CITY OF SANTA MARIA
COMMUNITY DEVELOPMENT
DEPARTMENT

110 S. PINE STREET #101 (ON HERITAGE WALK) • SANTA MARIA, CALIFORNIA 93458-5082 • 805-925-0951 • TDD 925-4354

PUBLIC NOTICE OF AVAILABILITY OF ENVIRONMENTAL DOCUMENT NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Notice is hereby given that a draft Negative Declaration has been prepared for the below described project in accordance with the provisions of the California Environmental Quality Act of 1970, as set forth in the Public Resources Code, Sections 21000 to 21174, as amended. No significant adverse effects on the environment are anticipated to result of this project.

1. Environmental Document No: SPZ2016-0003, GPZ2016-0004 and DT2016-0040

2. Applicant: Brian Tetley, Applicant for Rami Zakour

3. Project Description: An amendment to the Downtown Specific Plan for approximately 1.4 acres located on the north side of East Boone Street and on both sides of South School Street; and a General Plan land use and Zoning Map amendment for a Downtown Permit to allow a mixed-use project consisting of a ground floor retail market/delicatessen and two upper floor apartment units on a 0.2 acre site.

   A. Project Title: Boone Street Market/Deli, Specific Plan Amendment, General Plan Land Use amendment and zoning map amendment and Downtown Permit.

   B. Assessor's Parcel Numbers: 125-112-010; -011; -012; -014 and 125-114-015

   C. Location: North side of East Boone Street, on both sides of South School Street.

   D. Proposed Development: 2,700-square-foot ground floor expansion of an existing market/delicatessen and the addition of two second-floor apartments on a 0.2 acre site in the Railroad Loft district of the Downtown Specific Plan area. The total expansion project would entail approximately 5,000 square feet.

The draft Negative Declaration and all documents referenced in the document may be reviewed at the Community Development Department, 110 S. Pine Street, #101, Santa Maria, CA, 93458, Phone No. (805) 925-0951, Ext. 244, FAX No. (805) 928-7565. The draft Negative Declaration is also available for review in the Santa Maria Public Library, located at 421 S. McClelland Street, Santa Maria, CA. Written comments on the draft Negative Declaration will be accepted during the period from **February 1, 2017, to February 21, 2017.** Please submit comments on or before 5:00 p.m. on **February 21, 2017,** the close of the public comment period.

CITY OF SANTA MARIA
INITIAL ENVIRONMENTAL STUDY
NEGATIVE DECLARATION
January 25, 2017

BOONE STREET MARKET/DELI MIXED-USE PROJECT, SPZ2016-0003, GPZ2016-0004, DT2016-0040
North side of East Boone Street on both sides of South School Street

PROJECT SUMMARY

Project Description	An amendment to the Downtown Specific Plan (DTSP) for approximately 1.4 acres located on the north side of East Boone Street and on both sides of South School Street; and a General Plan land use and Zoning Map amendment for a Downtown Permit to allow a mixed-use project consisting of a ground floor retail market/delicatessen and two upper floor apartment units on a 0.2 acre site.
Location	417 and 501 East Boone street
Assessor's Parcel No.	125-112-010; -011; -012; -014 and 125-114-015
General Plan Designation	Existing: CD-II (Central District II) on 1.2 acres and HDR-22 (High Density Residential 22/du/ac) on 0.2 acres Proposed CD-II (Central District II) on 1.4 acres
Zoning	Existing: R-3 (High Density Residential) on 0.2 acres; DTSP/Bungalow District on 1.2 acres Proposed: DTSP/Railroad Loft District on 1.4 acres
Size of Site(s)	1.2 acres and 0.2 acres; 1.4 total acres.
Present Use	A vacant lot on the west side of South School Street, and a retail market/liquor store on the east side of South School Street
Proposed Use	Expansion of an existing retail market/liquor store to add a sit-down delicatessen and two upper floor apartment units on 0.2 acres on the east side of South School Street. No immediate project is proposed on 1.2 acres on the west side of South School Street.
Access	*None required. *No on-site vehicular access or off-street parking is proposed. The Downtown Specific Plan permits on-street parking to accommodate the parking needs of qualified projects.
Surrounding Uses/Zoning **North**	Apartments and single-family residential: R-2 (Medium Density Residential) and DTSP/Bungalow District in the Downtown Specific Plan.

South	Santa Maria Transit Center and Hancock Terrace Apartments: DTSP/Railroad Loft District of the Downtown Specific Plan.
East	Single-family and multiple family dwellings: R-3 (High Density Residential).
West	Simas City Park: DTSP/Civic District of the Downtown Specific Plan.
Parking	Provided: *Four on-street spaces Required: *See Analysis *The Downtown Plan permits on-street parking adjacent to the proposed use. A parking reduction may be considered through the Downtown Permit. See analysis.
Setbacks*	
Front (South)	Required: 15 feet* Proposed: 5.6 feet (existing)
Side (East)	Required: 5 feet* Proposed: 3.5 feet (existing)
Corner Side: (West)	Required: 5 feet* Proposed: 5.5 feet
Rear: (North)	Required: 10 feet Proposed: 10 feet
	*Setbacks may be reduced on a case-by-case basis through the Downtown Permit process if superior design is achieved.
Height	Allowed: 60 feet Proposed: 23.5 feet
Building Coverage	4,700 square feet (65%) of the 0.2 acres on the east side of South School Street (not of the entire 1.4 acre area)
Landscape Area	1,530 Square feet (21%) of the 0.2 acres on the east side of South School Street (not of the entire 1.4 acre area)
Storm Water Retardation	Stormwater will be directed onto pervious areas on-site. Overflow shall be directed to storm drains leading to an off-site overflow flood control basin.
Fencing	Low decorative tubular railing is provided around outdoor seating areas. Six-foot-tall wood fencing is provided along the easterly property line.
Applicant/Agent/Owner	Brian Tetley, Urban Planning Concepts, Applicant for Ramie Zakour, owner.
Procedure	Planning Commission consideration of recommendations to City Council regarding a negative declaration of environmental impacts, an amendment to the Downtown Specific Plan, a General Plan (Land Use Policy Map) amendment, an amendment to the official Zoning Map, and Planning Commission final action on a Downtown Permit.

GENERAL AREA DESCRIPTION:

The project site consists of two properties; a 0.2 acre site located at the northeast corner of East Boone Street and South School Street; and a 1.2 acre property located on the northwest corner of East Boone Street and South School Street (Exhibit A – Vicinity Map). The project vicinity consists of established neighborhoods developed as part of the Original Four Square Mile incorporation of Santa Maria. According to recorded map data, most of the area was originally developed circa 1923 as part of the Belvedere Subdivision.

The properties on the west side of South School Street and on the south side of East Boone Street are currently located within the boundaries of the City's Downtown Specific Plan (DTSP). The DTSP was updated by the City Council in November of 2015. The Plan identifies strategies to beautify the City's central core as well as policies to encourage a broad mixture of land uses, activities and business opportunities within Downtown Santa Maria.

The proposal would amend the General Plan land use Policy Map on 0.2 acre site **from** HDR 22 (High Density Residential 22 du/ac) **to** CD-II (Central District II) land use designation. Concurrently, the project would amend the Official Zoning map for the 0.2 site and an adjoining 1.2 acre property **from** DTSP/Bungalow district on 1.2 acres; and R-3 (High Density Residential) on 0.2 acres **to** DTSP/Railroad Loft District on the combined 1.4 total acres. Additionally, a Downtown (DT) Permit is also on file to allow a 4,700-square-foot ground floor market/ delicatessen and two second floor apartment units on the 0.2 acre site.

To the north are small apartment complexes and single-family residences located in the R-2 (Medium Density Residential) district and the Bungalow District of the Downtown Specific Plan. To the east is a mixture of single family cottages and small multi-family residences in the R-3 (High Density Residential) zoning district. Across east Boone Street to the south is the City of Santa Maria Transit Center and the Hancock Terrace apartment complex. The properties to the south are located in the Railroad Loft District of the Downtown Specific Plan. To the west, across South Miller Street is Simas City Park in the Civic District of the Downtown Plan (see Exhibit A).

ENVIRONMENTAL SETTING

As noted, the area was originally developed circa 1923 and is part of the Original Four-Square Mile portion of the City. The easterly site consists of a 0.2 acre parcel and is currently developed with a small neighborhood market. According to Sanborn Maps the existing structure is identified as a *store* at 501 East Boone Street circa the early-1920s.

The market is located at the front (south side) of the 0.2 acre property and entails about 2,700 square feet of floor area. Vegetation on the market site is generally limited to three ornamental trees on north side (rear yard) of the site. The larger site is vacant, is unimproved, and is most commonly used for vehicle parking. There is virtually no vegetation on the westerly 1.2 acre property. Given this urbanized setting, there is no evidence that any conditions exist to support quality wildlife habitat. Consistent with the urbanized character of the area, the Resource Management Element of the Santa Maria General Plan does not identify significant habitat in the project vicinity.

