Maria Recreation and Parks Leisure Needs Assessment and Action Plan

The City of Santa Maria completed an update to the Recreation and Parks Leisure Needs Assessment in 2019. The assessment summarizes exiting conditions related to parks and recreation facilities and provides a summary of the key issues, recommendations, and an implementation plan to address unmet needs in the City's recreation and parks system.

Impact Discussion:

a (i-iv). The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing

Element Update would not, in and of itself, result in impacts related to public facilities and services. Future development would require project-specific development review to evaluate potential concerns related to public services. Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern public facilities, services, and adequate fire and public safety protections.

Public services would be funded through the payment of development fees or project specific mitigation, as appropriate and in accordance with Section 65995(h) of the California Government Code (Senate Bill 50, August 27, 1998). Development impact fees, including those for fire protection facilities, police protection facilities, and general city facilities would also be required. Facilities planning is conducted by the City on an ongoing basis to assess needs to maintain adequate service ratios and response times, as required by the City's General Plan. Environmental impacts would be reviewed for specific projects associated with public facilities at the time of proposal. Therefore, draft Housing Element Update would not result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities and no impact would occur.

Mitigation Measure(s) incorporated into the project: Implementation of the proposed project would not result in potentially significant impacts related to public facilities; therefore, mitigation is not necessary.

16. 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

Setting:

The City provides public park and recreation facilities for residents. Collectively, recreational amenities provided by the City's parks include an amphitheater, sports courts/fields, a community garden, recreation centers, picnic areas, playgrounds, and a skatepark (City of Santa Maria 2019). The City also operates the Abel Maldonado Community Youth Center, the Hagerman Softball Complex, Paul Nelson Aquatics Center, Elwin Mussell Senior Center, Veterans' Memorial Center, the 1,778-acre Los Flores Ranch Park property, and other community centers. The Los Flores Ranch Park property is owned and operated by the City. In addition, the City participates in joint use agreements that facilitate the use of recreation facilities at 11 school campuses. According to the City's Resources Management Element of the General Plan, the City's objective for provision of parkland is 3 to 5 acres for every 1,000 residents (City of Santa Maria 1996). With

the portion of Waller Park, the City currently provides a total of 271 acres of developed parkland, resulting in approximately 2.5 acres of parkland per every 1,000 residents.

Regulatory Setting

State

The Quimby Act

The Quimby Act (AB 1191) authorizes the legislative body of a county or city to require the dedication of land or to impose fees for park and recreational purposes as a condition of the approval of a tentative or parcel subdivision map if specified requirements are met. Existing laws require fees collected to be committed within 5 years after the payment of fees or issuance of building permits on half of the lots created by the subdivision, whichever occurs later. Existing law also requires fees not committed to be distributed and paid to the then record owners of the subdivision, as specified. The Quimby Act allows fees to be collected for up to 5 acres of parkland per 1,000 residents to serve the needs of residents of the county.

Local

City of Santa Maria General Plan Resources Management Element

Parkland Provisions:

- *Subdivision Ordinance Standard.* The level of service standard, or Subdivision Ordinance standard, requires 3 to 5 acres of parkland per 1,000 residents.
- *Goal 8. Recreation.* Maintain a high quality and comprehensive recreational system for the residents of Santa Maria.
 - *Policy 8.1.* Provide a comprehensive public and private recreation system with diverse recreational opportunities for all residents.
 - *Objective 8.1a.* Diverse Recreational Activities. Provide and maintain, in conjunction with school districts, civic organizations, and other private entities, diverse and organized recreational activities that benefit all residents in the community.
 - *Objective 8.1b.* Recreational Facility Demands. Provide a balanced recreational facility system that meets recreation demands associated with the projected population in the Land Use Element.
 - *Objective 8.1.c.* Recreational Facilities Standards. Adopt the recreational facilities and development standards outlined in the Resources Management Element and the Background Information Report.
- *Goal 9. Parks and Facilities.* Provide and maintain a balanced park system meeting the needs of the residents of Santa Maria as the community continues to grow.
 - *Policy 9.* Provide and maintain a balanced system of parks and recreation facilities that are distributed throughout the City which are accessible to all residents.
 - *Objective 9.1.a(1).* Adequate Park Facilities. Maintain a high quality, diverse park system which enhances and builds on the variety of community values and provide adequate park acreage and recreation facilities to serve the needs of present and future residents.

