

1.0 GENERAL CONCEPTS

1.1 INTRODUCTION

The West Main Specific Plan is one of seven specific plans prepared as the culmination to the Santa Maria Sphere of Influence and Concurrent Annexation Study. The specific plans are prepared for the six primary "Target Areas," which are the subject of studies documented in the Phase I Reports (June 1990) and the Final Environmental Impact Report (September 1992).

1.1.1 Purpose of the Specific Plan

Ideally, the specific plan directs all facets of future development, including the distribution of land uses, the location and sizing of supporting infrastructure, site planning and architectural guidelines and methods of financing public improvements. The specific plans in Santa Maria also include timetables for annexation and development. In this way, they will be useful in forecasting future growth and understanding the potential impacts of that growth in advance of any development.

1.1.2 Summary of Specific Plan Recommendations

Land Use. The 88-acre West Main planning area straddles Main Street along the western boundary of Santa Maria, in an area currently supporting a variety of uses including agriculture and related industrial and commercial uses. West Main is currently the most urbanized of the Sphere Study's Target Areas. Development under the plan would preserve the area's existing character, while emphasizing its role as a transitional edge and gateway between urban and rural uses.

Circulation. The planning area is presently well-served by existing roadways, most notably Main Street and Blosser Road. Because proposed land uses are not expected to cause traffic impacts on the existing road network, few additions are proposed by this plan. Indeed, only a cul-de-sac adjacent to Hanson Way will be added to what is considered a highly functional circulation system.

Community Design. Because the area is largely developed, no major public parks or landscaped corridors are proposed. However, private development adjacent to Main Street will be guided by the provisions of the *Entrada Specific Plan*, a series of architectural and aesthetic standards which are incorporated into this document.

Infrastructure. The proposed commercial and industrial land uses will require considerable new water, sewer, and drainage infrastructure. An extensive network of 6- and 8- inch water and sewer pipes will be needed to serve new development; however, these new hookups can easily be connected to existing facilities in Blosser Road and Main Street. Additional sewer and drainage pipes will be situated beneath Main Street to mitigate the impacts associated with development.

1.1.3 Organization of the Document

This document contains four components which guide planned policies and programs and establish development standards as a means of ensuring their implementation. The components include:

1.0 General Concepts:

Reviews the planning area's environmental opportunities and constraints, and includes overall goals and objectives for the plan.

2.0 Land Development Pattern:

The heart of the Specific Plan, this section contains the recommendations for the planning area's land use, circulation, community design, and infrastructure systems.

3.0 Land Development Regulations:

This section details the regulatory framework and development standards which drive the plan and contains architectural, landscaping and site design standards for projects within the planning area.

