

**LAND USE ELEMENT
SANTA MARIA GENERAL PLAN**

GP-2010-001, E-2010-035

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SECTION I INTRODUCTION

A. PREFACE

The Land Use Element (LUE) designates the placement and distribution of future development and allows orderly growth to occur in the City. The LUE establishes future land use patterns and specifies the appropriate residential ¹*density* and development ²*intensity*. Basic policies that relate to land use are identified and serve as a guide for decision-makers (City Council and Planning Commission) to direct the development of the City. In addition, the Land Use Element provides an overall design framework for the City to administer and implement the General Plan.

The Santa Maria Land Use Element fulfills the requirements of the State Planning Act and the regulations in Section 65300 et seq. of the Government Code of the State of California. Section 65302(a) of the Government Code states that the Land Use Element must contain the following:

- A design of the proposed general location, distribution, and extent of land uses, including land for housing, business, industry, open space, agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private ³*land use*.
- A statement concerning the standards of population density and building intensity recommended in those areas covered by this plan.
- The identification and annual review of land uses in those areas subject to flooding.

Additionally, the Land Use Element must conform with (or adopt) the Santa Barbara County Hazardous Waste Management Plan and implement the provisions of the Surface Mining and Reclamation Act. Each of these state laws requires the City to include specific goals and policies in the General Plan as they relate to the topics of concern.

The existing Land Use Element was adopted by the City Council on February 21, 1978. The text was reformatted in April 1987, and incorporated amendments made through April 21, 1987. This text updates the current Land Use Element and provides new, appropriate ⁴*goals*, ⁵*policies*, and ⁶*implementation programs* guiding the City's development.

B. INTRODUCTION

The Land Use Element for the City of Santa Maria represents the efforts of the City staff, the Planning Commission, the City Council, and the local citizens to plan the physical development of the Santa Maria ⁷*Planning Area*. The Planning Area encompasses the City, the ⁸*Sphere of Influence*, and areas outside the Sphere of Influence but where decisions made within the area could affect City interests. In general, the Planning Area encompasses the City of Santa Maria and the urbanized areas of Orcutt and Tanglewood, as well as the land between and immediately adjacent to these developed areas. The Sphere of Influence is the probable 20-year boundary of the City as approved by the Local Agency Formation Commission (⁹*LAFCO*). Decisions made by the City will affect the residents and businesses within the sphere area.

The Land Use Element presents a plan that reflects Santa Maria's social and economic needs and promotes maximum livability as the community continues to develop. In addition, the LUE, in conjunction with other elements of the General Plan, strives to minimize the community's exposure to the adverse influences associated with urban development such as flood hazard, seismic activity, air quality impacts, traffic and circulation hazards, and land use conflicts. Specifically, the LUE serves to:

- a.) Set forth, in general but meaningful terms, the goals of the City for future development.
- b.) Promote a balanced and functional mix of land uses consistent with community values.
- c.) Guide public and private investments.
- d.) Reflect the opportunities and constraints affecting land use identified in other elements of the General Plan.
- e.) Reduce the loss of life, injury, damage to property, and economic and social dislocation resulting from flooding.
- f.) Inform the public regarding the land use policies of the City.
- g.) Set forth the basic policies for dealing with land use problems and responding to the opportunities for positive growth and development. These policies are a statement of how the City intends to approach development questions as they present themselves.
- h.) Establish the different land use classifications for lands within the City's Sphere of Influence and provide desired land use activities.
- i.) Apply land use classifications to specific geographic locations, thus providing a basis for appropriate specific zoning.

C. PLANNING PERIOD

The Land Use Element is intended to serve as the community's basic land use strategy for the next 20 years. The planning period should not be viewed as the time span in which ultimate development, as addressed in the Land Use Policy Map, will occur. Further, the 20 year planning period is not the time span in which all the goals and ¹⁰*objectives* of the element will be achieved.

D. ASSUMPTIONS

The Land Use Element makes certain assumptions which have great bearing on the development of the land use goals and policies of the City. The assumptions about the planning area are those factors or influences on the Planning Area that are in a sense "givens" over which the community has little control or which reflect long-standing attitudes about Santa Maria and its physical development. The assumptions also reflect the evaluation of present and future trends, as well as the availability of information relevant to the ¹¹*planning process*.

The assumptions that form the basis for the Land Use Element are:

1. The quality of life in Santa Maria can be improved by the maximum participation of citizens and public officials in a concerted planning effort.
2. The City and County will work with increased coordination toward common goals in guiding future development in the Sphere of Influence and Planning Area. Both entities exercise substantial influence over development decisions, but individual actions taken must be in concert with mutually established goals.
3. The City will pursue a policy of accommodating growth compatible with adopted social, economic, and environmental objectives.
4. The State Water Project may be constructed to provide water to the valley within the planning period.
5. Development will pay its own way for infrastructure.
6. The ¹²*capital improvement* programming necessitated by the community's development can be undertaken in accordance with this LUE.
7. The basic procedures and tools to accommodate the community's growth and development will be substantially the same as they are now and will include the ¹³*Specific Plan* process.

8. The most significant focus of the 1992 General Plan was the proposed annexation of Sphere of Influence Target Areas 1, 3, 5, 6, 7, 9, and Alternative Areas A, B, and C. The majority of these identified areas have been subsequently annexed into the City limits. Alternative Areas B and C, and the remaining portions of Sphere of Influence Target Areas 7 and 9, shown on Exhibits LU-2 and LU-3, remain as potential annexation areas. (Resolution 2011-111)

SECTION II

PLANNING CONSIDERATIONS AND FINDINGS

As development occurs, provision of adequate infrastructure capacity is essential for assisting growth in Santa Maria. Future development in the City, Sphere of Influence, and Planning Area will depend on the availability of vacant land and urban services in order to meet development needs. This section of the Land Use Element addresses these issues, as well as growth management.

A. FINDINGS

The City's ability to sustain growth depends on the capacity of resources, municipal services, and the availability of land.

1. LAND AVAILABILITY/ANNEXATION HISTORY (Resolution 2011-111)

The most significant focus of the 1992 General Plan was the proposed annexation of unincorporated land adjacent to the City. The majority of areas identified for annexation by the 1992 General Plan have been subsequently annexed into the City limits. Furthermore, the majority of those annexed areas have been approved for development through the Specific Plan process; many of these plans have been implemented through development. The following Table presents the 1992 Sphere of Influence Target and Alternative Areas, and the corresponding Specific Plan approved since 1993.

**TABLE LU-1
1992 TARGET/ALTERNATIVE AREAS, CORRESPONDING SPECIFIC PLAN
APPROVED SINCE 1993.**

1992 Target/Alternative Area	Specific Plan	Adoption Date
Sphere of Influence Target Area #1	Hidden Pines Specific Plan	July 19, 1994
Sphere of Influence Target Area #3	West Main Specific Plan	August 18, 1994
Sphere of Influence Target Area #5	Blosser Southeast Specific Plan	August 18, 1994
Sphere of Influence Target Area #6	Blosser Southwest Specific Plan	August 18, 1994
Sphere of Influence Target Area #7	Mahoney Ranch North and Mahoney Ranch South Specific Plans	October 7, 2008
Sphere of Influence Target Area #9	Area 9 Specific Plan	Not Yet Adopted
Alternative Area "A"	Entrada Este Specific Plan	August 18, 1994
Alternative Area "B"	Not yet Annexed/No Specific Plan Adopted	-
Alternative Area "C"	Not yet Annexed/No Specific Plan Adopted	-

For the remainder of the area that has not been annexed, Exhibits LU-2 and LU-3 provide direction for the future land uses. For those areas, the City will continue to process annexation requests from individual property owners, in a manner consistent with State annexation laws, and these Policies.

2. WATER SUPPLY (Resolution 2011-111)

The City obtains its water from the following sources: groundwater from the Santa Maria Groundwater Basin; purchased imported water from the State Water Project; and the associated return flows that are recaptured by the Basin and assigned rights to augmented yield from the Twitchell Reservoir. The imported water supplies for the City are obtained from the State Water Project via a contract with the Central Coast Water Authority. Groundwater is pumped from a total of eight wells in the Santa Maria Groundwater basin. The City's wells have a current total normal year active capacity of approximately 24,900 acre-feet per year. The City's rights to rely on Basin water resources are governed by a Stipulation approved by the Santa Clara County Superior Court.

City's water resources are 49,710 acre-feet in both normal and dry water years. This quantity of water greatly exceeds the City's present usage of approximately 14,700 acre-feet annually. It also exceeds the projected City water use of approximately 19,000 acre-feet to support the built out population of approximately 120,000. Agriculture consumes 80 percent of the water used in the Santa Maria Valley. It is expected that agriculture's share of water use will remain constant or decline slightly in the future, while urban use will expand.

The current Total Dissolved Solids (TDS) present in the water delivered to the customer is approximately 500 parts per million (ppm). The maximum federal limit for municipal water TDS is 500 ppm, and the state limit is 1,000 ppm. The high TDS originates with the groundwater in the Santa Maria Basin, which is high in TDS.

High-quality water delivery is a high priority goal of the City. The City is implementing conservation measures to conserve high-quality State water for delivery to our customers and investigating new sources of high-quality water. The City is implementing the "Leakwatch" Real-Time Radio Metering Program to conserve water and provide cost savings to the ratepayers. The City's Secondary Water System Project involves the construction of a water system that delivers only groundwater to irrigation systems with large amounts of landscaping such as parks and schools. By watering plants with lower quality groundwater, the City is able to preserve high-quality State water for our customers. The City has and will continue to purchase more high-quality State water to blend with our groundwater. State water deliveries can fluctuate due to climate and environmental issues. The City is investigating groundwater treatment (reverse osmosis) as a method to maintain the high quality of our water supply during years of low delivery of State Water.

3. SEWAGE SYSTEM (Resolution 2011-111)

The City of Santa Maria provides wastewater collection, treatment and disposal services for most of the City. The Laguna Sanitation District serves the southerly areas within the City and most unincorporated areas south of Santa Maria. The City's Waste Water Treatment Plant is located on the west side of Santa Maria on Black Road. The treatment capacity of the Waste Water Treatment Plant was expanded to 13.5 million gallons a day in 2010.

Wastewater treatment processes include bar screens, grit removal, primary clarification, roughing filters, trickling filters (biological secondary treatment) and secondary clarification. All treated wastewater is discharged to 17 disposal ponds located on approximately 120 acres adjacent to the treatment facility. The City has acquired 150 acres of additional disposal area in anticipation of future expansion. Wastewater solids are anaerobically digested and dried onsite. Some of the treated solids, referred to as biosolids, are transported to a privately operated composting facility (adjacent to the treatment plant) where they are mixed with green waste and converted to soil amendment. The remainder of the biosolids is used for soil amendment in the vegetative cover at the Santa Maria Regional Landfill.

4. **SOLID WASTE** (Resolution 2011-111)

The City of Santa Maria owns and operates a non-hazardous Class III Regional Landfill located on the east side of Santa Maria. The City operates a fleet of solid waste collection vehicles that collect a majority of solid waste generated in the City and brought to the Santa Maria Regional Landfill. Curbside recycling is also collected by the City fleet. The recyclables are brought to a privately owned Material Recovery Facility for separation and processing by the contractor. The City does not currently offer curbside green waste collection but is studying the feasibility of implementing such a program Citywide.

About 100,000 tons of solid waste is buried at the Landfill annually. This amount has been decreasing in recent years due to increased diversion activities and as a result of waste collection services offered by other competitors. Some of the City's landfill diversion and environmental programs include:

- a.) Use of non-hazardous Hydrocarbon Impacted Soils for alternative Final Cover Foundation layer;
- b.) Concrete and Asphalt Recycling Program which takes the waste concrete/asphalt to be ground up to create a marketable aggregate products;
- c.) Agricultural Plastic Recycling Program which involves separating and baling agricultural plastic products for overseas markets;
- d.) The collection and use of landfill gas to create electricity for the Marian Medical Hospital and to sell back to the electrical grid;
- e.) Household Hazardous Waste Facility which provides residents the opportunity for proper disposal of their paints, oils, pesticides, electronic waste and other household chemicals; and
- f.) The Recycling Park which allows the customers to divert wood, metals, white goods (appliances), green waste, textiles, inert material (concrete, tile, porcelain, brick and masonry), cardboard, tires and other recyclable material from being landfilled.

As of January 1, 2011, the landfill had approximately 8 more years of permitted capacity, however only 5 more years exist in the currently utilized portion of the landfill. The City is in the process of obtaining approval and permits for a new landfill on a City owned property called Los Flores Ranch, south of Santa Maria. This landfill will receive solid waste only from commercial size vehicles including City Solid Waste collection vehicles, transfer trucks, roll-offs and other commercial haulers. All residential sized solid waste loads will continue to be brought to the existing landfill site, which will become a future solid waste transfer station for the Los Flores landfill.

5. STORM WATER (Resolution 2011-111)

The City of Santa Maria collaborates with the Santa Barbara County Flood Control District to manage storm water facilities for the city. Storm water is collected in the City and transmitted via storm drain systems to basins west of Santa Maria and the Santa Maria River.

