

ENTRADA SPECIFIC PLAN

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ENTRADA SPECIFIC PLAN

The Entrada Specific Plan is the first such Plan
adopted by the City of Santa Maria

ADOPTED BY CITY COUNCIL RESOLUTION
NUMBER 75-4061, JUNE 1, 1976

CITY COUCIL

ELWIN E. MUSSELL, MAYOR
GEORGE S. HOBBS, JR., MAYOR TEMPORE
WAYNE T. HESSELBARTH
ALLEN BURKE
JACK ADAM

ADOPTED BY PLANNING COMMISSION RESOLUTION
NUMBER 1087, DECEMBER 3, 1975

PLANNING COMMISSION

JOSEPH A. OLIVERA, JR., CHAIRMAN
JACK W. SPENCER, VICE CHAIRMAN
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GLENN E. SEAMAN

PREPARED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

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ENVIRONMENTAL CONCERNS

An Environmental Report Entitled MASTER E.I.R. ENTRADA SPECIFIC PLAN is available for review in the City of Santa Maria Community Development Department.

PURPOSE AND SCOPE

The purpose of this Master E.I.R. is to provide the citizens of Santa Maria and the City Officials with an inventory of the physical, biological, and cultural features found within the area encompassed by the Entrada Specific Plan. In addition, this environmental document will attempt to identify sensitive features found within the Plan area and analyze the service area capabilities. Future environmental documents for projects located within the Plan area will be referenced to this document and analysis of projects will be focused on site-specific impacts and those off-site factors not addressed in this Master E.I.R.

This Master E.I.R. will identify various physical, social, and economic components of the environment found with the Plan area.

ENTRADA SPECIFIC PLAN

INTRODUCTION:

Because of the development of the Central City and Central Plaza urban renewal projects in the downtown area of the City of Santa Maria, an interest has been generated in developing adjacent property for commercial and office uses.

The Planning Commission and City Council, in observing the development activity in and around the two redevelopment projects, have expressed concern over the prospect of construction that could be incompatible and consequently lack the cohesive unity of design and identity necessary to create a unified commercial environment for the central business district. In an attempt to create the needed design and/or identity, it has been determined that short of rezoning the areas of concern surrounding the two projects and the properties generally fronting Main Street from Suey Road west to Blosser Road, and generally fronting Broadway from the northern City limits south to McCoy Lane, a specific plan, as authorized by State law, could best implement this desire. Provisions for specific plans are set forth in the California Government Code, Section 65450. A copy of which is available for public review in the Community Development Department, 417 South McClelland Street, Santa Maria.

The Entrada Specific Plan is designed to protect and enhance the quality of the environment and future development found along the major entrance-ways to the City of Santa Maria. The objectives of the Plan are as follows:

1. To enhance the appearance of the business districts, office areas, and entrance-ways into the City.
2. To provide sufficient parking areas convenient to the public.
3. To mitigate the negative impacts associated with incompatible types of commercial and office developments presently permitted in the existing Zoning Regulations.

4. To encourage a wider assortment of quality developments, and to protect land values.
5. To maintain the economic vitality of the area.
6. To guide development so that the areas surrounding the redevelopment projects and entrances to the City have a cohesive design, unifying identity, and above all to create the enjoyable environment in which people will come to spend their time and transact business.

To implement these objectives the City proposes to adopt standards relating to setback requirements, landscaping requirements, and general design standards. The general areas encompassed by the Plan are delineated on Exhibit A, pages 12 and 13. A map of the precise boundaries is available for public review in the Community Development Department, 417 South McClelland Street, Santa Maria.

ADMINISTRATION OF THE ENTRADA SPECIFIC PLAN:

The Planning Commission shall review plans for compliance with provisions of these guidelines when the City's Zoning Regulations require a use permit. All other uses shall be reviewed by the Zoning Administrator for compliance with the provisions of these guidelines.

Exceptions:

1. The guidelines as stated in this Plan are not retroactive.
2. The remodeling of existing structures are not required to comply with the setbacks as set forth in this Plan unless otherwise required by the provisions of the Zoning Ordinance or Building Regulations of the City.
3. The remodeling of existing structures are not required to comply

with the provisions of the Entrada Specific Plan unless the remodeling cost exceeds one-half of the fair market value of existing improvements, based upon the latest equalized assessment roll of the Tax Collector of the County of Santa Barbara.

4. The area encompassed within the Cal-Poly Westside Study Plan may be deleted from the area covered by the Entrada Specific Plan if the Westside Study Plan and implementing procedures are adopted by the Planning Commission and City Council of the City of Santa Maria.

APPEAL:

Appeals from actions of the Zoning Administrator shall be considered pursuant to the provisions of Section 10-129.3 of the City Code as follows:

"Any and all persons aggrieved by any action of the Zoning Administrator taken pursuant to the provisions of Section 10-129.1 or Section 10-129.2 of this article may file an appeal from the action or any part thereof; provided that such appeal shall be in writing stating the reasons for the appeal and filed with the Secretary of the Planning Commission within not more than ten days following the action taken. The decision of the Planning Commission shall be final unless a written appeal to the City Council is filed within ten (10) days of the Planning Commission action.

ARCHITECTURAL AND DEVELOPMENT STANDARDS:

A. Required Information to be Submitted to the Community Development Department.

1. A site plan, drawn to scale and dimensioned, showing the proposed layout of structures, off-street parking and loading areas, landscape areas, pedestrian walks, driveways, screening fences and walls.

2. A landscape plan, drawn to scale and dimensioned, showing the location of existing trees and landscape areas to remain, and the location of proposed landscape areas together with the varieties and size of plant materials to be used together with the method of maintenance. Also, indicate other landscape features such as screening fences, lighting and signing.
3. Architectural drawings or sketches, drawn to scale, including floor plan and elevations indicating the types of materials to be used. Also, submit samples of exterior colors and materials.

B. Exterior [] Requirements:

The exterior design requirements as set forth in the following sections of the Plan are intended to create a unified effect in the application of various materials in those areas of the City that have a high degree of visual exposure to the citizens of the City and out of area vistors using Santa Maria as a Regional Shopping Area. The design requirements are not intended to impose any specific architectural style.