According to the soil information from the USDA Soil Survey of the Northern Santa Barbara Area, dated July 1972, the underlying soil is Sorrento Sandy Loam (StA). This soil type is described as a level soil that occurs in smooth flood plains predominantly in the Santa Maria Valley. Permeability is moderate to rapid, Surface runoff is slow to medium; and the hazard of water erosion is virtually none to slight.

PROJECT DESCRIPTION:

The project consists of an amendment to the Downtown Specific Plan on two separate sites that total 1.4 acres. A 0.2 acre property is located at the northwest corner of East Boone Street and South School Street. The property owner is proposing a mixed-use project consisting of an expanded ground floor market/delicatessen and the addition of two second floor apartments. Currently the Market is approximately 2,700 square feet in size. The expanded market/deli would contain approximately 4,700 square feet of floor area (see Exhibit B Floor Plan). The two apartment units would contain approximately 3,200 square feet of floor area. Therefore, the total expansion project would entail approximately 5,000 square feet; and the resulting two-story building would encompass a total of approximately 8,000 square feet of floor area (see exhibit B).

To accommodate the mixed-use project, the following actions are necessary: (1) An amendment to the Downtown Specific Plan to include the 0.2 acre parcel within the boundaries of the DTSP/Railroad Loft District; (2) an amendment to the General Plan (Land Use Policy Map) **from** HDR-22 (High Density Residential 22 du/ac) **to** CD-II (Central District II) land use designation; (3) an amendment to the Official Zoning Map **from** R-3 (High Density Residential) district **to** DTSP/Railroad Loft District in the Downtown Specific Plan; and (4) a Downtown (DT) Permit to allow the commercial and residential mixed-use project.

A second site, consists of four parcels totaling 1.2 acres, located at the northwest corner of East Boone Street and South School Street and extending to South Miller Street on the West (see Exhibit A). The project would amend the Downtown Specific Plan to change the zoning designation on the 1.2 acres **from** the DTSP/Bungalow District to the DTSP/Railroad Loft District. No development is currently being proposed on the westerly 1.2 acres. Future development under the Railroad Loft District is envisioned to entail a larger mixed-use project. Additional environmental review would be provided at such time a specific development proposal were to come forward on the westerly 1.2 acre property.

PROJECT REVIEW:

The environmental impacts associated with the project sites were determined using the City of Santa Maria Project Environmental Checklist (attached; on-site inspections, various computer models, and information provided by the applicant).

Based on the above mentioned sources, no adverse impacts are associated with aesthetics/visual resources, agriculture and forest resources, air quality, biological resources, cultural resources, geology and soil, greenhouse gas emissions, hazards and hazardous materials, land use and planning, mineral resources, noise, population and housing, public services, recreation, hydrology and water quality, transportation/traffic, or utilities and service systems.

IMPACT SUMMARY TABLE

	Proposed Project
Size of Site(s)	0.2 acres and 1.2 acres
Size of Building	8,000 square feet
Water Demand (1)	0.83 acre-feet per year
Sewage Generation (1)	480 gallons per day
P.M. Peak Trips (2)	49 peak hour trips per day
Unmitigated Long Term Emissions: (3) Reactive Hydrocarbons Nitrogen Oxides Total Net CO^2e	 Negligible Negligible Negligible

(1) PAM v11-2015
(2) ITE Trip Generation Manuel 9th Edition
(3) Air Quality Source – Santa Barbara County Air Pollution Control District's Screening Table guidelines.

ENVIRONMENTAL RECOMMENDATION:

Based on the information available at the time of the preparation of 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 the Boone Street Market/Deli mixed-use project based upon information contained in SPZ2016-0003, GPZ2016-0004, DT2016-0040.

PREPARED BY:

City of Santa Maria
Community Development Department
110 South Pine Street, #101
Santa Maria, CA 93458

Bill Scott
Bill Scott, Environmental Analyst

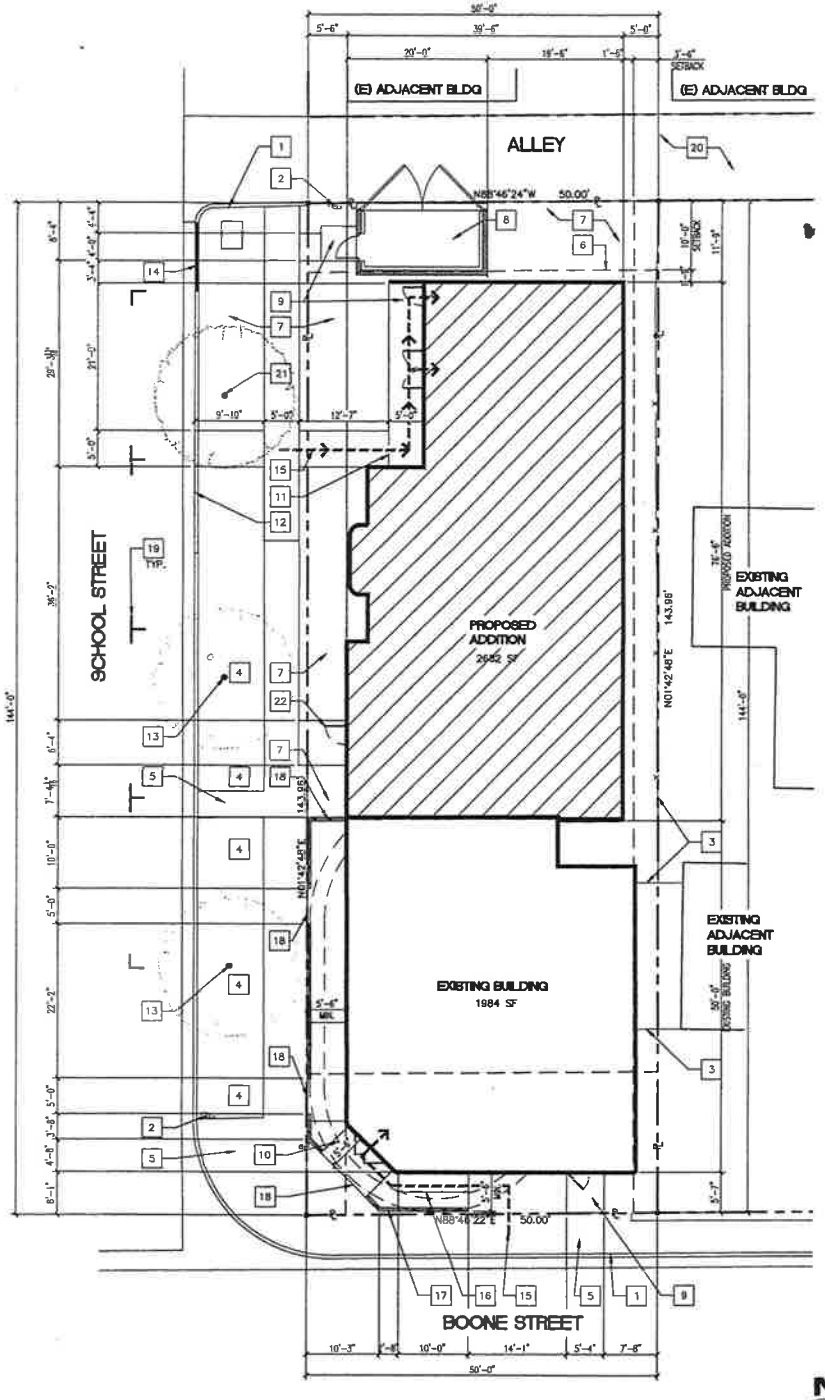
1/31/2017
Date

Chuen Ng
Chuen Ng, Environmental Officer

1/30/17
Date

S:\Community Development\Planning\DISCRETIONARY\General Plan Amendments\GPZ\2016\0004 - Boone Street Market\Initial Study.docx

VICINITY MAP
EXHIBIT A



SITE PLAN

SCALE: 1/10" = 1'-0"

EXHIBIT B
SITE PLAN
1 OF 4

RAVATT ALBRECHT & ASSOCIATES, INC.
ARCHITECTURE ENGINEERING

ARCHITECTURE
GREG RAVATT, AIA

MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

SANTA MARIA OFFICE
204 E. ENOS DRIVE
SANTA MARIA AIRPORT

SAN LUIS OBISPO OFFICE
1211 PACIFIC STREET

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Written dimensions take precedence over scaled dimensions. Do not scale drawings. Contractor shall verify all dimensions and conditions in the field. Any discrepancies shall be called to the attention of RA & Associates.