The City also administers the Storm Water Management Plan (SWMP). The purpose of the SWMP is to reduce the discharge of pollutants and protect downstream water quality. This effort will include implementing low impact development standards and hydromodification control on new and redevelopment projects.

6. GROWTH MANAGEMENT

The purpose of this Land Use Element is to assure that the City's goals and objectives are achieved, and that the programs outlined in this element can be implemented. Therefore, in a sense, the Land Use Element is a form of "growth management" by directing growth, in terms of (1) type, (2) location, and (3) phasing, to occur in a pattern desired by the City. There are several ways in which this LUE can be seen as a growth management program, including the following:

- a.) Major ¹⁴regional retail commercial uses will continue to be concentrated in the central business district so that the downtown remains the urban center of the City.
- b.) Setting service availability standards (i.e. setting specific threshold levels for water consumption, sewage discharge, or traffic levels) which are not to be exceeded by new development.
- c.) The adoption of capital improvement programs governing the extension of services to assure that all development takes place within areas where adequate services are available.
- d.) Establishing agricultural and industrial ¹⁵reserve lines, which recognize the basic economic values in the community, to set aside areas considered inappropriate for residential development.
- e.) Increased coordination between the County and City regarding land use decisions to promote balanced and supportive land uses within the Santa Maria Valley.
- f.) Increased coordination between LAFCO and the City. As the need for developable land increases, the City will need to amend its Sphere of Influence boundary and annex ¹⁶unincorporated land; LAFCO must approve all such annexations.

This LUE projects a 3.1 percent annual population growth rate over the next 10-year period. If the City's growth rate significantly exceeds 3.1 percent or appears to be approaching levels which cannot be supported by existing and planned infrastructure, the LUE growth projections will need to be adjusted and other elements of the General Plan will also need to be reviewed to assure consistency with the LUE. The City may also find it necessary to adopt a growth management program. Such a program would be subject to legal requirements and might include:

- a.) Short-term limits on the amount of construction.
- b.) Increasing new development fees to cover all costs of public improvements.
- c.) Phase annexations to allow the City infrastructure to "grow into" the next phase of annexations.

B. ADDITIONAL PLANNING CONSIDERATIONS

There are other factors, besides the ability of the City to provide vacant land and urban services, which are considered in the Land Use Element. These considerations include the following:

- a.) Citizen input as a result of public involvement in the development and implementation of this LUE.
- b.) Analysis by the Planning Commission and City Council focusing on their special concerns for the planning area.
- c.) Evaluation of existing and potential ¹⁷*land use conflicts* within the community.
- d.) Evaluation of ¹⁸*development capacity*.
- e.) Application of accepted land use practices. Included in this process is an on-going evaluation of the economic determinants which influence the types of uses that can be practically developed in a particular location.

C. DEVELOPMENT CONSTRAINTS

The ability of certain areas to successfully sustain certain types of development is an important consideration in how land uses are designated within the planning area. The capability of the land to sustain one use over another is dependent upon physical suitability of the development types. Considerations for the Santa Maria Planning Area are mapped in Exhibit LU-4 and include:

1. Flood Hazard. The planning area has historically experienced flooding and drainage problems. Major flooding has been associated with the Santa Maria River. The flooding caused by high flows in the Santa Maria River, however, has been greatly mitigated by the U.S. Army Corps of Engineers (ACOE) levee project and Twitchell Reservoir. Exhibit LU-4 presents areas subject to flooding, in accordance with Government Code Section 65302(a). (Resolution 2011-111)

Localized flooding has been mitigated, to a major extent, through the joint efforts of the City of Santa Maria and the County Flood Control District. Minor localized drainage problems exist in the southern portion of the planning area. As development takes place in these areas, the drainage problems will be mitigated.

Lastly, recent Santa Maria subdivision developments have incorporated basins serving three purposes: (1) a retardation area reducing the short flow flooding problem, (2) surface water recharging to the Orcutt aquifer, and (3) landscaped recreational open space.

2. Prime Agricultural Land. Agriculture and its related industry represent a significant segment of the Santa Maria Valley's economic base. The continued availability of ¹⁹*prime agricultural land* is important for the continued prosperity of the area.

Historically, the Santa Maria planning area had developed without considering the importance of agricultural lands. Development incompatible with agricultural operations had been permitted to take place on and adjacent to agricultural lands. This process not only acted to take the land being developed out of production but the process impacted adjoining agricultural land as well, due to the difficulties associated with fertilizer and pesticide application close to urban development.

In 1994 the City Council resolved these impacts by directing certain specific areas outside the City's Sphere of Influence to be "retained as agricultural and open space uses" (City Council Resolution 94-9).

Future development should take place so as to minimize the intrusive effects of the development on the agricultural lands. These effects can be minimized by providing a ²⁰*buffer* between residential and agricultural uses. Deep lots and fencing can also help mitigate the encroachment. (Resolution 2011-111)

3. Noise Impact Areas. Areas have been identified in the City's adopted Noise Element (1987) and updated in the 1989 adopted noise contours for the Santa Maria Public Airport (2005) as experiencing noise problems or having the potential for future problems. This indication limits the desirable uses or indicates the need for mitigation measures in these areas.

The City should not permit residential uses in close proximity to the airport, allowing the airport to exist and expand as a strong economic factor in the region's economic growth.

4. Air Traffic Impact Areas. These areas, due to their proximity to the Santa Maria Public Airport, should be developed with uses not susceptible to aircraft noise and so as not to create a safety hazard. If these areas are improperly developed, the operations of the airport would be adversely impacted. Developments should be consistent with the Santa Barbara County Airport Land Use Commission Areas I, II, and III where applicable.

5. Soil Hazard. The soils found in the Planning Area do not generally present a development constraint. There are, however, localized pockets of expansive and compressible-collapsible soils in the southern portion of the Planning Area. Development in these areas may require special building designs. (A more thorough discussion of soils can be found in the Safety Element of this General Plan.)

A portion of the planning area is underlain by soils extremely susceptible to soil blowing. Development in these areas may cause excessive soil blowing unless mitigation measures are taken.

6. Air Quality. The climatological conditions found in the Santa Maria Air Basin are conducive to the formation of inversion layers which trap pollutants and prevent dispersal.

The Santa Maria area exceeded the state ozone standards (10 parts per million) on three occasions since 1987. The more serious air quality problem involves airborne particulate (PM₁₀). Most of Santa Maria's airborne particulate are generated by local agricultural uses. Santa Maria's annual PM₁₀ average hovers near the California state standard of 50 micrograms per cubic meter, with the average annual level of PM₁₀ exceeding state standards on twelve days in the three years surveyed (1987 - 1989). The ozone monitor is located at 500 South Broadway, while the PM₁₀ monitor is on the library roof at 420 South Broadway.

In order to reduce large-scale degradation of the local air quality, it will remain necessary to place controls and constraints on certain types of development to limit the generation of both ozone and PM₁₀ pollutants.

D. CHARACTERISTICS OF EXISTING LAND USES (Resolution 2011-111)

As of January 1, 2011, the City of Santa Maria encompasses approximately 15,094 acres or 23.5 square miles. Approximately 37 percent (5,563 acres) of the total land area of the City is designated for residential use. Commercial and office uses account for about 10 percent (1,533 acres); industrial/airport service designations account for 23 percent (3,438 acres) of the total land area in the City. The distribution of existing land uses is provided in Table LU-1.

**TABLE LU-2
EXISTING LAND USES AS OF JANUARY 1, 2011**

Land Use Category	Total Acres	Developed Acres	Undeveloped Acres	Developed Acres as a % of Total City Area
Residential	5,563	5,020	542	33%
Commercial/Office	1,533	955	579	6%
Industrial/Airport Service	3,438	1,620	1,818	11%
Public/Open Space	4,512	2,675	1,837	18%
Specific Plan	48	0.0	48	0.0%
Total	15,094	10,270	4,824	68%

1. Residential. Approximately 36.8 percent of the City's total land area is designated for residential uses. Of these lands, about 542 acres of vacant residential land remains in the City. There are five residential classifications established in the LUE. These categories include Residential Agricultural (up to 2 dwelling units per acre), Low Density Residential (up to 5 dwelling units per acre), Low Medium Density Residential (5 to 8 dwelling units per acre), Medium Density Residential (up to 12 dwelling units per acre), and High Density Residential (12 to 22 dwelling units with senior housing allowed at up to 30 dwelling units per acre). Senior housing is allowed in Commercial Professional Office.

2. Commercial and Office. Commercial and office land uses account for 10.1 percent of the City's total land area; about 37.7 percent of these designations totaling about 579 acres are vacant. Commercial and office activities are scattered across the City. Broadway from the northern boundary of the City to Santa Maria Way provides the longest strip of commercial activity in the City. Often, office uses are used to buffer the commercial uses from nearby residential areas. Other streets include Betteravia Road, Donovan Road, Main Street, and Stowell Road with other commercial sites scattered throughout the City.

3. Industrial and Airport Service. Developed industrial and airport service land uses occupy approximately 1,620 acres in the City. This is about 10.7 percent of the City's total land area; about 1,818 acres remain vacant and undeveloped. A large percentage of the vacant industrial land is controlled by the Santa Maria Public Airport. Industrial activities are not concentrated in one area; rather, they are scattered throughout the City. Airport service land uses are located in and around the airport. Major industrial areas are located west of Broadway to the western City limit between Carmen Lane and McCoy Lane; south of the airport near the Foster Road and Blosser Road intersection; and along Skyway Drive near the airport. Other areas are small and located near residential districts.

4. Public. Public facilities include government building sites, public hospitals, schools, and government maintenance yards. These uses account for 8.1 percent of the City's total land area.
5. Open Space. The City currently operates community and neighborhood parks. These facilities include Preisker, Oakley, Atkinson, Rice, Tunnel, Armstrong, Russell, Simas, Buena Vista, Adam, and Memorial parks. Additionally, there are a few large areas designated open space for the purpose of public health and safety. These areas include parts of the Santa Maria Public Airport and the City owned sanitary landfill. At this time, open space accounts for 21.7 percent of the City's total land area.

The City adopted the portion of the Santa Barbara County bikeway plan as it relates to the City and its Sphere of Influence. Santa Maria's bikeway plan, as adopted, calls for an extensive network of routes; however, very few have been constructed.

E. LAND USE CLASSIFICATIONS

Land use classifications have been designed to reflect the range of uses necessary for the future development of the planning area. The classifications provide for:

1. The distribution of varying uses throughout the Planning Area as indicated on the proposed Land Use Policy Map.
2. Specific ²¹ zoning which guides development and is used to implement the General Plan.

The classifications suggest specific development ²² standards, which are more appropriately contained in the Zoning Ordinance. As a point of clarification, the Zoning Ordinance specifies minimum lot sizes allowed in each zoning category, but does not define allowable residential densities. The General Plan classifications specify the maximum density allowed per gross acre of land.

The following text defines the 19 land use categories of the General Plan's Land Use Element.

■ OPEN SPACE (OS)

Purpose. To preserve certain areas for present and future agricultural production, protect natural resources, provide for recreation and scenic protection, provide scenic areas along railroad rights-of-way, act as an urban agriculture buffer, allow mineral extraction, and act as a safety buffer between the urban land uses and the levee. It also provides for limited residential uses.

Types of Uses. There are four types of land uses permitted within this land use designation:

- AOS I (Primary Agricultural Open Space). Intensive crop agricultural uses. All land classified as prime agricultural (Class I and II soils).
- AOS II (Secondary Agricultural Open Space). Less intensive agricultural uses, including grazing. Includes some lands that are not prime agricultural, but are an agricultural buffer and are not now considered suitable for urban expansion.
- ROS (Recreational Open Space). Includes existing and proposed recreational facilities, including neighborhood, community, and regional parks; bikeways; equestrian trails; jogging paths; selected public utility and railroad right-of-ways and associated uses where the right-of-way corresponds to the adopted Bikeways Plan; and publicly owned and operated sanitary landfill operations that have the potential for reclamation and development into the aforementioned recreational facilities.
- COS (Conservation Open Space). Includes areas subject to flood hazard, significant groundwater recharge areas, well farms, areas adjacent to creekbeds, areas of surface and sub-surface mineral extraction, levee buffer, airport safety areas, and publicly owned landscaped areas.

Corresponding Zoning. OS, PD overlay.

■ **COMMUNITY FACILITIES (CF)**

Purpose. To provide for necessary facilities for use by the public.

Types of Uses. Range of public facilities, including schools and government buildings. Open space facilities, such as parks, are classified under "Open Space".

Corresponding Zoning. PF, PD overlay.

■ **RESIDENTIAL AGRICULTURAL (RA) (Resolution 2011-111)**

Purpose. To create a transition area between agricultural and strictly urban uses, as well as provide for a particular residential lifestyle.

Types of Uses. Low-density dwelling units with overall (average) density not to exceed two du/acre, noncommercial agricultural activities, the keeping of horses and certain commercial agricultural activities on larger (suggested minimum of 5- to 10-acre) parcels.

Corresponding Zones. R-A, PD (Planned Development) overlay.

■ **LOWER-DENSITY RESIDENTIAL (LWDR-4)**

Purpose. To encourage high quality single-family residential development on larger lots.

Types of Use. Single-family detached dwelling units with overall (average) density not to exceed four dwelling units per acre with variable lot sizes for single family detached units up to one acre in size.