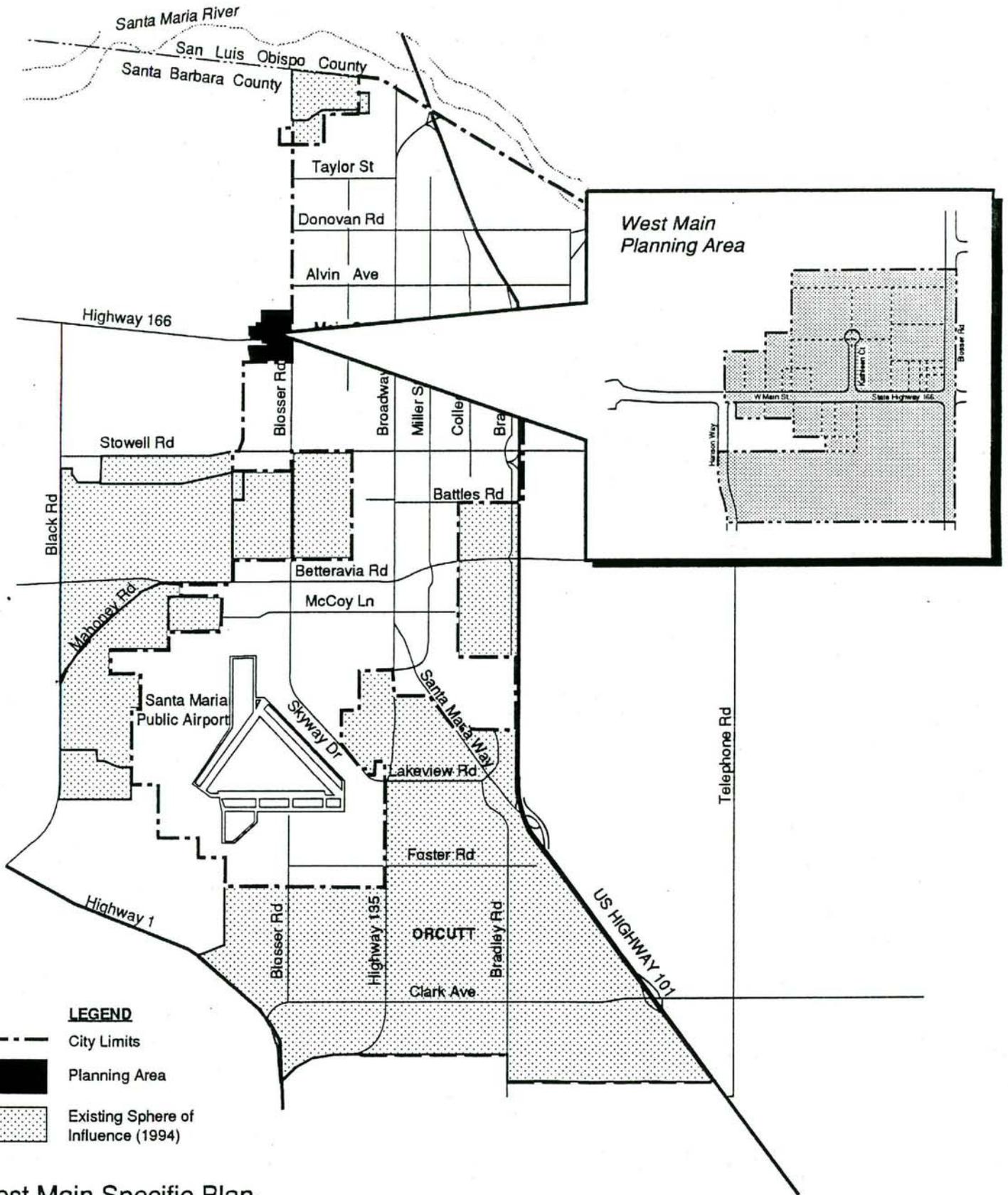
4.0 Implementation and Administration:

This section includes the development phasing and maintenance programs, and the financing mechanisms needed to implement the plan.

1.1.4 Project Location

The West Main planning area straddles Main Street (State Route 166) at the western edge of the City of Santa Maria. The area forms a transitional edge between the commercial core of the City to the east and prime agricultural land to the west. Figure 1-1 shows the planning area's location in relation to the City and its Sphere of Influence.

The 88-acre planning area currently supports a variety of activities ranging from agriculture to industry. Consequently, much of the circulation system needed for further development is already in place. Figure 1-2 shows the boundaries of the planning area in relation to existing roadways and property lines.



- LEGEND**
-  City Limits
 -  Planning Area
 -  Existing Sphere of Influence (1994)