REVISIONS

SEAL

PROJECT

BOONE STREET MARKET
501 EAST BOONE STREET
SANTA MARIA, CA 93454

SHEET TITLE

SITE PLAN

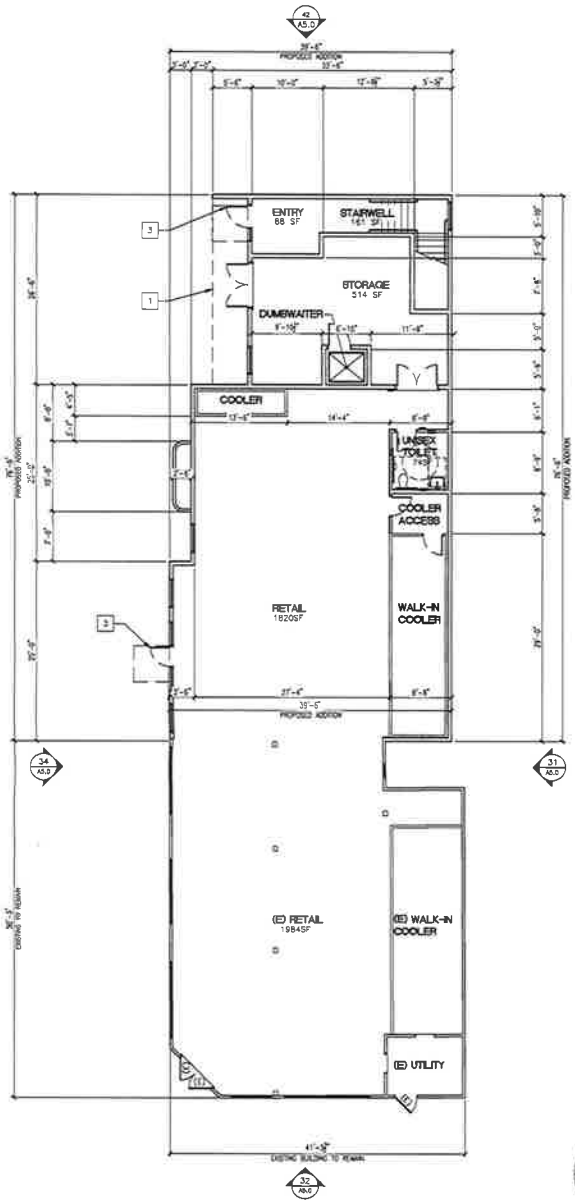
OWNER

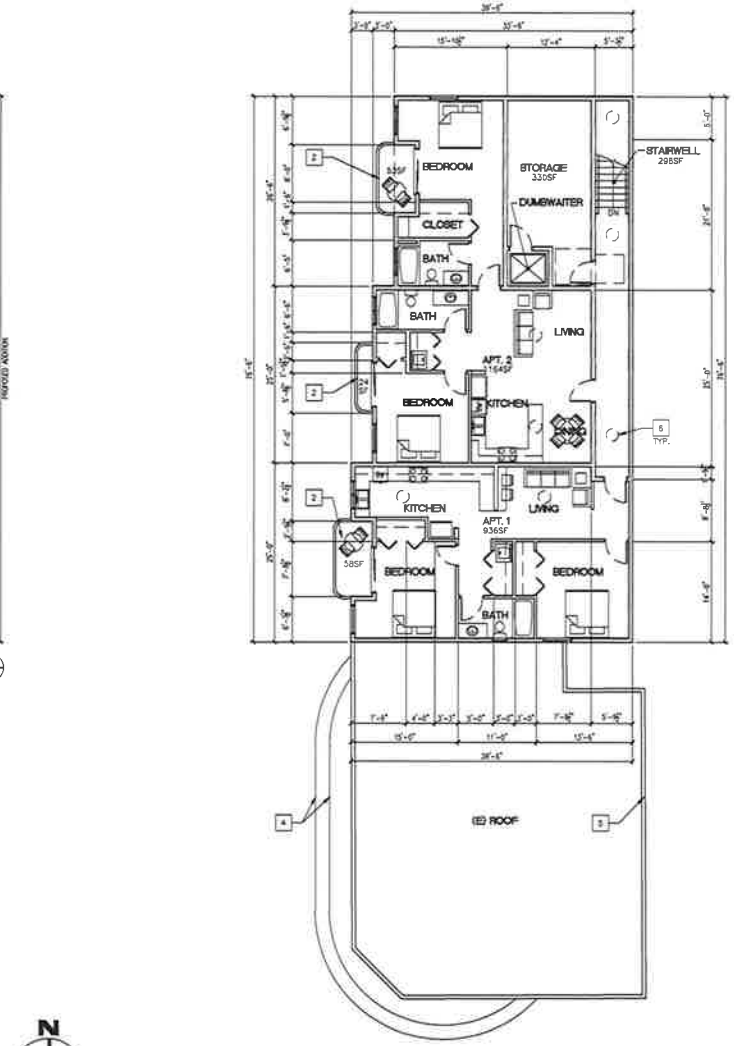
VATCHE MAESTAS
204 E ENOS DRIVE
SANTA MARIA, CA 93454

DATE: SEPTEMBER 16, 2016

PROJECT MANAGER: GR
JOB NUMBER: 1550

A1.0





INDICATES EXISTING STUD WALL TO REMAIN

2x4 STUD WALL AT 16" O.C. W/ 5/8" THK. GYP BD EA. SIDE.

2x6 STUD WALL AT 16" O.C. W/ 5/8" THK. GYP BD INTERIOR SIDE, STUCCO FINISH AT EXTERIOR SIDE.

2x6 STUD WALL AT 16" O.C. W/ 5/8" THK. GYP BD EACH SIDE.

INDICATES MANUFACTURED COOLER WALL

INDICATES EXISTING DOOR TO REMAIN

INDICATES PROPOSED DOOR

GLASS WINDOW PANEL

LEGEND SCALE: NTS

1. INDICATES BUILDING FOOTPRINT ABOVE.
2. PROPOSED BALCONY.
3. PROPOSED 3'-0" STOREFRONT DOOR WITH 10" KICK, CLOSER, 3 HINGES, AND TEMPERED DUAL GLAZING. TYP. AT FIRST FLOOR, SEE EXTERIOR ELEVATIONS.
4. PROPOSED CANOPY.
5. EXISTING PARAPET ROOF TO REMAIN.
6. INDICATES PROPOSED SOLATUBES ABOVE.

KEYNOTES SCALE: NTS

FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"
TOTAL SF: 4,866

SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"
TOTAL SF: 2,728

RAVATT ALBRECHT & ASSOCIATES, INC.
ARCHITECTURE ENGINEERING

SANTA MARIA OFFICE
SAN LUIS OBISPO OFFICE

REVISIONS

SEAL

PROJECT

BOONE STREET MARKET
501 EAST BOONE STREET
SANTA MARIA, CA 93454

SHEET TITLE

FLOOR PLANS

OWNER

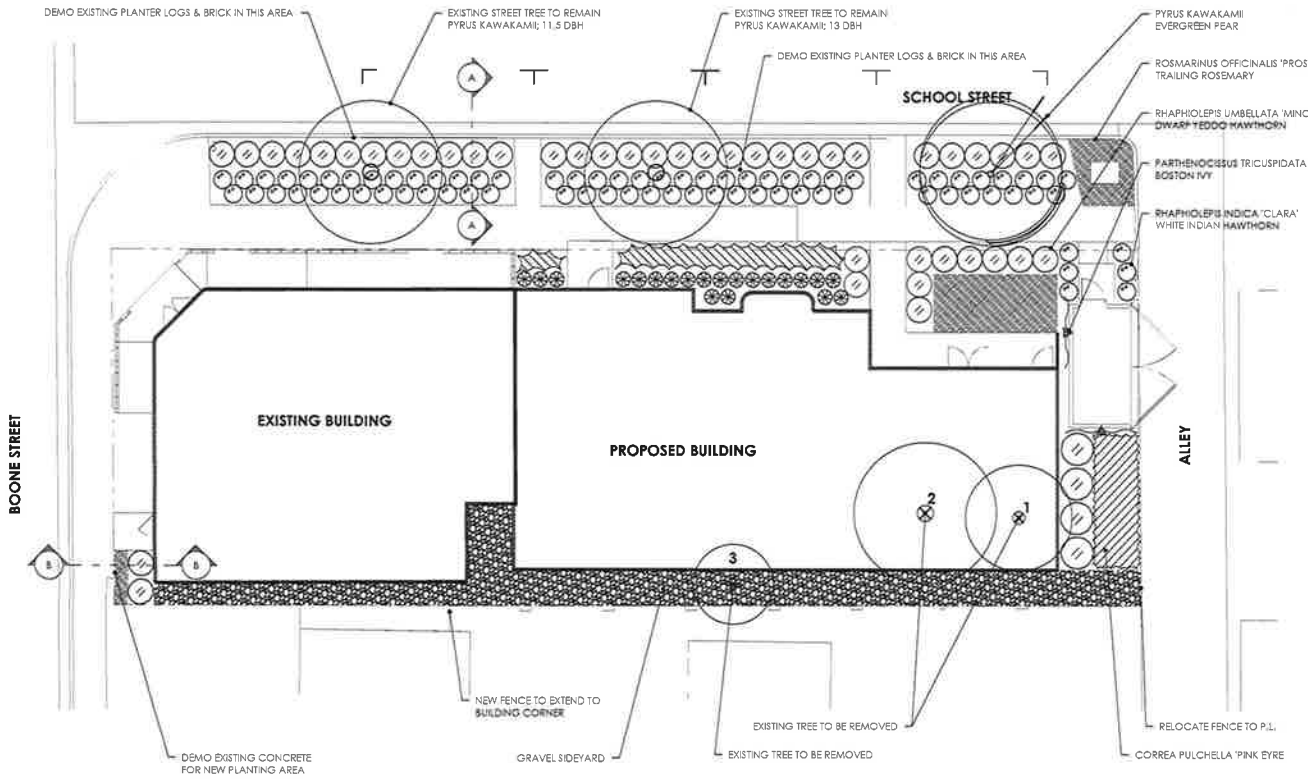
VATCHE MAESTAS
204 E. ENOS DRIVE
SANTA MARIA, CA 93454