Corresponding Zones. R-A-5, R-1-40,000 to R-1-10,000, PD (Planned Development) overlay.

■ **LOW DENSITY RESIDENTIAL (LDR-5)**

Purpose. To encourage new areas with overall densities responsive to the economic considerations of providing new housing, on a wide range of standard sized lots, providing the amenities and open spaces associated with traditional single-family areas, and stabilizing existing areas by discouraging intensification of density.

Types of Uses. Single-family detached dwelling units with overall (average) density not to exceed five ²³ *dwelling units per acre* with variable lot sizes for single-family detached units up to one-fourth acre in size.

Corresponding Zones. R-1, R-1-6,000 to R-1-10,000, RMH, PD overlay.

■ **LOW MEDIUM DENSITY RESIDENTIAL (LMDR-8)**

Purpose. To encourage densities that are responsive to the economic considerations of providing affordable single-family housing on small lots while at the same time maintaining adequate individual private open space, design flexibility, and the character of a single-family neighborhood.

Types of Uses. Single-family detached dwelling units with an overall (average) density not to exceed eight dwelling units per acre, with variable lot sizes for single-family detached units. This development type would usually require zero side yard development to maximize private, usable yards. Developments without zero side yards may require the larger lots and setbacks typically found in the R-1 zones.

Corresponding Zoning. RSL-1, RMH, R-1, R-2, PD overlay. (Resolution 94-147)

■ **MEDIUM DENSITY RESIDENTIAL (MDR-12)**

Purpose. To encourage new development while stabilizing existing development. Allows a mixture of unit types, while maintaining the feeling of a single-family neighborhood. To encourage reinvestment in older areas, and provide a land conservation measure by inducing development away from yet undeveloped areas.

Types of Uses. Single-family, detached and attached, duplexes; triplexes; and larger multi-family complexes, with an average density not to exceed 12 dwelling units per acre.

Corresponding Zoning. R-2, PD overlay.

■ **HIGH DENSITY RESIDENTIAL (HDR-22)**

Purpose. To provide for an urban residential environment, preferably close to shopping facilities and existing activity centers, as well as provide an incentive for reinvestment in older established areas.

Types of Uses. Duplexes, triplexes, and larger multi-family complexes, with overall density not to exceed 22 dwelling units per acre. Senior Citizen Housing may also be permitted to a maximum density of 30 dwelling units per acre.

Corresponding Zoning. R-3, PD overlay.

■ **CENTRAL DISTRICT I (CD-I) (Resolution 2011-111)**

Purpose. To accommodate retail, office, and cultural and government activities. Pedestrian activity and amenities are encouraged with uses that focus on cultural and youth activities, as well as event uses and commercial uses that will service government offices while emphasizing markets of local and regional significance. Corresponds to area generally thought of as encompassing the Central Business District.

Types of Uses. Office, retail, cultural and government activities.

Corresponding Zoning. C-1, PD overlay, SP. (Resolution 2008-163)

■ **CENTRAL DISTRICT II (CD-II) (Resolution 2011-111)**

Purpose. To encourage pedestrian activities and amenities while revitalizing the downtown core. A variety of mixed uses within multi-storied buildings with residences and office uses located on the upper floors and retail uses located on the first floor. An enhanced street environment would create a pleasant walking environment.

Types of Uses. Mixed Uses (residential, office, retail), services, and assembly. Residential densities would include a maximum of 40 dwelling units per acre.

Corresponding Zoning. R-3, PF, C-1, PD overlay, SP. (Resolution 2008-163)

■ **NEIGHBORHOOD COMMERCIAL (NC)**

Purpose. To provide areas which offer convenience goods and services to local residents without disrupting the residential character of an area. These areas are intended to be small in size and not geared to providing a multitude of more specialized goods and services serving a community-wide or regional market. Some residential uses may be allowed above first floor commercial/office uses.

Types of Uses. Supermarkets, convenience grocery stores, drug stores, Laundromats, bakeries, shoe repair shops, and accessory residential dwelling units above first floor commercial/office not exceeding 12 dwelling units per acre.

Corresponding Zoning. C-1, CC, CPO, PD overlay.

■ **COMMUNITY COMMERCIAL (CC)**

Purpose. To include the majority of retail uses outside the central core, particularly along the lineal development corridors which have emerged. The majority of these uses would be geared to the area-wide market.

Types of Uses. Variety of retail uses, excluding "heavy", land extensive or quasi-industrial commercial uses such as lumber yards, agricultural equipment yards, pipe supply works, etc.

Corresponding Zoning. C-1, C-2, PD overlay.

■ **COMMERCIAL/PROFESSIONAL OFFICE (CPO)**

Purpose. To provide areas for offices, which may be compatible with a range of other uses.

Types of Uses. Office development for the following services: medical, legal, travel agencies, insurance, and real estate services, as well as a certain complementary commercial uses. Senior citizen housing may also be permitted to a maximum density of 30 dwelling units per acre with special review by the planning commission and subject to the following standards:

- (1) Senior citizen housing projects should be conveniently located to medical and commercial services;

- (2) Transportation should be available to the residents through public (within 1/10 mile of a transit stop) or private systems or a combination thereof;
- (3) Senior citizen housing projects should be located near (within 1/4 mile of) park facilities.

Corresponding Zoning. CPO, PD overlay.

■ **FREEWAY SERVICES (FS)**

Purpose. To accommodate the needs of the traveling public along major²⁴ *transportation corridors*.

Types of Uses. Motels, service stations, restaurants, and rest stops.

Corresponding Zoning. FS, HC, PD overlay. (Resolution 2008-179)

■ **LIGHT INDUSTRIAL (LI)**

Purpose. To accommodate industrial uses which contain the process primarily within the building, do not generate negative²⁵ *environmental impacts*, and which are most compatible with adjacent nonindustrial uses.

Types of Uses. Research facilities, light assembly plants, non-public-oriented-offices and industrial support offices, tractor sales and display when the property is adjacent to the freeway, and churches on a temporary basis. (Resolution 2000-15)

Corresponding Zoning. M-1, PD overlay.

■ **HEAVY COMMERCIAL/MANUFACTURING (HCM)**

Purpose. To permit activities that manufacture and retail on the same site as well as other heavy commercial uses which may be land extensive, require transport of materials by heavy truck, require large loading and docking areas, and where the possibilities of heavy noise generation exist.

Types of Uses. Lumberyards, boat works, warehouses, building supply dealers, mobile home sales, farm equipment sales, equipment repair, and churches within an existing building.
(Resolution 2000-15)

Corresponding Zoning. CM, PD overlay.

■ **GENERAL INDUSTRIAL (GI)**

Purpose. To provide areas for all types of heavy industrial uses, but particularly those which need to be separated from other land uses because of the impacts associated with these activities, such as heavy truck traffic, noise, odor, or dust.

Types of Uses. Range of industrial uses, including heavy manufacturing, heavy trucking operations.

Corresponding Zoning. M-2, PD overlay.

■ **AIRPORT - AIRPORT SERVICE (A-AS)**

Purpose. To provide a broad category facilitating the airport and airport-related commercial and industrial uses not adversely affected by airport operations, to provide for specific areas for aircraft operation and navigation aids, and to minimize the hazard to safe landing and take-off of aircraft.

Types of Uses. Full range of uses, including airport operation and support activities.

Corresponding Zoning. AA, CZ, AS-I, AS-II, AS-III, PD overlay.

■ **SPECIFIC PLAN (SP)** (Resolution 2011-111)

Purpose. To encourage comprehensive planning and urban design flexibility for large land areas (over 60 acres) through the adoption of a Specific Plan. Such flexibility allows the City to adopt a set of land use specifications and implementation programs tailored to the unique characteristics of each area. All zoning districts may be made a part of the specific plan, however, the implementation of each zone must be consistent with the adopted Specific Plan.

Simultaneous with the application of this Classification to the Land Use Policy Map, a specific plan shall be adopted, in accordance with Section 65450 et. seq. of California Government Code.

Types of Uses. The Specific Plan designates all land uses, and the geographic boundaries of each use, allowed in the specific plan area. Each use must be consistent with the adopted Specific Plan and the corresponding zoning noted in the plan.

Corresponding Zoning. SP and all other zoning districts.

F. LAND USE POLICY MAP (Resolution 2011-111)

The ²⁶*Land Use Policy Map* indicates the distribution of the land use classifications geographically throughout the City, the City's Sphere of Influence, and potential annexation areas. These recommendations should not be considered as being tied to a specific time in the future. The specific recommendation in one area may relate to currently developed uses, while others are oriented to development at an indefinite date in the future. The City is concerned with next year as well as 10 and 20 years from now. Thus, if an area is slated for new uses, the City is as concerned about the period of transition as with establishing ultimate uses. Designations calling for new uses do not necessarily constitute an abandonment of existing uses.

The Land Use Policy Map depicts the location and extent of land use designations described in the land use classification section of the Land Use Element. The Land Use Policy Map reflects the projected anticipated growth which will occur in portions of the planning and the sphere study areas.

G. SPECIFIC PLANS (Resolution 2011-111)

California Government Code Section 65450 authorizes the City to adopt and maintain specific plans "for the systematic implementation of the general plan for all or part of the area covered by the general plan." Following are the fourteen Specific Plans adopted by the City of Santa Maria, as of January 1, 2010:

<u>Specific Plan</u>	<u>Original Adoption Date</u>
1. Airport Business Park Specific Plan	January 15, 2008
2. Blosser Southeast Specific Plan	August 18, 1994
3. Blosser Southwest Specific Plan	August 18, 1994
4. Downtown Santa Maria Specific Plan	November 4, 2008
5. Enos Ranchos Specific Plan	March 4, 2008
6. Entrada Specific Plan	June 1, 1976
7. Entrada Este Specific Plan	August 18, 1994
8. Hidden Pines Specific Plan	July 19, 1994
9. Mahoney Ranch North Specific Plan	October 7, 2008
10. Mahoney Ranch South Specific Plan	October 7, 2008
11. North Preisker Ranch Specific Plan	January 5, 1999
12. Rivergate-Roemer Specific Plan	February 1, 1994
13. West Main Specific Plan	August 18, 1994
14. West Stowell Specific Plan	August 18, 1994

The City of Santa Maria may choose to adopt future specific plans as a method of General Plan implementation.

H. EXCEPTIONS

There are some exceptions to the General Plan Land Use Policy in regards to residential density. These exceptions are described briefly in the following paragraphs.

1. Density in residential General Plan categories may be increased to a maximum of 25 percent under the provisions of the Government Code of the State of California, Chapter 4.3, Density Bonuses and Other Incentives, Sections 65915 through 65918, or other ²⁷ *density bonus* programs implemented by the City specifically for the provision of low and moderate income housing.
2. When the City considers a General Plan amendment increasing the allowable residential density, the Planning Commission and City Council may specify approval of the General Plan amendment, increasing the density subject to the provisions of Government Code Sections 65915 through 65918. The intent of this provision is to prevent the future request for a 25 percent increase in density in accordance with said Government Code sections. The General Plan amendment may be conditional to provide a minimum of 25 percent low/moderate income housing. This provision would allow the City to adequately plan for future demand for required infrastructure.
3. When the parcel being developed is a parcel less than one acre in size, the density may be established by dividing the minimum area specified by the Zoning Ordinance per unit into the net parcel size. Net parcel size in this case would be the original parcel minus any street, alley, or dedications.
4. When figuring density, fractional units of 0.8 or greater may be rounded up to the next whole number when 5 or more units are permitted on the parcel without using the round-up provision.
5. When a parcel developed with an existing multi-family apartment complex is proposed for a condominium conversion, a density bonus of up to 10 percent may be provided if the parcel meets the following standards:
 - Parcel is designated in the Land Use Element as MDR (Medium Density Residential).
 - Parcel is located in one of the City's four Special Study areas as shown in the Land Use Element of the General Plan.
 - Parcel is non-conforming to the General Plan density requirements.
 - Parcel is over one acre in size.
 - Parcel meets all condominium development standards stated in Chapter 46 of Title 12 of the Santa Maria Municipal Code or will be conditioned to meet these standards before conversion is approved.
 - Parcel was fully constructed prior to January 1, 1994.

If this exception is granted, no additional dwelling units will be allowed on the parcel and the density bonus must bring the parcel into conformance with the General Plan density requirements.

6. Medium Density Residential (MDR) land that is presently developed with rental assisted, affordable housing for senior or handicapped individuals, or Medium Density Residential (MDR) land that is contiguous to and developed in conjunction with property with existing affordable senior or handicapped housing, may be developed at a density not to exceed 22 dwelling units per acre. This is provided that the unit size of proposed dwellings does not exceed 600 square feet, and the project is properly conditioned to provide rental assisted, affordable housing for both senior and handicapped individuals. (Resolution 94-87)
7. All Mobile home parks, regardless of general plan classifications or zoning districts, shall be allowed a maximum density of ten (10) units per acre. (Resolution 2003-142)

I. REDEVELOPMENT PLANS

The Redevelopment Agency administers the downtown redevelopment program (Town Center) as well as several programs funded under the Federal Community Development Block Grant (CDBG) Program. The Santa Maria Town Center involves the commercial revitalization and redevelopment of the downtown. Improvements on Phases I and II of the current master plan have been completed.

