



City of Santa Maria 2045 General Plan Update

Draft Environmental Impact Report

SCH # 2025020584

prepared by

City of Santa Maria

City of Santa Maria Community Development Department

110 South Pine Street, Suite 101

Santa Maria, California 93458

Contact: Dana Eady, Planning Division Manager

prepared with the assistance of

Rincon Consultants, Inc.

1530 Monterey Street, Suite D

San Luis Obispo, California 93401

August 2025

Table of Contents

Executive Summary	ES-1
Project Synopsis	ES-1
Project Objectives	ES-1
Alternatives	ES-3
Areas of Known Controversy	ES-3
Issues to be Resolved	ES-3
Issues Not Studied in Detail in the EIR	ES-3
Summary of Impacts and Mitigation Measures	ES-4
1 Introduction	1-1
1.1 Environmental Impact Report Background	1-1
1.1.1 Overview of the Plan	1-1
1.1.2 Purpose and Legal Authority	1-2
1.2 Scope and Content	1-3
1.3 Lead, Responsible, and Trustee Agencies	1-5
1.4 Environmental Review Process	1-6
2 Plan Description	2-1
2.1 Plan Purpose	2-1
2.2 Plan Proponent/Lead Agency	2-1
2.3 Plan Area Location and Environmental Setting	2-1
2.3.1 Regional Location	2-1
2.3.2 Local Setting	2-4
2.3.3 Existing Plan Area Characteristics	2-4
2.4 Regulatory Setting	2-4
2.5 Plan Objectives	2-5
2.6 Plan Characteristics	2-7
2.6.1 2045 General Plan Update Organization	2-7
2.6.2 Land Use Designations	2-8
2.6.3 Annexation	2-9
2.6.4 Noise Contour Revisions	2-15
2.6.5 Proposed 2045 General Plan Buildout	2-15
2.7 Intended Use of this EIR	2-16
2.8 Plan Implementation	2-16
2.9 Required Approvals	2-17
3 Environmental Setting	3-1
3.1 Setting	3-1
3.2 EIR Baseline	3-2

3.3	Cumulative Development	3-2
4	Environmental Impact Analysis	4-1
4.1	Agricultural Resources	4.1-1
4.1.1	Setting.....	4.1-1
4.1.2	Regulatory Setting	4.1-6
4.1.3	Impact Analysis	4.1-8
4.1.4	Cumulative Impacts	4.1-14
4.2	Air Quality and Greenhouse Gas Emissions	4.2-1
4.2.1	Setting.....	4.2-1
4.2.2	Regulatory Setting	4.2-11
4.2.3	Impact Analysis	4.2-18
4.2.4	Cumulative Impacts	4.2-34
4.3	Biological Resources.....	4.3-1
4.3.1	Setting.....	4.3-1
4.3.2	Regulatory Setting	4.3-12
4.3.3	Impact Analysis	4.3-20
4.3.4	Cumulative Impacts	4.3-38
4.4	Cultural Resources and Tribal Cultural Resources	4.4-1
4.4.1	Setting.....	4.4-1
4.4.2	Regulatory Setting	4.4-4
4.4.3	Impact Analysis	4.4-9
4.4.4	Cumulative Impacts	4.4-19
4.5	Hydrology and Water Quality	4.5-1
4.5.1	Setting.....	4.5-1
4.5.2	Regulatory Setting	4.5-3
4.5.3	Impact Analysis	4.5-10
4.5.4	Cumulative Impacts	4.5-16
4.6	Noise	4.6-1
4.6.1	Setting.....	4.6-1
4.6.2	Regulatory Setting	4.6-13
4.6.3	Impact Analysis	4.6-15
4.6.4	Cumulative Impacts	4.6-35
4.7	Transportation and Traffic	4.7-1
4.7.1	Setting.....	4.7-1
4.7.2	Regulatory Setting	4.7-6
4.7.3	Impact Analysis	4.7-8
4.7.4	Cumulative Impacts	4.7-18
4.8	Utilities and Service Systems	4.8-1
4.8.1	Setting.....	4.8-1

4.8.2	Regulatory Setting	4.8-6
4.8.3	Impact Analysis	4.8-12
4.8.4	Cumulative Impacts	4.8-21
4.9	Effects Found Not to be Significant.....	4.9-1
4.9.1	Aesthetics	4.9-1
4.9.2	Energy	4.9-2
4.9.3	Geology and Soils.....	4.9-3
4.9.4	Hazards and Hazardous Materials	4.9-9
4.9.5	Land Use and Planning.....	4.9-18
4.9.6	Mineral Resources	4.9-20
4.9.7	Population and Housing.....	4.9-21
4.9.8	Public Services and Recreation	4.9-22
4.9.9	Wildfire	4.9-25
5	Other CEQA Required Discussions.....	5-1
5.1	Growth Inducement.....	5-1
5.1.1	Population and Economic Growth.....	5-1
5.1.2	Removal of Obstacles to Growth.....	5-3
5.2	Irreversible Environmental Effects.....	5-3
5.2.1	Significant Unavoidable Impacts	5-4
6	Alternatives.....	6-1
6.1	Alternatives Development and Screening Process	6-1
6.2	Alternative 1: No Project Alternative.....	6-3
6.2.1	Description.....	6-3
6.2.2	Impact Analysis	6-3
6.3	Alternative 2: Infill Only Alternative	6-6
6.3.1	Description.....	6-6
6.3.2	Impact Analysis	6-7
6.4	Alternative 3: Greater Annexation Alternative.....	6-10
6.4.1	Description.....	6-10
6.4.2	Impact Analysis	6-10
6.5	Environmentally Superior Alternative	6-13
7	References and Preparers.....	7-1
7.1	Bibliography	7-1
7.2	List of Preparers	7-10