DATE SEPTEMBER 16, 2016

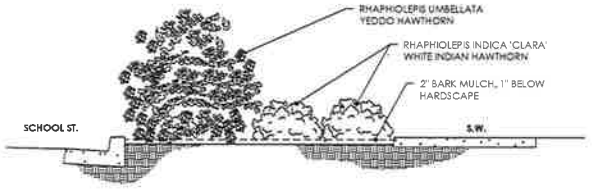
PROJECT MANAGER G.R.
JOB NUMBER 15.530

A2.0

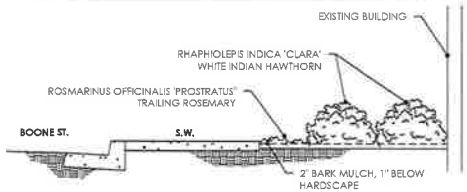
EXHIBIT B
FLOOR PLANS
2 OF 4



❑ CONCEPTUAL LANDSCAPE PLAN



❑ PLANTING AREA SECTION 'A'



❑ PLANTING AREA SECTION 'B'

City of Santa Maria Site Calculations

		Sq. Ft.
Percentage of Landscape:		
Total site area		3,835
Landscape area		2,080
Enhanced paving		509
	Landscape area percentage:	2.08

Site Tree Requirements:

Requirement	Criteria	Basis	Required	Provided	Diff.	Notes
Parking lots	1 per 6 parking stalls	3	1	0	-1	
Replacement trees	*see matrix		2	3	0	
Additional trees provided				0	0	
		Totals:	1	0	-1	

Site Tree Requirements:

Boone Street	1 per 40' of street frontage	66	2	0	-2	
School Street	1 per 40' of street frontage	150	4	0	-4	
Additional trees provided				0	0	
		Totals:	6	0	-6	

Notes:

Tree Inventory

City of Santa Maria Requirements:

Project: Boone Street Market
Date: 26-Apr-16

No.	Botanic Name	Common Name	Street Tree	Trunk Qty.	Avg. (ft.) Canopy	Trunk Dia. (in.)	Removed	24" box Rep. Req.	Notes
1	Ficus carica	Common Fig		1	15	6	x	2	
1	Malus domestica	Apple		1	15	14	x	4	
3	Trachycarpus fortunei	Windmill Palm		1	7	10	x	4	
				Total of 24" Box Replacement Trees:				12	
				Replacement trees provided on site:				0	
				Amount to be paid to City: $				3,000.00	

City of Santa Maria Tree Replacement Requirements Per Municipal Code Section 12-44.55:

Size Of Tree Removed	Replace with
6" to 8" trunk diameter (at 4' 6" height)	2 - 24" box size trees (1" to 3" trunk diameter)
9" to 12" trunk diameter (at 4' 6" height)	4 - 24" box size trees (1" to 3" trunk diameter)
13" trunk diameter (at 4' 6" height)	6 - 24" box size trees (1" to 3" trunk diameter)
6" + trunk diameter street tree (at 4' 6" height)	2 - 24" box size trees (1" to 3" trunk diameter)

GENERAL NOTES

1. MINIMUM PLANT SIZES:
   STREET TREES (24" BOX), SITE TREES (15 GAL.), SHRUBS (1 GAL.), GROUNDCOVER (FLATS)
2. IRRIGATION SYSTEM TO BE INSTALLED AS A PART OF SITE CONSTRUCTION. SYSTEM SHALL BE UNDERGROUND, AUTOMATIC WITH POP-UP SPRAY HEADS, "SMART" CONTROLLER AND AUTOMATIC RAIN SHUTOFF. LOW PRECIPITATION RATE HEADS TO BE USED TO MINIMIZE RUNOFF.
3. POINT OF CONNECTION FOR WATER SUPPLY, SHALL BE BY A NEW LANDSCAPE METER.
4. ALL PLANTING AREAS SHALL RECEIVE A 2" LAYER OF MEDIUM BARK MULCH AFTER INSTALLATION.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE CITY OF SANTA MARIA OR STATE OF CALIFORNIA MODEL WATER CONSERVATION ORDINANCE.
6. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER THE CITY OF SANTA MARIA STANDARDS AND CODES.
7. FOR SITE WORK, ARCHITECTURAL, AND GRADING/DRAINAGE INFORMATION SEE PLANS BY OTHERS.
8. ALL AREAS BEYOND THE AREA OF WORK THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RETURNED TO ORIGINAL CONDITION.
9. DRAWINGS ARE FOR DESIGN AND REVIEW PURPOSES ONLY AND SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS.
10. TREES PLANTED IN AN AREA LESS THAN 8' WIDE SHALL BE INSTALLED WITH A ROOT BARRIER TO PROTECT AGAINST HARDSCAPE DAMAGE.
11. STREET TREES ARE TO BE SELECTED FROM THE CITY OF SANTA MARIA APPROVED TREE LIST.

CITY OF SANTA MARIA
WATER EFFICIENT LANDSCAPE WORKSHEET

ETAF Calculations

Regular Landscape Areas	All Landscape Areas

VICINITY MAP

PLEINAIRE DESIGN GROUP
2601 Skyway Drive Suite A-1 // Santa Maria, CA 93455
805.349.9695 // www.pleinairedg.com

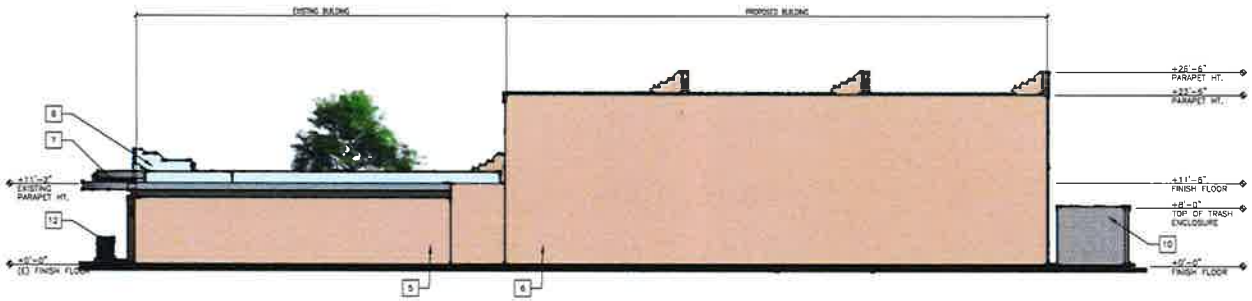
BOONE STREET MARKET EXPANSION

501 EAST BOONE STREET // SANTA MARIA, CA

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

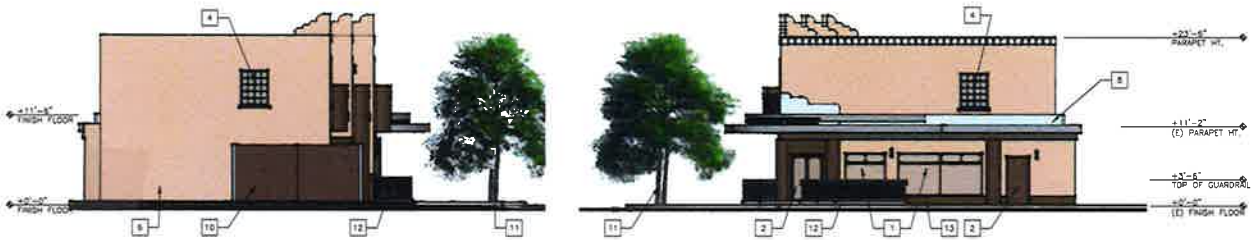
OWNER	Valche Maestas
	204 Enos Drive
	Santa Maria, California 93454
DATE	2016.09.29
	21615
SHEET NO.	CLP-01

EXHIBIT B
LANDSCAPE PLAN
3 OF 4



EAST ELEVATION - SCHOOL STREET

SCALE: 1/8" = 1'-0" (31)