The next phase of the Town Center involved construction of a covered pedestrian bridge over Broadway between the east and west sides of the Town Center. Ultimately, the bridge will serve as a connector to a fifth major department store. (Resolution 2011-111)

In addition to the Santa Maria Town Center, the Redevelopment Agency also administers the following programs which are primarily financed with Federal CDBG funds.

- Housing Incentives Program. Offers developers a variety of incentives to build affordable housing for low and moderate income persons.
- Residential Rehabilitation Loan Program. Subsidizes loans to low income qualified homeowners for the repair and improvement of single family dwellings.
- Commercial Facade Rebate Program. Assists commercial property owners with financing improvements to building exteriors adjacent to Heritage Walk.
- Non-Profit Facilities Loan Program. Assists non-profit agencies, which primarily target low and moderate income persons, to fund rehabilitation, acquisition, or construction of public facilities and improvements.
- Public Services Program. Provides funding to eligible non-profit agencies for general operating costs.

- Neighborhood Conservation Program. Targets low income neighborhoods (i.e. neighborhoods with high crime rates, public improvement deficiencies, significant code violations, and generally deteriorating conditions) for concentrated efforts in existing City programs.

J. ZONING ORDINANCE

The City of Santa Maria Zoning Ordinance is a primary mechanism for implementing the General Plan land use policy. For this reason, state planning law requires the zoning ordinance to be consistent with General Plan land use policy.

The City of Santa Maria Zoning Ordinance consists of 22 zoning districts, plus three overlay districts covering six basic zoning categories--residential, commercial, industrial, public facilities, open space, and airport service.

K. HISTORIC PRESERVATION

The Land Use Element recognizes the value of preserving older and unusual buildings. Architectural features that are no longer commonly used in design practice are considered important to the social fabric of the community and should be encouraged to be preserved whenever possible. The Land Use Element should not prevent the reasonable economic use of structures with local historic values which could lead to the replacement of these historic buildings with modern buildings.

L. LAND USE CONFLICTS

Land use conflicts arise when development causes undesirable environmental consequences that affect the surrounding neighborhood such as:

- Noise
- Dust
- Traffic congestion and related parking conflicts
- Lighting
- Visual or aesthetic impacts
- Odor
- Drainage problems

More specific examples of the significant land use conflicts within the planning area which may occur are:

- a.) Industrial operations or trucking facilities interspersed with or immediately adjacent to residential neighborhoods.

- b.) Heavy commercial activities interspersed with or immediately adjacent to residential neighborhoods.
- c.) Heavy traffic impacting heretofore stable residential neighborhoods.
- d.) Airport noise impacts.
- e.) Agricultural related uses impacting adjacent residential development.

M. METHODS OF MITIGATING LAND USE CONFLICTS

There are several ways to mitigate land use conflicts, but most often these methods can only be practically applied in situations where new development or redevelopment is occurring. The following describes some common methods to reduce potential land use conflicts.

- a.) Use site planning and development standards to minimize any adverse effects of the adjacent properties, or its susceptibility to existing adverse influences.
- b.) Separate potentially conflicting uses.
- c.) Adopt a program to remove uses which cause extreme conflicts.
- d.) Buffer conflicting uses with other uses which are compatible with both uses. In general, such uses are less sensitive to the adverse influences and yet do not themselves generate significant adverse impacts.

Examples of such buffering uses are:

<u>Conflicting Use</u>	<u>Buffer</u>	<u>Conflicting Use</u>
Commercial	Office	Residential
Low-Density Residential	Large lot Residential	Agricultural
Commercial	Institutional	Residential
Manufacturing	Industrial Park	Residential
Airport Approach Zone	Agricultural/Open Space	Residential
Heavy Industrial	Industrial Park/Open Space	Residential

**SECTION III
GOALS, POLICIES, OBJECTIVES, AND IMPLEMENTING AGENCIES AND
PROGRAMS**

A. GOAL L.U.1 -- COMMUNITY CHARACTER

Maintain and improve the existing character of the community as the industrial, and commercial retail center for northern Santa Barbara County and southern San Luis Obispo County.

POLICY L.U.1 -- Balanced Land Use Mix

Establish and maintain a balanced mix of land uses to meet the present and future demands of the community.

OBJECTIVE L.U.1a

Residential: Establish residential areas for 1) the provision of a variety of home sites, housing types, and lifestyles; 2) the promotion of neighborhood integrity; and 3) the protection of individual property values by encouraging compatible uses and proper standards for design and development.

OBJECTIVE L.U.1b

Commercial: Establish and maintain areas in which business may be conducted, merchandise sold and distributed, and public and private services rendered in an efficient, convenient and effective environment with minimal impacts to adjacent land uses.

OBJECTIVE L.U.1c

Commercial: Continue to maintain the City's retail sales emphasis to allow the City to maintain a consistent income to support necessary community services and to preserve the City's smaller retail community strip centers.

OBJECTIVE L.U.1d

Industrial: Establish areas in which industrial and commercial manufacturing activities may take place without interfering with or interference from adjacent uses.

OBJECTIVE L.U.1e

Open Space: Set aside land to meet the present and future needs for recreation and park facilities and establish adequate buffers to protect prime agricultural land within the Santa Maria Valley from urban encroachment.

OBJECTIVE L.U.1f

Schools: Identify and reserve future school sites within the planning area.

ACCOMPLISHMENTS TO DATE

1. The City's Zoning Ordinance is consistent with the General Plan Land Use Element. The residential densities permitted by the Zoning Ordinance and General Plan designations are shown in Table LU-2.
2. Since 1985, 340 acres were rezoned to permit additional land for housing.
3. In 1996, the City added 35 acres of retail commercial in the vicinity of U.S. 101 and Betteravia Road. (Resolution 97-117)

ANTICIPATED RESULTS

- * Implementation of the Zoning Ordinance and re-evaluation as necessary.
- * Designation of new Sphere of Influence boundary.
- * Adoption of a 20-year annexation plan for areas 1, 3, 5, 6, 7, 9, and Alternative Areas A, B, and C.
- * Development and implementation of a 6-year capital improvement program, which is updated bi-annually.

TABLE LU-3 (Resolution 2011-111)

Zoning	Residential Agriculture	Lower Density Residential	Low Density Residential	Low Medium Density Residential	Medium Density Residential	High Density Residential
RA	2 du/ac	2 du/ac				
R-1		4 du/ac	5 du/ac			
RSL-1				8 du/ac		
R-2				8 du/ac	12 du/ac	
R-3						22 du/ac
R-3 ^a						30 du/ac
CPO ^a						30 du/ac
RMH			5 du/ac	8 du/ac		

^a Allows Senior Housing

IMPLEMENTATION PROGRAMS

1. Zoning Ordinance. The Zoning Ordinance provides the major means of implementing the goals and ordinances of the Land Use Element. State law now requires the Zoning Ordinance to be consistent with the objectives, policies, and general land uses called out in the General Plan, of which the Land Use Element is a primary component.

2. Subdivision Ordinance. The Subdivision Ordinance serves to assure workable and convenient land use patterns in developing areas. One primary function of the ordinance is to assure that potential problems are mitigated at the time land is divided for development. Another consideration is the need to encourage unique and positive urban design features, such as variable setbacks. Equally important, the Subdivision Ordinance allows for the inclusion of areas for any needed public facilities at the time of development.
3. Determination of Sphere of Influence. The amendment of a formal Sphere of Influence by LAFCO is an important step in the implementation of the Land Use Element. This action should:
 - a. Officially sanction the City's involvement in influencing the appropriate development of the total planning area, including unincorporated areas of the Santa Maria Valley.
 - b. Continue our efforts for closer County-City coordination on planning matters.
 - c. Form a logical basis for the extension of urban services consistent with the 20-year annexation program.
4. Capital Improvement Program. The Capital Improvement Program should be more consistent with the General Plan. Beyond budgeted items, the projects specified should be evaluated on the basis of the goals and policies and service requirements of all land use designations set out in the Land Use Element.
5. Special Study Areas. The areas designated as special study areas need particular attention during the planning period. The designation should signify a commitment to specific public and private actions which will improve the quality of land uses these areas and land use compatibility. Specific Plans primarily addressing land use, infrastructure, circulation, phasing, and funding mechanisms should be prepared for these areas.
6. General Plan Review Program. As the General Plan, in response to changes in state law, become less of a "guideline" and more nearly a definitive and meaningful statement of a public policy, the process of maintaining the Land Use Element as a viable document becomes more significant. Section 65400(b) of the Government Code directs the Planning Commission to take the following additional steps not already specified in the program section:
 - a. Submit an annual report to the Planning Commission and City Council on the status and implementation of the General Plan. This report should be consistent with the City's annual report submitted to the California Office of Planning and Research.
 - b. Promote public interest in the understanding of the plan and the regulations relating to it.
 - c. Consult and advise with other agencies, groups, and the public on ways of carrying out the plan.
 - d. Review for conformity with the General Plan referrals by public agencies

regarding real property acquisitions and disposition, and construction of public works and buildings.

7. Reassessment of Land Use Element. At the close of the five (5) year planning period, it is expected that a major reassessment of the element would be appropriate. Such reassessment would evaluate assumptions, goals, objectives, and policies and the application of the land use classifications in the planning area.
8. Mixed-Use Projects. (Resolution 2011-111) Encourage projects that provide for a diverse yet compatible mixture of residential, commercial, industrial, public, and recreational uses, not found in a single established Zoning District. An appropriate mixed-use project is:
 - a. Diverse and contains a representative mix of residents, workers, and uses;
 - b. Complete in that it is sustainable for the residents, workers, and patrons;
 - c. Compact in that it contains the highest and best use for the land it occupies;
 - d. Connected by safe streets, sidewalks, and multi-purpose trails; and
 - e. Walkable/Transit Accessible so it is easily accessible without benefit of an automobile.

IMPLEMENTING AGENCIES

The City of Santa Maria, Community Development Department will implement the zoning and subdivision ordinances, designate and study the special study areas, and will develop and implement the General Plan Review Program. The City of Santa Maria Public Works Department will develop and implement the Capital Improvement Program. The City will work together with the LAFCO to establish Santa Maria's Sphere of Influence and the annexation phasing plan.

B. GOAL L.U.2 -- **URBAN SERVICES**

Provide all necessary urban services and facilities for present and future City residents, which include providing sufficient land for community facilities (i.e., fire station, police station, library, cultural center).

POLICY L.U.2 -- **Infrastructure Timing**

Insure that all urban services and infrastructure are planned and provided for in a timely manner and sufficient land is reserved for this provision.

OBJECTIVE L.U.2a

Maintain the Land Use Element so that the pattern of residential densities which can be served by the sewage, drainage, transportation, and utility systems, schools, and recreational facilities of the community.

OBJECTIVE L.U.2b

Coordinate land uses to match improvements to the urban infrastructure.

OBJECTIVE L.U.2c

Provide for and maintain well-located commercial and industrial sites for new development that are adequately served by highways, railroads, utilities, and other municipal services, and do not impact established residential areas.

OBJECTIVE L.U.2d

Provide for and maintain well-located and community oriented retail shopping centers to allow for convenient community access to essential goods and services as well as convenient employment.

OBJECTIVE L.U.2e

Provide large areas for agricultural related industry that are free from urban type uses, thus, avoiding typical land use conflicts.

OBJECTIVE L.U.2f

Coordinate future land uses with the Santa Maria-Bonita School District, Orcutt Union School District, and the Santa Maria Unified High School District so that adequate school sites are reserved to support future growth.

OBJECTIVE L.U.2g

Assure that development "pays its own way" by minimizing publicly financed and maintained facilities, and assume that development will be phased with construction and provision of supporting infrastructure. Implement developer fees and improvement districts assuring adequate community facilities are provided as development occurs.

OBJECTIVE L.U.2h

Assure that adequate land is provided for those institutional and public activities which will serve new development consistent with the established standards of the General Plan.

OBJECTIVE L.U.2i (Resolution 2011-111)

Encourage the expanded use of retardation basins for the preservation of water quality in association with applicable new development proposals. Wherever feasible, storm water basins should be designed to incorporate flood protection and increased infiltration and recharge capability with flow duration control to meet the purpose and intent of hydro-modification management and in support of the City's Low Impact Development (LID) requirements.

OBJECTIVE L.U.2j

Study and propose possible hazardous waste transfer sites, as necessary, consistent with the county's adopted hazardous materials management plan.

ANTICIPATED RESULTS

Coordinated regional and City agency programs, that develop and provide urban services to City residents. This includes infrastructure condition evaluation, infrastructure replacement and modification, funding, capital improvements planning and budgeting, Sphere of Influence coordination, and annexation planning.

