RESOLUTION NO. 2013-36


The City Council of the City of Santa Maria finds as follows:

Project Description

WHEREAS, the City of Santa Maria initiated text amendments to Title 12 of the Santa Maria Municipal Code, as follows:

1. The proposed project is a Municipal Code text amendment in Title 12, by adding Chapter 12-53 (Emergency Shelters); and

2. The proposed project is a Municipal Code text amendment in Title 12, amending Chapter 12-10, CPO (Commercial Office and Professional Office District); amending Chapter 12-12, C-1 (Central Business District); amending Chapter 12-13, C-2 (General Commercial District); amending Chapter 12-18, PF (Public Facilities and Institutional District); and amending Chapter 12-25, PD (Planned Development Overlay District), as follows:

- Amend Section 12-10.03 (Commercial Office and Professional Office District: Permitted uses) by adding subsection (a)(13) "Emergency shelters subject to compliance with all requirements set forth in Chapter 12-53 of this title."
- Amend Section 12-12.03, C-1 (Central Business District: Permitted uses) by adding an exception to the end of the subsection (c) sentence "...except for emergency shelters."
- Amend Section 12-12.04 (Commercial Office and Professional Office District: Conditional uses) by adding subsection (w) "Emergency shelters subject to compliance with all requirements set forth in Chapter 12-53 of this title."
- Amend Section 12-13.03, C-2 (General Commercial District: Permitted uses) by adding an exception to the end of the subsection (c) sentence "...except for emergency shelters."
- Amend Section 12-13.04 (Commercial Office and Professional Office District: Conditional uses) by adding subsection (dd) "Emergency shelters subject to compliance with all requirements set forth in Chapter 12-53 of this title."
- Amend Section 12-18.03, PF (Public Facilities and Institutional District: Permitted uses) by adding subsection (i) "Emergency shelters subject to compliance with all requirements set forth in Chapter 12-53 of this title."
• Amend Section 12-18.09, PF (Public Facilities and Institutional District: Project review) by adding subsection (a)(4) “Development plans for emergency shelters shall include sufficient information to enable the Community Development Director to determine plan compliance with all requirements set forth in Chapter 12-53 of this title.”

• Amend Section 12-18.09, PF (Public Facilities and Institutional District: Project review) by adding subsection (c) “Development plans for emergency shelters shall be considered a non-discretionary action, not subject to approval of a Planned Development Permit. Development plans for emergency shelters shall be evaluated based upon the development plan’s conformance with section 12-53 of this title. Applications for an emergency shelter project shall be subject to the approval of the Community Development Director.”

• Amend Section 12-25.03 (PD Planned Development Overlay District: Permitted uses) by adding subsection (a)(6) “Emergency shelters subject to compliance with all requirements set forth in Chapter 12-53 of this title”; and

3. The proposed project is a Municipal Code text amendment in Title 12, amending Chapter 2, Definitions by establishing Section 12-2.140.1. Supportive Housing and Section 12-2.141.3. Transitional Housing.

WHEREAS, the provisions of the California Environmental Quality Act of 1970 (CEQA), Public Resources Code Sections 21000 et. seq., as amended, requires the evaluation of environmental impacts; and

WHEREAS, after consultation with all relevant agencies, an Initial Environmental Study/Negative Declaration (E-2011-012) was prepared for this project and was made available for public comment as required by law; and

WHEREAS, no potentially significant effects on the environment were identified resulting from the proposed project; and

WHEREAS, the required notices were published and the draft Negative Declaration was circulated for public review, and sent to every responsible agency with jurisdiction over the project and placed in a public location; and

WHEREAS, the Planning Commission of the City of Santa Maria held a regularly scheduled public hearing on March 20, 2013, for the purpose of considering proposed amendments to Title 12 of the Santa Maria Municipal Code (Z-2011-001) and the Initial Environmental Study/Negative Declaration, E-2011-012; and

WHEREAS, after considering all written and oral comments, including evidence presented in the staff report, the Planning Commission in Resolution No. 2617 did recommend to the City Council approval of Negative Declaration, E-2011-012, and approval of the project on a 4-0 vote; and

WHEREAS, the City Council of the City of Santa Maria held regularly scheduled public hearings on April 16, 2013, for the purpose of considering approval of the Initial Environmental Study and Negative Declaration for text amendments to the Santa Maria Municipal Code, Z-2011-001; and
WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, there appears to be no substantial detrimental environmental impact from the proposed project; and

WHEREAS, at the completion of said public hearing, the City Council duly considered all evidence presented at the hearing; and

WHEREAS, the City Council of the City of Santa Maria has reviewed and considered Initial Environmental Study and Negative Declaration, E-2011-012 incorporated herein by reference; and

WHEREAS, there is no substantial evidence in the record supporting a fair argument that the project described in Initial Environmental Study/Negative Declaration, E-2011-012, will have a significant effect on the environment; and

WHEREAS, Initial Environmental Study/Negative Declaration, E-2011-012, reflects the City Council's independent judgment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Maria, that:

SECTION 1. The above findings are true.

SECTION 2. The Chief Deputy City Clerk is hereby authorized and directed to note and file a Notice of Determination reflecting the City Council's action.

SECTION 3. The records of these proceedings are located in the Planning Department of the City of Santa Maria, 110 South Pine Street, Santa Maria, California 93458.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held this 16th day of April, 2013, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

______________________________
Chief Deputy City Clerk

Exhibit A – Initial Study/Negative Declaration, E-2011-012
CITY OF SANTA MARIA
INITIAL ENVIRONMENTAL STUDY
NEGATIVE DECLARATION
JANUARY 30, 2013

MUNICIPAL CODE TEXT AMENDMENTS FOR EMERGENCY SHELTERS, TRANSITIONAL HOUSING, AND SUPPORTIVE HOUSING, Z-2011-001, E-2011-012
FOR PLANNING COMMISSION MEETING OF MARCH 20, 2013
Citywide

APPLICANT:
City of Santa Maria
Community Development Department
110 S. Pine Street, #101
Santa Maria, CA 93458

PROPOSED PROJECT
An ordinance amending Title 12 of the Santa Maria Municipal Code, establishing Chapter 12-53, Emergency Shelters, amending Chapter 12-10 CPO (Commercial Office and Professional Office District), amending Chapter 12-12 C-1 (Central Business District), amending Chapter 12-13 C-2 (General Commercial District), amending Chapter 12-18 PF (Public Facilities and Institutional District), and amending Chapter 12-25 PD (Planned Development Overlay District), and amending Chapter 2 Definitions by establishing Section 12-2.140.1. Supportive Housing and Section 12-2.141.3. Transitional Housing.

ZONING CLASSIFICATION:
Emergency Shelter: CPO (Commercial Office and Professional Office District), C-1 (Central Business District), C-2 (General Commercial District), and the PF (Public Facilities and Institutional District) zoning districts.

Transitional Housing and Supportive Housing: R-2 (Medium-Density Residential District) and R-3 (High-Density Residential District)

GENERAL PLAN CLASSIFICATION:
Emergency Shelter: CPO (Commercial/Professional Office), CD-I (Central District I), CD-II (Central District II), NC (Neighborhood Commercial), and CF (Community Facilities).

Transitional Housing and Supportive Housing: MDR-12 (Medium Density Residential) and HDR-22 (High Density Residential)
PROCEDURE: Planning Commission review of recommendations to the City Council regarding a negative declaration and an ordinance amending Title 12 of the Santa Maria Municipal Code related to Emergency Shelters, Transitional Housing, and Supportive Housing

GENERAL AREA DESCRIPTION:

The Emergency Shelter Ordinance would allow the City to approve an emergency shelter project as a permitted use in the CPO (Commercial Office and Professional Office) and PF (Public Facilities) zoning districts. To assure that an emergency shelter project is a non-discretionary action in those CPO and PF zoned sites with a Planned Development overlay, the ordinance identifies an emergency shelter as a permitted use within the Planned Development (PD) overlay district, when the use is permitted in the underlying zone. Lastly, the Emergency Shelter Ordinance would allow emergency shelter projects within the C-1 (Central Business) and C-2 (General Commercial) zoning districts of the City, subject to the approval of a Conditional Use Permit (CUP). These zoning districts occur throughout the 23.2 square mile territory that comprises the incorporated City.