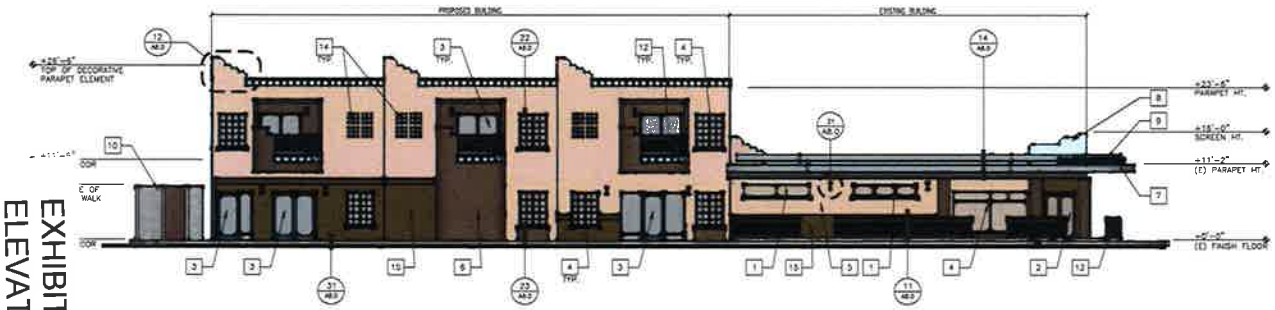


NORTH ELEVATION - ALLEY

SCALE: 1/8" = 1'-0" (42)

SOUTH ELEVATION - BOONE STREET

SCALE: 1/8" = 1'-0" (32)



WEST ELEVATION - SCHOOL STREET

STING STREET TREES OMITTED FOR CLARITY

SCALE: 1/8" = 1'-0" (34)

1. EXISTING WINDOW TO REMAIN.
2. EXISTING DOOR TO REMAIN.
3. PROPOSED DOOR.
4. PROPOSED WINDOW.
5. EXISTING STUCCO FINISH, REPAINT.
6. STUCCO FINISH, PAINT.
7. PROPOSED ALUMINUM CANOPY, SEE DETAIL 14/A8.0.
8. PROPOSED METAL SCREEN, SEE DETAIL 13/A8.0.
9. PROPOSED SIGNAGE LOCATION.
10. PROPOSED TRASH ENCLOSURE.
11. EXISTING TREE TO REMAIN.
12. PROPOSED DECORATIVE IRON GUARDRAIL, SEE DETAIL 11/A8.0.
13. PROPOSED RAMP, SEE SITE PLAN AND CIVIL.
14. PROPOSED GLASS BLOCK WINDOWS.
15. PROPOSED ACCENT TILE FINISH.

KEYNOTES

SCALE: NTS (14)

EXHIBIT B
ELEVATION PLAN
4 OF 4

RAVATT ALBRECHT & ASSOCIATES, INC.
ARCHITECTURAL ENGINEERING

ARCHITECTURE
CRAIG RAVATT, AIA

MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

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SAN LUIS OBISPO OFFICE
1211 PACIFIC STREET
SAN LUIS OBISPO, CA. 93401
(805) 783-4396 FAX (805) 783-4790

REVISIONS

RA

PROJECT

BOONE STREET MARKET
531 EAST BOONE STREET
SANTA MARIA, CA 93454

SHEET TITLE

ELEVATIONS

OWNER

VATCHE MAESTAS
204 E ENOS DRIVE
SANTA MARIA, CA 93454

DATE: SEPTEMBER 16, 2016

PROJECT MANAGER: C.R.
JOB NUMBER: 15.06

A5.0

CITY OF SANTA MARIA
Environmental Checklist / Initial Study
For the Boone Street Mixed-Use Project, SPZ2016-0003, GPZ2016-0004, DT2016-0040

1. **Project Title and Location**
Boone Street Market/Deli specific plan amendment, land use and zoning map amendment and mixed-use project. North side of East Boone Street, on both sides of South School Street, 1.4 total acres, Assessor Parcels 125-011-010; -011;-012 and -014 and 125-114-015

2. **Lead Agency, Contact and Preparer**
Bill Scott, Planner III
Community Development Department
110 South Pine Street, #101
Santa Maria, CA 93458
805-925-0951, x2378
bscott@ci.santa-maria.ca.us

3. **Project Sponsor's Name and Address**
Brian Tetley, Senior Planner
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4. **General Plan Designation**
Existing: HDR 22 (High Density Residential 22 du/ac) on 0.2 acres; and CD-II (Central District II) on 1.2 acres.

Proposed: CD-II (Central District II) on 1.4 total acres.

5. **Zoning Designation**
Existing: R-3 (High Density Residential) on 0.2 acres and Bungalow District on 1.2 acres

Proposed: DTSP/Railroad Loft District on 1.4 total acres

6. **Brief Description of Project**
General Plan land use Map amendment on 0.2 acres **from** HDR 22 (High Density Residential 22 du/ac) **to** CD-II (Central District II) and inclusion of the 0.2 acres within the Downtown Specific Plan area; a Zoning Map amendment **from** DTSP/Bungalow district on 1.2 acres and R-3 (High Density Residential) district on 0.2 acres **to** DTSP/Railroad Loft District on 1.4 acres; and a Downtown (DT) Permit to allow a 4,700-square-foot ground floor market/delicatessen and two upper floor apartment units on a 0.2 acre site.

7. **Surrounding Land Uses and Setting**:
On the north side of the project site are single-family residences and apartment buildings on lots zoned in the DTSP/Bungalow District within the Downtown Specific Plan and the R-2 (Medium Density Residential) district; to the east are single-family and multi-family residences zoned in the R-3 (High Density Residential) district. To the south are the City of Santa Maria Transit Center and the Hancock Terrace Apartments located in the Railroad Loft District of the Downtown Specific Plan; to the west is Simas City Park in the Civic District of the Downtown Specific Plan.

8. **Other Public Agencies Whose Approval is Required**
None.

1. AESTHETICS/VISUAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion:

a. No development is currently proposed for the 1.2 acre property on the west side of South School Street. For the smaller 0.2 acre site on the east side of South School Street, the applicant is proposing to convert a small retail market and liquor store into a mixed-use project consisting of a ground floor market/delicatessen with two upper floor apartment units. As noted, the project area is a part of the City's Original Four Square Mile area. No natural open space features exist in the project vicinity. Furthermore, the Resource Management Element of the General Plan identifies no unique or important scenic vistas in the immediate area. *The project would have no impact of any scenic vista.*

b. No rock outcroppings are present on the subject properties. There are no scenic highway corridors in the area as identified by the City's General Plan. The larger 1.2 acre property has been used for vehicle parking and the surface of that property is covered by bare compacted dirt. There is no vegetation on the larger property. Three commonly found ornamental trees would be removed from the 0.2 acre site. Those trees would be replaced in accordance with the City's Tree Replacement Ordinance. *No impact to a scenic resource would occur.*

c. No development is currently proposed on the larger property. A small mixed-use expansion project is proposed on the smaller property. Through the Downtown Permit process, future development would apply strong architectural and landscape design standards as specified by the City's Downtown Specific Plan. For example, the mixed-use project would include extensive façade upgrades and landscape improvements. In addition, outmoded non-conforming signage would be removed and replaced with signage designed to be compatible with the remodeled building. All of these upgrades would conform to Downtown Specific Plan design standards. Therefore, the project would contribute to a substantial visual improvement over the existing site condition. *The proposed project would not degrade the visual character of the area and no impact would occur.*

d. Santa Maria Municipal Code Chapter 12-33, Performance Standards, regulate light and glare. The Downtown Permit conditions of approval would ensure that the outdoor lighting would not violate the City's outdoor lighting performance standards. *Therefore, the potential off-site light and glare impacts would be less than significant.*

Mitigation Measure(s) incorporated into the project: None required.

2. AGRICULTURE AND FOREST RESOURCES

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

Discussion:

a. The General Plan Resource Element (Figure RME-2) identifies the project vicinity as having by Class I and Class II Prime soils. However, as noted the project is located within a historically urbanized portion of the City. The project sites have not been and would not be conducive to any type of agricultural production. *No impact to agricultural resources would result from the project.*

b-e. As discussed above, the project sites are located within the central core of Santa Maria. The existing and proposed land use and zoning designations are reflective of this urbanized land use history. There are no Williamson Act Contracts that would affect the property. No forest or timberlands would be affected by the project and the project would not conflict with any forest or timberland zoning. *No impact to any agricultural zoning, agricultural use, forestland or timberland resource or any Williamson Act contract would result from the project.*

Mitigation Measure(s) incorporated into the project: None required.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management 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. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d. Expose sensitive receptors to substantial pollutant concentrations?			X	
e. Create objectionable odors affecting a substantial number of people?				X

Discussion:

a-d. The Santa Barbara County Air Pollution Control District's *Clean Air Plan* represents the blueprint for air quality improvement in Santa Barbara County. The Clean Air Plan sets a maximum threshold *25 pounds per day* for two stated pollutants of concern: ROG (reactive organic gas) NOx (nitrogen oxide).

Operational Impacts: In this case, potential air quality impacts are projected to be negligible. As stated, no development is currently proposed on the larger 1.2 acre site. The project would change the zoning designation from one urban zoning district, DTSP/Bungalow district to another urban zoning district the DTSP/Railroad Loft district. While both zoning designations would permit high density residential uses, the standards of the proposed DTSP/Railroad Loft district would better reflect the building type and form of mixed-use projects that are desired by the City to occur in this portion of the Downtown Specific Plan. Any future development on, all or a portion, of the 1.2 acre property would undergo project specific environmental review, including project specific air quality analysis, as a part of the Downtown Permit review process.