West Main Specific Plan



PLANNING AREA LOCATION

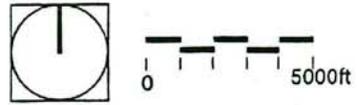
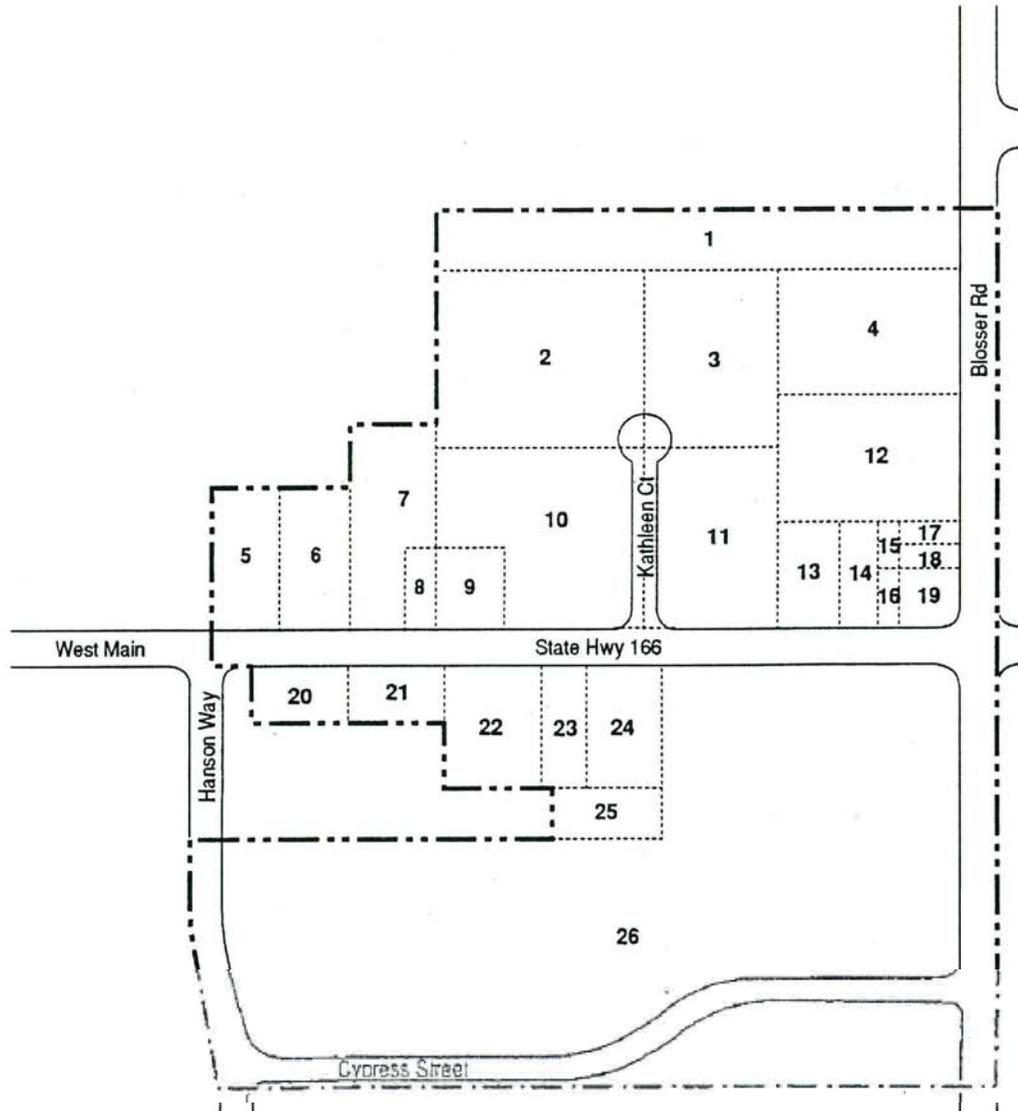


Figure 1-1

PARCEL KEY	APN	ACREAGE	PARCEL KEY	APN	ACREAGE
1	117-180-22	5.00	14	117-180-18	0.61
2	117-180-29	5.30	15	117-180-10	0.14
3	117-180-24	3.62	16	117-180-17	0.14
4	117-180-3	3.49	17	117-180-5	0.23
5	117-170-41	1.31	18	117-180-6	0.23
6	117-170-43	1.31	19	117-180-19	0.52
7	117-180-27	2.83	20	117-200-15	0.85
8	117-180-31	0.41	21	117-200-16	0.85
9	117-180-28	0.90	22	117-200-21	1.86
10	117-180-30	4.42	23	117-200-14	0.78
11	117-180-25	3.59	24	117-200-17	1.34
12	117-180-4	3.53	25	117-200-13	0.73
13	117-180-20	0.92	26	117-200-18	35.02
			Public Right of Way		8.35