Tables

Table ES-1	Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts	ES-5
Table 1-1	NOP Comments and EIR Response	1-2
Table 2-1	Existing and Proposed Plan Land Uses Components Summary	2-15

Table 4.1-1	Summary of Important Farmland in the Plan Area and Annexation Area	4.1-2
Table 4.1-2	Farmland Conversion in Santa Barbara County.....	4.1-5
Table 4.2-1	Climatic Conditions in Santa Maria.....	4.2-1
Table 4.2-2	Federal and State Ambient Air Quality Standards.....	4.2-5
Table 4.2-3	Attainment Status of Criteria Pollutants in Santa Barbara County	4.2-6
Table 4.2-4	Ambient Air Quality Data.....	4.2-6
Table 4.2-5	CalEEMod Land Use Assumptions	4.2-18
Table 4.2-6	Plan 2045 VMT.....	4.2-19
Table 4.2-7	Estimated Operational Emissions.....	4.2-25
Table 4.2-8	Plan Consistency with the SBCAG 2050 RTP/SCS	4.2-32
Table 4.2-9	Operational GHG Emissions.....	4.2-33
Table 4.6-1	Typical A-Weighted Noise Levels.....	4.6-1
Table 4.6-2	Sound Terminology.....	4.6-3
Table 4.6-3	Existing Traffic Noise Levels Along Roadway Segments	4.6-5
Table 4.6-4	City of Santa Maria Interior and Exterior Noise Standards	4.6-14
Table 4.6-5	Range of Intensities – Ambient Base Noise Level (dBA Leq)	4.6-14
Table 4.6-6	Vibration-Related Building Damage Thresholds.....	4.6-16
Table 4.6-7	Typical Noise Levels for Construction Equipment	4.6-18
Table 4.6-8	Existing and Future Traffic Volumes and Noise Levels	4.6-22
Table 4.6-9	Vibration Source Levels for Construction Equipment	4.6-32
Table 4.7-1	Current Circulation Element Roadway Classification	4.7-3
Table 4.7-2	VMT Impact Thresholds.....	4.7-10
Table 4.7-3	Per Household and Per Employee Vehicle Miles Traveled.....	4.7-14
Table 4.7-4	Vehicle Miles Traveled, Reduction from Existing	4.7-14
Table 4.8-1	Projected Water Supply and Demand in Acre-Feet.....	4.8-2
Table 6-1	Impact Comparison of Alternatives	6-14

Figures

Figure 1-1	Environmental Review Process	1-8
Figure 2-1	Regional Location	2-2
Figure 2-2	Plan Area Location	2-3
Figure 2-3	Existing Land Use Designations within the City of Santa Maria	2-11
Figure 2-4	Proposed Land Use Designations	2-12
Figure 2-5	Proposed 2045 General Plan Annexation Area	2-13
Figure 2-6	Proposed Noise Contours	2-14
Figure 4.1-1	Important Farmland in the Plan Area.....	4.1-3
Figure 4.1-2	Williamson Act Lands in the Plan Area	4.1-4
Figure 4.1-3	Previously Evaluated Land Use Changes	4.1-12
Figure 4.3-1	Vegetation Communities in the Plan Area	4.3-2

Figure 4.3-2	Wetlands Within the Plan Area	4.3-6
Figure 4.3-3	Critical Habitat Within the Plan Area.....	4.3-13
Figure 4.3-4	Wildlife Connectivity Within the Plan Area	4.3-14
Figure 4.5-1	Flood Hazards in Santa Maria	4.5-4
Figure 4.6-1	Noise-Sensitive Land Uses/Receptors in Santa Maria	4.6-10
Figure 4.6-2	Santa Maria Airport Noise Contours	4.6-11
Figure 4.6-3	Existing Traffic Noise Contours.....	4.6-12
Figure 4.6-4	Future 2050 Roadway Vehicle Noise Contours	4.6-21
Figure 4.7-1	Current Circulation Element Roadway Functional Classification	4.7-4

Appendices

Appendix A	Notice of Preparation and Scoping Comments
Appendix B	CalEEMod Outputs
Appendix C	Potential to Occur Table
Appendix D	Traffic Noise Modeling Data
Appendix E	WSC Technical Memorandum

This page intentionally left blank.