For the smaller 0.2 acre property, the project would change the General Plan land use designation from its current HDR-22 (High Density Residential 22 du/ac) designation, to the CD-II (Central District II) land use designation. Additionally, the project would change the zoning on the 0.2 acres from the R-3 (High Density Residential) zoning district to the DTSP/Railroad Loft district. As stated, the applicant proposes to expand an existing corner market from its current 2,700-square-foot footprint to 4,700 square feet. The expansion would accommodate a small sit-down delicatessen; and the addition of two upper floor apartment units.

To obtain an initial assessment of potential air quality impacts, resulting from the mixed-use expansion project, staff referred to the Santa Barbara County Air Pollution Control District's (APCD) Screening Table. The Screening Table is provided by APCD for use as a guideline to gain an initial indication as to whether vehicle-related ROG and NOx emissions from a project's operations might be exceeded.

As shown on the Screening Table, high turnover restaurants exceeding 15,000 square feet, sit down restaurants at approximately 25,000 square feet; and/or apartment projects at approximately 200 units, are those developments identified as most likely to generate significant air quality impacts. By comparison, the 4,700-square-foot market/delicatessen with two apartments are of a scale that would represent a small fraction of those impact thresholds. Based on the APCD Screening Table, the proposed project would not reach the 25 pounds-per-day threshold for ROG and NOX.

Furthermore, the proposed mixed-use project is anticipated to appropriately support environmental sustainability goals by intensifying neighborhood compatible land uses on an infill site where supporting infrastructure, municipal services and public facilities are already in place. *Operational air quality impacts would be less than significant.*

Construction Impacts: Project construction activities would generate temporary increases in localized air pollutant emissions. Santa Barbara County Air Pollution Control District protocol would be included in the standard Downtown Permit conditions; and those

standards would be implemented during the grading and construction process to ensure project compliance with applicable air quality plans. These standard measures would *reduce construction impacts to less than significant.*

e. The commercial and residential uses permitted under the proposed land use and zoning designations would not generate substantial objectionable odors. Furthermore, the City's Commercial Performance Standards would be applied to any future commercial/delicatessen expansion. *Less than significant impacts* would occur as a result of the project.

Standard Construction related Mitigation Measure(s) None Required.

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Discussion:

a-d. As previously discussed the project sites are infill sites, located within a historically urbanized portion of Santa Maria. The subject properties are surrounded to the north and east by densely established residential neighborhoods. To the south are the Hancock

Terrace apartments and City Transit Center redevelopment projects. These projects have recently redeveloped sites that were historically established as industrial or railroad sites. The westerly 1.2 acre site is undeveloped but is often used for vehicle parking and the smaller 0.2 acre property is developed with a small retail market. There are no natural or manmade water bodies or surface drainage features in the project vicinity. Given this historically urbanized location, there is no known potential for any viable habitat in the project vicinity. Several site visits by staff during summer, winter, spring and fall seasons have reinforced this assessment. Figure RME-3 (Biological Resources) in the General Plan, also concurs that the project site is within an area of no known biological sensitivity.

Therefore, there would be no impact: a) 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; b) on any riparian habitat or other sensitive natural community; c) federally protected wetlands as defined by Section 404 of the Clean Water Act; d) 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, as regulated by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

e. As noted, there is virtually no vegetation on the larger 1.2 acre property. Three trees on the 0.2 acre site would be removed to accommodate the mixed-use expansion project. The tree removals would be mitigated by the City's Tree Ordinance which will require proportional tree replacement for each tree to be removed. Otherwise, this urban infill setting establishes the likelihood for wildlife habitat or cover to be minimal. The project would not conflict with policies or ordinances protecting biological resources. *No impact would occur.*

f. There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans for or near the project site. *No impact would occur.*

Mitigation Measure(s) incorporated into the project: None required.

5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			X	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d. Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion:

a. A review of Historic Resource documents, including the City's Downtown Plan Figure 3 (Historic Structures Map), the City of Santa Maria Landmarks Committee's historic resource documents, and the State of California's list of Historical Landmarks has led to the conclusion the project site is not within a designated historic district or near any designated or potential historic resources. *No impact to a historical resource would occur.*

b-c. The project site is within Archaeological Sensitivity Area 3 (Negligible), as identified by Figure RME-5 of (Archaeological Resources) the City of Santa Maria's General Plan Resources Management Element. The project would implement standard discovery clause conditions, including stop construction and notification of most likely descendants, if any potential artifacts were found during grading and earth moving activities. *Less than significant impacts to cultural resources would occur.*

d. The Santa Maria Valley is not considered to be a major archaeological or paleontological resource area as only a few sites have been recorded or discovered (City of Santa Maria General Plan Resources Management Element, 1996). Based on Figure RME-5, the project site falls within an area of negligible sensitivity and given the small size of the site, and the fact that much of the surrounding area has been developed with no known discoveries occurring there is a very low probability that cultural sites will be discovered during earthmoving activities. Discovery clause conditions will be included with the project conditions. *Less than significant impacts to cultural resources would occur.*

Mitigation Measure(s) incorporated into the project: None required.

6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii. Strong seismic ground shaking?			X	
iii. Seismic-related ground failure, including liquefaction?				X
iv. Landslides?				X
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Be located on expansive soil, as defined in Table 18-1-B of the most recent Uniform Building Code (1994), creating substantial risks to life or property?				X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Discussion:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. *Alquist-Priolo Zone:* Based on the Alquist-Priolo Earthquake Fault Zone Maps and related information that is available from the California Department of Conservation website, the City of Santa Maria is not located within an identified Alquist-Priolo Earthquake Hazard Zone.

Also, the City of Santa Maria applies the California Building Code (CBC) to engineer buildings to withstand earthquakes, of specified magnitudes, that could potentially occur in the region. *Impacts are considered less than significant.*

ii. *Seismic Ground Shaking:* Seismic ground shaking is influenced by the proximity a site is to an earthquake fault, the intensity of the seismic event, and the underlying soil composition. The Probabilistic Seismic Hazard Maps on the California Department of Conservation website shows that the entire Santa Maria Valley is located in a lower hazard area.

Figure SE-2 (Page S.5) of the City of Santa Maria's General Plan Safety Element (1995) identifies the project site as being in hazard Zone B. Zone B is considered a lesser hazard zone with respect to ground shaking potential.

Any potential effect of seismic ground shaking would be minimized by implementing the seismic requirements specified by the CBC and applicable City building code standards for earthquake resistant construction. *Impacts are considered less than significant.*

iii. *Seismic Ground Failure (Liquefaction):* Based on the Alquist-Priolo Earthquake Fault Zone Maps and related information that are available from the California Department of Conservation website the City of Santa Maria is not in a location of high liquefaction potential.

Figure SE-2 in the City of Santa Maria's General Plan Safety Element, concurs the project's soil conditions are not considered highly susceptible to liquefaction. Furthermore, the project would be required to comply with applicable provisions of the most recently adopted version of the CBC and the City's building regulations. *No landslide Impact would occur.*

iv. *Landslide:* There are no substantial slopes or hillside areas in the project vicinity. The project sites are not within an area that would be susceptible to landslides. *No impact would occur.*

b. The underlying soil is Sorrento Sandy Loam (StA), described as a level soil that occurs in smooth flood plains predominantly in the Santa Maria Valley. Permeability is moderate to rapid, according to the soil information from the USDA Soil Survey of the Northern Santa Barbara Area, July 1972. Surface runoff is slow to medium; and the hazard of water erosion is virtually none to slight.

The applicant will be required to adhere to conditions under the National Pollutant Discharge Elimination System Permit issued by the Regional Water Quality Control Board and prepare and submit a Storm Water Pollution Prevention Plan to be administered throughout any future project construction. *The Storm Water Pollution Prevention Plan will incorporate Best Management Practices to ensure that potential water quality impacts during construction from soil erosion would be reduced to less than significant levels.*

In the long-term, any undisturbed soil will be replaced with structures, pavement and new landscaping as part of the project. These improvements will reduce any potential for soil erosion. *Therefore, potential soil erosion impacts would be less than significant.*

c. The following analysis is based on Figure SE-2 of the City of Santa Maria's General Plan Safety Element (1995):

- *Liquefaction or Collapse:* The soil conditions at the site are not considered susceptible to liquefaction. *No impact would result.*
- *Landslide:* The site is relatively flat and is not in the vicinity of slopes that would be susceptible to landslides. *No impact would result.*
- *Lateral Spreading:* As discussed in the response to landslides (see above), the site is not located in an identified landslide hazard area, is relatively flat, and is not in the vicinity of slopes that would be susceptible to landslides. *No impact would result from lateral spreading.*
- *Subsidence:* The soil conditions at the site are not considered susceptible to subsidence. There are no clay or expanse soils underlying the project site. *No impact would result.*

d. According to Figure SE-2 of the City of Santa Maria's General Plan Safety Element (1995), there are no expansive soils on the project site. However, all future developments shall comply with the most recent CBC requirements, which would ensure protection of structures and occupants from geo-seismic hazards including expansive soils. *No impact would result.*

e. No septic tanks or alternative wastewater disposal systems would be used for this project. The City of Santa Maria requires sewer connections to the City's wastewater treatment system, by ordinance, in Title 8 of the Municipal Code. *No impact would occur.*

Mitigation Measure(s) incorporated into the project: None required.