- *Objective 9.1.b. Balanced Distribution of Parks.* Develop new public parks and facilities in all sectors of the City.
- *Objective 9.1.h. Nuisance Mitigation Construct.* Locate park facilities in a manner that mitigates user annoyances to surrounding residential areas and are readily accessible to the general public.
- *Objective 9.1.i. Natural Preservation Areas.* Provide natural preservation areas which can be used for environmental education, development of nature appreciation, and the demonstration of water conserving landscape.

City of Santa Maria Growth Mitigation fee Program

The City of Santa Maria's Municipal Code Section 8-15 implements the Growth Mitigation Fee Program. The intent of the unified growth mitigation fee program to fund the acquisition, design, and construction of certain public facilities and related equipment necessary to serve new development within the City. Growth mitigation fees may be charged to new developments to pay for a particular project's portion of the cost of providing sufficient infrastructure and facilities for public services such as fire and police protection. Specific growth mitigation fees imposed by Municipal Code Section 8-15 reflect a development's proportionate share of the cost of providing improvements necessary to meet demands created by such development at established City service-level standards. As such, growth mitigation fees are additional and supplemental to, and not in substitution of, either on-site improvement requirements or off-site improvement requirements imposed by the City pursuant to zoning, subdivision, or other ordinances and regulations.

Santa Maria Recreation and Parks Leisure Needs Assessment and Action Plan

The City of Santa Maria completed an update to the Recreation and Parks Leisure Needs Assessment in 2019. The assessment summarizes exiting conditions related to parks and recreation facilities and provides a summary of the key issues, recommendations, and an implementation plan to address unmet needs in the City's recreation and parks system.

Impact Discussion:

- a-b. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to recreational facilities. Any concerns identified for an individual project accommodated under the draft Housing Element Update would be addressed through the project approval process, including development review. Future residential development accommodated by the draft Housing Element Update would be subject to development fees for the provision or improvement of parkland. Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern recreational facilities. Development impact fees, including those for parkland and park facilities, are outlined in SMMC Section 8-15. Environmental impacts would be reviewed for specific projects associated with park facilities at the time of proposal. Therefore, the draft Housing Element Update would not increase the use of existing recreational facilities or require the construction or expansion of recreational facilities and no impact would occur.

Mitigation Measure(s) incorporated into the project: Implementation of the proposed project would not result in potentially significant impacts related to recreation; therefore, mitigation is not necessary.

17. TRANSPORTATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X
b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?				X
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d. Result in inadequate emergency access?				X

Setting:

The Circulation Element of the City of Santa Maria General Plan identifies the existing transportation conditions in the city, such as issues that limit mobility as well as feasible improvements to the transportation system.

Santa Maria Regional Transit provides transit services to the city of Santa Maria and the community of Orcutt. The Breeze Bus operates commuter services between the City of Santa Maria, Vandenberg Air Force Base, the City of Lompoc, the community of Los Alamos, the City of Buellton, and the City of Solvang. The Clean Air Express bus service, administered by the Santa Barbara County Association of Governments (SBCAG), provides service for commuters traveling between northern Santa Barbara County and the cities of Goleta and Santa Barbara.

