CITY OF SANTA MARIA
INITIAL ENVIRONMENTAL STUDY
MITIGATED NEGATIVE DECLARATION
AUGUST 9, 2021

PEOPLES SELF HELP RESIDENTIAL LAND USE AND ZONE AMENDMENT (GPZ2021-0001)
3170 Santa Maria Way

PROJECT SUMMARY

Project Description	Review of a General Plan Land Use Map Amendment and Zone Change for Peoples Self Help Housing on a 8.89 acre site FROM CC (Community Commercial) land use designation and PD/C-2 (Planned Development/General Commercial) zone district to LMDR - 8 (Low Medium Density Residential) land use designation and PD/R-1 (Planned Development/Single Family Residential) zone district.
Location	3170 Santa Maria Way
Assessor's Parcel No.	109-010-012
General Plan Designation	Existing: CC (Community Commercial) Proposed: LDR-8 (Low-Medium Density Residential)
Zoning	Existing: PD/C-2 (Planned Development/General Commercial) Proposed: PD/R-1(Planned Development/Single Family Residential)
Size of Site	8.89
Present Use	Drive-In Theater
Proposed Uses	Single Family Residential
Access	Santa Maria Way
Surrounding Uses/Zoning	
North	PD/R-1 6,500 (Planned Development/Single Family Residential, 6,500 square foot lot size minimum)
South	MPH (Santa Barbara County Designation)
East	PD/R-1 6,500 (Planned Development/Single Family Residential, 6,500 square foot lot size minimum)
West	PD/R-1 6,500 (Planned Development/Single Family Residential, 6,500 square foot lot size minimum)
Parking	Two covered spaces per unit

Setbacks	
Front	15-20 feet on each lot
Side	5 feet on each lot
Street Side	15 feet on each lot
Rear	10 feet for single story 20 feet for two story
Height	30 feet
Applicant/Agent/Owner	Peoples Self Help Housing
Procedure	General Plan Land Use Map Amendment and Zone Change; Future Tentative Tract Map and Planned Development Permit

GENERAL AREA DESCRIPTION:
The project site is undeveloped and is surrounded on its south and east sides by low density single family residential developments and is bordered on the north side by the Rolling Hills Estates single-family subdivision and to the east by the Sunrise Hills single-family subdivision. To the west of the property is Santa Maria Way and additional single-family residential areas within the community of Orcutt (Santa Barbara County). South of the site is a mobile home park, also under Santa Barbara County jurisdiction.

PROJECT DESCRIPTION:
The project proposal is to change the land use and zoning designation on an 8.89-acre site *from* the existing CC (Community Commercial) land use classification and PD/C-2 (Planned Development/General Commercial) zone district designation *to* the LMDR - 8 (Low Medium Density Residential) land use classification and the PD/R-1 (Planned Development/Single Family Residential) zone district. The General Plan Land Use Map Amendment and Zone Change would allow for the future subdivision of the site for Single Family Residential lots. The R-1 Single Family Residential Zone designation allows up to eight dwelling units per acre. However, the applicant's concept for the property would provide 49 residential lots and one common lot for drainage and open space, equating to a density of approximately 5.5 dwelling units per acre.

If the General Plan Land Use Amendment and Zone Change are approved, the applicant will then submit applications for a Tentative Tract Map to subdivide the property, and a Planned Development Permit application for the construction of 49 new single-family residences, site landscape and residential architectural details. While the applicant has selected to only apply for the initial General Plan and Zone Amendment at this time, this environmental analysis evaluates the concept project proposed by the applicant, consisting of a fifty-lot subdivision with 49 single family residences and one common lot for open space and drainage purposes.

PROJECT REVIEW:
The environmental impacts associated with the development of the site were determined using the City of Santa Maria Staff Project Environmental Checklist (attached), on-site inspection, various computer models, and information provided by the applicant. Potentially significant adverse environmental impacts were identified in the area of Air Quality, Biological Recourses, Cultural Resources, Geology and Soils, Noise, and Tribal Cultural Resources.

Based on the sources noted above, no adverse impacts are associated with Aesthetics/Visual Resources, Agriculture and Forest Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, or Wildfire.

IMPACT SUMMARY TABLE

	Proposed Project
Size of Site	8.89 acres
Size of Buildings	Units of approximately 1,300 square feet
Water Demand (1)	16 acre-feet per year
Sewage Generation (1)	4,557 gallons per day
Average Daily Trips (2)	463
P.M. Peak Trips (2)	49
Unmitigated Operational Emissions: (3) Reactive Hydrocarbons Nitrogen Oxides	 11.56 pounds/day 5.03 pounds/day

(1) Information provided by project applicant.
(2) Traffic and Circulation Study, Associated Transportation Engineers, December 8, 2020.
(3) CalEEMod, version 2016.3.2.