Ordinance amendments relating to transitional housing and supportive housing involve adding definitions to the Municipal Code. The proposed transitional housing and supportive housing definitions reference the State laws that define and fund these types of housing.

ENVIRONMENTAL SETTING:

The zoning districts where an emergency shelter project would be a permitted use include compatible office, institutional, and open space uses. The potential exists for an emergency shelter project to be found compatible with commercial uses found in the C-1 and C-2 zoning districts. In these zoning districts, an emergency shelter will be subject to the approval of a Conditional Use Permit.

Transitional housing and supportive housing would be considered as a residential use of property, subject only to those restrictions that apply to other residential dwellings of the same type in the same zoning district. Therefore, a transitional housing or supportive housing project would require a conditional use within the R-2 (Medium-Density Residential) and R-3 (High-Density Residential) zoning districts.

PROJECT DESCRIPTION:

The proposed project being described herein is an ordinance related to emergency shelters, and an amendment to Title 12 of the Santa Maria Municipal Code to establish definitions for supportive housing and transitional housing. All subsequent projects would be reviewed on a case-by-case basis.

Chapter 633, Statutes of 2007 (SB 2) amended housing element law regarding planning and approval for emergency shelters and transitional and supportive housing.
The law requires:

• At least one zoning district shall be identified to permit emergency shelters without a conditional use permit or other discretionary action.

• Sufficient capacity must be identified to accommodate the need for emergency shelters and at least one year-round emergency shelter.

• Existing or proposed permit procedures, development and management standards must be objective and encourage and facilitate the development of or conversion to emergency shelters.

• Emergency shelters shall only be subject to development and management standards that apply to residential or commercial uses and development within the same zoning district.

• Written and objective standards may be applied as specified in statute, including maximum number of beds, provision of onsite management, length of stay and security.

The amendment to State law also required jurisdictions to recognize transitional housing and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

The following description first addresses the proposed emergency shelter ordinance and the types of projects that would be enabled by the proposed ordinance, and then addresses the proposed supportive housing and transitional housing definitions. To the extent that subsequent projects can be quantified, this initial study details those assumptions, which represent an “average” that is based on known, estimated, or inferred information.

Emergency Shelter Ordinance

The general purpose of the proposed ordinance is to support organizations that meet the housing and supportive service needs of the homeless and those at risk of homelessness by establishing a zoning district in which emergency shelters are a permitted use, and select zoning districts in which emergency shelters are a conditional use. A related purpose is to require that emergency shelter projects be developed and consistently maintained in accordance with applicable standards so as not to create a public nuisance.

The code amendment would establish Chapter 12-53 to define the purpose, definitions, development standards, and procedures relating to the approval of emergency shelter projects. The possible locations for future emergency shelter projects will be documented through amendments to the Title 12 chapters for the effected zoning districts. The proposed text is as follows:

CHAPTER 12-53. EMERGENCY SHELTERS

Section 12-53.01. Emergency shelters.

This chapter provides for emergency shelters pursuant to Government Code Section 65583, and in conformance with State of California Health and Safety Code Section 50800-50806.5 as administered by Department of Housing and Community Development under the State of California Emergency Housing and Assistance
Program and funded by the State Treasury Emergency Housing and Assistance Fund, as those sections now exist and may hereafter be amended.

Section 12-53.02. Purpose.

The purpose of this chapter, in accordance with Government Code Section 65583(a)(4), is to encourage and facilitate the establishment and maintenance of emergency shelters according to objective standards which will assure that emergency shelters are compatible with the surrounding neighborhood and do not create a public nuisance. Nothing in this chapter is intended to authorize, legalize or permit the establishment, operation or maintenance of any building or use which violates any City ordinance or any statute of the State of California regarding public nuisances and health and safety, including but not limited to applicable Fire and Building codes.

Section 12-53.03. Definitions.

"Eligible organization" is an agency of local government or a nonprofit corporation, that provides or contracts with community organizations to provide emergency shelter, and receives grant funding under the Emergency Housing and Assistance Program as administered by the California Department of Housing and Community Development.

"Emergency shelter" means housing with minimal supportive services for homeless persons, and where occupancy by any one homeless person is limited to six months or less within a 12 month period.

"Successful application" is the complete application materials submitted to the California Department of Housing and Community Development, that has resulted in an award of Emergency Housing and Assistance Program grant funding pursuant to State of California Health and Safety Code Section 50800-50806.5 and Government Code of Regulations, Title 25, Division 1, Chapter 7, Subchapter 12, Section 7967 "Grant Selection Process".

Section 12-53.04. Permitted zoning districts where emergency shelters may be established.

Emergency shelters to service City of Santa Maria residents may be established as a permitted use in the CPO and PF zoning districts. Emergency shelters shall be permitted in the CC, C-1, and C-2 zoning district subject to obtaining a conditional use permit according to the procedures set forth in Article 2 of Chapter 12-35 of this title. Emergency shelters shall be subject to the development and on-site management standards of this Chapter, and the development and management standards of those districts contained in this title where emergency shelters are identified as a permitted use.

Section 12-53.05. Approval of emergency shelters.

Emergency shelters within the CPO and PF zoning districts shall be considered a non-discretionary action, not subject to approval of a Planned Development Permit for the duration of the emergency shelter development. Emergency shelters shall be evaluated based upon the proposed shelter’s conformance with the objective requirements set forth in this Chapter.
Section 12-53.06. Proximity to other emergency shelters.
An emergency shelter shall not be located on a property within a three hundred (300) foot radius of an existing emergency shelter property. The required distance for proximity to other shelters shall be measured using a straight level line, without regard to intervening structures or objects, and shall be measured as follows: The measurement shall start at the closest point of the exterior boundary of the subject emergency shelter property. The measurement shall end at the closest point on the other emergency shelter’s exterior property boundary.

Section 12-53.07. Maximum number of persons/beds.
The emergency shelter shall contain a maximum of 40 beds and shall serve no more than 40 homeless persons.

Section 12-53.08. Off-street parking.
Emergency shelters shall provide one (1) parking space for every ten (10) beds, or one (1) space for each residential unit, whichever is greater, plus one (1) space for each employee or staff member.

Section 12-53.09. Lighting.
External lighting shall be provided for security purposes.
(a) The lighting shall be stationary, and directed away from adjacent properties and public rights-of-way.
(b) Light or glare shall not be transmitted or reflected in such concentrated quantities as to be detrimental or harmful to the use of surrounding properties or streets. Any operation or activity producing glare shall be conducted or shielded so as not to cause illumination in excess of five-tenths (0.5) foot-candle. Flickering or intrinsically bright sources of illumination shall be controlled so as not to be a nuisance.

Section 12-53.10. The size and location of exterior and interior on-site waiting and client intake areas.
On-site waiting and client intake areas shall be provided and shall be either located internal to the structure, or shall be a designated area fully screened from view of the public right of way and neighboring properties.

Section 12-53.11. On-site management.
The shelter shall be operated by an eligible organization. As documentation of on-site facility management, the eligible organization shall provide a copy of the successful application.

Section 12-53.12. Length of stay.
Temporary shelter shall be available to any one individual for no more than six months within a 12 month period.

The shelter shall provide at least one on-site supervisor at all times. The on-site supervisor shall operate and maintain the emergency shelter as to not interfere with the health, safety and welfare of employees, visitors, occupants, and adjacent residents and properties.

While Section 12-53.04. of the proposed ordinance would reference the zoning districts of the City where an emergency shelter project may be established, it is also necessary to amend the individual zoning district chapters of Title 12. The proposed amendments are shown in strike out and underline text to indicate the deletions and additions (respectively) to the existing Title 12 document.

CHAPTER 12-10 CPO COMMERCIAL OFFICE AND PROFESSIONAL DISTRICT

Section 12-10.03. Permitted uses.

(a) (13) Emergency shelters subject to compliance with all requirements set forth in Chapter 12-53 of this title.

CHAPTER 12-12 C-1 CENTRAL BUSINESS DISTRICT

Section 12-12.03. Permitted uses.

(c) All uses permitted in the CC and CPO districts, except for emergency shelters.

Section 12-12.04. Conditional uses.

(v) Buyback recycling facility when in conjunction with an existing business;
(w) Emergency shelters subject to compliance with all requirements set forth in Chapter 12-53 of this title.