1. Improvements fronting on major or arterial streets will require additional landscape design, including, but not limited to the landscaping of all areas not used for parking of automobiles; walkways or ramps.
2. All exterior wall elevations of buildings facing on streets are to have architectural treatment. No building surface fronting on a street shall be a flat, void surface, without architectural treatment.
3. All roof mounted mechanical equipment or duct work which projects vertically more than one and one-half feet above the roof or roof parapet is to be screened by an enclosure which is detailed consistently with the building design.

4. No mechanical equipment is to be exposed on the wall surface of a building.
5. Cyclone blowers shall be screened by a wall, a fence or landscape materials and be located below the fascia and/or roof line of the building. Further, they shall be located on the rear or hidden side of the building and shall be painted to match the surface to which attached.
6. Gutters and downspouts are to be painted to match the surface to which attached unless used as a major design element, in which case the color is to be consistent with the color scheme of the building.
7. Vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling service doors and similar appurtenances are to be painted consistent with the color scheme of the building.
8. Exterior surface materials of those building elevations facing a street shall be limited to stucco, slump stone, split face block or wood. This does not exclude the use of veneer materials over metal or the use of ornamental metal work such as sculptured or accent features that compliment the building design.
9. Exterior color shall be limited to earth colors. Earth colors are those colors that range from yellow through diverse shades of buff, brown and green to red. Some variations are burnt sienna and burnt umber. None of the earth colors are very brilliant. The intent of this provision is to eliminate the use of gaudy florescent and luminescent colors, yet still provide a wide and diverse range of colors compatible with the natural setting of the community.
10. Exposed roof materials shall be limited to tile or simulated tile. Roof tiles may be constructed of clay, masonry or metal, and may simulate wood materials in design. The intent of this provision is to ensure quality materials which provide the widest and safest

range of roofing materials and comply with all provisions of the Uniform Building Code and Fire Code for the area encompassed by this Plan.

C. Landscape Design Requirements:

The landscaping requirements as set forth in the following sections are intended to be utilized in such a manner as to compliment the architectural elements of the site, thus, enhance property values by encouraging the creation of pleasant attractive visual surroundings as well as contributing to the relief of wind, heat, noise and glare.

- a. Landscaping shall consist of trees, shrubs, vines, and ground cover, utilized in such a manner as to compliment the architectural elements of the site and, thus, enhance property values and encourage the creation of pleasant, attractive surroundings as well as contributing to the relief of heat, noise and glare.

1. Front Yard.

Front yards along the "special landscaped streets" of Broadway and Main Streets shall maintain an average front yard setback of fifteen (15) feet on each building site. The entire front yard shall be landscaped with trees, shrubs, and ground cover. (See Exhibits C, D, and E).

Exceptions to front yard setback and landscaping requirements are:

- 1) Walkways, patios, driveways, parking, when landscaped per Exhibit B, sign structures, eave projections, balconies, arcades, and other projecting architectural features.
- 2) Setback requirements for lots of less than fifty (50) feet in width shall maintain a setback equal to the average setback of the structures on both sides of said lots. If

a structure is built to the front property line only on one side, then only an average front yard setback of seven (7) feet shall be required.

- 3) In event of disaster from fire, flood, earthquake, or other natural disasters, existing commercial structures built to front property line shall not be required to provide an average fifteen (15) feet of front yard setback when adjacent structures are built to the front property line.

Areas utilized for parking, storage, or loading when located in the front yard shall be screened, modulated or integrated from view of access streets, freeways, or adjacent properties. This may be accomplished by employing one or all of the following techniques:

- a. Lineal masses or shrubs - This method requires use of shrubs that will achieve a height of 4 to 6 feet within three years. Minimum size of five (5) gallons required.
- b. Lineal or group masses of major scale trees - This method requires use of trees that will ultimately provide foliage that is visible above the roof line from within the total site.
- c. Lineal or group masses of smaller scale trees - This method requires uses of trees that will ultimately provide foliage or shade patterns on either horizontal or vertical planes.
- d. Earth mounding and landscaping with ground cover and lineal masses of shrubs.

2. Side and Rear Yard.

Landscaping in these areas shall consist of the following:

- a. Trees shall be planted adjacent to structures where possible,

to provide visual relief, to soften and aid in balancing architectural elements of design. For each side and rear exterior elevation where trees can be provided the quantity shall be equal to one (1) tree for each thirty (30) feet of exterior wall length. Minimum size of plant material shall be fifteen (15) gallon.

- b. All unpaved areas shall be landscaped with trees, shrubs, or ground cover.
- c. Undeveloped areas proposed for future expansion shall be kept in a weed-free condition. Said areas may be planted with appropriate ornamentals, to include ground cover, shrubs, and/or trees.

D. Loading Areas:

- 1. Loading areas when required by the zoning ordinance or proposed by a developer shall be designed or so located as not to be visible from adjacent streets.
- 2. Other than "special landscaped streets" (Broadway and Main), street loading shall be allowed, provided that the loading dock is set back a minimum of seventy (70) feet from the street right-of-way or one hundred ten (110) feet from the street center-line, whichever is greater. Said area must be screened from view of the adjacent streets.

E. Refuse Collection Areas:

- 1. All outdoor refuse collections areas shall be visually screened from access streets and adjacent properties by a complete opaque screen.

2. No refuse collection areas shall be permitted within the front yard setback area or front building setback area.

F. Parking:

The parking requirements as set forth in the following sections are as prescribed by present City Standards. The landscaping requirements for parking lots are intended to screen and soften the visual exposure of bleak asphalt and cars, and to create continuity between parking facilities and the businesses served.

The attached typical parking lot landscaping (Exhibit B), shall serve as a guide in the development of parking lot landscape design.

1. All areas not specifically used for vehicle parking or access shall be landscaped with trees, shrubbery and ground cover. Trees, at least equal in number to one (1) per each twelve (12) parking stalls or fraction thereof, shall be provided in all parking areas. Minimum size shall be fifteen (15) gallons.
2. All landscape areas shall be provided with permanent sprinkler systems or hose bibs.
3. Parking shall be provided at the side or rear of the proposed structures when practicable.
4. Parking requirements i.e., number of spaces, size and configuration shall be provided per City Standards.
5. Landscape plans for commercial parking areas shall be approved by the Zoning Administrator.