The following discussion of the potential adverse environmental impacts includes mitigation measures which would reduce all identified impacts to a level of insignificance, and are recommended to be included in the conditions of approval for the project. If the decision makers wish to delete a mitigation measure which is proposed to mitigate a significant impact, an alternative mitigation measure should be agreed to by the applicant and made part of the project. Verification that these mitigation measures have been implemented will be monitored as described in Section 8 of the City of Santa Maria's Environmental Procedures. The monitoring checklist is included at the end of this report.

Air Quality

Potential future development of new uses on the site under the proposed PD/R-1 zoning would require ground-disturbing activities, including grading and trenching throughout the 8.89-acre site and excavation associated with the installment of new offsite water and wastewater infrastructure to serve the project site. Emissions of ozone precursors (NOx and ROC) during project construction would result primarily from the on-site use of heavy construction equipment and construction vehicle trips. Short-term construction emissions associated with future development that would be allowed by the proposed project were estimated using the California

Emission Estimator Model (CalEEMod). Emissions were quantified for demolition, site preparation, grading, building construction, paving, and architectural coating as proposed under the concept 49-unit single family subdivision. The results of the CalEEMod are included in Appendix A of the initial study.

Due to sensitive receptors immediately adjacent to the project site, the project is also required to implement measures recommended by the SBCAPCD to reduce construction-related emissions of ozone precursors (NOx and ROC) and measures to reduce diesel particulate matter (DPM) emissions to the maximum extent feasible. Mitigation measure AQ-1 through AQ-6 have been identified to reduce construction-related emissions of fugitive dust, and diesel particulate matter, and ROG and NOx emissions. Upon implementation of these measures, potential construction-related impacts to sensitive receptors would be less than significant with mitigation.

AQ-1 Fugitive Dust Control Measures

Projects are expected to manage fugitive dust emissions such that emissions do not exceed APCD's visible emissions limit (APCD Rule 302), create a public nuisance (APCD Rule 303), and are in compliance with the APCD's requirements and standards for visible dust (APCD Rule 345). During site preparation and construction activities, the following measures shall be implemented, to the extent feasible, to minimize short-term construction fugitive dust emissions:

a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 miles per hour. Reclaimed water should be used whenever feasible. However, reclaimed water should not be used in or around crops for human consumption.

b. On-site vehicle speeds shall be no greater than 15 miles per hour when travelling on unpaved areas.

c. Install and operate a track-out prevention device where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can include any device or combination of devices that are effective at preventing track out of dirt such as gravel pads, pipe-grid track-out control devices, rumble strips, or wheel-washing systems.

d. If importation, exportation, and/or stockpiling of fill material is involved, soil stockpiled for more than one day shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.

e. Minimize the amount of disturbed area. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, OR using roll-compaction, OR revegetating, OR by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.

f. Schedule clearing, grading, earthmoving, and excavation activities during periods of low wind speed to the extent feasible. During periods of high winds (>25 mph) clearing, grading, earthmoving, and excavation operations shall be minimized to prevent fugitive dust created by onsite operations from becoming a nuisance or hazard.

g. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the SBCAPCD prior to grading/building permit issuance and/or map clearance.

AQ-2 Diesel Particulate and NOx Emission Reduction Measures

The project proponent shall comply with the requirements of Section 2485 of Title 13 of the California Code of Regulations, which limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. Prior to grading/building permit issuance, all requirements shall be shown as conditions of approval on grading/building plans. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection. APCD inspectors will respond to nuisance complaints. Additionally, during site preparation and construction activities, the following measures shall be implemented to reduce mobile-source emissions:

a. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program or shall obtain an SBCAPCD permit.

b. Fleet owners of mobile construction equipment are subject to the ARB Regulation for In-Use Off-Road Diesel Vehicles (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce NOx, DPM, and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation.

c. Fleet owners of mobile construction equipment are subject to the ARB Regulation for In-Use (On-Road) Heavy-Duty Diesel-Fueled Vehicles (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NOx and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. On-road heavy-duty trucks shall comply with the State On-Road Regulation.

d. All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2449(d)(3) and §2485, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever feasible.

e. Diesel equipment meeting the ARB Tier 3 or higher emission standards for off-road heavy-duty diesel engines shall be used to the extent locally available.

f. On-road heavy-duty equipment with model year 2010 engines or newer shall be used to the extent locally available.

g. Diesel powered equipment shall be replaced by electric equipment whenever feasible.

h. Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, shall be used on-site where feasible.

i. Catalytic converters shall be installed on gasoline-powered equipment, if feasible, and in accordance with manufacturer's recommendations.

j. All construction equipment shall be maintained in tune per the manufacturer's specifications.

k. The engine size of construction equipment shall be the minimum practical size.

l. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.

m. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

AQ-3 Portable Diesel-Fired Construction Engines.