IMPLEMENTATION PROGRAMS

1. The preceding implementation programs for Goal L.U.1 will provide the means to implement the above policy and objectives.
2. The City shall require the development of specific and master plans for new development within the City to be annexed to the City, and to be in the Sphere of Influence.
3. Require agreements to annex, as appropriate, as a condition of City utilities and public services extension.
4. Encourage and protect agriculture in the City's Planning Area.
5. Continue to identify the useful life of infrastructure and establish appropriate rehabilitation programs.
6. Continue the land banking and exaction programs that would benefit schools, parks, libraries and other public facilities for site acquisition.
7. Require all developments to include bikeways and linear parkways in their site design, linking adjacent subdivisions with bikeways and parkways consistent with the bikeways plan in the Circulation Element.
8. Evaluate current City fees to determine if they are appropriate and revise, if deemed necessary, to cover direct and indirect costs consistent with AB1600.
9. Implement developer fees, improvement districts, and environmental mitigation measures as conditions to those lands being annexed to "buy in" to and to allow for future infrastructure expansion of the City's existing infrastructure and community facilities deemed necessary to support the new development.
10. Study and propose possible hazardous waste transfer sites as necessary, consistent with the county's adopted hazardous materials management plan, and forward recommendations to Santa Barbara County.

11. Amend the zoning ordinance(s) to require that large commercial centers be primarily retail oriented to preserve and maintain the City's existing community oriented shopping centers that contain grocery stores as major attractors "anchors" to the center.

(Resolution 97-117)

IMPLEMENTING AGENCIES

The City of Santa Maria's Public Works Department will monitor local and regional facilities usage and capacity utilization, identify key infrastructure and development, and implement rehabilitation programs. The City Council will direct the Public Works Department and the Community Development Department when annexation will be required as a precursor to the extension of utilities and public services. The Public Works Department will assist the Community Development Department with the land banking and exaction programs and the hazardous waste transfer site study.

The Santa Maria Community Development Department will coordinate regional services with regional agencies; develop, review, and set conditions of development for specific and master plans; develop and implement annexation plans; and approve and implement agriculture preservation measures.

The Finance Department will assist the Community Development Department to determine appropriate fees to cover costs and allow implementation of adopted programs. The City Council will establish appropriate fee structures.

Other City departments will review plans and advise the Community Development Department's Current and Advance Planning Divisions to enable Community Development to condition development to assure General Plan, ordinance, and standards compliance and consistency.

C. GOAL L.U.3 -- **URBAN DESIGN**

The City will promote quality urban design enhancing Santa Maria's character.

POLICY L.U.3 -- **Rehabilitation of Older Structures and New Development**

Emphasize quality urban design features in rehabilitation and new development efforts (similar policies are in the Resources Management Element [RME]).

OBJECTIVE L.U.3a

Update and expand the Entrada Specific Plan to identify areas which can benefit from a design theme, and establish urban design standards for selected areas of the City.

Amend the adopted Entrada Specific Plan to include provisions to encourage implementation of the City of Santa Maria's architecture tower program for commercial, industrial and residential projects adjacent to City entrances and located on major transportation corridors to include architecturally designed tower elements in the design of new buildings and additions to existing buildings. Landscape medians should include kiosk/tower block markers as special design/entry features.

OBJECTIVE L.U.3b

Continue ongoing code enforcement efforts so that property is safely maintained and attractive.

OBJECTIVE L.U.3c

Deteriorating neighborhoods shall be identified and targeted for increased police patrols, public improvements (drainage, street lighting, traffic and road, parks, landscaping, etc.), zoning enforcement, and rezoning to encourage private sector redevelopment.

ANTICIPATED RESULT

The anticipated results would be the implementation of urban design standards, Specific Plans, and overlay districts.

The architecturally designed towers are intended to create a focal point and help establish an identity for a given area or neighborhood. This program will assist in instilling "pride of ownership" for persons working or residing in a given area or neighborhood.

(Resolution 2001-06)

IMPLEMENTATION PROGRAM

Undertake Specific Plan overlay studies to determine which neighborhoods and districts would benefit from a design theme. Potential overlay neighborhoods are North and South Broadway, Main Street, Stowell Road, Betteravia Road east of Thornburg to U. S. 101, and Santa Maria Way north of U.S. 101 to College Drive as shown in Exhibit LU-5 . Based on the determination, establish Specific Plan overlay districts which would include guidelines for setbacks, building heights, building mass, landscaping, building materials, signage, and other design standards as provided in the updated Entrada Specific Plan. New development, as well as rehabilitation projects, shall comply with the overlay district standards. Implement point of entry design overlays at all freeway and highway entrances to the City as shown in Exhibit LU-5.

IMPLEMENTING AGENCY

The City of Santa Maria Community Development Department will perform neighborhood studies, propose district standards, and establish overlay districts to be presented to the City's Planning Commission and City Council for adoption. This department will also enforce zoning and building codes.

D. GOAL L.U.4 -- **INDUSTRIAL AND COMMERCIAL USES**

New employment generating clean and low water demand industry and commercial uses will be encouraged to locate in Santa Maria and activities of this type presently located in the City will be encouraged to remain.

POLICY L.U.4 -- **Inducements to Attract Industry and Commerce**

The City should utilize a variety of techniques and tools to induce clean, employment-generating commerce and industry. Such techniques could include: (1) long-range strategic plans focusing on commercial and industrial types, location, and the costs/benefits to the City, (2) a City liaison acting between local employers, and the community college to encourage continued job training for those skills important to local employers, (3) Specific Plan development enabling the City to meet industrial and commercial needs, (4) maintain close coordination with the Chamber of Commerce and the Economic Development Association, and (5) creation and preservation of affordable housing.

OBJECTIVE L.U.4

Determine the commercial and industrial needs of the City, and determine the methods to induce their location and operation in Santa Maria.

ANTICIPATED RESULTS

Development of new industries, and revitalization of older commercial and industrial areas; including higher employment within the City.

IMPLEMENTATION PROGRAMS

1. Designate areas within the City to be developed as commercial centers which would continue to provide employment and a strong fiscal base such as U.S. 101/Santa Maria Way, Main Street/U.S. 101 to western corporate boundary, Santa Maria Way from U.S. 101 to College Drive, Broadway from Miller Road north to U.S. 101, Bradley south of Stowell to McCoy Lane, Betteravia Road east of Broadway to Miller Road, Betteravia Road west of U.S. 101, and the Orcutt Road/Skyway Drive intersection.
2. The U.S. 101 corridor shall continue to provide for "Big-Box" retail regional type

commercial uses and provide for regional auto sales.

3. Designate Main Street and Broadway as planned development overlay areas and require specific or master plans for new development.
4. Evaluate and improve access and design standards for new commercial centers, as well as existing centers and commercial strips.
5. Encourage private and public redevelopment and revitalization of older commercial areas to serve the entire community, utilizing good urban design techniques and standards.
6. Coordinate ongoing urban programs with organized business activities, including the Chamber of Commerce, Economic Development Association, and other service organizations.

IMPLEMENTING AGENCIES

The City of Santa Maria Community Development and Public Works Departments will evaluate and adopt access and design standards for regional commercial centers.

The City of Santa Maria Redevelopment Agency will prepare and implement redevelopment and revitalization plans and standards.

The City's Community Development Department will coordinate City services and programs with community groups and service organizations as a part of public participation associated with planning program adoption and implementation. The Community Development Department will also oversee specific and master plan implementation for the Main Street and Broadway planned development corridors.

E. GOAL L.U.5 -- **DEVELOPMENT CONTINUITY**

Discourage sprawl and "leap-frog" development.

POLICY L.U.5 -- **Sphere of Influence**

Amend the present Sphere of Influence line to indicate the ultimate boundary for urban development.

OBJECTIVE L.U.5a

Determine the nature and extent of development desired in the unincorporated areas located within the urban limit line and within the sphere study areas and prezone accordingly.

OBJECTIVE L.U.5b

Implement an annexation program which would encourage the phased annexation of those areas within the urban limit line.

OBJECTIVE L.U.5c

Undertake an infill program which will promote new development within the City on undeveloped or underdeveloped parcels (related policies and objectives are in the RME and Housing Element).

OBJECTIVE L.U.5d

Locate new development contiguous to compatible existing development.

ANTICIPATED RESULTS

The anticipated results include:

- a.) Establishment of a Sphere of Influence boundary based on planned infrastructure, existing land use patterns, and location of primary agricultural land.
- b.) Development and implementation of a phased annexation plan coordinating urban services, zoning, and development based on available resources.
- c.) Development and implementation of programs which will encourage infill, such as innovative urban design standards and streamlined processing.

IMPLEMENTATION PROGRAMS

1. Encourage industrial development in areas with appropriate urban services and characteristics; such services and characteristics are truck route access, railroad facilities access, relatively level terrain, available utilities, and adjacent high intensity commercial area. Plan for residential land uses, from which do not encroach on industrial districts.
2. Encourage office use near the Civic Center by expanding the Central Business II district.
3. Encourage residential and commercial infill projects prior to developing outlying areas. Inducements may include innovative urban design and streamlined processing.
4. Determine desired land uses for the Sphere of Influence area and development densities based on adjacent land use and General Plan policy.
5. Develop an annexation program that provides for an integrated system of zoning, infrastructure provision, and timely phased development approval.

IMPLEMENTING AGENCY

The City's Community Development and Public Works Departments will be responsible for implementing these five programs.

F. GOAL L.U.6a -- **BALANCE GROWTH**

Accommodate new development, balancing social, environmental and economic considerations.

GOAL L.U.6b -- **PRESERVE AGRICULTURAL RESOURCES**

Accommodate growth while making every effort to preserve agricultural resources in the surrounding region.

GOAL L.U.6c -- **URBAN/AGRICULTURE EQUILIBRIUM**

Achieve a balance between increased developments and the maintenance, management, and/or preservation of local resources.

POLICY L.U.6a -- **Land Use Conflicts**

Resolve conflicts between existing and proposed land uses, particularly residential and industrial uses, and prevent such conflicts in the future (related policies are in the Housing Element).

POLICY L.U.6b -- **Inter-Governmental Coordination**

Work with Santa Barbara County and LAFCO to support mutually reinforcing goals of locating urban development within municipalities and urban areas of the county in order to protect agricultural land and to efficiently utilize public infrastructure.

OBJECTIVE L.U.6a

Promote the development of compatible uses in areas surrounding the Santa Maria Public Airport. Prohibit residential land uses in the airport vicinity not in accordance with the Noise and Safety Elements of the General Plan.

OBJECTIVE L.U.6b

Encourage retail commercial and office land uses of high quality along the approach corridors to downtown Santa Maria as specified in the Entrada Specific Plan and proposed in goals L.U.3 and L.U.4.

OBJECTIVE L.U.6c

Establish a Sphere of Influence line, as proposed in Goal L.U.5, that will be an effective tool in reducing development pressures on the outlying agricultural areas (refer to the RME for related policies).

OBJECTIVE L.U.6d

Encourage agricultural activities within the planning area to remain in operation by discouraging land uses that conflict with adjacent farming activities.

OBJECTIVE L.U.6e

The City should continue to study and implement a system of greenbelts to provide transitions between different land uses and to protect agricultural land.

OBJECTIVE L.U.6f

Encourage Santa Barbara County to maintain an agricultural land use designation for those areas where agricultural production remains economically viable.

OBJECTIVE L.U.6g

Develop programs balancing development location; type of urban growth within the available supply of natural resources, preserving water, air, and open space resources; and the development rate, with the ability to provide infrastructure and services and assure a job/housing balance.

OBJECTIVE L.U.6h

Promote the use of alternate modes of transit to reduce traffic, improve air quality and reduce noise impacts (refer to the Circulation Element for similar policies).

OBJECTIVE L.U.6i

Evaluate and plan for additional park and recreational facilities convenient to existing and future residential areas consistent with the RME.

OBJECTIVE L.U.6j

Plan for employee child care facilities, and employee recreational facilities (showers, lockers, bike racks, etc.); to be incorporated into major developments.

OBJECTIVE L.U.6k

Use drainage retention facilities for recreational purposes.

OBJECTIVE L.U.6l

Protect significant archaeological and ecological resources and require that new development in these areas be sensitive to the presence of these resources, as identified in the RME.

OBJECTIVE L.U.6m

Preserve open space areas surrounding the Sphere of Influence. Utilize greenbelts, bikeways, pedestrian paths, and roadways between agricultural and residential land use (see the RME).

OBJECTIVE L.U.6n

Connect alternative modes of transit to transit routes located in San Luis Obispo County.

ANTICIPATED RESULTS

Anticipated results include the development of master plans for smaller parcels and Specific Plans for larger new development. These plans will evaluate economic and environmental impacts and benefits to the community and the City. The approved plans will be implemented, revising the Land Use Element map and zoning where necessary, thus reducing or eliminating undesirable and incompatible land uses. Another anticipated result is the preservation of agriculture by encouraging commitment to the Williamson Act, and discouraging development and annexation in those areas outside the City Sphere of Influence. Lastly, an anticipated result will be the continuing development of Santa Maria in a manner which is sensitive to agricultural, archaeological, and ecological resources.

IMPLEMENTATION PROGRAMS

1. The preceding implementation programs for goals L.U.1, L.U.3, and L.U.4 will provide the means to implement the above policies and objectives. They are:
 - Zoning Ordinance
 - Subdivision Ordinance
 - Commercial Areas Design Standards
 - Older Commercial Areas
 - Reassessment of Land Use Element
 - Specific Plans
 - Main Street and Broadway Planned Development Overlay
 - Determination of Sphere of Influence
 - Capital Improvement Program
 - General Plan Review Program Revitalization and Rehabilitation
 - Urban Programs Coordination with Other Service Organizations
 - Commercial Corridor Development
2. Adopt Zoning Ordinance requirements and standards as necessary to prohibit or control land uses which pose potential environmental hazards.
3. Encourage specific and master plans, including economic and environmental cost/benefit discussions for all new major projects.
4. Encourage the commitment of agricultural lands to the Williamson Act.