7. GREENHOUSE GAS EMISSIONS

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

Discussion:

a.b. As discussed in the Air Quality Section, the project would change the land use and zoning designations on the two properties from one urban land use and zoning designation (DTSP/Bungalow and HDR/High Density Residential) to another urban land use and zoning designation (DTSP/Railroad Loft. Both the existing and proposed zoning designations potentially permit high density residential/commercial mixed-use development.

The primary difference in these designations would be in the form and configuration of the future development proposals (e.g. Railroad Loft zoning encourages larger single mixed-use projects whereas the Bungalow district permits of clusters or groupings of smaller mixed-use projects). Additionally the existing Bungalow and high density residential zonings permit wholly office and wholly residential uses that are not as readily encouraged n this portion of the Downtown Specific Plan. Therefore, change to the Railroad Loft zoning would be more reflective of the envisioned uses for the area, but overall change in potential land use intensity is anticipated to be relatively small.

Furthermore, no development is currently proposed on the larger westerly 1.2 acre site. The only immediate development would occur on the easterly 0.2 acre site. The routine daily operations associated with the current project, a 4,700-square-foot market and delicatessen and two apartment units, would result in 49 vehicle trips, a less than significant increase in vehicle trips. Otherwise, given the land uses and the scale of development on the 0.2 acre site, the mixed-use project would not be expected to generate significant greenhouse gas emissions. A project specific assessment of greenhouse gas emission would be a part of a future development proposal on the 1.2 acre site.

The changes in land use and zoning designations are supportive of the City's Downtown Specific Plan and the mixed-use ordinance to encourage sustainable mixed-use development within the urbanized core where municipal services and public facilities are already in place. The project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. *Less than significant impacts* are anticipated to occur.

Mitigation Measure(s): None Required.

8. HAZARDS AND HAZARDOUS MATERIALS

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

Discussion:

a-b. The types of development that would result from the Specific Plan amendment, land use amendment and zoning map amendments and the proposed mixed-use project would not involve the routine handling of substantial amounts of hazardous materials. *No impact would occur.*

c. The resulting commercial land uses are intended to be neighborhood serving and both future residential and commercial uses would be compatible with sensitive residential and school uses. The envisioned project would not generate hazardous emissions or handle substantial amounts of hazardous substances. *No impact would occur.*

d. Based on a review of the California Environmental Protection Agency's website, City staff determined that the project sites are not located on any of the lists that constitute the Cortese List. *No impact would occur.*

e. Based on Figures SE 6 and SE 7 of the General Plan Safety Element, the project site is located within Airport Safety Area 3, of Hazard Zone II. Safety Area 3 is the least restrictive of the Safety Areas; and encompasses the areas located outside of the Airport's clear zone and the approach zone. Given the small scale and limited scope of the project, the small, two-story mixed-use project would not result in a safety hazard for people residing or working in the project area. *Therefore, a less than significant impact would occur.*

f. There or no private airstrips in the vicinity of the City, which could possibly cause a safety hazard to persons living or working in the area of the proposed project. *Therefore, no impact would occur.*

g. The infill sites are located in an already urbanized part of the City, in which City services and facilities are already in place. The proposed redevelopment project would not interfere with any emergency response plan or evacuation plan. The project would be required to comply with applicable California Fire and Building Code requirements regarding emergency access. *No impact would occur.*

h. The project surrounded by urban development on all sides. There are no wildlands in the area. The project would not be exposed to risks from wildland fires. *No impact would occur.*

Mitigation Measure(s) incorporated into the project: None required.

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?			X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j. Inundation by seiche, tsunami, or mudflow?				X

Discussion:

a.-f. *Construction Impacts*: The current project is a redevelopment project on 0.2 acres. The redevelopment project would require some grading, which could potentially result in soil erosion and sedimentation during storms. However, ground disturbance on the 0.2 acre site would be minimal. The project would comply with all state and federal requirements pertaining to the preservation of water quality, applicable to small sites on less than one acre, to control the discharge of pollutants. The City of Santa Maria also requires Best Management Practices (BMP's) (Chapter 8-12A of the Santa Maria Municipal Code), to reduce stormwater pollution resulting from active construction sites as a condition of approval of any discretionary approval for development.

Post Construction Impacts: A Stormwater Control Plan (SCP) prepared for the mixed-use project has been reviewed by the Regulatory Compliance Division of the Utilities Department. The Utilities Department has determined that this project will create 4,886 sf of new impervious surface in Watershed Management Zone 4, making this a Tier 1 project, subject to the Post-Construction Stormwater Management Requirements (PCR's) for Development Projects in the Central Coast Region.

The Utilities Department has concluded the project will meet the PCRs in accordance with Region 3 Water Board directives (Resolution R3-2013-032). The SCP shall be implemented during the Building Permit review process.

Groundwater: The project area is located in an urbanized area that is surrounded by existing development. The site is not being used as an aquifer recharge area by the Santa Maria Valley Groundwater Basin so it is not anticipated that the natural aquifer recharge process would be impacted. The above-described on-site Low Impact Development measures will ensure post-project stormwater infiltration rates mimic pre-project infiltration rates.

The project would not: (a) substantially alter the existing drainage pattern of the site or area, (b) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; (c) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems (d) provide substantial additional sources of polluted runoff (e) or otherwise degrade water quality. A less than significant impact to water resources would occur.

g-h. The future project sites is designated as Flood Zone X (0.2% annual chance of flood plain), according to the FEMA flood insurance rate map (FEMA FIRM Map Index Community Panel No. 187, September 30, 2005), and outside the 100-year (1.0%) flood hazard area. Therefore, the proposed project would not place people or housing within a flood hazard zone or impede or redirect flood flows. *Therefore, these impacts would be less than significant.*

i. Twitchell Dam is the closest potential source of dam inundation in the Planning Area. However, Twitchell Dam is not used for perennial water storage. The dam was constructed by the bureau of Reclamation in 1958, and is primarily used for groundwater recharge and flood control. It is an earthfill dam, 216 feet in height, with a storage capacity of over 240,000 acre feet. If Twitchell Dam is filled to capacity and the dam and the Santa Maria Levee fail, a significant portion of the City would be inundated by flood waters. However, the probability of dam failure and levee failure is remote. In addition, the dam holds water only periodically and is not a reservoir. The project site is not within a *Flood Hazard* area or a *Dam Inundation* area as shown on Safety Element Figure SE-3 of the General Plan.

Therefore, the project would not be at a significant risk from flooding, including flooding as a result of the failure of a levee or a dam so impacts would be less than significant.

j. The project site is approximately ten miles from the coast and therefore it is not at risk of inundation by tsunami. There are no bodies of water in the vicinity of the project site that are large enough to produce a seiche that could impact the project. The project site is not located in an area prone to landslides, mudslides, soil slips, or slumps. *Therefore, no impacts would occur.*

Mitigation Measure(s) incorporated into the project: None required.

10. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion:

a. The immediate project would facilitate expansion of a neighborhood serving corner market and the addition of two second floor dwelling units on a small infill site. The project will support the sustainable community goals and objectives of the Downtown Specific Plan and would meet all applicable City General Plan. *The project will not physically divide an established community and therefore has no impact.*

b. The project proposes amendments to the General Plan Land Use Policy Map, the Official Zoning Map and the Downtown Specific Plan. The resulting development would comply with applicable City of Santa Maria General Plan urban design policies and balanced community objectives. *Therefore, no impact would occur as a result of the project.*

c. The project site is not near or within the boundaries of any habitat conservation plan or natural community conservation plan. *Therefore, the proposed project would have no impact.*

Mitigation Measure(s) incorporated into the project: None required.

11. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion:

a-b. The project site is not located within the areas of operational, existing, or abandoned oil or mineral resource facilities. *Based on the urban setting and the size and location of the sites, the proposed project would create no impacts to oil, sand, or gravel mining.*

Mitigation Measure(s) incorporated into the project: None required.

12. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion:

a. *Outdoor Noise:* The City's General Plan Safety Element and the City's Noise Ordinance recognize that outdoor living areas (e.g. outdoor balconies) are typically subject to elevated noise levels, particularly within an urban (Downtown) setting. Consistent with the goals and objectives of the Downtown Specific Plan, this mixed-use project proposes to offer a lifestyle choice in close proximity to the amenities and conveniences offered by this Downtown setting. This environmental setting was considered by the Downtown Specific Plan EIR as the exemplary location for high density and mixed use development. Noise impacts would not exceed applicable standards of the City of other agencies. *A less than significant impact would occur.*

Indoor Noise: Construction techniques in conjunction with the City's mixed-use Performance Standards shall be employed to ensure no adverse indoor noise impacts would occur for future project residents. *A less than significant impact would occur.*

Construction Noise: Construction noise could potentially exceed the City's threshold of significance on neighboring properties. Pursuant to the City's Noise Ordinance, construction activity shall be limited to daytime 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, and construction would be prohibited on Sundays and federal holidays. These restrictions will be included in the conditions of approval.