Regulatory

State

California Department of Transportation

California Department of Transportation (Caltrans) maintains over 50,000 miles of public highway and freeway lanes, provides inter-city rail services, permits more than 400 public-use airports and special-use hospital heliports, and works with local agencies. Caltrans has six primary programs: Aeronautics, Highway Transportation, Transportation Planning, Administration, and the Equipment Service Center. Caltrans works to maintain and promote the safety, modality, innovation, and efficiency of the state's transportation system. Caltrans provides guidelines, manuals, and policies related to the development of highways, bikeways, bridges, and other transportation facilities, including but not limited to the California Manual on Uniform Traffic Control Devices (Caltrans 2021), Highway Design Manual (Caltrans 2019), and the Active Transportation Program (Caltrans 2020).

Caltrans has eliminated LOS consistent with Senate Bill (SB) 743, and now relies on vehicle miles traveled (VMT) and safety to evaluate transportation impacts. Caltrans published a *Vehicle Miles*

Traveled-Focused Traffic Impact Study Guide in May 2020, which replaced the prior guide reliant on LOS. The Traffic Impact Study Guide (Caltrans 2020a) notes that lead agencies have the discretion to choose VMT thresholds and methods, and generally conforms to Governor's Office of Planning and Research (OPR) guidance. Caltrans also issued Traffic Safety Bulletin 20-02-R1 in December 2020, providing guidance for intergovernmental review for potential safety impacts of land use projects and plans affecting the State Highway System. Traffic Safety Bulletin 20-02-R1 (Caltrans 2020b) describes the procedure for Caltrans staff to review potential safety impacts and develop mitigation measures as appropriate.

California Senate Bill 743

SB 743 requires that the analysis of transportation impacts under CEQA include the evaluation of transportation impacts that better promote the State's goals in reducing greenhouse gas emissions and traffic-related air pollution, promoting the development of a multimodal transportation system, and providing clean and efficient methods of travel. SB 743 modifications, which are now in effect, change the focus of transportation impact analysis in CEQA from measuring impacts to drivers, to measuring the impact of driving. The change replaces LOS with VMT and provides a streamlined review of land use and transportation projects that will help reduce future VMT growth. SB 743 requires projects to reduce VMT and aims to balance the needs of congestion management with the statewide goals related to infill development, active transportation, reduction of greenhouse gases, and consistent land uses. Consistent with CEQA Guidelines Section 15064.7, Thresholds of Significance, the City of Santa Maria has adopted the countywide baseline average and thresholds set at 85 percent of these countywide baseline averages for determining whether a project's VMT will be significant.

Local

City of Santa Maria General Plan Circulation Element

The intent of the City of Santa Maria General Plan Circulation Element (City of Santa Maria 2011) is to preserve future road rights-of-way and to provide for public mobility and access necessary to support the existing and anticipated buildout of the city. The City's General Plan Circulation Element includes goals, policies, and objectives to create compatibility between existing and future roadways and land uses, promote efficient transport of goods, and provide safe movement of all transportation types.

Impact Discussion:

- a-c. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to consistency with adopted transportation and emergency evacuation plans, transportation facilities, safety, and VMT. Future development accommodated by the draft Housing Element Update would be reviewed on a project-specific level for potential transportation related concerns. Individual projects would be required to adhere to federal, State, and local policies and regulations including those included in the General Plan Circulation Element. Therefore, the draft Housing Element Update would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b); or substantially increase hazards due to a geometric design feature or incompatible use; and no impact would occur.

- d. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not, in and of itself, result in inadequate emergency access. Development accommodated by the draft Housing Element Update would be subject to Federal, State, and local regulations and standards, including General Plan goals and targets, that govern transportation and emergency access. Future development proposals would be reviewed for consistency with the City's existing and planned circulation network; and would ensure that the construction of new features would not impede emergency access. All applicable City plans, policies and review processes related to hazards and emergency access (as described in Section 8, Hazards and Hazardous Materials) would continue to apply to future development carried out subsequent to adoption of the Housing Element. Therefore, the draft Housing Element would not result in inadequate emergency access and no impact would occur.

Mitigation Measure(s) incorporated into the project: The project would have no significant traffic related impacts, therefore no mitigations are necessary.