G. General Provisions:

1. Signs.

It is recognized that every business needs good identification to effectively serve the public. The intent of these provisions are to stipulate general design criteria which calls for a designed sign program that relates to the total site, thus, creating better visual effects and continuity in signing, which in turn will protect each business investment by assuring to the maximum degree possible the most effective identification of each business in accord with its individual site and architectural design.

- a. Signs visible from the exterior of any building shall be designed to maintain a consistent continuity and harmony with the architecture and design of the proposed development. An overall sign program for each shop, or use within the proposed development shall be shown on elevations of the building to be constructed. Such signs shall be in conformity with sign standards for the zone in which the facility is to be constructed.
- b. Signs shall be included as an integral part of the building design. Signs shall be secondary to the architecture of the building and shall avoid dominating the site or overwhelming the building.

2. Lighting:

- a. Parking lot lighting fixtures are to be shown on the site plan. Their design shall be compatible with architecture to be used in the proposed development.

- b. Walkway light fixtures are to be in scale with the overall design concept of the project.

3. Outdoor Storage:

- a. All exterior storage areas and service yards, loading docks and ramps, electrical cage enclosures or storage tanks, are to be screened from view from the access streets, freeways, and adjacent properties by a fence, wall or mature landscape material.

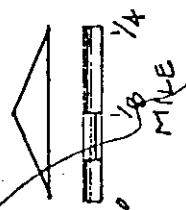
- b. All outdoor storage shall be visually screened from access streets, freeways and adjacent properties. Said screening shall form a complete opaque screen up to a point eight (8) feet in vertical height, but need not be opaque above that point. The outdoor storage shall be meant to include all company-owned, or leased and operated motor vehicles, with the exception of passenger vehicles.

- c. No outdoor storage shall be permitted within the front yard or the front yard setback area.

4. Use of Artificial Materials - The use of artificial trees, flowers, bushes or vines as fulfillment or partial fulfillment of the landscape provisions is prohibited. Artificial landscape material is defined as any man-made decoration consisting of plastics, paper, processed wood, or any synthetic material.

5. Sprinkler Systems - Sprinkler systems shall be provided for all landscape areas.

THIS MAP SHOWS GENERAL BOUNDARIES ONLY - REFER TO MAP AT THE COMMUNITY DEVELOPMENT DEPT. FOR PRECISE BOUNDARIES



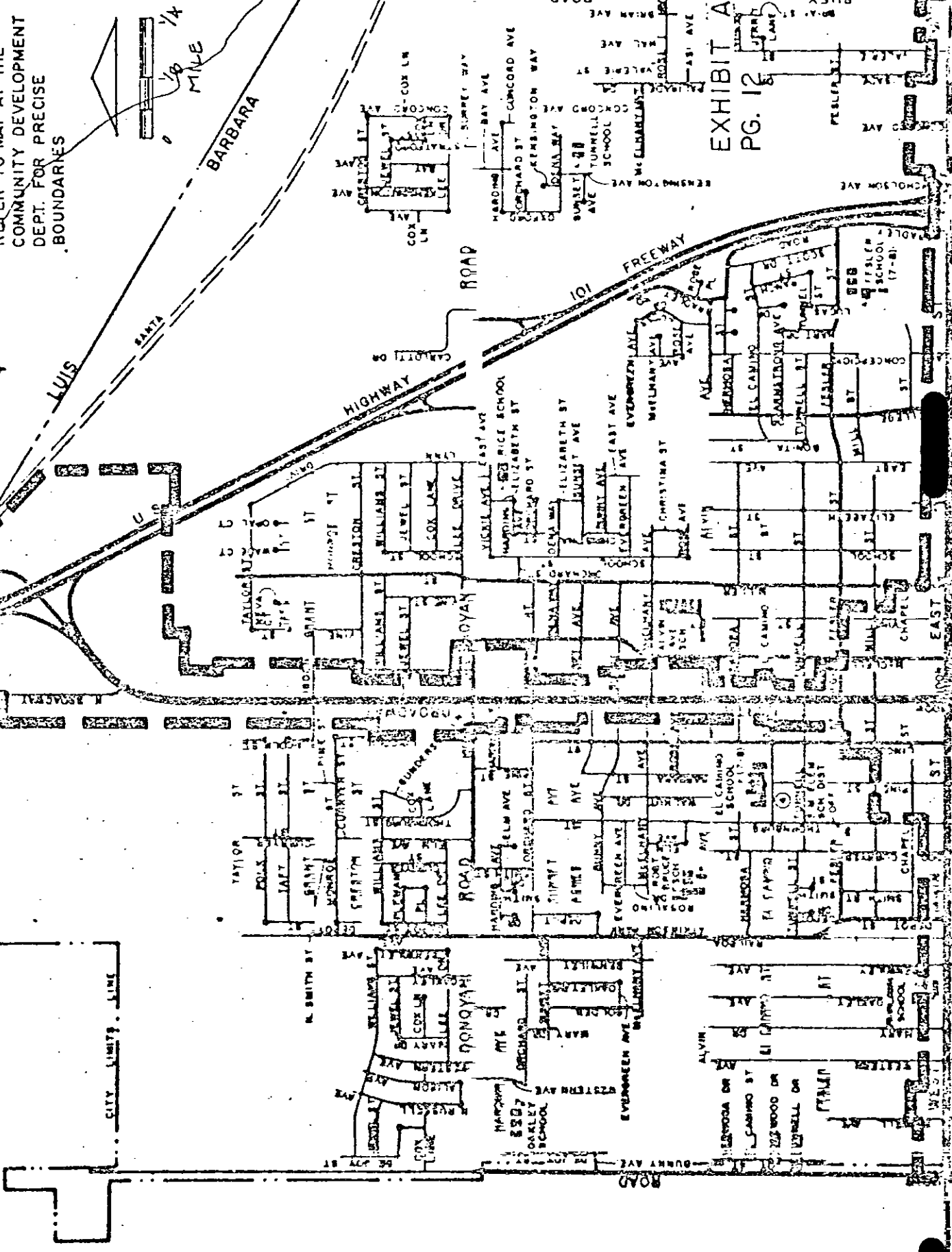
MARIA LUIS SANTA BARBARA

HIGHWAY 101 FREEWAY

EXHIBIT A
PG. 12

PRELISER PARK

CITY LIMITS LINE



ROAD
SUEY
LANE
PELLETT
MILBURN
VALERIE ST
BAY AVE
CUMCORD AVE
KEMINGTON WAY
TUNNELLY SCHOOL
M. ELHARTIAN
RENSHAW AVE
CHOLSON AVE
MILBURN
VALERIE ST
BAY AVE
CUMCORD AVE
KEMINGTON WAY
TUNNELLY SCHOOL
M. ELHARTIAN
RENSHAW AVE
CHOLSON AVE