5. Encourage development patterns which emphasize that land furthest removed from an urban character be the last to urbanize.
6. Wherever possible, new urban land uses should not be permitted on prime agricultural land. The exception of this policy would be in cases where the new development constitutes infilling between existing development nodes where agricultural activity is no longer desirable because of the surrounding of urban uses.
7. Develop and encourage public transportation, including municipal buses, light rail, shuttle services, and bike paths. Develop and encourage ridesharing programs, including park and ride lots.
8. Implement archaeological guidelines as established by the State Native American Heritage Commission.
9. Encourage site planning sensitive to ecological resources through building clustering, planned unit development, and zoning code modifications where appropriate.

IMPLEMENTING AGENCIES

The City's Community Development and Public Works Departments will be responsible for implementing these programs. The Department of Recreation and Parks will assist the Community Development Department with evaluation and implementation of park space requirements. Department of Recreation and Parks will operate related public services.

G. GOAL L.U.7 -- **LAND USE CONFLICT REDUCTION**

Reduce existing and potential land use conflicts.

POLICY L.U.7 -- **Site Design**

Avoid land use problems before they arise and create maximum harmony through innovative urban design between various land uses.

OBJECTIVE L.U.7a

Require the use of buffers between incompatible land uses by using berms, walls, open space, landscaping, bike paths, and arterial streets where appropriate (related policies are in the RME).

OBJECTIVE L.U.7b

Protect residential neighborhoods from encroachment by incompatible nonresidential uses and the impacts associated with adjacent nonresidential activities.

OBJECTIVE L.U.7c

Where areas classified as industrial border residential areas, the industrial area will be developed in light industrial uses with appropriate buffers (shown in Exhibit LU-6) which do not adversely impact the residential activities. In this way, the lighter industrial activities will act as a buffer between the general industrial and residential development. The Planning Commission and staff should evaluate the establishment of a zoning category that would permit "clean, quiet" industry. This land use would permit the processing of information rather than the manufacture or assembly of a product. This land use would be compatible with residential, could be used as infill, and would establish employment in close proximity to housing.

OBJECTIVE L.U.7d

Where industrial and intense retail development borders residential development, the circulation pattern should be designed to avoid direct conflicts so that industrial and commercial traffic does not enter residential neighborhoods. Create cul-de-sacs and locate industrial districts along major arterial streets (refer to the Circulation Element).

OBJECTIVE L.U.7e

Industrial commercial and office uses shall provide sufficient on-site parking facilities to accommodate their equipment and parking needs.

OBJECTIVE L.U.7f

Where residential development takes place along arterials and collectors, every effort should be made to mitigate the negative impacts of traffic on the residential uses. Mitigation measures include set backs, landscaped buffers, walls, and limited or no driveway access into individual dwelling units.

OBJECTIVE L.U.7g

In commercial areas, encourage pedestrian walkways to be located away from traffic areas, and set apart, where possible, providing a separate pedestrian and bicycle circulation system (refer to the Circulation Element).

OBJECTIVE L.U.7h (Resolution 2011-111)

The area generally bounded on the west by Blosser Road, on the north by Fesler Street, the Santa Maria Valley Railroad on the south and on the west by Depot Street is considered to be a "special study area". This special study area offers the possibility of particularly beneficial land use patterns which may enhance community objectives.

ANTICIPATED RESULT

The anticipated result is the reduction or elimination of land use conflicts, including industrial-residential conflict. This involves street design, pedestrian design standards, and site planning.

IMPLEMENTATION PROGRAMS

1. Before significant new development occurs, it may be appropriate to prepare master and specific plans for areas emphasizing:
 - Solutions to existing, or potential infrastructure problems.
 - Specific land use requirements--more detailed than the basic zoning classifications offer.
 - Solutions to the problems, outlining detailed commitments to capital improvements, and recommending special development standards for the area.
 - Establish transition areas so that new development densities are consistent with land use policies and existing adjacent uses.
2. Create cul-de-sacs, blocking off streets which were once through streets, and locate industrial activities along major arterials.
3. Residential collector streets should link residential areas rather than concentrating residential traffic onto arterials.
4. Increase setbacks between arterial roadways and structures, using landscaped berms and walls serving to mitigate the undesirable effects of traffic, see Exhibit LU-6.
5. Design control should be used where deemed appropriate to promote compatibility with adjoining treatment, sign control, setbacks, and landscaping.
6. Regulate and intersperse hours of operation for major employment generating commercial and industrial uses.
7. Wherever possible, new development should be planned so as to minimize the cost of providing additional service.
8. Continue to implement residential density patterns which do not over-burden the sewage, drainage, transportation, and utility systems, or the school and recreational facilities of the community.
9. Continue to support and encourage "mixed use" developments to reduce vehicle trips.

IMPLEMENTING AGENCIES

The City's Community Development, Public Works, and Recreation and Parks Departments are responsible for implementing these eight programs.

H. GOAL L.U.8 -- **PLANNING COORDINATION**

Coordinate planning efforts both within the City and with other jurisdictions in the region.

POLICY L.U.8 -- **Communication**

Continue to coordinate planning efforts among the various City departments and agencies, property owners, residents, and special districts.

OBJECTIVE L.U.8a

Coordinate planning efforts with the Santa Barbara County Council of Governments, Santa Barbara County, LAFCO, and other concerned agencies.

OBJECTIVE L.U.8b

Continue to involve the public in the planning and decision-making process.

OBJECTIVE L.U.8c

Emphasize public-private cooperation to promote economic development.

IMPLEMENTATION PROGRAMS

1. Implement ways to share the cost of installation and maintenance of existing and future public facilities and infrastructure such as landscape maintenance districts, lighting districts, and Mello-Roos (assessment district) funding.
2. Release timely public notice of City's consideration of development proposals and planning programs.
3. Produce and update key economic and demographic data on a regular basis.

IMPLEMENTING AGENCY

Santa Maria's Community Development Department will coordinate with regional agencies.

I. **GOAL L.U.9 -- PROMOTE ADEQUATE HOUSING SUPPLY**

The City will continue to promote an adequate supply of quality residential development within Santa Maria.

POLICY L.U.9 -- Housing for All Economic Segments of Society

Assure that adequate housing is provided for all economic segments of the population through a diversity of housing types, sizes, and density (similar policies are in the Housing Element).

OBJECTIVE L.U.9a

Encourage infill development in those areas of the City that are designated for residential development which are presently undeveloped or underutilized (refer to the Housing Element for related policies).

OBJECTIVE L.U.9b

Enhance the character of existing residential neighborhoods through the use of high quality land use and development standards, street trees, neighborhood parks, other amenities, and code enforcement.

OBJECTIVE L.U.9c

Encourage creative site design in new residential developments and encourage the development of a unique identity for each neighborhood.

OBJECTIVE L.U.9d

Provide a balance of areas for all housing types and sizes which are compatible with the surrounding land uses.

OBJECTIVE L.U.9e

Encourage the establishment and operation of homeowner associations to facilitate residential maintenance and upkeep, and to facilitate neighborhood identity.

ANTICIPATED RESULT

The anticipated result of these objectives and programs is the development of an estimated 6,000 single-family and multiple-family dwelling units within the existing corporate limits. This includes affordable and market rate units and special user units (such as disabled).

IMPLEMENTATION PROGRAMS

1. Where additional dwelling units are added to existing housing stock, the architecture and building materials should be compatible to help blend the newer stock with the older's aesthetic qualities.

2. Continue to protect existing mobile home parks.
3. Continue to implement the housing rehabilitation program; continue to target specific neighborhoods for rehabilitation.
4. Enforce housing, health, and safety codes, as well as zoning enforcement to enhance and maintain quality neighborhoods.
5. Continue to inform the public about fair housing laws.
6. Establish and implement design criteria and standards which promote innovative urban design such as varied setbacks, clustering of dwelling units, and encouraging building material variation.
7. Encourage the establishment of homeowner associations to maintain the neighborhood's facilities and to allow the neighborhood to control the character and upkeep within the association.
8. Work towards achieving a land use balance to provide equal supplies of residential, commercial, and industrial.
9. Mobile home parks should not exclude children.
10. Encourage residential developments with alleys to allow apartments and/or second units to be built.
11. Streamline the development process to efficiently process the addition of second units where presently permitted.
12. Continue to evaluate the applicability of "granny flats."

IMPLEMENTING AGENCIES

The Community Development Department will, where appropriate, enforce codes, and develop and implement innovative design criteria and standards. The City Attorney's office will pursue legal actions to enforce fair housing laws or will notify other offices such as the District Attorney or Attorney General to enforce applicable fair housing laws. The Redevelopment Agency will continue to target rehabilitation areas and implement the rehabilitation programs. The Police Department will administer the neighborhood watch program.

J. GOAL L.U.10 -- **PROMOTE HIGH QUALITY COMMERCIAL AND INDUSTRIAL DEVELOPMENT**

Continue to promote quality commercial and industrial development in Santa Maria

and encourage the upgrading and revitalization of the existing commercial and industrial areas.

POLICY L.U.10a -- Regional Commercial Center

The downtown mall shall continue to be the regional commercial center for the City (related policies are in the RME).

OBJECTIVE L.U.10a

Encourage the development of community commercial activities and centers along the major arterials serving the City such as Broadway and Main.

OBJECTIVE L.U.10b

Continue to review land use designations for undeveloped parcels presently designated for industrial or commercial development to assure that the goals and objectives of the City will be met.

OBJECTIVE L.U.10c

Continue to maintain the Stowell/Bradley wholesale regional commercial center as a regional center to avoid residential neighborhood and community retail conflicts.

POLICY 10b -- Neighborhood Commercial Centers

Design neighborhood commercial centers so they serve the needs of surrounding residents.

OBJECTIVE L.U.10d

Allow retail and office uses to use shared parking arrangements to meet parking requirements where appropriate and encourage common access between centers to reduce the number of ingress and egress points along Broadway, Main, and other major arterials.

OBJECTIVE L.U.10e

Encourage the use of clean and low-water demanding industrial activities which provide the City with the greatest employment generation.

OBJECTIVE L.U.10f

Encourage nonconforming industrial and commercial uses to relocate to more appropriate areas of the City.

OBJECTIVE L.U.10g

Continue to promote industrial park, and recreational, development in the vicinity of Santa Maria Airport. Within the industrial parks, prohibit intensive retail commercial, general offices, medical offices, and consumer oriented general business.

OBJECTIVE L.U.10h

Encourage government offices to be located in and around the Civic Center.

OBJECTIVE L.U.10i

Encourage higher intensity mixed land uses adjacent to railroad rights-of-way which are designated for future rapid transit corridors.

ANTICIPATED RESULT

The anticipated result is the development of high quality industrial and commercial facilities within Santa Maria. Parking and site design standards will be evaluated to most efficiently utilize urbanized land and to minimize impacts on adjacent land uses.

IMPLEMENTATION PROGRAMS

1. Develop and implement a commercial and industrial infill program.
2. Encourage commercial use along major routes.
3. Evaluate retail and office parking needs. Based on evaluation results, modify current parking requirements and promote designs which induce sharing of parking.
4. Evaluate industrial employment generators; encourage those with the highest yield to locate in Santa Maria. Possible inducements include streamline processing.
5. Evaluate local rail facilities, designate those appropriate for future light rail transit use, and zone adjacent areas with higher intensity development.
6. In order to maintain a constant supply of residential land throughout the planning period, the Planning Commission and City Council may explore implementation programs which allow a set number of dwelling units or acres of residentially designated land to become available for development each year.

The purpose of this provision is to allow, should the need arise, the placement of a percent limitation to more evenly distribute residential absorption over the planning period. This would avoid complete residential build-out in three to four years due to extensive demand from major urban areas.

IMPLEMENTING AGENCY

The City's Community Development Department will implement the six programs as directed by the City Council.

K. **GOAL L.U.11 -- BALANCE LAND USE SUPPLIES**

The City will address the present imbalance between the land area designated for residential development and for those areas designated industrial and commercial development.

POLICY L.U.11 -- Jobs and Housing

Assure that a balance of land use between the employment generating commercial and industrial uses, and residential development is achieved.

OBJECTIVE L.U.11a

Maintain the current program of using existing land use and zoning maps to determine whether residential development is appropriate for those areas designated as industrial.

OBJECTIVE L.U.11b

On an ongoing basis, determine if the redesignation of some industrial areas to nonindustrial uses is necessary, consistent with goals and policies of L.U.7 and good planning practice.

OBJECTIVE L.U.11c

Review the areas designated for residential areas to assure that a variety and balance of housing types and densities are provided for.

ANTICIPATED RESULTS

The anticipated results associated with the implementation of this set of goals, policies, objectives, and programs are the continued evaluation of existing residential and industrial use, residential and industrial demand, and the implementation of residential and industrial land use balancing measures.

IMPLEMENTATION PROGRAM

Continue to review City land use and zoning maps, determine the industrial and residential development potential, and evaluate the industrial and residential demand in light of potential. Based on the findings, continue to rezone and redesignate as appropriate consistent with goals and policies of L.U.1 and L.U.7.