18. 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

Setting:

AB 52 was enacted in 2015 and expanded CEQA by defining a new resource category, "tribal cultural resources." AB 52 established that "A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (PRC Section 21084.2). It further stated that the lead agency

shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3). PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and is:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k);
2. 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 PRC Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency. California Government Code Section 65352.3 (adopted in 2004 pursuant to the requirements of SB 18) requires local governments to contact, refer plans to, and consult with tribal organizations prior to making a decision to adopt or amend a general or specific plan. The tribal organizations eligible to consult have traditional lands in a local government’s jurisdiction, and are identified, upon request, by the NAHC. As noted in the California Office of Planning and Research’s Tribal Consultation Guidelines (2005), “The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places.

“Public Resources Code section 5020.1(k) defines a “Local register of historical resources” as a *list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution*. A “Historical resource” includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. The California Register of Historical Resources is *an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change*.

Impact Discussion:

- a (i, ii). The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts to tribal cultural resources.

Consistent with AB 52, the City must consult with traditionally and culturally affiliated Native American tribes to determine if the draft Housing Element Update would result in a substantial adverse change in the significance of a tribal cultural resource. The City of Santa Maria (the CEQA Lead Agency) provided notification to Native American tribes affiliated with the project area pursuant to Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18). Letters were sent to the City’s list of local tribes on December 12, 2022.

Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern archaeological resources as described in Section 5, Cultural Resources, and disposition of human remains as governed by Health and Safety Code Section 7050.5 and PRC Sections 5097.94 and 5097.98. Based on the AB 52 consultation efforts and the regulations and standards outlined in Section 5, the draft Housing Element Update would not result in impacts to tribal cultural resources.

Mitigation Measure(s) incorporated into the project: The project would have no tribal cultural resources related impacts, therefore no mitigations are necessary.

19. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
c. Result in a determination by the waste water 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
d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

Setting:

The City of Santa Maria operates its own wastewater collection and treatment system. The City's wastewater collection system consists of eight wastewater basins with associated trunk sewers and one treatment plant. The Department of Utilities is responsible for delivering water, treating wastewater, refuse collection, recycling, operating the Santa Maria Regional Landfill and its Household Hazardous Waste Facility, street sweeping, and regulatory compliance. The Water Resources Operation and Maintenance Section is responsible for supplying residents with potable water for domestic, industrial, and fire protection purposes. Solid Waste Collection and Disposal

Services consist of six distinct areas: refuse collection/residential; refuse collection/commercial; landfill disposal operations; street sweeping; recycling operations; and regulatory compliance.

Regulatory

State

Sustainable Groundwater Management Act

The Sustainable Groundwater Management Act (SGMA), enacted as of January 1, 2015, provides a framework for sustainable management of groundwater resources by local agencies and lays out a process and timeline for local agencies to achieve sustainability. SGMA is directed at groundwater basins or subbasins that have been designated by DWR as medium or high priority. Of the 515 groundwater basins in California, 127 were assigned high and medium priority. The Santa Maria Groundwater Basin (DWR Basin 3-012), has been designated high priority (DWR 2018). SGMA has different requirements for basins that have been, or are being, adjudicated. Among other requirements, watermasters or local agencies in adjudicated basins must submit to DWR an annual report with particular information included, for the portion of the basin subject to the adjudication. The Stipulation requires that the Twitchell Management Authority complete an annual report to assess and account for water demand and supply for the Santa Maria Groundwater Basin.

Urban Water Management Planning Act

The Urban Water Management Planning Act (Water Code Sections 10610 et seq.) requires that every supplier providing water for municipal purposes to more than 3,000 customers, or suppliers supplying more than 3,000 AF of water annually to prepare an Urban Water Management Plan (UWMP) every 5 years. The City of Santa Maria is subject to this requirement. Each plan is required to include a description of the service area, existing and planned sources of water available to the supplier, how much water the agency has on a reliable basis, how much water the agency needs for the foreseeable future, what the agency's strategy is for meeting its water needs, the challenges facing the agency, and any other information necessary to provide a general understanding of the agency's plan. In addition, every urban water supplier is required to prepare and adopt a water shortage contingency plan as part of its UWMP that includes, but is not limited to, an analysis of water supply reliability over a 20-year planning timeframe, the procedures used in conducting an annual water supply and demand assessment, definition of standard water shortage levels corresponding to progressive ranges of up to 50% shortages and greater than 50% shortages, and shortage response actions that align with the defined shortage levels.