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CHOLSON AVE

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JEWEL ST
COX LANE
MILL DRIVE
CREATION ST
WILLIAMS ST
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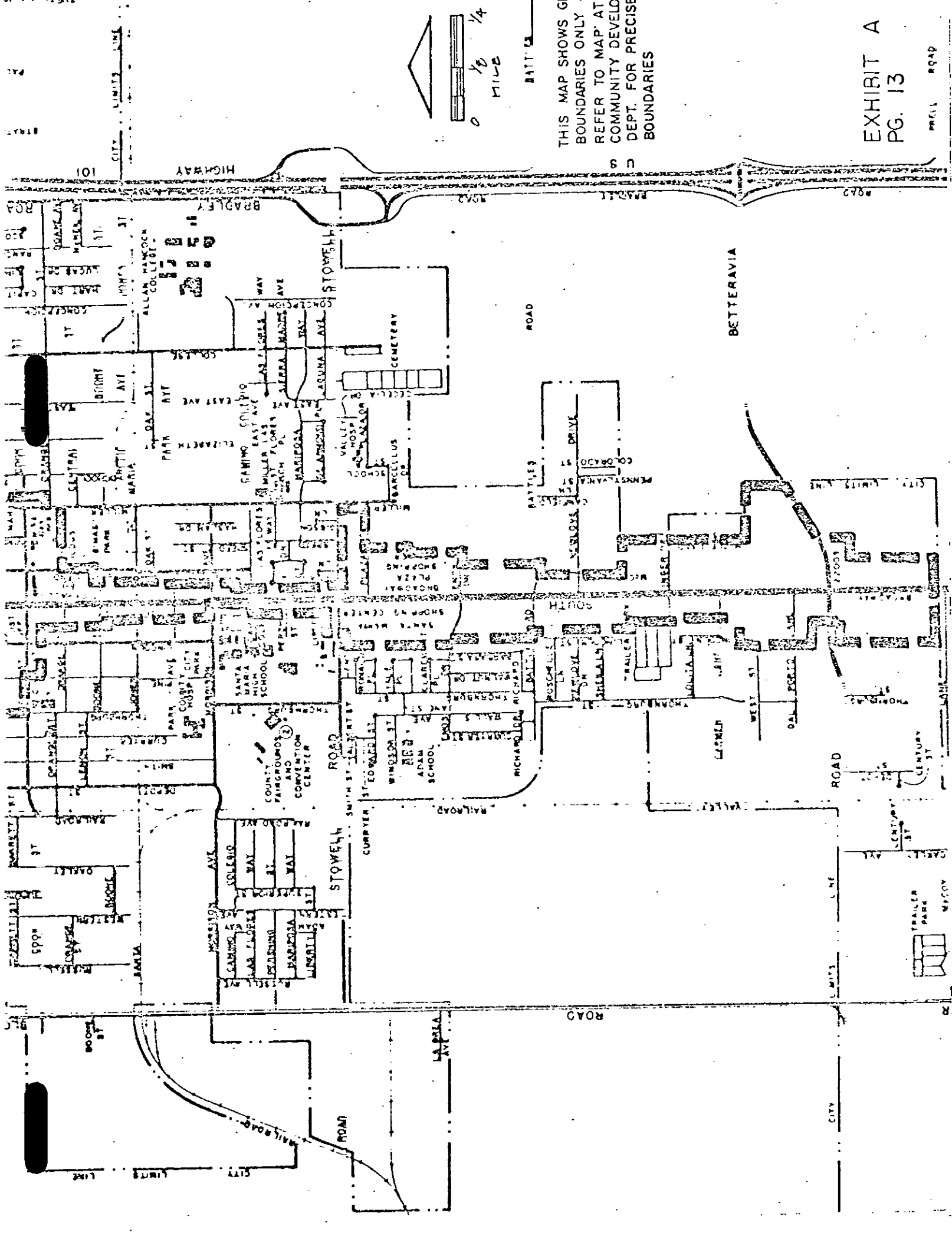
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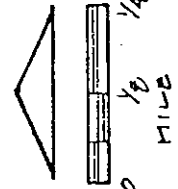
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CAMINO ST