CHAPTER 12-13 C-2 GENERAL COMMERCIAL DISTRICT

Section 12-13.03. Permitted uses.

(a) All permitted uses in the C-1 (central business) district, except for emergency shelters;


(cc) Buyback recycling facility when in conjunction with an existing business;
(dd) Emergency shelters subject to compliance with all requirements set forth in Chapter 12-53 of this title.

CHAPTER 12-18 PF PUBLIC FACILITIES AND INSTITUTIONAL DISTRICT

Section 12-18.03. Permitted uses.

(i) Emergency shelters subject to compliance with all requirements set forth in Chapter 12-53 of this title.
Section 12-18.09. Project review.

(a) Development plans for emergency shelters shall include sufficient information to enable the Community Development Director to determine plan compliance with all requirements set forth in Chapter 12-53 of this title.

(c) Development plans for emergency shelters shall be considered a non-discretionary action, not subject to approval of a Planned Development Permit. Development plans for emergency shelters shall be evaluated based upon the development plan’s conformance with Section 12-53 of this title. Applications for an emergency shelter project shall be subject to the approval of the Community Development Director.

CHAPTER 12-25 PD PLANNED DEVELOPMENT OVERLAY DISTRICT

Section 12-25.03. Permitted uses.

(a) The following uses are permitted in PD districts, providing the use is permitted in the underlying zoning district, and subject to approval of the zoning administrator:

(5) Accessory structures and uses:

(6) Emergency shelters subject to compliance with all requirements set forth in Chapter 12-53 of this title.

Appropriateness and Capacity of the Zoning District

State Law requires that the zoning district(s) where emergency shelters would be approved without discretionary approval must be shown to be appropriate for the use, and that capacity to accommodate future emergency shelter projects is available within that zoning district.

The proposed amendments would permit the establishment of an emergency shelter without discretionary approval within the CPO (Commercial Office and Professional Office) and PF (Public Facilities) zoning districts. These districts were selected as appropriate as these zoning districts are typically located near to public transportation corridors and other services.

The project area where an emergency shelter project would be a permitted use consists of 1,311 acres (+/-) of land zoned CPO (Commercial Office and Professional Office) and PF (Public Facilities). In 2012, these two zoning districts comprised approximately 8.8 percent of the total area of the City. Based on the Community Development Department’s analysis of Santa Barbara County Assessor’s records and City GIS areal imagery, approximately 801 acres of PF and CPO zoned land are wholly or partly developed, with approximately 510 acres (38 percent of the 1,311 acres) as vacant and undeveloped.

The project area where an emergency shelter project would be subject to the approval of a Conditional Use Permit consists of 723 acres (+/-) of land zoned C-1 (Central Business) and C-2 (General Commercial). In 2012, these three zoning districts comprised approximately 4.7 percent of the total area of the City. Based on the Community Development Department’s analysis of Santa Barbara County Assessor’s records and City GIS areal imagery, approximately
553 acres of C-1 and C-2 zoned land are wholly or partly developed along major roads and highways in the City. Approximately 170 acres (23 percent of the 723 acres) are vacant and undeveloped.

The proposed Emergency Shelter Ordinance does not restrict the development of subsequent emergency shelter projects to only currently vacant sites. Redevelopment of existing sites may also occur. The zoning districts selected will provide sufficient opportunities and capacity for the establishment of new emergency shelters within the City.

Transitional Housing and Supportive Housing Definitions

Ordinance amendments relating to transitional housing and supportive housing involve adding definitions to Title 12, Chapter 12-2 of the Santa Maria Municipal Code. The proposed transitional housing and supportive housing definitions reference the State laws that define and fund these types of housing. The definitions also acknowledge that for a development to receive funding by the State as either a transitional housing or supportive housing development, the development must have a minimum of five units. Therefore, transitional housing and supportive housing is limited to zoning districts that allow multi-family housing, i.e. the R-2 (Medium-Density Residential) and R-3 (High-Density Residential) zoning districts. These districts combined account for 753 acres (5 percent) of the City. In 2012, approximately 170 of these acres (23.5 percent of the 723 acres) are vacant.

The proposed amendments to add the definitions for transitional housing and supportive housing to Title 12, Chapter 12-2 are as follows:

**CHAPTER 12-2. DEFINITIONS**

*Section 12-2.140. Supportive Housing.*

"Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community." Supportive housing is a project that meets the requirements of, and is funded with funds appropriated for supportive housing projects pursuant to, California Health and Safety Code Section 50675.14, and Title 25, Division 1, Chapter 7, Subchapter 4, Article 6 of the California Code of Regulations, Supportive Housing Loans, and as such is a project that contains supportive housing units at least equal to the greater of 5 units or 35 percent of the total number of units in the project. Supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

*Section 12-2.141. Transitional Housing.*

"Transitional housing" and "transitional housing development" means buildings configured as a rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months, and that is has been determined to be eligible to receive transitional housing funding as administered by the Department of Housing and Community...
Development, through the Multi-Family Housing Program, California Health and Safety Code Section 50675 et al. As a "Rental housing development" as defined in California Health and Safety Code Section 50675.2, a transitional housing project shall contain five or more dwelling units. Transitional housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

PROJECT REVIEW:

The environmental impacts associated with the development of the project were determined using the City of Santa Maria Staff Project Environmental Checklist (attached), various computer models, geographic information, the adopted Housing Element, Santa Maria Municipal Code Title 12, Santa Barbara County Assessor's records, and information from the State Department of Housing and Community Development. Based on the above mentioned sources, no significant impacts would occur as a result of this project.

ENVIRONMENTAL RECOMMENDATION:

Based on the information available at the time of preparation of this initial environmental study and without benefit of additional information which may come to light at the public hearing, the Environmental Officer recommends that the Planning Commission recommend to City Council that a negative declaration be filed for Z-2011-001 based upon information contained in E-2011-012.

PREPARED BY:

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

FRANK ALBRO, ENVIRONMENTAL ANALYST

DATE

LAWRENCE APPEL, ENVIRONMENTAL OFFICER

DATE

EMERGENCY SHELTER TRANSITIONAL AND SUPPORTIVE HOUSING, Z-2011-001, E-2011-012
INITIAL STUDY/NEGATIVE DECLARATION
JANUARY 30, 2013
FOR PLANNING COMMISSION MEETING OF MARCH 20, 2013
CITY OF SANTA MARIA
Environmental Checklist/Initial Study
Municipal Code Text Amendments: Emergency Shelters, Transitional Housing, and Supportive Housing, E-2011-012

1. **Project Title**
   Municipal Code Text Amendments for Emergency Shelters, Transitional Housing, and Supportive Housing (Z-2011-001, E-2011-012)

2. **Lead Agency Name and Address**
   City of Santa Maria
   Community Development Department
   110 South Pine Street, #101
   Santa Maria, CA 93458

3. **Contact Person/Preparer of the Initial Study**
   Frank Albro, Planner II
   805-925-0951, extension 379

4. **Project Location**
   Emergency Shelter: CPO (Commercial Office and Professional Office District), C-1 (Central Business District), C-2 (General Commercial District), and the PF (Public Facilities and Institutional District) zoning districts, and the PD (Planned Development) overlay district in the City of Santa Maria
   Transitional Housing and Supportive Housing: R-2 (Medium-Density Residential District) and R-3 (High-Density Residential District)

5. **Project Sponsor's Name and Address**
   City of Santa Maria
   Community Development Department
   110 South Pine Street, #101
   Santa Maria, CA 93458

6. **General Plan Designation**
   Emergency Shelter: CPO (Commercial/Professional Office), CD-I (Central District I), CD-II (Central District II), NC (Neighborhood Commercial), and CF (Community Facilities) in the City of Santa Maria
   Transitional Housing and Supportive Housing: MDR-12 (Medium Density Residential) and HDR-22 (High Density Residential)

7. **Zoning Designation**
   Emergency Shelter: CPO (Commercial Office and Professional Office District), C-1 (Central Business District), C-2 (General Commercial District), and the PF (Public Facilities and Institutional District) zoning districts, and the PD (Planned Development) overlay district in the City of Santa Maria
   Transitional Housing and Supportive Housing: R-2 (Medium-Density Residential District) and R-3 (High-Density Residential District)
8. **Brief Description of Project**
An ordinance amending Title 12 of the City's Municipal Code, establishing Chapter 12-53, Emergency Shelters, amending Chapter 12-10 CPO (Commercial Office and Professional Office District), amending Chapter 12-12 C-1 (Central Business District), amending Chapter 12-13 C-2 (General Commercial District), amending Chapter 12-18 PF (Public Facilities and Institutional District), and amending Chapter 12-25 PD (Planned Development Overlay District), and amending Chapter 2 Definitions by establishing Section 12-2.140.1. Supportive Housing and Section 12-2.141.3. Transitional Housing.