All portable diesel-fired construction engines rated at 50 bhp or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.

AQ-4 Diesel Idling.

At all times, idling of heavy-duty diesel trucks should be minimized; auxiliary power units should be used whenever possible. State law requires that:

- Drivers of diesel-fueled commercial vehicles shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location.
- Drivers of diesel-fueled commercial vehicles shall not idle a diesel-fueled auxiliary power system {APS) for more than 5 minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle. Trucks with 2007 or newer model year engines must meet additional requirements (verified clean APS label required).
- See www.arb.ca.gov/noidle for more information.

AQ-5 Asphalt Paving.

Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials.*

AQ-6 Architectural Coatings.

The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with APCD Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.

Biological Resources

Nesting Migratory Birds

Future residential development on the site that would be allowed under the proposed PD/R-1 zoning may result in the removal of a row of eucalyptus trees. The eucalyptus trees present within the project site provide suitable foraging and nesting habitat for a variety of bird species protected under the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code. If project construction activities are conducted between February and September, they could result in direct and indirect impacts to nesting birds, if present. Potential direct impacts to nesting birds include injury, mortality, or destruction of nests

and/or eggs from the use and movement of construction equipment tree and vegetation removal. Potential indirect impacts to nesting birds include the generation of noise and dust from construction activities and the alteration of suitable nesting habitat. Mitigation Measure BIO-1 is included to minimize potential impacts to nesting migratory birds during project construction activities.

The project site is highly disturbed and surrounded by urban development in the City of Santa Maria on all sides and, therefore, does not contain suitable habitat for any other special-status species. Implementation of Mitigation Measure BIO-1 would reduce potential impacts to special-status species to less than significant; *therefore, potential impacts related to special status wildlife would be less than significant with mitigation.*

Mitigation Measure(s) incorporated into the project:

BIO-1 Site preparation, ground-disturbance, and construction activities including tree and vegetation removal should be conducted outside of the migratory bird nesting season (February 1st through September 30th). If such activities are required during this period, the applicant shall retain a qualified biologist to conduct a nesting bird survey and verify that migratory birds are not nesting in the site. If nesting activity is detected, the following measures shall be implemented:

1. The project shall be modified via the use of protective buffers, delaying construction activities, or other methods designated by the qualified biologist to avoid direct take of identified nests, eggs, and/or young protected under the MBTA and/or California Fish and Game Code. The qualified biologist shall document all active nests and submit a letter report to the City of Santa Maria documenting project compliance with the MBTA, California Fish and Game Code, and applicable project mitigation measures.

Cultural Resources

The project site does not contain, nor is it located near, any historic resources identified in the National Register of Historic Places or California Register of Historic Resources. The building and structures on the project site, although older than fifty years, are not listed on the California Register of Historical Resources nor do they appear to meet the eligibility requirements for a California Historical Landmark, Point of Historical Interest, and Register of Historical Resources, or National Register of Historic Places, for any structure on-site to be considered historical resources.

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. Nevertheless, ground disturbance associated with future construction activities could inadvertently uncover previously unknown, buried archeological deposits. Inadvertent disturbance of unknown buried resources is considered a potentially significant impact.

Based on previous site disturbance and manipulation, buried human remains are not expected in the site area. In the event of an accidental discovery or recognition of any human remains during future construction activities, California State Health and Safety Code Section 7050.5 stipulates that no further disturbances shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to CEQA regulations and Public Resources Code Section 5097.98. With adherence to State Health and Safety Code Section 7050.5, which stipulates the process to be followed when human remains are encountered, and Mitigation Measure CR-1, impacts related to the disturbance of archaeological resources and human remains.

Mitigation Measure(s) Incorporated into the Project:

CR-1 Inadvertent Discovery of Archaeological Resources. In the event that a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and the City shall be notified immediately. Work shall not continue until a qualified archaeologist, in conjunction with locally affiliated Native American representative(s) as necessary, determines whether the uncovered resource requires further study. Any previously unidentified resources found during construction shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria by a qualified archaeologist. Potentially significant cultural resources consist of, but are not limited to, stone, bone, glass, ceramic, wood, or shell artifacts; fossils; or features including hearths, structural remains, or historic dumpsites.