THIS MAP SHOWS G
 BOUNDARIES ONLY
 REFER TO MAP AT
 COMMUNITY DEVELO
 DEPT. FOR PRECISE
 BOUNDARIES

EXHIBIT A
 PG. 13

BATTLES ROAD



BATTLES ROAD

BETTERAVIA

STOWELL

ROAD

ROAD

CITY

ROAD

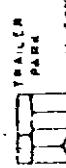
CITY

LIMITS

LIMITS

ROAD

LA BELLA



TRAILER PARK

WACO

CENTURY ST

LAUREL AVE

VALLEY ROAD

WEST ST

DAL PORTO

LAUREL

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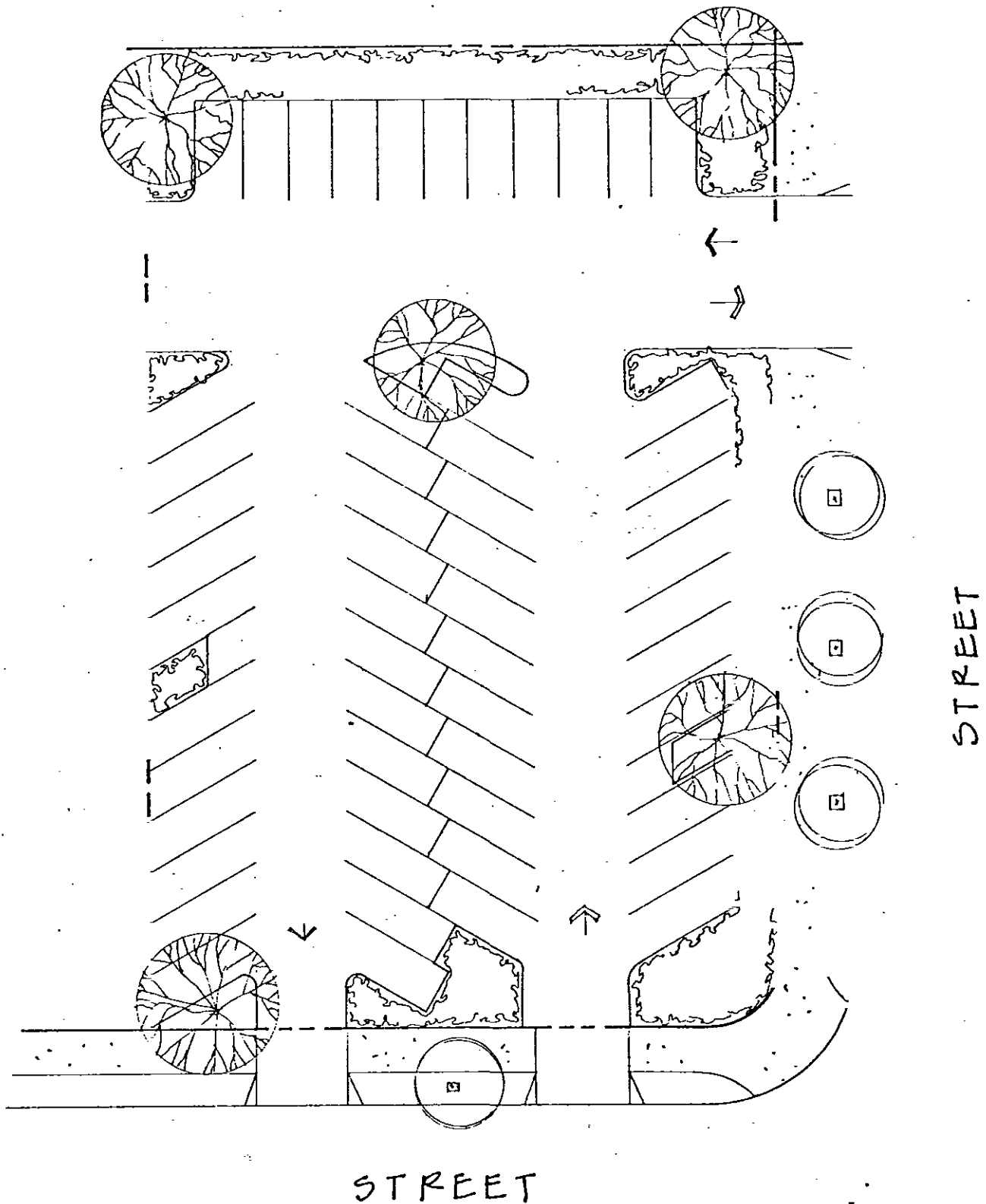
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TYPICAL PARKING LOT LANDSCAPING

EXHIBIT C

EXPLANATION OF AVERAGE SETBACK APPLICATION

EXHIBIT D as shown on Page 16, is the classic application of setback requirements. The Entrada Specific Plan does not require this application of setback requirements.

EXHIBIT E as shown on Page 17, is an example of the application of the average 15 foot setback requirement as specified by the Entrada Specific Plan.

EXPLANATION:

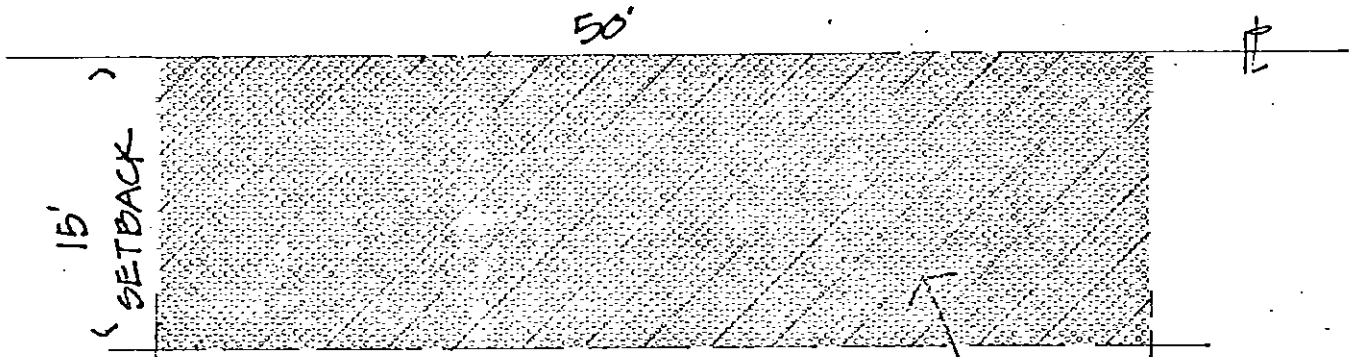
1. Note the shaded area on Exhibit D, the total square footage of 750 square feet (using a lot 50 feet in width with a 15 foot setback), is in the setback area.

2. Using the 750 square feet of the area, note the shaded area on Exhibit E. This area contains 750 square feet. Also, note that a portion of the building is in front of the 15 foot line and a portion is in back of the 15 foot line. Both Exhibit D and E have 750 square feet in the shaded area. This is the application of the average 15 foot setback requirement as specified in the Entrada Specific Plan.

NOTE:

The 750 square foot figure will change depending on the width of the lot. (Width of lot X 15 feet) = Total area in setback.