Generally, the proposed Emergency Shelter Ordinance would enable the location of an emergency shelter project in the CPO and PF zoning districts of the City without a discretionary permit. To assure that an emergency shelter project is a non-discretionary action in those CPO and PF zoned sites with a Planned Development overlay, the ordinance identifies an emergency shelter as a permitted use within the Planned Development (PD) overlay district, when the use is permitted in the underlying zone. The proposed ordinance would enable, subject to the approval of a Conditional Use Permit, an emergency shelter project in the C-1, and C-2 zones. The proposed ordinance establishes minimum standards applicable to all emergency shelter projects. Lastly, definitions of transitional housing and supportive housing would be added to Chapter 2, Definitions, of the Santa Maria Municipal Code.

9. **Surrounding Land Uses and Setting:**
Most sites are surrounded by urban uses, with vacant sites generally found along the edges of the City limits.

10. **Other Public Agencies Whose Approval is Required**
None.
1. AESTHETICS/VISUAL RESOURCES

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

a. The City’s General Plan does not designate any scenic resources in the City limits. The project concerns development which would occur in a developed urban setting; the project would not enable future development of emergency shelters, transitional housing, or supportive housing which exceed the maximum allowed building height in the zoning districts. *(Sources of Information: City General Plan, Resources Management Element Section II-B, Findings)*

b. The City’s General Plan does not designate any major scenic highway corridors or roadways. Although Highway 101 is listed as an eligible route at this time, there are no designated state scenic highways in or near Santa Maria. *(Sources of Information: City General Plan, Resources Management Element, Section II-B, Findings; Caltrans website)*

c. Subsequent emergency shelter, transitional housing, or supportive housing projects must adhere to the architectural and aesthetic standards of the applicable zoning district. Subsequent emergency shelter projects must also conform to the provisions of Santa Maria Municipal Code Chapter 12-33, Commercial and Industrial Performance Standards if applicable, and any applicable specific plan design guidelines. *(Sources of Information: Municipal Code Title 12, including Chapter 12-33; City of Santa Maria adopted Specific Plans)*
d. The proposed Emergency Shelter Ordinance specifically requires that the proposed exterior lighting of subsequent emergency shelter projects be directed away from adjacent properties and public rights-of-way, and the proposed lighting intensity be compatible with the neighborhood. Additionally, the project must adhere to the Commercial and Industrial Performance Standards as well as related standards for signage and landscaping. Transitional housing or supportive housing projects must adhere to the architectural and aesthetic standards of the applicable zoning district. (Sources of Information: Municipal Code Chapter 12-33; Municipal Code Chapter 12-34, Section .04 (l) General Requirements for Sign Illumination; and Municipal Code Chapter 12-44, Section .04 (u) Landscape Design Standards)

Mitigation Measure(s) incorporated into the project: No mitigation measures are required.
### 2. AGRICULTURE AND FOREST RESOURCES

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

**Would the project:**

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<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a.</td>
<td>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?</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>b.</td>
<td>Conflict with existing zoning for agricultural use, or a Williamson Act contract?</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>c.</td>
<td>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))?</td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

**Would the project:**

<table>
<thead>
<tr>
<th>Would the project</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>d. Result in the loss of forest land or conversion of forest land to non-forest use?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

**Discussion:**

a. The City falls mostly within the classification of “Urban Built-Up Land” and is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. While some of the locations contain suitable soils for agriculture, the urban location makes these properties unsuitable for agricultural production. (*Sources of Information: California Department of Conservation, Farmland Mapping and Monitoring Program, 2008; U.S.D.A. Soil Survey of Northern Santa Barbara County Area, California, 1972*)

b. Potential sites for emergency shelters are located within the CPO, C-1, C-2, and the PF zoning districts of the City, with potential sites for transitional housing and supportive housing within the R-2 and R-3 zoning districts. Agricultural uses are not permitted in
these zones. There is no Williamson Act contract that would affect the subsequent project at these locations. (Sources of Information: Municipal Code Chapters 12-12 and 12-13; Uniform Rules For Agricultural Preserves Located within the City of Santa Maria, California)

c. Based on consultation with Santa Barbara County Long Range Planning Division, there are no sites in the county (including all its incorporated cities) designated Timberland Production Zone. Therefore, the proposed project cannot conflict with forest or timberland zoning and the project cannot propose a zone change that would convert any forest or timberland zoning. Accordingly, there would be no impact.

d. Based on City GIS/Aerial Photo information, there are no forest lands within the affected zoning districts of the City, so the loss of forest land or conversion of forest land to non-forest use would not occur. Therefore, no impact would occur.

e. The potential project sites are not located in close proximity to forest land or farmland as shown on the maps prepared by the California Department of Conservation and based on a field reconnaissance. The project would not involve the disruption or damage of the existing environment that would result in the loss of farmland to nonagricultural use or conversion of forest land to non-forest use because its urban location is not in the vicinity of forest land. Therefore, no impact is anticipated.

Mitigation Measure(s) incorporated into the project: No mitigation measures are required.
### 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.

<table>
<thead>
<tr>
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<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Conflict with or obstruct implementation of the applicable air quality plan?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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)?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>d. Expose sensitive receptors to substantial pollutant concentrations?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>e. Create objectionable odors affecting a substantial number of people?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

**Discussion:** The City Environmental Procedures present Thresholds of Significance for Traffic in Section 4.3.1.C as: "If the threshold standards of the County of Santa Barbara Air Pollution Control District for Reactive Organics or Nitrogen Oxides (ozone precursors) are exceeded and cannot be mitigated to a level of insignificance." Based on the discussion below and the cited information sources, the proposed code changes would have less than significant impacts on Air Quality.

a-c. No direct emissions would occur from the Title 12 amendments. The amendment project would not: 1) generate air emissions that exceed Santa Barbara County APCD standards; or 2) cause or contribute to a violation of any California or National Ambient Air Quality Standard; or 3) exceed the APCD health risk public notification thresholds adopted by the APCD Board; or 4) be inconsistent with the latest adopted federal and state air quality plans for Santa Barbara County.

*(Sources of Information: Clean Air Plan; Resources Management Element of the General Plan, Section II.B.2.; Housing Element of the General Plan; Circulation Element of the General Plan, Circulation Plan and Figure C-4)*
d. Emergency shelters, transitional housing, and supportive housing are not generally considered a generator of significant pollutants. Any odors affecting people are subject to the Commercial and Industrial Performance Standards. Offending air emissions would be abated to concentration levels that do not affect people. *(Source of Information: Municipal Code Chapter 12-33, Commercial and Industrial Performance Standards)*

e. The project does not involve processes that generate odors because it is an amendment to the Municipal Code. Subsequent emergency shelter, transitional housing, and supportive housing projects under the proposed Title 12 amendment are uses that are not typically considered a generator of significant odors.