IMPLEMENTING AGENCY

The Community Development Department will implement this program.

L. **GOAL L.U.12 -- WATER SUPPLY**

Participate in and implement programs and measures which effectively conserve

water.

POLICY L.U.12 -- Conservation

Implement programs and measures which will be effective in conserving water resources.

OBJECTIVE L.U.12a

Discourage construction of large impervious surfaces in groundwater recharge areas wherever possible.

OBJECTIVE L.U.12b

The Land Use Element shall protect groundwater recharge areas.

OBJECTIVE L.U.12c

Protect those land areas that are essential to the maintenance of water quality, including groundwater recharge areas and domestic water well sites. This should include setbacks that minimize potential contamination per the Santa Barbara Hazardous Material Plan.

OBJECTIVE L.U.12d

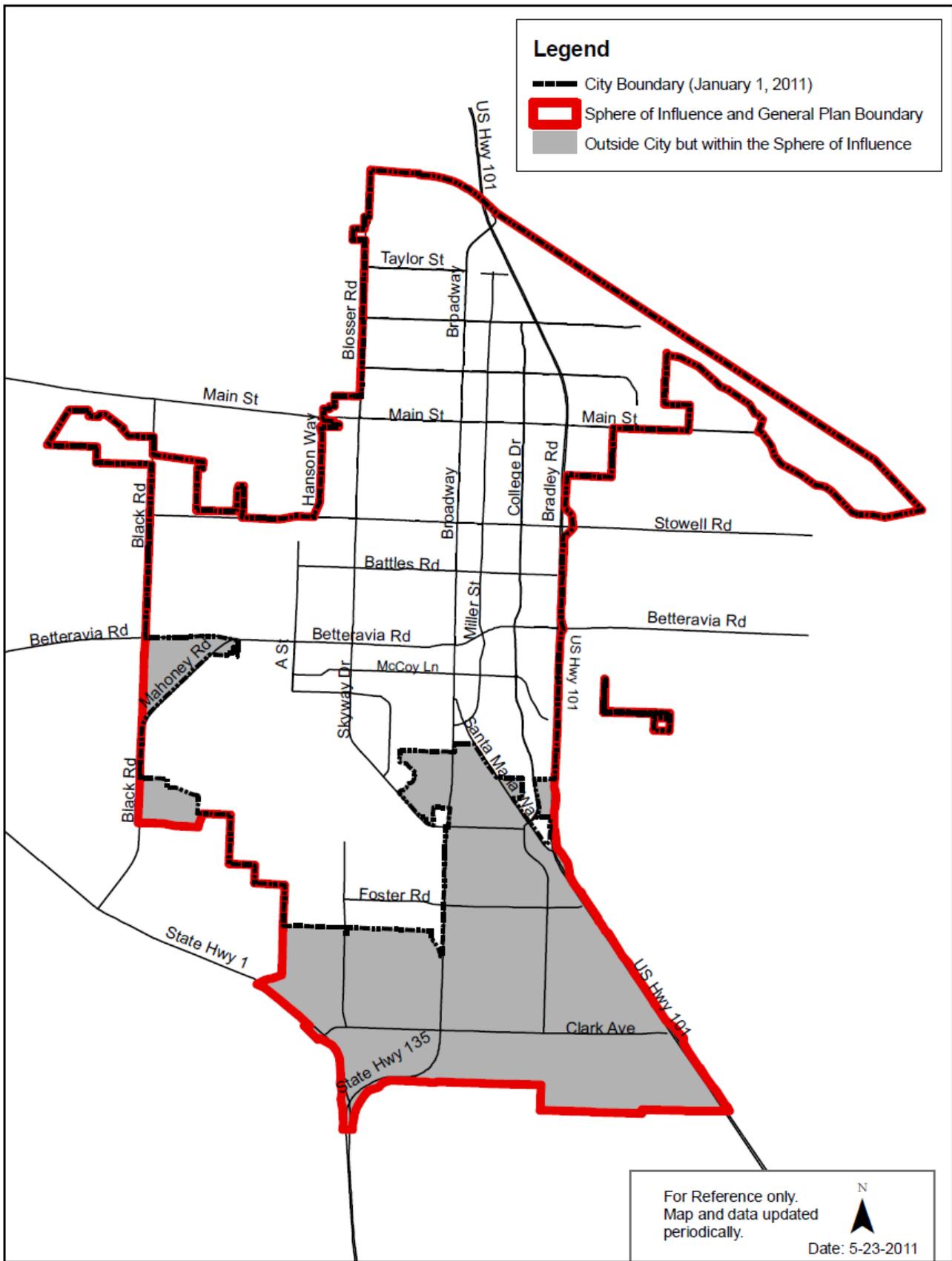
Participate in the California Water Project.

IMPLEMENTATION PROGRAMS

1. Establish residential, commercial, and industrial retrofit programs for water-saving devices.
2. Encourage site design and landscaping plans which feature low water utilization materials.
3. Examine all water sources, rezone, and redesignate those critical to water accumulation as open space.
4. Participate in the California Water Project.
5. Examine water sources and water accumulation areas; develop and implement a plan which prioritizes areas which are to be developed before others.

IMPLEMENTING AGENCY

Santa Maria's Community Development and Public Works Departments will implement the five programs.



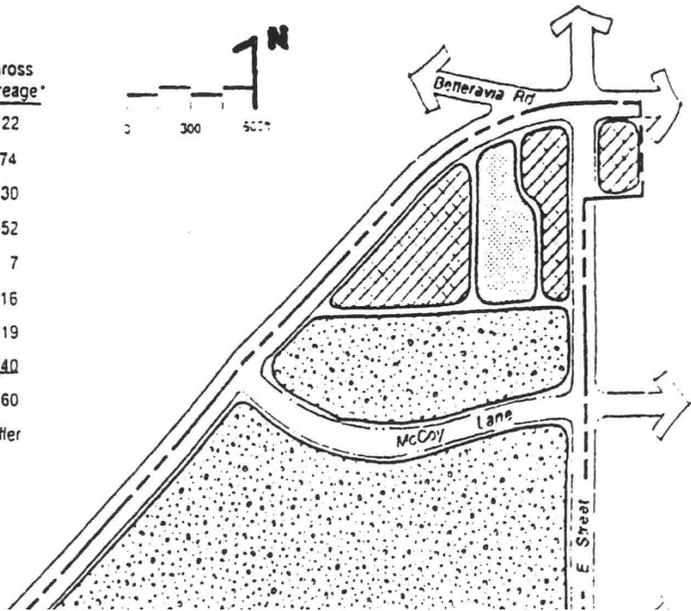
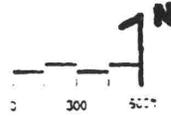
**EXHIBIT LU-1
CITY BOUNDARY. SPHERE OF INFLUENCE AND GENERAL PLAN BOUNDARY**

(Resolution 2011-111)

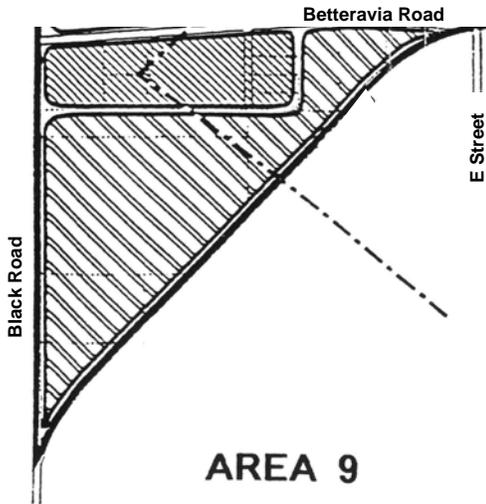
SPECIFIC PLAN DESIGNATION

SPECIFIC PLAN DESIGNATION	Gross Acreage*
Lower-Density Residential (LWDR)	122
Low-Density Residential (LDR)	74
Low-Medium Density Residential (LMDR)	30
Medium-Density Residential (MDR)	52
Neighborhood Commercial (NC)	7
Heavy Commercial/Manufacturing (HCM)	16
Agriculture-Open Space (AOS-II)	119
Open Space (OS)	40
TOTAL ACREAGE	460

* Includes 30 Acres of ROW and Agricultural Buffer

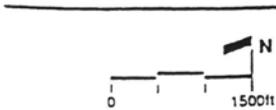


AREA 7



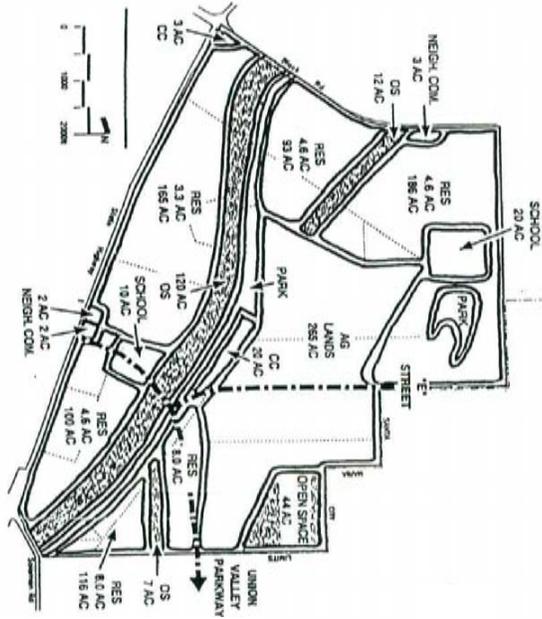
LAND USE DESIGNATION

- Heavy Commercial/Manufacturing (HCM)
- General Industrial (GI)
- Agriculture-Industrial (AI)
- Agriculture-Open Space (AOS)
- Conservation Open Space (COS)
- Airport Approach Zone

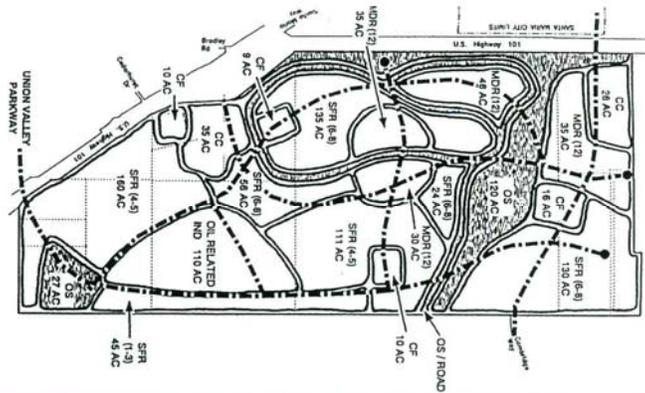


**EXHIBIT LU-2
AREA 7 SPECIFIC PLAN AND AREA 9 CONCEPTUAL PLAN LAND USES**

(Resolution 2011-111)