STREET

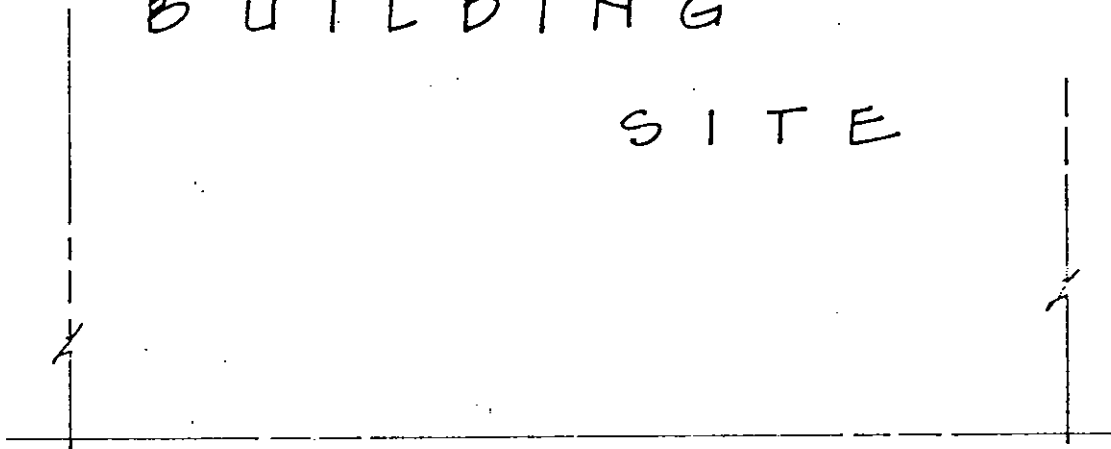


TOTAL SETBACK AREA

$$50' \times 15' = 750 \text{ SQ. FT.}$$

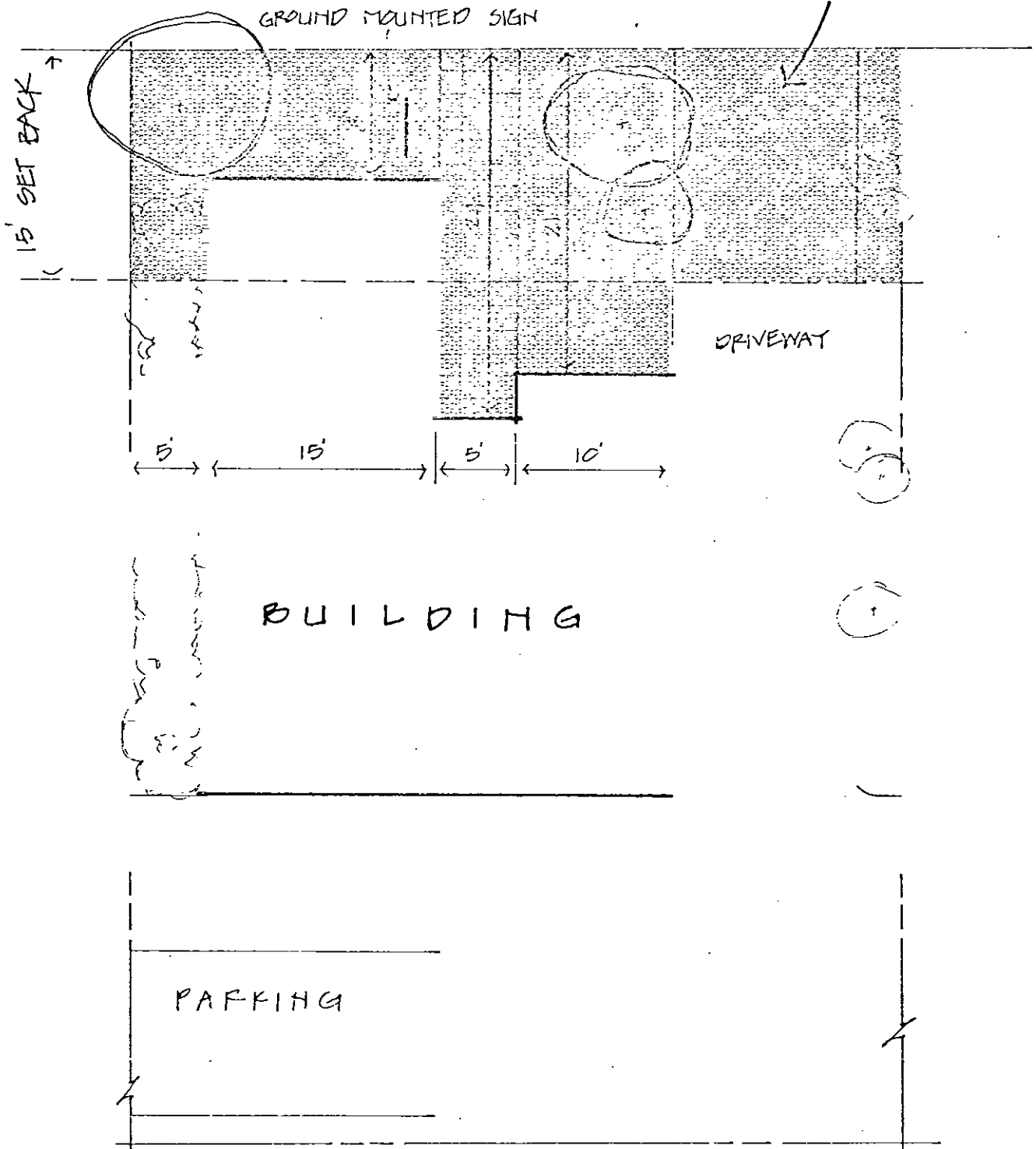
BUILDING

SITE



STREET

DESIGNATED AREA = 750^{SQ. FT.}



RESOLUTION NO. 3994-75

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA ADOPTING THE ENTRADA SPECIFIC PLAN SP-1

WHEREAS, because of the development of the Central City and Central Plaza urban renewal projects in the downtown area of the City, an interest has been generated in developing adjacent property for commercial and office uses, and there has also been a renewed interest in developing property along East Main Street, one of the entrances from the freeway to the central business district; and

WHEREAS, the City Council, in observing the development activity in and around the two redevelopment projects, have expressed concern over the prospect of construction that could be incompatible and consequently lack the cohesive unity of design and identity necessary to create a unified commercial environment for the central business district; and

WHEREAS, it has been determined that a specific plan, as authorized by Sections 65450-65303 of the California Government Code, could best implement the desire to create the needed design and/or identity for the area;

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. It is the recommendation of the City Council that the Entrada Specific Plan, which will affect the following-described property and as attached and made a part hereof, be adopted.