Mitigation Measure(s) incorporated into the project: No mitigation measures are required.
4. BIOLOGICAL RESOURCES

<table>
<thead>
<tr>
<th>Would the project:</th>
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<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>
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:** Based on the discussion below and the cited information sources, the proposed code changes would have less than significant impacts on Biological Resources.

a. The proposed project is a zoning text amendment and does not have the potential to significantly impact candidate, sensitive, or special status species identified by the California Department of Fish and Game or U.S. Fish and Wildlife Service. *(Source of Information: General Plan—Resources Management Element, Part II, Section B-6)*

b. Riparian habitat or other sensitive natural community have not been 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. *(Source of Information: General Plan—Resources Management Element, Part II, Section B, Figure RME-3)*

c. The proposed project would not significantly impact federally protected wetlands identified under Section 404 of the Clean Water Act exists within the scope of the proposed project. *(Sources of Information: General Plan—Resources Management Element, Part II, Section B, Figure RME-3; United States Department of Agriculture, Natural Resources Conservation Service)*

d. The proposed project would not significantly impact migratory wildlife corridors identified by the California Department of Fish and Game or U.S. Fish and Wildlife Service. *(Sources of Information: General Plan—Resources Management Element, Part II, Section B-6; State Resources Agency website; and the U.S. Fish and Wildlife Service website for the Ventura Office)*

e. The proposed project would not conflict with the General Plan policies, guidelines, or development regulations protecting biological resources of the City of Santa Maria. *(Sources of Information: Santa Maria General Plan; Santa Maria Municipal Code)*

f. Because there are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans in effect within the City of Santa Maria, there would be no impact. *(Sources of Information: General Plan—Resources Management Element, Part II, Section B-6; State Resources Agency website; and the U.S. Fish and Wildlife Service website for the Ventura Office)*

Mitigation Measure(s) incorporated into the project: No mitigation measures are required.
5. CULTURAL RESOURCES

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

Discussion: Based on the discussion below and the cited information sources, the proposed project would have less than significant impacts on Cultural Resources.

a. The proposed project is a zoning text amendment and does not have the potential to cause a substantial adverse change in the significance of an historical resource. Within the City of Santa Maria an historical resource is a location having a City Landmark designation. The purpose of the Historical Landmark designation is to preserve and protect those places, sites, buildings, structures, works of art and other objects having a special historical, cultural, or aesthetic character or interest.

Of the potential zoning districts where emergency shelter projects may be permitted under the proposed amendment, only two locations, both being in the affected PF zoning district, have a City Landmark designation.

1. Site of the Veterans' Memorial Cultural Center, 313 West Tunnell; Designated November 17, 1987.

2. Santa Maria Cemetery District, south of East Stowell Road, on the west side of South College Drive; Designated April 20, 1999.

The Minerva Club, located at 137 W. Boone St., was designated in June 21, 2005. This site is within the R-3 zoning district. Under the proposed amendment, transitional housing and supportive housing may occur within the R-3 zoning district.
In the unlikely event that a subsequent emergency shelter, transitional housing, or supportive housing project is proposed for a designated Historical Landmark site, that proposal should be analyzed for conformance with the goals of the designation through the application for a development permit and/or building permit.

The other designated landmarks are not in the affected zoning districts. *(Sources of Information: Zoning Map; City Landmark Committee)*

b. The proposed project is a zoning text amendment and does not have the potential to cause a substantial adverse change in the significance of an archaeological resource. The General Plan shows that the majority of the potential zoned sites for subsequent emergency shelter, transitional housing, and supportive housing projects are in areas of “negligible sensitivity” or “low sensitivity.” *(Sources of Information: Zoning Map; Resources Management Element of the General Plan, Archaeological Resources, Figure RME-5 Archaeological Sensitivity Areas)*

c. The proposed project is a zoning text amendment and does not have the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The Resources Management Element of the General Plan states, “The Santa María Valley is not considered to be a major archaeological or paleontological resource area as only a few sites have been recorded or discovered.” Such recorded sites are found in the southwestern areas of the City and would not be found in areas with low or negligible archaeological sensitivity shown on Figure RME-5. *(Source of Information: Resources Management Element of the General Plan, Archaeological Resources, Figure RME-5 Archaeological Sensitivity Areas)*

d. As a text amendment, the project does not have the potential to directly or indirectly disturb any human remains. Health and Safety Code §7050.5.(b) and (c) already address the issue of discovery of human remains and would apply to any subsequent emergency shelter, transitional housing, or supportive housing project; there would be no impact.

Mitigation Measure(s) incorporated into the project: No mitigation measures are required.
6. **GEOLOGY AND SOILS**

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ii. Strong seismic ground shaking?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>iii. Seismic-related ground failure, including liquefaction?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>iv. Landslides?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Result in substantial soil erosion or the loss of topsoil?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. Be located on expansive soil, as defined in the most recent Uniform Building Code, creating substantial risks to life or property?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>
Discussion: Based on the discussion below and the cited information sources, the proposed project would have less than significant impacts on Geology and Soils.

a. The proposed project is a zoning text amendment. It would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death from seismic events. Compliance with adopted building codes, as would occur with subsequent projects, would reduce the risk to people and structures. *(Sources of Information: Chief Building Official; Municipal Code Title 9 – Building Regulations)*

b-d. A development permit application must include a soils report certified by a qualified State licensed geo-technical professional, who is acceptable to the Chief Building Official and/or designee, and the project design incorporates the report's conditions or requirements into construction steps for 2010 California Building Code Seismic Design Category (residential) D2. *(Sources of Information: Chief Building Official; Municipal Code Title 9 – Building Regulations; 2010 California Building Code Figure R301.2(2); 2010 California Building Code Figure 1613.5(3))*

e. Municipal Code Chapter 8-12 requires all projects in the City to connect to the community sewer system; there would be no impact because septic systems are not permitted.

Mitigation Measure(s) incorporated into the project: No mitigation measures are required.
7. GREENHOUSE GAS EMISSIONS

<table>
<thead>
<tr>
<th>Would the project:</th>
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<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

Discussion:

Discussion: Based on the discussion below and the cited information sources, the proposed code changes would have less than significant impacts on Greenhouse Gas Emissions.

a. A zoning text amendment regarding emergency shelters, transitional housing, and supportive housing would not generate GHG emissions. As the California Air Resources Board and other agencies and offices develop policies and regulations to address GHG emissions, using statewide averages as local standards is a reasonable analytical approach. While the project does involve direct physical changes to the environment, the project could enable other land use changes to occur within the jurisdiction of the Santa Barbara County Air Pollution Control District.

Indirect GHG emissions could potentially result from the subsequent developments.

1. **New Construction** that must comply with the adopted “Green Building Standards” and “Energy Efficiency Standards” of the California Building Codes from start to finish. The corresponding GHG emissions’ footprint would be required to meet current codes that implement State and regional standards.

2. **Rehabilitation Construction** that must also comply with the adopted “Green Building Standards” and “Energy Efficiency Standards” of the California Building Codes. However, the rehabilitation project would have an existing GHG footprint operating with inefficient systems and components installed before 1970. Accordingly, any such rehabilitation projects within the urban area should be brought up to efficient standard to effect dramatic GHG reductions for those sites.

(Sources of Information: City GIS/Aerial Photos; Zoning Map; Santa Barbara County Assessor’s parcel maps/records; Housing Element of the General Plan; Administrative Services Department Motel Data; Municipal Code Title 9 – Building Regulations; Chief Building Official)
b. For purposes of this analysis, the project was evaluated against the City's General Plan. At present, there are no other applicable local or regional plans, policies or regulations pertaining to greenhouse gas emissions that apply to the project. The following policies and objectives relate to conservation, energy efficiency, and regulatory compliance.

- **POLICY L.U.12 – Conservation**
  Implement programs and measures which would be effective in conserving water resources.

- **OBJECTIVE C.6.a.1 Reduce Vehicle Miles Traveled**
  To reduce vehicle miles traveled and disperse peak hour traffic to better utilize the existing and planned transportation infrastructure.

- **RESOURCES MANAGEMENT ELEMENT (RME) – Objective 1.1.f - Efficient Water Use**
  Provide for the efficient use of water through the use of natural drainage, drought tolerant landscaping, and recycling.

- **RME – Objective 2.1.k - Compliance with State and Federal Regulations**
  Coordinate efforts with the Santa Barbara County Air Pollution Control District to implement regional air quality strategies and tactics in accordance with State and Federal regulations.

Based on a review of the proposed project with the General Plan, the Community Development Department finds no conflicts with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. *(Sources of Information: Santa Maria General Plan: Land Use Element; Circulation Element; Resources Management Element)*

Mitigation Measure incorporated into the project: No mitigation measures are required.
## 8. HAZARDS AND HAZARDOUS MATERIALS

<table>
<thead>
<tr>
<th>Would the project:</th>
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<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>
### Would the project:

<table>
<thead>
<tr>
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<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

**Discussion:** Based on the discussion below and the cited information sources, the proposed code changes would have less than significant impacts on Hazards and Hazardous Materials.