California Senate Bill 610

In 1995, the California State Legislature required Cities and Counties to consider information provided by water suppliers when acting on applications for large-scale residential, commercial, hotel, industrial, or mixed-use projects. If a project requires an environmental impact report (EIR) under the California Environmental Quality Act (CEQA), the public water suppliers must assess whether its total projected water supplies will meet the projected water demand from the proposed development project. SB 610 was enacted in 2002 and expands the requirement for public water systems to prepare supply assessments for large-scale projects. SB 610 requires additional assessment of whether available water supplies are sufficient to serve the demand generated by a proposed project, as well as the reasonably foreseeable cumulative demand in the region over the next 20 years under average normal year, single dry year, and multiple dry year conditions.

California Building Code and green Building Standards

The California Building Code (CBC) contains standards that regulate the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or

rehabilitation of a building or other improvement to real property. The CBC is adopted every 3 years by the Building Standards Commission. “Green” building standards are virtually indistinguishable from any other building standards, are contained in the CBC, and regulate the construction of new buildings and improvements. Whereas the focus of traditional building standards has been protecting public health and safety, the focus of green building standards is to improve environmental performance. The green building standards were most recently updated in May 2018, and are detailed in the 2019 California Green Building Standards Code (CALGreen). CALGreen Sections 4.408 and 5.408 require the diversion of at least 75% of the construction waste generated during construction.

California Integrated Waste Management Act of 1989

The California Integrated Waste Management Act (AB 939) was originally enacted to require Cities and Counties to divert 25% of waste streams by the year 1995, and 50% by the year 2000. Later legislation mandates the 50% diversion requirement to be achieved each year. Specifically, the act requires Counties and Cities to adopt a Source Reduction and Recycling Element of their Waste Management Plans to describe actions to be implemented to achieve waste reduction goals (Public Resources Code [PRC] Section 41750). CalRecycle oversees and provides assistance to local governments as they develop and implement plans to meet the mandates of the Integrated Waste Management Act and subsequent legislation.

Assembly Bill 1327

The California Solid Waste Reuse and Recycling Access Act (AB 1327) requires each local jurisdiction to adopt an ordinance requiring commercial, industrial, institutional building, marina, or residential buildings having five or more living units to provide an adequate storage area for the collection and removal of recyclable materials. The sizes of these storage areas are to be determined by the appropriate jurisdictions’ ordinance. If no such ordinance exists with the jurisdiction, the CalRecycle model ordinance shall take effect.

Assembly Bill 341

The Mandatory Commercial Recycling Program (AB 341) authorizes CalRecycle to develop and adopt regulations for mandatory commercial recycling. AB 341 requires all commercial businesses and public entities that generate 4 cubic yards or more of waste per week to have a recycling program in place. In addition, all multi-family homes with more than five units are also required to have a recycling program in place.

Senate Bill 1374

SB 1374 was implemented to assist jurisdictions with diverting construction and demolition waste material. Per SB 1374, Section 41821 of the PRC requires public agencies to include a summary of the progress made in diverting construction and demolition waste according to diversion goals included in AB 939. Per SB 1374, PRC Section 41850 authorizes CalRecycle to fine jurisdictions that do not meet the required goals. Additionally, per SB 1374, PRC Section 42912 requires that CalRecycle adopt a model ordinance for diverting 50% to 75% of all construction and demolition waste from landfills.