West Main Specific Plan



PLANNING AREA BOUNDARIES

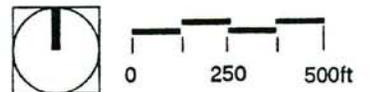


Figure 1-2
(Resolution 2008-53)

1.1.5 Relationship to the City of Santa Maria General Plan

The West Main Specific Plan guides development in an area that is, as of this writing, outside of the City's corporate boundary. Upon annexation, the West Main planning area would come under the jurisdiction of the City of Santa Maria, and all relevant citywide goals, policies, and programs of the City's General Plan would apply.

In accordance with state law, the West Main Specific Plan has been prepared to be completely consistent with the City's General Plan. By definition, a Specific Plan includes a greater level of detail, especially with respect to site planning and development issues, than can be found in the master document from which it takes its direction. In this way, the Specific Plan can be seen as a bridge between the General Plan and the Zoning Ordinance.

1.1.6 Relationship to Other Specific Plans

Sphere Study Specific Plans. The West Main Specific Plan is one of seven specific plans being prepared pursuant to the City's Sphere of Influence Boundary and Concurrent Annexation Study (1989 through 1992). Like the West Main plan, the other six plans (known as the Hidden Pines, Blosser-Southeast, Blosser-Southwest, Mahoney Ranch, West Stowell, and Entrada Este Specific Plans) establish annexation timetables and development standards for various areas joining the City. Consequently, the West Main Specific Plan bears a close relationship to its sister plans; indeed, each plan will purposely share a number of common development standards and guidelines.

Entrada Specific Plan. The Entrada Specific Plan (1976) is one of two specific plans presently adopted by the City. The objectives of the Entrada Plan are to "protect and enhance the quality of the environment and future development found along the major entrance-ways to the City of Santa Maria." As such, the boundaries of this plan can be expanded as the City expands, especially along the major corridors serving as gateways to the City. Because the West Main planning area represents the primary western entrance to the City, development under this plan will incorporate the provisions of the Entrada Specific Plan. Similarly, the boundary map contained in the Entrada Specific Plan will be amended to include the West Main planning area.

Santa Maria Research Park Specific Plan. The Research Park Specific Plan proposes development of lands within the Santa Maria Airport District, immediately south of the airport itself. Stipulations included in this plan will have no direct effect on the provisions of the West Main Specific Plan.

Rivergate/Roemer Specific Plan. The Rivergate/Roemer Specific Plan (adopted January 1994) envisions a mix of commercial and residential uses on 194 acres in the northeastern corner of the City, east of the Broadway/U.S. Highway 101 interchange. Development under this plan will not directly affect development under the West Main Specific Plan.

1.1.7 Relationship to County Plans and Policies

Santa Barbara County Comprehensive Plan. The City of Santa Maria must coordinate closely with the County of Santa Barbara as well as the Santa Barbara County Local Agency Formation Commission (LAFCO) in its effort to annex the West Main planning area.

For a detailed discussion of this subject, refer to Section 5.0 (Land Use/Policy Analysis) of the City of Santa Maria Sphere of Influence and Concurrent Annexation Study Draft EIR.

Local Agency Formation Commission Policies. The Santa Barbara County Local Agency Formation, or LAFCO, establishes standards designed to promote efficient and orderly development within urban areas. Since LAFCO has the power to approve or deny land annexation requests, it is critical that cities incorporate LAFCO policies into specific plans for areas under consideration for annexation. A summary of these policies follows. For a more complete discussion, refer to Section 5.0 (Land Use/Policy Analysis) of the City of Santa Maria Sphere Study Final EIR (1992).