**a.** The proposed project is a zoning text amendment. Subsequent emergency shelter, transitional housing, or supportive housing projects would not involve the routine transport, use, or disposal of hazardous materials. Municipal Code Chapter 7-13, Hazardous Material Transport, regulates the transport of hazardous materials and waste on public streets; this chapter applies when origination or destination occurs within the City. *(Source of Information: Municipal Code Chapter 7-13)*

**b.** The proposed project is a zoning text amendment. Subsequent emergency shelter, transitional housing, or supportive housing projects would not involve the routine transport, use, or disposal of hazardous materials. Hazardous material transport is regulated in Santa Maria; commercial and industrial performance standards would adequately address liquid waste, solid waste, fire hazard, and explosives hazard. *(Sources of Information: Municipal Code Chapters 7-13 and 12-33)*

**c.** The proposed project is a zoning text amendment. Subsequent emergency shelter, transitional housing, or supportive housing projects would not produce hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. *(Sources of Information: Municipal Code Chapters 12-12 and 12-13; Zoning Map; General Plan – Land Use Policy Map, Santa Barbara County Assessor records, and 2010 Land-Trak/GIS Aerial Photos)*

**d.** Given that the proposed amendments would be applicable to all CPO, C-1, C-2, PF, R-2, and R-3 zoned parcels in the City, the scope of the potential subsequent projects would be unknown until project applicants file development plans. Due to the cost of remediating such sites, it is unlikely such a site would be selected for the establishment of a shelter, transitional housing, or supportive housing facility.
e. The proposed project is a zoning text amendment. Any subsequent emergency shelter, transitional housing, or supportive housing projects proposed with an average density of more than 25 persons per acre would be required to obtain ALUC approval. Should such a subsequent project be permitted by the City and then the ALUC would address the impact through standard conditioning. *(Sources of Information: Santa Barbara County Assessor records, and 2010 Land-Trak/GIS Aerial Photos; Safety Element of the General Plan, subsection II.B; Airport Land Use Plan (ALUP) pages 59-66, Map SM-2;)*

f. According to the Airport Land Use Plan pages 59-66, Map SM-2, there are no private airstrips in the City. There would be no impact.

g. The potential emergency shelter, transitional housing, or supportive housing sites are already integrated into the existing circulation system; the proposed uses would not impede any adopted emergency plan. *(Source of Information: Safety Element of the General Plan, Part II, Section B-10)*

h. The potential emergency shelter, transitional housing, or supportive housing sites are located within an urban area, and in the judgment of the Fire Department, no additional wildland fire protection services are needed. A subsequent project would be adequately provided with fire protection services. *(Sources of Information: Resources Management Element of the General Plan, Part IV, Section B-1; Safety Element of the General Plan, Part II, Section B-3; Municipal Code Chapter 5-8, Weeds and Rubbish on Private Property)*

Mitigation Measure(s) incorporated into the project: No mitigation measures are required.
### 9. HYDROLOGY AND WATER QUALITY

<table>
<thead>
<tr>
<th>Would the project:</th>
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<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Violate any water quality standards or waste discharge requirements?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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)?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>f. Otherwise substantially degrade water quality?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Would the project:</td>
<td>Potentially Significant Impact</td>
<td>Less Than Significant with Mitigation Incorporated</td>
<td>Less Than Significant Impact</td>
<td>No Impact</td>
</tr>
<tr>
<td>-------------------</td>
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</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>j. Inundation by seiche, tsunami, or mudflow?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

**Discussion:** Based on the discussion below and the cited information sources, the proposed project would have less than significant impacts on Hydrology and Water Quality of the Santa Maria Valley.

a. The proposed project is a zoning text amendment. The 2010 Urban Water Management Plan states that there are currently no water quality issues affecting the reliability of the City's water supply. The approved Storm Water Management Plan would adequately reduce the discharge of pollutants from the City. Any indirect issues resulting from a zoning text amendment would be addressed through existing building permitting processes. *(Source of Information: 2010 Urban Water Management Plan, Chapter 6)*

b. The proposed project is a zoning text amendment. Any conversion of an existing structure to emergency shelter, transitional housing, or supportive housing use would have an existing baseline amount of water being used and the proposed project would require rehabilitation to meet current water conservation and energy standards. The 2010 Urban Water Management Plan identifies uncommitted water supplies that are available to permit subsequent projects and are still adequate to meet long-term water service commitments of the City. *(Source of Information: Urban Water Management Plan)*

c. The zoning text amendment does not directly result in development. Drainage from new construction projects would be conveyed away from the site in accordance with Chapter 8 of the Municipal Code. Drainage from existing uses being converted to an emergency shelter would be incorporating approved Low Impact Development (LID) techniques. All erosion or siltation issues are fully addressed through the application of the adopted...

d. The City and County Flood Control adhere to the 25-year and 100-year storm event onsite retardation standards set by the Santa Barbara Urban Hydrograph, which would reduce any flooding impacts. Any indirect issues resulting from a zoning text amendment would be addressed through building permitting processes. *(Source of Information: Grading and Drainage Plan Standards)*

e. The existing storm drainage infrastructure is designed and constructed to handle the potential increased runoff from undeveloped sites. Any indirect issues resulting from a zoning text amendment would be addressed through existing building permitting processes. *(Source of Information: Storm Water Management Program)*

f. The City requires all new construction to meet Level II standards for NPDES. *(Sources of Information: Chief Building Official; Municipal Code Chapter 8-12 Wastewater Collection, Treatment and Disposal; Sewer System Management Plan; City Director of Utilities)*

g-h. Any indirect issues resulting from a zoning text amendment would be addressed through existing building permitting processes. *(Sources of Information: Safety Element of the General Plan, Part II, Section B-2; FIRM Community Panels for Santa Maria (060336#) and Unincorporated Santa Barbara County (060331#); Chief Building Official)*

i. The project does not change the risks from man-made or natural disasters occurring in the Santa Maria Valley. *(Source of Information: Safety Element of the General Plan)*

j. Because the City is located more than 10 miles from the Pacific Ocean and at least 200 feet above sea level, inundation by a tsunami would be extremely unlikely to occur. Similarly, because there are no areas prone to mudflows in, or near, the City, such an event would be very unlikely to occur. *(Source of Information: page S.27 of the Safety Element)*

Mitigation Measure(s) incorporated into the project: No mitigation measures are required.
10. **LAND USE AND PLANNING**

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Physically divide an established community?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>c. Conflict with any applicable habitat conservation plan or natural community conservation plan?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

**Discussion:** Based on the discussion below and the cited information sources, the proposed project would have less than significant impacts on Land Use and Planning.

a. The proposed project is a zoning text amendment which proposes no changes to, and creates no conflicts in, the existing land use designations or zoning designations, within the City. The scale and scope of future emergency shelters would not create any new physical impacts beyond those that would be permitted under the current General Plan. Future emergency shelter projects would be not be significant in context of the physical scale of the existing community, and would not divide the existing community. *(Source of Information: Director of Community Development)*

b. The project proposes no changes to, and creates no conflicts in, the land use designations, zoning designations, General Plan policies, guidelines, or development regulations adopted for the purpose of avoiding or mitigating an environmental effect. *(Source of Information: Director of Community Development)*

c. Because there are no HCPs or NCCPs in the City’s General Plan area, there would be "no impact." *(Sources of Information: State Resources Agency website; U.S. Fish and Wildlife Service website, Ventura Office)*

Mitigation Measure(s) incorporated into the project: No mitigation measures are required.
11. MINERAL RESOURCES

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

Discussion: Based on the discussion below and the cited information sources, the proposed code changes would have less than significant impacts on Mineral Resources.

a. The potential emergency shelter, transitional housing, or supportive housing sites in the City are located in urban areas that would be found in MRZ-2, but outside the Santa Maria Riverbed. *(Sources of Information: Figure RME-4 of the City of Santa Maria's Resources Management Element of the General Plan; City Ordinance 94-4; Office of Mine Reclamation - AB 3098 List Mine # 91-42-0025, Santa Maria River)*

b. The only aggregate production area in Santa Maria, as indicated on the Department of Conservation, California Geological Survey Map Sheet 52, Aggregate Availability in California, by Susan L. Kohler (updated 2006), is located in the Santa Maria River; any projects outside of the river are not considered a mineral resource recovery site. *(Source of Information: Department of Conservation, California Geological Survey Map Sheet 52, Aggregate Availability in California, by Susan L. Kohler (updated 2006))*

Mitigation Measure(s) incorporated into the project: No mitigation measures are required.
12. **NOISE**

<table>
<thead>
<tr>
<th>Would the project result in:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

**Discussion:** The City's noise level standards are contained in the Noise Element of the General Plan and Chapter 5 of Title 5 of the City's Municipal Code (Noise Ordinance). Future Emergency
Shelter, Transitional Housing, and supportive housing projects would be required to comply with these General Plan and Municipal Code requirements.