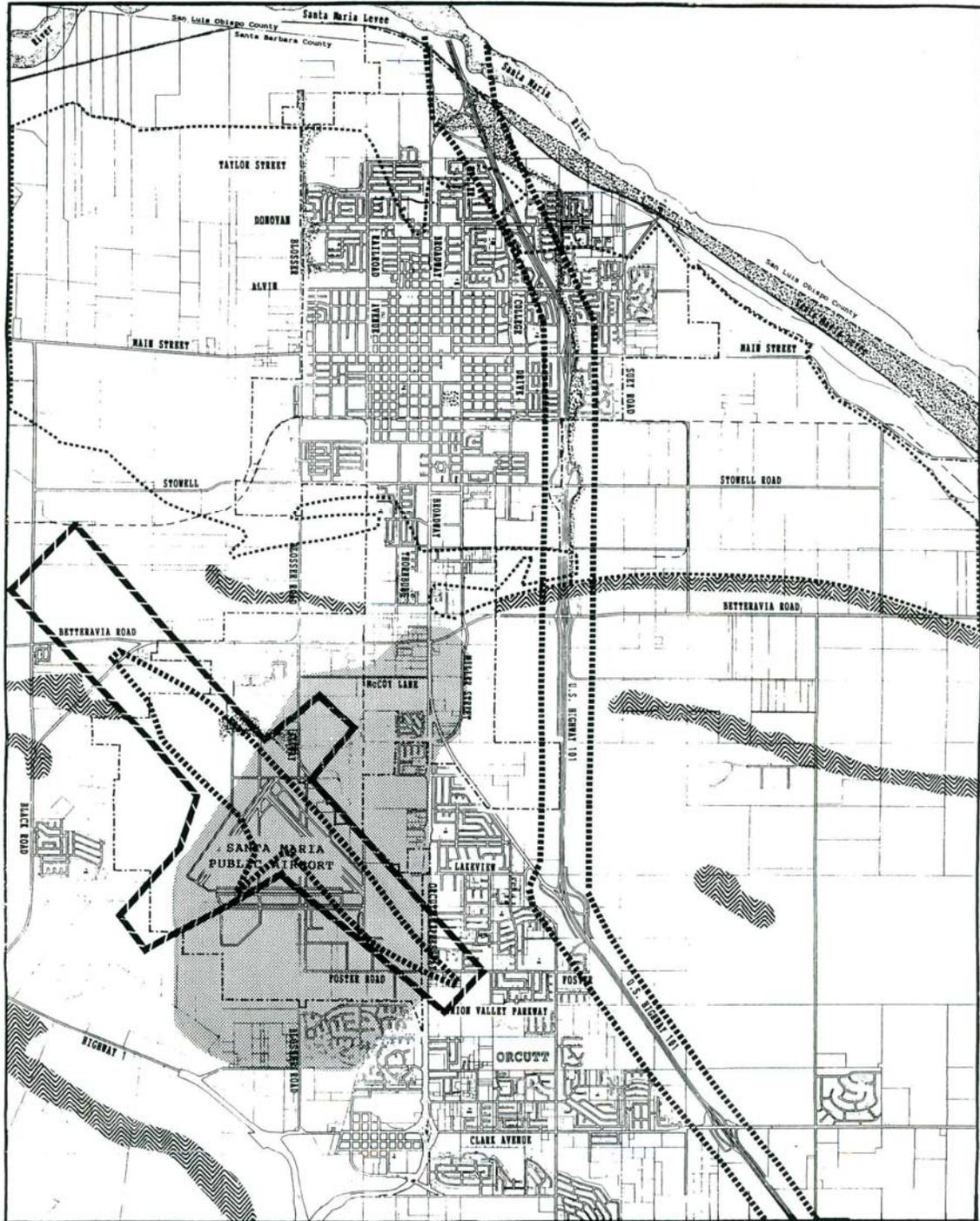
AREA B
ORCUTT WEST



AREA C

SPECIFIC PLAN AREA B & C CONCEPTUAL LAND USES

EXHIBIT LU-3



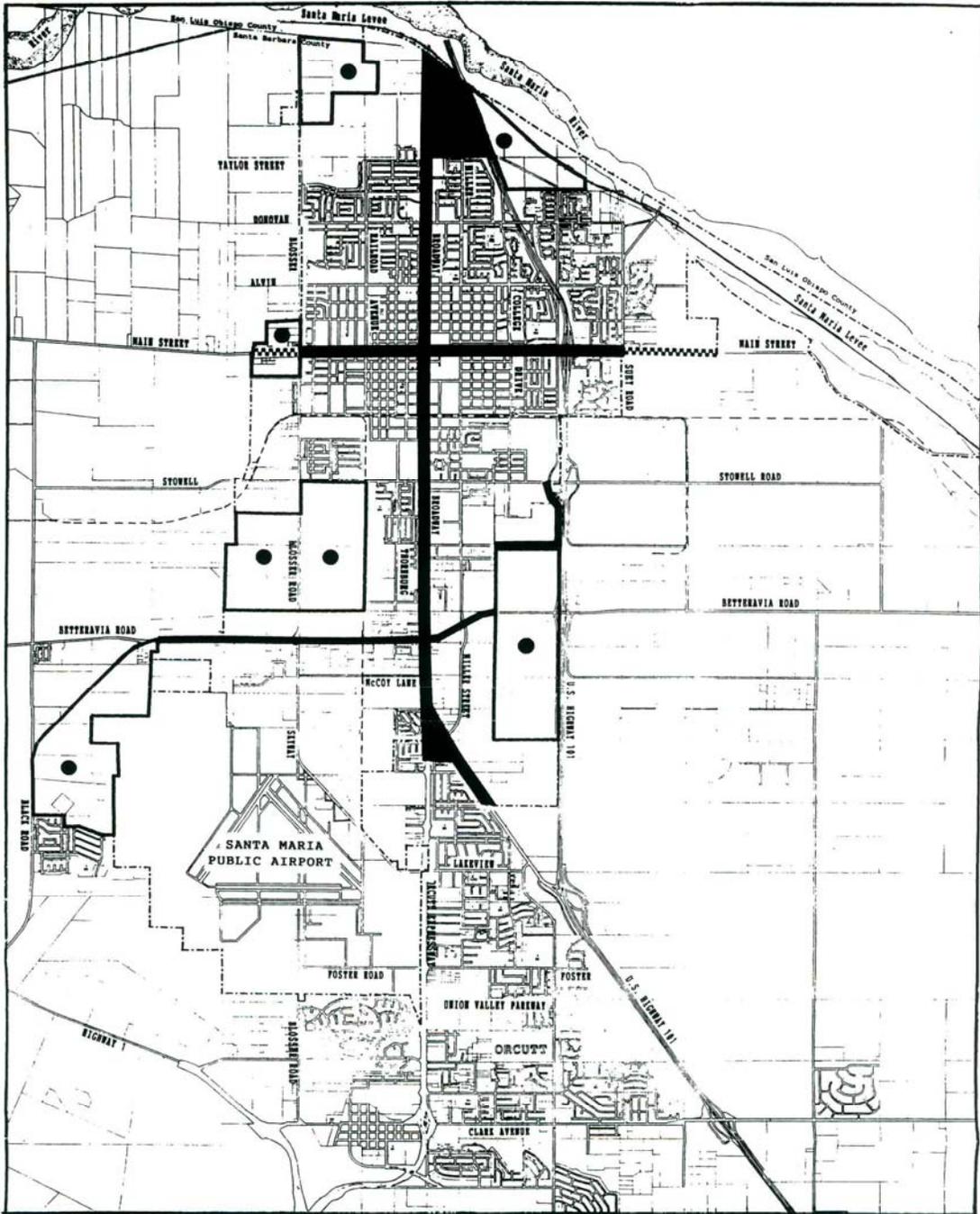
LEGEND

-  CLASS I and II SOILS
-  100 YEAR FLOOD PLAIN
-  SHALLOW GROUND WATER WITH LIQUIFACTION POTENTIAL
-  MAJOR NOISE IMPACT AREAS (85 CNEL)
-  AIRPORT SAFETY ZONE

 STEEP SLOPES SUCEPTABLE TO LOCAL FAILURE



**EXHIBIT LU-4
DEVELOPMENT CONSTRAINTS**



LEGEND

-  ENTRADA PLAN DESIGN GUIDELINES
-  FUTURE ENTRADA PLAN DESIGN GUIDELINES
-  PLANNED DEVELOPMENT DESIGN CORRIDOR
-  SPECIFIC PLAN AREA



**EXHIBIT LU-5
DESIGN GUIDELINES**

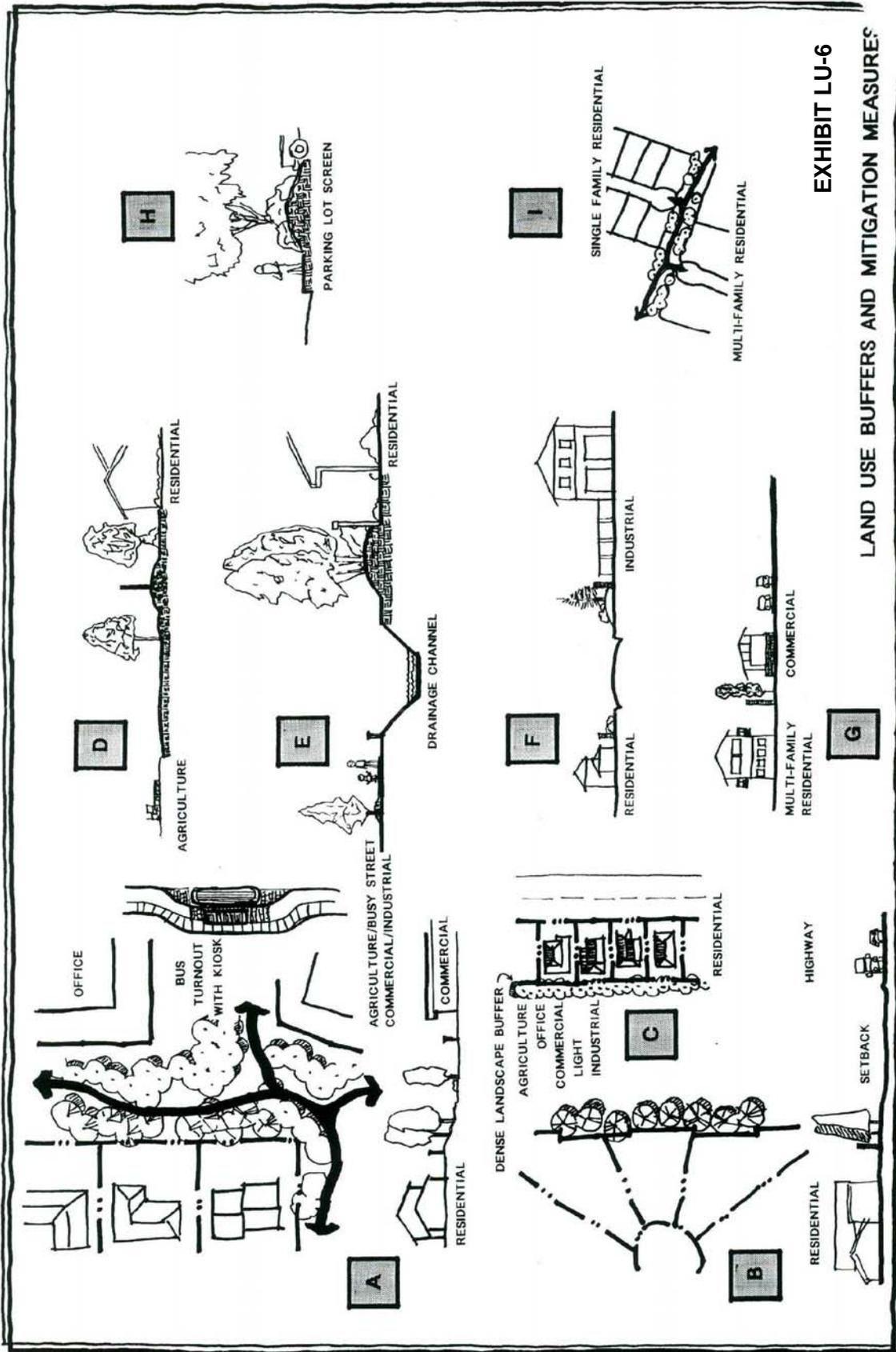


EXHIBIT LU-6

LAND USE BUFFERS AND MITIGATION MEASURES

ENDNOTES

1. **Density.** *A ratio of the residential population per acre of land. It is often expressed in terms of dwelling units per acre.*
2. **Intensity.** *A concept which relates to the development of the land. It is often measured by the height, setbacks, and floor-area ratios of buildings on sites.*
3. **Land Use.** *A classification of what the land is being used for and is usually stated in general terms like: residential, commercial, industrial, and public uses.*
4. **Goal.** *A very broad statement about a desired end result.*
5. **Policy.** *A general guide to direct actions towards attaining the goal.*
6. **Implementation Program.** *An action or set of actions, taken to enforce policy.*
7. **Planning Area.** *Any land outside the City Limits, but having an impact on the planning of the City.*
8. **Sphere of Influence.** *Land determined by LAFCO to be ultimately annexed and served by the City.*
9. **LAFCO.** *The Local Agency Formation Commission has authority to review and approve all boundary changes in the County.*
10. **Objective.** *A measurable action taken to implement policy.*
11. **Planning Process.** *A series of sequential steps taken to solve problems. These steps include: problem identification; setting goals, collection and analysis of data; establishment of objectives, policies, and implementation programs; formulation of alternatives; selection; implementation; and monitoring and amending the plan.*
12. **Capital Improvement Program.** *A mid-range (6-year) plan to construct major public improvements in the City.*
13. **Specific Plan.** *A detailed plan for the development of a specific area. It creates a bridge between the General Plan and individual development proposals and directs all facets of future development.*
14. **Regional Retail Commercial.** *Retail commercial uses which attract shoppers from outside the Santa Maria Valley.*
15. **Reserve Line.** *Boundary of an area which is set aside for a particular general land use.*
16. **Unincorporated.** *Territory where Land Use decisions are made by the County Board of Supervisors.*
17. **Land Use Conflict.** *Uses which are incompatible due to locating severe impact generators (i.e., noise, dust, odor) near sensitive receptors (i.e., school, hospital, house).*
18. **Development Capacity.** *The ability of the area to sustain the intensity/density of*

the land uses placed on it.

19. **Prime Agricultural Land.** *Class I and Class II Soils. Generally, these are the best lands for irrigated row crop agriculture.*
20. **Buffer.** *Blocking, or limiting, the adverse impacts between land uses.*
21. **Zoning.** *The Land Use laws of the City which is the primary means for implementing the goals, policies, and objectives of the General Plan.*
22. **Standards.** *Qualities which may be measured and compared.*
23. **Dwelling Units Per Acre.** *A measure of population density based on the number of housing units on an acre of land.*
24. **Transportation Corridors.** *Linear routes of travel.*
25. **Environmental Impact.** *An action which has an effect on the environment. An environmental impact report attempts to provide decision-makers with a full information document about the consequences of a development.*
26. **Land Use Policy Map.** *A diagram of general locations of Land Use classifications throughout the City of Santa Maria and Sphere of Influence. Also, serves to support or graphically illustrate policies of the General Plan. A copy of the Land Use Policy Map is available at Community Development Department and City Clerk's office.*
27. **Density Bonus.** *An increase of the density allowed if a public benefit is provided. Generally, a density bonus is provided for the provision of affordable housing.*