- *Discourage Urban Sprawl.* LAFCO policies are geared toward orderly and logical development. To this end, land annexations must be physically contiguous to existing city limits. In addition, annexations must be within a city's sphere of influence. Since the West Main planning area is not within the City of Santa Maria's Sphere of Influence, a boundary adjustment is necessary prior to or concurrent with annexation.

- *Protection of Agricultural Lands.* LAFCO Policy IV states that:

"...agricultural resources and support facilities should be given special consideration in sphere of influence designation. High value agriculture areas...should not be included in an urban service sphere of influence " Because nearly half of the planning area will be set aside as an agricultural preserve, the plan is in substantial conformance with this LAFCO policy.

1.1.8 Relationship to EIR/Mitigation Measures

As stated previously, the West Main Specific Plan is prepared pursuant to the City of Santa Maria Sphere of Influence Boundary Study and Concurrent Annexation EIR. As such, policies and standards contained in this specific plan incorporate those mitigation measures deemed by the EIR as necessary to reduce environmental impacts resulting from this project to a less than significant level. For example, agricultural preservation measures contained in this plan are a direct result of the recommendations of the EIR. The following discussion of the environmental opportunities and constraints of the West Main planning area highlights many of the mitigations that are integrated into this plan.

1.2 ENVIRONMENTAL OPPORTUNITIES AND CONSTRAINTS

Effective planning requires a basic understanding of a variety of environmental issues affecting land development. The Phase I Report and subsequent Draft EIR for the City of Santa Maria's Sphere of Influence Study evaluate the opportunities and constraints facing the area slated for development under the West Main Specific Plan. A summary of that information is presented here.

1.2.1 Land Use

The West Main planning area is comprised of 88 acres divided into 26 parcels. The site presently supports a variety of uses which establish its role as an agriculture industry support area. It functions as a transition area from an urban to rural/agricultural character. Row crop cultivation and related agricultural industry share the area with retail and service commercial uses.

Despite the variety of uses, agriculture easily predominates, with over half the area currently in row crops. In fact, row crops surround the West Main planning area to the north, south and west, lending the site a strong agricultural character. Only to the east is there significant non-agricultural development. Heavy industrial and commercial uses are found east of Blosser Road, and an area of single-family residential units is located to the northeast.

Under this Specific Plan, the majority of the site would continue to support agricultural and related industrial uses (Figure 2-1). Community commercial and light industrial development would generally infill amongst existing heavy commercial activities. The Sphere Study EIR finds that these uses are similar to those already present and would not result in significant land use conflicts.

1.2.2 Circulation

The planning area is well accessed by the existing circulation network. Blosser Road forms the area's eastern border, and Main Street bisects the site from east to west. Hanson Way provides an outlet to the south (Figure 1-2). Only minor road extensions would be needed to accommodate development proposed by the West Main Specific Plan. The proposed Cypress Street extension would not significantly alter the current road network.

1.2.3 Infrastructure

Water. An existing ten-inch trunk line underneath Blosser Road serves the West Main planning area. However, since proposed development would actually reduce water demand by 43,781 gallons per day (GPD), no impact to existing water supply is expected to occur. Infrastructure will be extended to serve proposed development.

Sewer. The West Main planning area is well-served by the current City of Santa Maria sewer system. Two trunk sewers passing through the area directly connect the last laterals in the City to the treatment plant. This area's

expected wastewater production (0.69 cubic feet per second) would not, by itself, require any bypass lines or replacements.

Drainage. The drainage system serving the West Main planning area consists of a reinforced concrete channel running along the south edge of Main Street with a box culvert allowing drainage under Hanson Way. The current capacity of this culvert is 264 cubic feet per second. Since the anticipated 25-year flow is expected to reach 599 cfs, the current capacity is deficient by current design standards. Further development of the planning area would compound the deficiency and will necessitate system improvements.

1.2.4 Agriculture

The West Main planning area consists of 100 percent prime soils, indicating an extremely high agricultural suitability. Development under the Specific Plan would remove approximately 30 acres of prime soils from agricultural production.