Based on the discussion below and the cited information sources, the code amendments proposed by this project would have less than significant impacts on Noise.

a. The noise levels occurring in the affected zoning districts must comply with the General Plan and Municipal Code. *(Sources of Information: Noise Element, Tables N-4, Interior and Exterior Noise Standards, Table N-5; Maximum Noise Exposure for Noise-Sensitive Uses; Figure N-2, Future (2010) CNEL/Ldn Noise Contours; Municipal Code Chapter 5-5, Noise Regulations)*

b. Standard construction techniques do not employ pile driving in Santa Maria. Therefore, it would not result in excessive ground borne vibration during construction. *(Sources of Information: Safety Element of the General Plan, Figure SE-2; Chief Building Official)*

c. An emergency shelter, transitional housing, or supportive housing use would not add significant trips onto the existing road network. Accordingly, the change from ambient noise levels would be imperceptible. *(Sources of Information: ITE Trip Generation Report [6th Edition], Land Use Codes 310 and 320; SANDAG’s (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002; Noise Element of the General Plan)*

d. By code, construction noise does not occur before 7:00 am or after 8:00 pm; on holidays and weekends, the construction noise does not occur before 8:00 am or after 7:00 pm *(Source of Information: Municipal Code Chapter 5, Noise Regulations, Section 5-5.06.(e))*

e. Most potential project sites are not within the established noise contour (current or projected future) threshold of the Santa María Public Airport. If a subsequent project is proposed within the Airport Land Use Plan, then standard conditions contained in the ALUP would be applied to those projects. *(Sources of Information: General Plan Noise Element, Figure N-1; Airport Land Use Plan)*

f. The zoning text amendment project would not place sensitive receptors (e.g., single-family residential) within 1/2 mile of the Marian Medical Center Helipad approach or departure paths. If a subsequent emergency shelter, transitional housing, or supportive housing project were proposed within this area, standard construction techniques and site design considerations would be applied. *(Source of Information: identified in the Marian Medical Center Expansion Final EIR, Noise Section 4.4.)*

Mitigation Measure(s) incorporated into the project: No mitigation measures are required.
13. POPULATION AND HOUSING

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>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)?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
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<tr>
<td>b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</td>
<td></td>
<td></td>
<td>X</td>
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</tr>
</tbody>
</table>

Discussion: Based on the discussion below and the cited information sources, the proposed code changes would have less than significant impacts on Population and Housing.

a. The project would not require system expansions to accommodate new development beyond the limits of the project. No additional facilities would be required to serve the project and no new construction, which could cause significant environmental impacts, would occur. (Sources of Information: Land Use Element of the General Plan, Land Use Policy Map; Circulation Element of the General Plan, Circulation Plan (Figure C-2))

b-c. The proposed project is a zoning text amendment. Significant numbers of residential units are not found within the CPO, C-1, C-2, and the PF zoned sites, therefore the conversion of an existing structure to emergency shelter within the CPO, C-1, C-2, and the PF zoned sites would not displace substantial numbers of existing housing. The proposed text amendment for transitional housing and supportive housing reaffirms that these uses are a residential use of property, therefore these projects provide housing. Similarly, the project would not displace any persons in the community. (Sources of Information: Land Use Element of the General Plan, Land Use Policy Map; Housing Element of the General Plan; Administrative Services Department Motel Data; Municipal Code Chapter 3-9, Transient Occupancy Tax; Municipal Code Title 12, Zoning)

Mitigation Measure(s) incorporated into the project: No mitigation measures are required.
## 14. PUBLIC SERVICES

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>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:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>i. Fire protection?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ii. Police protection?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>iii. Schools?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>iv. Parks?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>v. Other public facilities?</td>
<td>X</td>
<td></td>
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</tbody>
</table>

Discussion: Based on the discussion below and the cited information sources, the proposed code changes would have less than significant impacts on Public Facilities.

i. Fire protection facilities are proportionately funded by development. Fees would be charged and the fire protection services would be expanded as needed. Two new fire stations have recently been put into service to improve coverage and response times. *(Sources of Information: Municipal Code Chapter 8-15, Growth Mitigation Fee Program; 2010-12 Adopted City Budget)*

ii. Police protection facilities are proportionately funded by development. Fees would be charged and the police protection services would be expanded as needed. The City recently acquired an existing structure for relocation of the Police Department operations and would be converting the site to meet future needs of the community. *(Sources of Information: Municipal Code Chapter 8-15, Growth Mitigation Fee Program; 2010-12 Adopted City Budget)*

iii. Increased classroom enrollment resulting in school overcrowding is not, in itself, a significant environmental effect. *(Goleta Union School District v. Regents of the University of California (2d Dist 1995) 37 Cal.App.4th 1025)*. Even if increased enrollment requires a physical change in the environment, such as school construction, state law does not allow cities to mitigate the impact through the CEQA process. *(Sources of Information:)*
Government Code Section 65996 (fees set by school districts are the "exclusive methods" of mitigating impacts on school facilities).

iv. Recreation facilities are proportionately funded by development. Fees would be charged and the recreation facilities would be expanded as needed. *(Sources of Information: Municipal Code Chapter 8-15, Growth Mitigation Fee Program; 2010-12 Adopted City Budget)*

v. The new City Library (2008) was proportionately funded by new development and these fees continue to be charged; the payments fund the long-term expansion/replacement of the new facility. *(Source of Information: Municipal Code Chapter 8-15, Growth Mitigation Fee Program)*

Mitigation Measure(s) incorporated into the project: No mitigation measures are required.
15. **RECREATION**

<table>
<thead>
<tr>
<th></th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
<td></td>
<td></td>
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<td>X</td>
</tr>
<tr>
<td>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?</td>
<td></td>
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<td>X</td>
</tr>
</tbody>
</table>

**Discussion:** Based on the discussion below and the cited information sources, the proposed project would have less than significant Recreation impacts.

a. The zoning text amendment does not directly result in development. A Growth Mitigation Fee to reduce the potential recreation facilities' impacts would be paid by those projects subject to fee payment. *(Sources of Information: Municipal Code Chapter 8-15, Growth Mitigation Fee Program)*

b. The proposed project is a zoning text amendment and would not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. *(Sources of Information: Municipal Code Chapter 8-15, Growth Mitigation Fee Program; Director of Recreation and Parks)*

Mitigation Measure(s) incorporated into the project: No mitigation measures are required.
### 16. TRANSPORTATION/TRAFFIC

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</td>
<td></td>
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<td>X</td>
<td></td>
</tr>
<tr>
<td>e. Result in inadequate emergency access?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
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</tbody>
</table>
Would the project:

<table>
<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Less Than Significant Impact with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>f. Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?</td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

Discussion: The City Environmental Procedures present Thresholds of Significance for Traffic in Section 4.3.1.A as: "If an intersection or roadway segment deteriorates to a Level of Service "E" or worse as a result of the project, or if the traffic generation exceeds Congestion Management Plan threshold levels, and the impacts could not be mitigated to a level of insignificance." Based on the discussion below and the cited information sources, the proposed code changes would have less than significant impacts on the Transportation/Traffic systems of the City and surrounding areas.

a. The General Plan Circulation Element shows that the project would not substantially increase delays to persons crossing intersections and delays at intersections to buses and bicycles and would not be in conflict with General Plan policies. *(Source of Information: Circulation Element of the General Plan)*

b. The zoning text amendment does not directly result in new traffic.