Senate Bill 1383

Approved in September 2016, the California Short-Lived Climate Pollutant Reduction Law (SB 1383) establishes methane reduction targets for California through reductions in disposal of organic waste in landfills, including edible food. Organic waste represents a significant source of local air quality pollutants and a notable source of greenhouse gas (GHG) emissions. SB 1383 requires 20% of edible food that would otherwise be disposed of via landfills or composting be recovered for human consumption by 2025.

Local

City of Santa Maria General Plan Resources Management Element

The *City of Santa Maria General Plan Resources Management Element*, adopted in 1996 and amended in 2001, serves as a long-range planning document that provides goals, policies, objectives, and programs to address the conservation and preservation of natural resources, public facilities and services, and park and recreation facilities to provide for existing and future populations. The following goals, policies, and objectives are included in the Resources Management Element to address water, wastewater, and solid waste facilities within the City's jurisdiction:

Solid Waste

- *Goal 10 – Public Safety Facilities and Services.* Provide comprehensive public safety and public services.
 - *Policy 10.1.a(1).* Provide police and fire protection, library resources, solid waste disposal, and other municipal services which meet or exceed the existing and future needs of the residents in the service area.
 - *Objective 10.1.d(1).* Comprehensive Solid Waste System. Provide a comprehensive solid waste collection/disposal system to meet the existing and future solid waste demands in the service area.
 - *Objective 10.1.d(2).* Waste Diversion Requirements. Locate a material recovery facility (MRF), transfer station and/or compost facility at the landfill to facilitate waste and disposal operations during and after landfill closure, and to facilitate the attainment of waste diversion requirements specified in AB 939.
 - *Objective 10.1.d(3).* Reduction of Waste through Community Design. Improve resources and minimize waste through community design.
 - *Objective 10.1.d(4).* Solid Waste Disposal. Support the regional efforts of Santa Barbara County to site a new landfill or other solid waste facility in northern Santa Barbara County by the end of the planning period (2010).

Water and Wastewater

- *Goal 11 – Public Infrastructure.* Develop a comprehensive system of public infrastructure that maintains a high level of service.
 - *Policy 11.* Provide necessary public infrastructure to ensure reliable delivery of water, the collection, treatment and disposal of wastewater, and the conveyance, retardation, and recharge of surface drainage.
 - *Objective 11.1.a(1).* Water System. Maintain and improve the existing water system so that it is capable of meeting the daily and peak demands of existing and future City residents and businesses.
 - *Objective 11.1.a(2).* Water System. Maintain City-required water storage standards for emergency water service and fire flow pressure requirements.
 - *Objective 11.1.a(3).* State Water Infrastructure. Provide the infrastructure necessary to ensure the adequate delivery and treatment of State Water by 1996.
 - *Objective 11.1.b.* Wastewater Collection, Treatment, and Disposal. Maintain a wastewater collection, treatment and disposal system which is capable of meeting the daily and peak demand of existing and future City residents and businesses.

City of Santa Maria Urban Water Management Plan 2020 Update

The City of Santa Maria UWMP describes the City's water supply, water demands, water reliability, and water conservation efforts. The Santa Maria UWMP also provides estimated population growth and

associated water demand through the year 2045 and serves as a long-range planning document for the City.

In 2020, the City had an estimated population of 107,353 and served water to 22,888 homes, businesses, and other facilities. Currently, the City obtains its water from the following sources: SWP surface water and groundwater, and groundwater that is pumped from the Basin to the surface with several wells. These sources are projected to reliably meet the projected water demand of existing and projected future land uses within the city limits through the year 2045 (Provost and Pritchard Consulting Group 2021).

The City has special water conservation programs that can be implemented in the event of drought or other water supply issues. The City is also prepared to respond to a water supply interruption due to an emergency. These measures are documented in an updated Water Shortage Contingency Plan, which is included in the City of Santa Maria UWMP. The City is not anticipated to experience water shortages unless there is a catastrophic interruption of supply (Provost & Pritchard Consulting Group 2021).