1.2.5 Geology and Soil Stability

Since topographic conditions are very flat throughout the West Main planning area, there is a minimal potential for landslides and mudslides. Santa Barbara County's Comprehensive Plan assigns the area a low liquefaction potential due to low groundwater levels. But because of the presence of the potentially active Santa Maria fault one mile east of the site, the City's General Plan Safety Element (1987) includes the planning area within Ground Shaking Zone A, the zone of highest hazard potential. Nevertheless, Santa Barbara County assigns the area a low "geologic problems" rating based on a combination of geologic, seismic and soil conditions.

While a minor hazard potential exists, proposed development under the West Main Specific Plan would not be seriously constrained by local geologic conditions.

1.2.6 Biological Resources

The Sphere Study Final EIR (September 1992) finds no sensitive biological resources in the planning area. Consequently, future development would not significantly impact wildlife habitats.

1.2.7 Noise

The planning area is not located near the City's major noise sources, U.S. Highway 101 and the regional airport. The primary source of noise in the area is auto traffic. While the Sphere Study EIR determines that sensitive land uses would be significantly impacted in the future due to increased traffic, no additional sensitive uses (such as residential areas) are slated for development under the Specific Plan. Furthermore, those uses that are proposed would not significantly impact surrounding land uses.

1.2.8 Visual Resources

The West Main planning area has virtually no topographic or natural visual diversity. However, the area represents a strong urban/rural edge and provides expansive views of the agricultural lands to the west. While the area is of moderate visual sensitivity because of its visibility from surrounding roads, proposed uses would not significantly alter the area's existing visual character.

1.2.9 Cultural Resources

Archaeological investigations have revealed no evidence of cultural resources, indicating that the area is suitable for development. Similarly, no historic sites or structures exist in the area.

1.3 GOALS OF THE SPECIFIC PLAN

The preparation of the West Main Specific Plan fulfills the intent of General Plan Land Use Objective 4h, which calls for specific development studies for areas having unusual development constraints or opportunities not easily accommodated by the provisions of the General Plan. To quote directly:

"Certain portions of the planning area...should be designated as special study areas [because]...they offer the possibility of particularly beneficial land use patterns which may enhance community objectives."

Further, the General Plan seeks to implement this objective through the preparation of

"...specific development studies [which outline] detailed commitments to capital improvements, and [recommend] special development standards for the area."

West Main, an area not yet fully integrated into the City's infrastructural fabric, qualifies in this regard. Because of this, future development here requires special attention in order to properly address the unique location and environmental concerns of the 88-acre planning area.

The goals of the West Main Specific Plan, while designed to address local environmental opportunities and constraints, must also be consistent with the established goals of the Santa Maria General Plan. These goals are listed here:

- 1. It shall be the goal of the West Main Specific Plan to achieve a unique, identifiable commercial and industrial center that provides visual and functional unity with the area's predominantly agricultural function and character.**
- 2. It shall be the goal of the West Main Specific Plan to orient development such that it emphasizes the area's role as a transitional edge between urban uses to the east and the agricultural uses to the west.**

3. ***It shall be the goal of the West Main Specific Plan to preserve as much prime agricultural acreage as possible through the implementation of an Agricultural Reserve Line.***
4. ***It shall be the goal of the West Main Specific Plan to determine the area's infrastructural demands and propose funding methods to accommodate new and improved sewer, water and drainage facilities.***
5. ***It shall be the goal of the West Main Specific Plan to encourage new development to incorporate sustainable design features to reduce storm water runoff, to reduce the heat island effect, to reduce potable water use, and to generate power on site. The appropriateness and feasibility of these measures shall be determined on a case by case basis by the Department of Public Works and the Community Development Department.***
6. ***It shall be the goal of the West Main Specific Plan to encourage pedestrian oriented development projects.*** (Resolution 2008-53)

Specific objectives, policies and programs relating to each issue area (e.g., circulation, land use) will be addressed in those sections.