The project would not expose persons, within or around the project, to noise levels in excess of standards established in the local general plan or noise ordinance, or any other applicable agency standards. *Noise impacts are considered less than significant.*

b. Based on the proposed use, no long-term source of ground borne vibration or ground borne noise levels are anticipated. Some ground borne vibration and noise generation would possibly occur during construction of the project. However, as discussed above, pursuant to the City's Noise Ordinance, the conditions of approval would include a limitation on construction hours. *Because of the short duration of the construction noise and the fact the project has to comply with mandatory requirements in the City's Noise Ordinance, impacts are considered less than significant.*

c-d. As discussed above, the small scale of the project, the proposed use and the short duration of construction would not result in a significant increase in short-term or long term ambient noise levels. *Therefore, these impacts would be less than significant.*

e. Based on Figure 20 of the City's General Plan Safety Element, the project site is outside of the Hazard Zone III noise contour. *Airport noise impact on future uses would be less than significant.*

f. The proposed project is not located within the vicinity of a private airstrip and would therefore not expose people residing or working in the project area to excessive noise levels. *No impact would occur.*

Mitigation Measure(s) incorporated into the project: None required.

13. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion:

a-c. The proposed project would change the General Plan land use and zoning designations to the DTSP/Railroad Loft district within the boundaries the Downtown Specific Plan. The current project would expand retail services for the immediate community and the residences would support new residential opportunities in the City's Downtown. The project would not induce substantial population growth; reduce or displace any housing stock or displace any people. *No impact would result from the project.*

Mitigation Measure(s) incorporated into the project: None required.

14. 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

Discussion:

a.

i. The project is located on an infill site where City services and facilities are fully established. Fire Station 1 at West Cook Street, is approximately 0.6 miles from the project site, and would be the first responder to any emergencies. The Fire Department has reviewed the project and has determined that adequate fire emergency support facilities exist in the vicinity of the project. *No impacts to fire services would result.*

ii. The proposed project would be served by the City of Santa Maria Police Department, located at 1111 West Betteravia Road. A review of the project by the Police Department determined that existing facilities/personnel can adequately respond to calls for service and to periodically monitor the project site. In addition, Development Impact Fees are collected for the provision of capital facilities for police facilities which will provide for future facilities as the City's population increases. *Based on the above, no impacts to police services would result.*

iii. The current and proposed land use designations both permit high density residential development. Specific Plan amendment, land use change and zone change would not have a significant on school facilities. The proposed mixed-use project will add a negligible number of students to the School District. *Therefore, a less than significant impact on schools would result.*

iv. The department of Recreation and Parks has reviewed the project. No new or altered parks are required to provide park services to the resulting project. In addition, the City requires the payment of mandatory park fees to continue to provide park and recreation facilities as population increases. *No impacts would occur to public park service levels.*

v. The City's library system includes a main library located at 421 South McClelland Street–adjacent to the civic center complex–and three branch libraries located at various locations. *The small commercial project would have no impact on public library services or to the delivery of other City services.*

Mitigation Measure(s) incorporated into the project: None required.

15. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion:

a-b. The land use changes and resulting mixed-use projects would not increase the use of existing neighborhood and regional parks or other recreational facilities or require the construction or expansion of recreational facilities. *No impacts would result from the project.*

Mitigation Measure(s) incorporated into the project: None required.

16. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e. Result in inadequate emergency access?				X
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

Discussion:

a-b. As discussed, no development is proposed on the larger property to the west. Based on the ITE Trip Generation Manual, the 0.2 acre mixed-use expansion project is forecast to generate up to 49 p.m. peak hour traffic trips, slightly below the City's 50 pm peak hour threshold of significance. The project will fund off-site transportation improvements to the specifications of the Department of Public Works. A separate, project specific traffic study will be prepared when a development proposal comes forward on the larger property. The project would not conflict with an applicable plan, ordinance or policy with respect to the City's transportation circulation system. *A less than significant impact would occur.*

c. The project site is over three miles from Santa Maria International Airport and therefore would not affect the air traffic patterns in any way. *No impact would result from the project.*

d. Currently the redevelopment project would contain no design features that would increase hazards, or introduce incompatible uses. *No impact would result from the project.*

e. No new driveways are proposed. As allowed by the Downtown Specific Plan, the project proposes on-street parking to accommodate the parking needs of the proposed project. The proposed project would not result in inadequate emergency access. *No impact would result from the project.*

f. The project site is located within a fully urbanized portion of the City and proposes development in an urban setting. The project is supportive of the goals and objectives of the Downtown Specific Plan. Furthermore, the infill development would support policies, plans, or programs regarding use of public transit, bicycle, or pedestrian facilities, to further increase the performance or safety of such facilities. *Therefore, no impact would result from the project.*

Mitigation Measure(s) incorporated into the project: None required.

17. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Discussion:

a. The proposed use would generate typical commercial wastewater effluent. The City is required to adhere to the requirements of Chapter 8-12 of the Municipal Code, which requires pretreatment to prevent the introduction of pollutants into the regional sewerage system. Any surface runoff from the project is addressed in the responses to Questions 9 (a), (c), (e) and (f) (Hydrology and Water Quality) of this Initial Study. Therefore, the wastewater treatment requirements of the Regional Water Quality Control Board would not be exceeded. *Impacts would be less than significant.*

b. According to the City's Public Works Department, the infrastructure to support the proposed project is adequately sized. According to the City Utilities Department, the current project will not require or result in the construction or expansion of new water or wastewater treatment facilities off-site. *Therefore, the proposed project impact would be less than significant.*

c. The design and construction of the on-site stormwater drainage system will be completed per the City of Santa Maria standard plans and specifications and to the satisfaction of the City Engineer. *Therefore, the proposed project impact would be less than significant.*

d. The City derives its water supply from two sources: groundwater production from wells operated by the City's Utilities Department and from water entitlements from the State Water Project. The Urban Water Management Plan evaluated the City's existing and planned water sources, and water distribution systems with respect to their ability to meet projected demands. The Urban Water Management Plan considered the City's General Plan Land Use Plan in determining future water demand. The 0.2 acre site is currently designated for urban land use, and the change to the CD-II (Central District II) land use designation and DTSP/Railroad Loft zoning would have a negligible impact on water usage. *The proposed project impact would be less than significant.*

e. The proposed project is projected to generate approximately 480 gallons per day of wastewater. The Wastewater Facilities Master Plan for the service area in which the project is located indicated that treatment capacity expansions needed to accommodate the forecasted future flows for growth in the service area through 2025 have been constructed and are in operation. *Impacts to wastewater treatment facilities would be less than significant.*

f. The Santa Maria Landfill has a total capacity of 1.3 million cubic yards and is permitted through the year 2018. This permitted capacity was established considering future growth in the service area including growth based on the City's General Plan buildout projections. Therefore, the project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs until the Los Flores Ranch Landfill is permitted and operational. *Therefore, the proposed project impact would be less than significant.*

g. The California Integrated Waste Management Act requires that jurisdictions maintain a 50% or better diversion rate for solid waste. The City implements this requirement through its Chapter 8-11 Refuse Collection and Recycling of the City's Municipal Code. Chapter 8-11 of the City's Municipal Code establishes the policies for *Collection Agreements* between the City and waste disposal contractors. This section requires agreements between the City and the contracted waste disposal companies to establish procedures for complying with all state and federal laws, rules and regulations pertaining to solid waste

handling services, and for implementing state-mandated programs including the City's Source Reduction and Recycling and Household Hazardous Waste programs. *Therefore, the project would not cause any significant impacts from conflicts with statutes or regulations related to solid waste and this impact would be less than significant.*

Mitigation Measure(s) incorporated into the project: None.

MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

SUMMARY OF POTENTIALLY SIGNIFICANT IMPACTS

	Aesthetics/Visual Resources		Land Use and Planning
	Agriculture and Forest Resources		Mineral Resources
	Air Quality		Noise
	Biological Resources		Population and Housing
	Cultural Resources		Public Services
	Geology and Soils		Recreation
	Greenhouse Gas Emissions		Transportation/Traffic
	Hazards and Hazardous Materials		Utilities and Service Systems

DETERMINATION

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

____ Finds that the proposed project is a Class ___ **CATEGORICAL EXEMPTION** and no further environmental review is required.

_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 standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An **ENVIRONMENTAL IMPACT REPORT (EIR)/SUBSEQUENT EIR/SUPPLEMENTAL EIR/ADDENDUM** is required, but it must analyze only the effects that remain to be addressed.

____ Finds that although the proposed project could have a significant effect on the environment, because all significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to acceptable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Bill Scott

Bill Scott
Environmental Analyst

1/31/2017

Date

Chuen Ng

Chuen Ng
Environmental Officer

1/30/17

Date

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