If the resource is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan, in conjunction with locally affiliated Native American representative(s) as necessary that will capture those categories of data for which the site is significant. The archaeologist shall also perform appropriate technical analysis, prepare a comprehensive report, and file it with the CCIC, located at the University of California, Santa Barbara, and provide for the permanent curation of the recovered materials.

Geology and Soils

Future residential development allowed under the proposed LMDR-8 and PD/R-1 land use designation and zoning would result in disturbance to the site. Based on previous site disturbance and manipulation, buried human remains are not expected in the site area. In the event of an accidental discovery or recognition of any human remains, California State Health and Safety Code Section 7050.5 stipulates that no further disturbances shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to CEQA regulations and Public Resources Code Section 5097.98. With adherence to State Health and Safety Code Section 7050.5, which stipulates the process to be followed when human remains are encountered.

The project site is underlain by Older Alluvium, which is considered to have high sensitivity for palaeontologic resources (Diblee 1994, U.S. DOT 2004). Fossils that have been historically encountered in formations of this age include tide-pool and rock-cliff mollusks and barnacles in marine deposits (Woodring et al 1950). The project site consists of previously disturbed terrain with varied topography. Based on the sensitivity of underlying geologic formations, mitigation has been recommended identifying the inadvertent discovery protocol in order to reduce potential impacts to paleontological resources to less than significant; therefore, potential impacts are less than significant with mitigation.

Mitigation Measure(s) incorporated into the project:

GS-1 Inadvertent Discovery of Paleontological Resources. Should any vertebrate fossils or potentially significant finds (e.g., numerous well-preserved invertebrate or plant fossils) be encountered during work on the site, all activities in the immediate vicinity of the find shall cease until a qualified paleontologist evaluates the find for its scientific value. If deemed significant, the paleontological resource(s) shall be salvaged and deposited in an accredited and permanent scientific institution where they will be properly curated and preserved.

Noise

The project is located in an urbanized area surrounded by residential development, public facilities, and a roadway. Proposed construction activities onsite would take place within 50 feet of surrounding residential single-family dwellings and adjacent noise-sensitive land uses including a church and private school facilities and therefore would have the potential to exceed City exterior noise thresholds for those land uses.

Mitigation measures NOI-1 and NOI-2 have been recommended to minimize all potential impacts related to construction noise, associated with the development of the site under the Land Use and Zoning Amendment project. These measures include adherence to City construction work hours, implementation of noise control for stationary equipment, and proper maintenance of all equipment to avoid unnecessary increased noise levels. Construction related noise would be limited in duration and nature, and the project does not propose land uses that would generate excessive noise during project operation.

Mitigation Measure(s) incorporated into the project:

NOI-1 Construction activity shall be limited to the hours between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 6:00 p.m. on Saturdays in accordance with the City Noise Element. No construction shall occur on Sundays or State or Federal Holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities without mechanical equipment are not subject to these restrictions.

Stationary construction equipment that generates noise that exceeds 65 dBA at the project boundaries shall be shielded with the most modern noise control devises (i.e. mufflers, lagging, and/or motor enclosures). Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed-air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used.

NOI-2 All equipment shall be properly maintained to ensure that no additional noise, due to worn or improperly maintained parts, is generated. Stockpiling and vehicle staging areas shall be located as far as practical from sensitive noise receptors. Every effort shall be made to create the greatest distance between noise sources and sensitive receptors during construction activities.

Tribal Cultural Resources

The project site does not contain any known tribal cultural resources that have been listed, or are eligible for listing, in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). The potential for the existence of buried archaeological materials within the project area is considered low based on the historic physical setting and extent of previous disturbance. Despite the low sensitivity of the site, discovery of unknown subsurface resources during future earthmoving activities is always a possibility. Unknown significant subsurface resources, as described in Section 5 - Cultural Resources, would be considered significant tribal cultural resources, as well. Standard mitigation has been proposed to ensure impacts to any unknown resources that may be encountered during

project development would be avoided and/or minimized; *therefore, potential project impacts would be less than significant with mitigation.*

Mitigation Measure(s) incorporated into the project:
Implement Mitigation Measures **CR-1** and **GS-1.**

ENVIRONMENTAL RECOMMENDATION:

Based on the information available at the time of preparation this report and, without benefit of additional information which may come to light at the public hearing, the Environmental Officer recommends that a Negative Declaration be filed for Peoples Self Help Single-Family Housing project based upon information contained in GPZ2021-0001.

PREPARED BY:

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