Property located along the north side of East Mill Street in the 100 and 200 blocks, along the east side of North Vine Street in the 100 and 200 blocks, along both sides of East Chapel Street in the 300 block, along both sides of North Miller Street in the 100 block, along the east side of South Miller Street in the 100 through 400 blocks, along both sides of East Main from Broadway to the Freeway, and along the west side of South Broadway in the 400 block.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held August 19, 1975.

Elwin E. Maxwell

Mayor

ATTEST:

DOROTHY LYMAN
City Clerk
By: *Serge M. Schuck*

Deputy

APPROVED AS TO FORM:
BY: *John A. Van Ken*

CITY ATTORNEY

CONTENTS:
BY: *Becky*

DEPARTMENT HEAD
BY: *[Signature]*

CITY ADMINISTRATOR

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF SANTA MARIA)

I, DOROTHY LYMAN, City Clerk of the City of Santa Maria and ex-officio Clerk of the City Council, DO HEREBY CERTIFY, that the foregoing Resolution No. 3994-75 was duly and regularly introduced and adopted by said City Council at a regular meeting held August 19, 1975 by the following vote:

AYES: Councilmen Wayne T. Hesselbarth, George S. Hobbs, Jr., Thomas B. Urbanske and Mayor Elwin E. Mussell

NOES: None.

ABSENT: Councilman Dan A. Firth.

DOROTHY LYMAN
City Clerk of the City of Santa Maria
and ex-officio Clerk of the City Council
By: George M. Schuck
Deputy



RESOLUTION NO. 4061-75

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF SANTA MARIA ADOPTING THE AMENDED ENTRADA
SPECIFIC PLAN

WHEREAS, because of the development of the Central City and Central Plaza urban renewal projects in the downtown area of the City, an interest has been generated in developing adjacent property for commercial and office uses, and there has also been a renewed interest in developing property along Main Street and Broadway as the entrances to the central business district; and

WHEREAS, the City Council, in observing the development activity in and around the two redevelopment projects, have expressed concern over the prospect of construction that could be incompatible and consequently lack the cohesive unity of design and identity necessary to create a unified commercial environment for the central business district; and

WHEREAS, it has been determined that a specific plan, as authorized by Sections 65450-65303 of the California Government Code, could best implement the desire to create the needed design and/or identity for the area; and

WHEREAS, it appears that the foregoing purposes can best be served by amending the Entrada Specific Plan as first adopted by Resolution No. 3994-75 of this Council;

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. It is the recommendation of the City Council that the amended Entrada Specific Plan, which will affect the following-described property and as attached and made a part hereof, be adopted.

Property generally fronting North and South Broadway from the northern City Limits, south to McCoy Lane; and generally fronting East and West Main Street from Suey Road to Blosser Road; and certain areas surrounding the Downtown Redevelopment Projects, which areas are specifically delineated on the map thereof incorporated in the amended Entrada Specific Plan.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held June 1, 1976.

Elwin E. Mussell
Mayor

ATTEST:

DOROTHY LYMAN
City Clerk

By: George M. Schick
Deputy

APPROVED AS TO FORM: CONTENTS:

BY: [Signature]
CITY ATTORNEY

BY: _____
DEPARTMENT HEAD
BY: [Signature]
CITY ADMINISTRATOR

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF SANTA MARIA)

I, DOROTHY LYMAN, City Clerk of the City of Santa Maria, and ex officio Clerk of the City Council, DO HEREBY CERTIFY, that the foregoing Resolution No. 4061-75 was duly and regularly introduced and adopted by said City Council at a regular meeting held June 1, 1976 by the following vote:

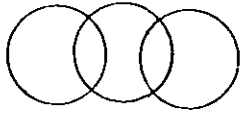
AYES: Councilmen George Hobbs, Wayne T. Hesselbarth and Mayor Elwin E. Mussell.

NOES: Councilmen Allen Burke and Jack Adam.

ABSENT: None.

DOROTHY LYMAN
City Clerk of the City of Santa Maria and ex officio Clerk of the City Council

By: George M. Schick
Deputy



MASTER EIR AND ANALYSIS OF IMPACTS
ASSOCIATED WITH IMPLEMENTATION OF
THE ENTRADA SPECIFIC PLAN

PREPARED BY:

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF SANTA MARIA

JUNE 1, 1976

AL AUTRY, DIRECTOR

Jerry E. Frasier, Associate Planner
Paul Condon, Junior Planner
Edie Laugen, Project Typist

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INTRODUCTION

Environmental protection is now part of the mandate of all who live in California. As outlined in Sections 21000 and 21001 of the California Environmental Quality Act (CEQA), every public agency and every citizen has an obligation to take all action necessary to protect, rehabilitate, and enhance the environment of the State.

The welfare of our communities, and even their ultimate survival, depends upon the prudent utilization of natural resources as urban and economic transformations take place. These resources ... fresh air, open space, terrain, vegetation, quietude and serenity ... are absolutely limited in quantity.

A balanced approach to resource development is the basis of the requirement for environmental assessment in California. It should be recognized that State policy on the environment is woven not only through specific environmental protection laws, but has more recently been stated in the California Environmental Quality Act and the Governor's Environmental Tools and Policy Report. CEQA states "... the long term preservation of the environment shall be the leading criterion in public decisions." To achieve this end the City of Santa Maria has prepared a Master Environmental Impact Report (EIR) for the area encompassed by the Entrada Specific Plan.

PURPOSE AND SCOPE

The purpose of this Master EIR is to provide the citizens of Santa Maria and the City Officials with an inventory of the physical, biological, and cultural features found within the area encompassed by the Entrada Specific Plan. In addition, this environmental document will attempt to identify sensitive features found within the Plan area and analyze the service area capabilities. Future Environmental Documents for projects located within the Plan area will be referenced to this document and analysis of projects will be focused on site-specific impacts and those off-site factors not addressed in this Master EIR.