The emergency shelter, transitional housing or supportive housing project may be equated to a multi-family use in terms of trip generation. The trip generation for such projects would typically fall below CMP thresholds of 500 ADT and 50 PHT. *(Sources of Information: ITE Trip Generation Report [6th Edition], Land Use Codes 310 and 320; SANDAG's (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002; Circulation Element of the General Plan)*

c. The proposed project is a zoning text amendment and would not directly impact any airport facilities, and thus would not cause a change in the directional patterns of aircraft. Any subsequent emergency shelter, transitional housing, or supportive housing project proposed with an average density of more than 25 persons per acre within the Airport Land Use Plan's "Area of Influence" would require Airport Land Use Commission review of potential impacts to air traffic patterns. *(Sources of Information: Santa Barbara County Assessor records, and 2010 Land-Trak/GIS Aerial Photos; Safety Element of the General Plan, subsection II.B; Airport Land Use Plan pages 59-66, Map SM-2)*

d. The project consists of a zoning text amendment amending the City's Municipal Code. Because the project does not involve direct physical changes to the environment, it would have no impacts resulting from hazardous designs or conflicting uses.
e. The zoning text amendment does not directly result in new traffic to any specific site. Generally, the potential emergency shelter, transitional housing, and supportive housing sites are urbanized and surrounded by urban uses. Because the surrounding roadway network presently operates at acceptable levels of service, there would be no impact on the emergency access.

f. On September 6, 2011, the City Council adopted revisions to the Land Use and Circulation Elements of the General Plan. The revisions included designating State Highways 101, 135, and 166 and surrounding urbanized areas to be a potential “high quality transit corridor.” Other recent actions of the City included the adoption of the Bicycle Master Plan and construction of the Multi-modal Transit Center within the Railroad-Loft District of the Downtown Specific Plan. The project consists of a zoning text amendment. The project would not decrease the performance of existing alternative transportation facilities or be in conflict with policies, plans, or programs supporting alternative transportation. (Source of Information: Circulation Element of the General Plan, Circulation Plan and Figure C-4)

Mitigation Measure(s) incorporated into the project: No mitigation measures are required.
17. UTILITIES AND SERVICE SYSTEMS

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>f. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>g. Comply with federal, state, and local statutes and regulations related to solid waste?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>
Discussion: Based on the discussion below and the cited information sources, the proposed text amendment would have less than significant impacts on the Utility and Service Systems of the City and surrounding areas.

a. The zoning text amendment does not directly result in wastewater. Wastewater demand estimates are based upon land use designations, and the project proposes no changes to land use designations. The City of Santa Maria Wastewater Treatment Plant has sufficient capacity for the subsequent development of emergency shelter, transitional housing or supportive housing projects. *(Source of Information: Municipal Code Chapter 8-12 Wastewater Collection, Treatment and Disposal; Sewer System Management Plan; City Director of Utilities)*

b. The zoning text amendment does not directly result in wastewater. Wastewater demand estimates are based upon land use designations, and the project proposes no changes to land use designations. The City of Santa Maria has sufficient water needed for the subsequent development of emergency shelter, transitional housing or supportive housing projects. The project would not result in the capacity of the Wastewater Treatment Plant being exceeded, per the WDR order number R-3-2010-0001, issued by the Regional Water Quality Control Board. *(Source of Information: Municipal Code Chapter 8-12 Wastewater Collection, Treatment and Disposal; Sewer System Management Plan; City Director of Utilities)*

c. The zoning text amendment does not directly result in development. Drainage from new construction projects would be conveyed away from the site in accordance with Chapter 8 of the Municipal Code. Drainage from existing uses being converted to emergency shelter, transitional housing or supportive housing projects would be incorporating approved Low Impact Development (LID) techniques. *(Sources of Information: City of Santa Maria Storm Water Management Program; Municipal Code Chapter 8-12A Storm Water Runoff Pollution Prevention)*

d. Any conversion and rehabilitation of existing structures would have an existing baseline amount of water being used and the proposed project would meet current water conservation and energy standards. Because existing uncommitted water supplies are adequate to meet long-term water service commitments of the City, no new or expanded facilities, which could cause significant environmental impacts, would be required to serve the subsequent projects. *(Sources of Information: Urban Water Management Plan; City Director of Utilities)*

e. The zoning text amendment does not directly result in development. Any conversion and rehabilitation of existing structures would have an existing baseline amount of wastewater being generated and the proposed project would require rehabilitation to meet current water conservation and energy standards. Therefore, there is adequate capacity to serve the City’s projected wastewater demand for buildout under the present land use designations. *(Sources of Information: Municipal Code Chapter 8-12 Wastewater Collection, Treatment and Disposal; City Director of Utilities)*
f-g. The zoning text amendment does not directly result in development. Solid waste generated from subsequent emergency shelter, transitional housing or supportive housing projects would be consistent with the Santa Maria Regional Landfill Solid Waste Facility Permit # 42-AA-0016, as authorized by the California Integrated Waste Management Board on May 15, 2007. This permit remains consistent with the standards adopted by the CIWMB. The design and operation of the facility is consistent with the State Minimum Standards for Solid Waste Handling and Disposal as determined by the local enforcement agency, pursuant to PRC 44009.

The Santa Maria Integrated Waste Management Facility (IWMF) Project, involves the construction of a modern Class III lined landfill on a 1,774-acre site with approximately 90 years of capacity based on the engineering properties of the site. The IWMF also includes a composting facility/area; support facilities, and environmental controls. Disposal activities would be similar to those currently employed at the Santa Maria Regional Landfill. Materials accepted for disposal would include non-hazardous municipal solid waste and non-hazardous hydrocarbon impacted soil. (Sources of Information: Municipal Code Chapter 8-11 Refuse Collection and Recycling; Santa Maria Integrated Waste Management Facility Final Environmental Impact Report, SCH #2006091069; City Director of Utilities)

Mitigation Measure(s) incorporated into the project: No mitigation measures are required.
INFORMATION SOURCE CITATIONS

- City General Plan, http://www.ci.santa-maria.ca.us/40559.shtml
- Caltrans website: http://www.dot.ca.gov/hq/LandArch/scenic/schwv.htm
- Uniform Rules For Agricultural Preserves Located within the City of Santa Maria, California, http://www.ci.santa-maria.ca.us/207-UniformRulesForAgriculturalPreserves.shtml
- Land-Trak/GIS/Aerial Photos
- Clean Air Plan http://www.sbcapcd.org/cap.htm
- United States Department of Agriculture, Natural Resources Conservation Service: http://plants.usda.gov/wetinfo.html
- State Resources Agency website: http://www.dfg.ca.gov/biogeodata/
- U.S. Fish and Wildlife Service website for the Ventura Office: http://www.fws.gov/ventura/endangered/listing_ch/
- State Resources Agency website: http://www.dfg.ca.gov/habcon/nccp/
- City Landmark Committee http://www.ci.santa-maria.ca.us/3013.shtml
- Santa Barbara County Assessor's parcel maps/records
- California EPA website: http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm
  - http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm
  - http://www.calepa.ca.gov/SiteCleanup/CorteseList/CDOCAOList.xls
  - http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm
- Marian Medical Center Expansion Final EIR, Noise Section 4.4, SCH#2006101049
## MANDATORY FINDINGS OF SIGNIFICANCE

<table>
<thead>
<tr>
<th></th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
<td></td>
<td></td>
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<td>X</td>
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<tr>
<td>2. Does the project have impacts that are individually limited, but cumulatively considerable? (&quot;Cumulatively considerable&quot; 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.)</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
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<tr>
<td>3. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?</td>
<td></td>
<td></td>
<td>X</td>
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</tbody>
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### SUMMARY OF POTENTIALLY SIGNIFICANT IMPACTS

<table>
<thead>
<tr>
<th>Aesthetics/Visual Resources</th>
<th>Land Use and Planning</th>
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<tbody>
<tr>
<td>Agriculture and Forest Resources</td>
<td>Mineral Resources</td>
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<tr>
<td>Air Quality</td>
<td>Noise</td>
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<tr>
<td>Biological Resources</td>
<td>Population and Housing</td>
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<tr>
<td>Cultural Resources</td>
<td>Public Services</td>
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<td>Geology and Soils</td>
<td>Recreation</td>
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<td>Greenhouse Gas Emissions</td>
<td>Transportation/Traffic</td>
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<tr>
<td>Hazards and Hazardous Materials</td>
<td>Utilities and Service Systems</td>
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<tr>
<td>Hydrology and Water Quality</td>
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</tbody>
</table>
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 would be prepared.

- Finds that although the proposed project could have a significant effect on the environment, there would 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 would 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.

Signature

Frank Albro, Planner II

Date: January 29, 2013

Signature

Lawrence W. Appel, Environmental Officer

Date: 1-29-13

City of Santa Maria
Community Development Department
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Santa Maria, CA 93458
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