Impact Discussion:

- a-c. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not, result in impacts to utilities and service systems. Development accommodated by the draft Housing Element Update would be subject to federal, State, and local regulations and standards, including and General Plan goals and targets, that govern utilities and service systems. As new housing development occurs, upgrades to water, wastewater, and stormwater conveyance facilities; electrical and natural gas infrastructure, and telecommunications infrastructure may be required. Should any new connections or upgrades be required, such upgrades would be subject to subsequent developmental review. Any future line size modifications or connections would be designed in accordance with applicable provisions of the SMMC and approval by City departments. Future development to be accommodated by the draft Housing Element Update could increase demand for water by increasing residential density. Sufficient and reliable water supplies are available to meet its future demands, including during single and multiple dry years. Therefore, the draft Housing Element Update would not result in impacts to utilities, water supplies, and wastewater systems and no impact would occur.
- d-e. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to solid waste. Development accommodated under the draft Housing Element Update would be subject to local policies and standards for solid waste disposal and recycling, including General Plan goals and targets. In addition, development under the draft Housing Element Update would undergo development review to evaluate concerns related to solid waste. Therefore, the draft Housing Element Update would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals and no impact would occur.

Mitigation Measure(s) incorporated into the project: The project would have no utilities and service systems related impacts, therefore no mitigations are necessary.

20. 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

Setting:

Fire Hazard Severity Zones (FHSZ) are defined by the California Department of Forestry and Fire Protection (CALFIRE) based on the presence of fire-prone vegetation, climate, topography, assets at risk (e.g., high population centers), and a fire protection agency's ability to provide service to the area (CAL FIRE 2007). FHSZs are designated as "Very High," "High," or "Moderate." The City is not located within a designated Very High, High, or moderate FHSZ. Wildland fires in the Santa Maria area are characterized as limited grassland and brush fires due to the absence of extensive tracts of mountainous, brush covered terrain.

Impact Discussion:

- a-d. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Santa Maria consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to wildfire. Development accommodated under the draft Housing Element Update would be evaluated for wildfire safety, including the ability of emergency vehicles to access the site, ease of evacuation, exacerbation of fire risk, and proximity to areas prone to flooding or landslide, as part of the standard development review process. Development proposals for individual projects would be subject to adopted Federal, State, and local development guidelines that govern wildfire, emergency services, and emergency access, including the California Fire Code. Therefore, the draft Housing Element Update would not result in impacts wildfire safety and no impact would occur.

Mitigation Measure(s) incorporated into the project: Implementation of the proposed project would not result in potentially significant impacts related to wildfire; therefore, the project will have no impacts, and no mitigations are necessary.

CONSULTATION AND DATA SOURCES

CONSULTATION SOURCES

City Departments Consulted

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

Special Districts Consulted

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

State/Federal Agencies Consulted

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

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

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 substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

SUMMARY OF POTENTIALLY SIGNIFICANT IMPACTS

<input type="checkbox"/>	Aesthetics/Visual Resources
<input type="checkbox"/>	Agriculture and Forest Resources
<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources
<input type="checkbox"/>	Cultural Resources
<input type="checkbox"/>	Energy
<input type="checkbox"/>	Geology and Soils
<input type="checkbox"/>	Greenhouse Gas Emissions
<input type="checkbox"/>	Hazards and Hazardous Materials
<input type="checkbox"/>	Hydrology/Water Quality

<input type="checkbox"/>	Land Use and Planning
<input type="checkbox"/>	Mineral Resources
<input type="checkbox"/>	Noise
<input type="checkbox"/>	Population and Housing
<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Transportation
<input type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities and Service Systems
<input type="checkbox"/>	Wildfire

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.
- X Finds that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ____ Finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ____ Finds that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ____ Finds that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to acceptable legal 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 potentially 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.



Dana Eady
Environmental Analyst



Chuen Ng
Environmental Officer

12-14-22

Date

12-14-22

Date



City of Santa Maria
Community Development Department
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