This Master EIR will identify various physical, social, and economic components of the environment found within the Plan area.

PHYSICAL ENVIRONMENT

GENERAL

The area affected by the proposed Plan lies along the primary commercial

corridors of the City of Santa Maria. A large percentage of the project area is presently developed, and for the most part, vacant land found within the project area is located on the northern and southern extremities.

TOPGRAPHY AND DRAINAGE

The Entrada Specific Plan encompasses approximately 4.8 miles of land fronting on Broadway extending from the Santa Maria River bed on the north to McCoy Lane on the south, and approximately 2.6 miles of land fronting on Main Street extending from Blosser Road on the west to Suey Road on the east. Elevations within the Plan area generally range from a low of 200 feet to a high of 230 feet. For the most part, slopes within the area range from zero to 2 percent, however, a significant elevation break occurs immediately to the south of Carmen Lane.

Due to the topography of the area there are few drainage problems. The Santa Barbara County Comprehensive Plan: Conservation Element indicates that there are localized drainage problems on the west side of South Broadway in the vicinity of Betteravia Road and McCoy Lane, on the east side of South Broadway extending from the vicinity of Inger Drive to Betteravia Road, and on the east side of North Broadway in the vicinity of the intersection of Broadway and McElhany, Broadway and Fesler, Broadway and Morrison, Broadway and Stowell, and that portion of South Broadway extending from Morrison Avenue to Stowell Road.

There are no known additional significant drainage problem areas located within the Plan boundaries, however, the development of each vacant parcel will be investigated in order to determine whether a localized drainage problem will occur.

GEOLOGIC HAZARDS

There are no known active or potentially active faults located within the Plan area or the immediate vicinity thereof, however, there is an inactive fault extending the full length of the area parallel to Broadway and approximately three hundred to nine hundred feet easterly thereof. In terms of other geologic hazards such as liquefaction, slope stability, expansive soils, compressible-collapsible soils, and soil creep the area receives a low Geologic Problems Index rating. Based upon this information, there appears to be no severe constraints on development in the Plan area due to geologic hazards.

VEGETATION AND WILDLIFE

Due to the fact that the majority of the land encompassed by the Plan has been previously developed, and the remainder of the land lies within the urban envelope, there appears to be no rare, endangered or unique species of flora or fauna which will be adversely affected by the implementation of the Plan. For the most part, the vacant and undeveloped land found within the project boundaries are located on the northern and southern extremities of the City of Santa Maria.

There appears to be no significant constraints on development within the Plan area due to unique flora or fauna types, however, prior to development of each vacant site an on-site inventory of flora and fauna types will be carried out.

SOILS AND SOIL TYPES

Soil types within the project boundaries can be classified into two categories: major and minor. The major soil series include: the Metz Loamy Sand soil series, the Sorrento Sandy Loam soil series, the Sorrento Sandy Loam soil series with a Sandy Substratum, and the Corralitos Loamy Sand soil series. All but the Corralitos Loamy Sand soil series can be characterized by a zero to 2 percent slope, moderately rapid to rapid permeability, and a very slow surface runoff. The hazard of wind or water erosion for these soil types, is none to slight. None of the soil types, except for the Corralitos Loamy Sand soil series present any significant constraints on development.

The Corralitos Loamy Sand soil series has a zero to 2 percent slope and permeability is rapid, while surface runoff is very slow. The hazard of water erosion is none to slight while the hazard of soil blowing is high. The Corralitos Loamy Sand soil series extends from the vicinity of Stowell Road to Carmen Lane. Due to this soil type's susceptibility to soil blowing, certain development constraints are necessary in order to mitigate the problem.

The minor soil series include: the Betteravia Loamy Sand soil series, the Garey Sandy Loam soil series, the Oceano Sand soil series, the Sandy Alluvial Land series, and the Gullied Land series.

The Betteravia Loamy Sand soil series is characterized by a zero to 2 percent slope and the permeability of this soil is slow and surface runoff is very slow. The hazard of water erosion is none to slight, while the hazard of soil blowing is high. The type of soil tends to become extremely boggy after rain. This soil type is found in the area extending from Betteravia Road to McCoy Lane. Due to the fact that this soil series is extremely susceptible to soil blowing there are certain constraints upon development in this area.

RELATIONSHIP BETWEEN LOCAL SHORT TERM USES AND LONG TERM PRODUCTIVITY

The short term effects of the proposal involves the limiting of the scope of new development within the Plan area to a certain extent due to the implementation of setback requirements, parking requirements, landscaping requirements, and architectural review requirements, all of which are deemed vital if the community desires good quality development. The long term benefits of the proposal include the maintenance of the economic vitality of the area due to its aesthetically pleasing and attractive developments; the encouragement of a wider assortment of quality development and the protection of property values. In addition, the Plan will provide a unity and cohesiveness of design to development in the area. The overall effect of the Plan will be to provide an aesthetically pleasing area in which to transact business and in which both the pedestrian and motorist are more distinctly attracted to individual commercial facilities based upon design and appearance.

IRREVERSIBLE ENVIRONMENTAL CHANGES

There appears to be no irreversible environmental affects associated with the implementation of the proposal. The implementation of this proposal will improve the function and appearance of the area and as such prove more attractive to the consumer public.

GROWTH INDUCING IMPACTS

The proposed project will not either directly or indirectly foster population growth in the Plan area. The implementation of the Plan, however, will indirectly foster economic growth through the provision of aesthetically pleasing areas to transact business and increased property values.

REFERENCES

Air Quality Impacts of the Regional Transportation Plan; R. A. Nordsick and A. Q. Eshenroder.

City of Santa Maria, Community Development Department.

City of Santa Maria, Public Works Department.

Draft Environmental Impact Report for the Regional Transportation Plan 1976 - 1995. Santa Barbara County - Cities Area Planning Council.

Santa Barbara County Comprehensive Plan: Seismic Safety Element.

Santa Barbara County Comprehensive Plan: Conservation Element.

U. S. Department of Agriculture, Soil Conservation District. Soil Survey of Northern Santa Barbara Area, California.