

# Executive Summary

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This document is an Environmental Impact Report (EIR) analyzing the environmental effects of the proposed City of Santa Maria (City) 2045 General Plan Update, hereafter referred to as the “plan.” This executive summary summarizes the characteristics of the plan, EIR alternatives, and the environmental impacts and mitigation measures associated with implementation of the plan.

## Project Synopsis

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### Project Description

This EIR has been prepared to examine the potential environmental effects of the plan. The following is a summary of the full project description, which can be found in Chapter 2, Project Description.

The plan is an update to the City’s current General Plan, which includes the following chapters: Land Use Element, Circulation Element, Safety Element, Health and Environmental Justice Element, Conservation and Open Space Element, Noise Element, Public Facilities and Services Element, Recreation and Parks Element, and Economic Development Element. The plan establishes the City’s vision for future development through the horizon year of 2045. The plan will serve as the City’s primary guide for future land use and development decisions in a way that meets the community needs and priorities while serving as a key tool for influencing and improving the quality of life for residents and businesses. As such, it serves as the “blueprint” for future development and conservation of a community. The 2045 General Plan Update, together with the already adopted 6th Cycle Housing Element, will help the City plan for important community issues, such as community growth; housing, mobility, and infrastructure needs; climate change; and environmental protection. It will also set the stage for future social, physical, and economic development of the city.

## Project Objectives

The 2045 General Plan Update presents a vision for the future of the City and a set of objectives for how the City would achieve that vision. This vision and its objectives capture the City’s key aspirations for the future. As discussed in Chapter 2, Project Description, the objectives for the plan, are as follows:

- **Agricultural Identity.** Continue to support the agricultural industry and its workforce. Balance the protection of prime agricultural land with the development necessary to support continued population growth and the diversification of the local economy.

- **Culture, History, and Art.** Celebrate and share Santa Maria’s multicultural heritage and contemporary diversity. Preserve historic resources, foster the arts, maintain a strong sense of community through cultural festivals, and invite visitors to enjoy the richness of local expression and resources.
- **Community Design.** Create public spaces that reflect the community identity, foster civic pride, and invite community members to gather, both informally and for events. Design streets, buildings, and landscaping that reflect the community’s history, culture, and natural environment. Use lighting, street trees, benches, and other amenities to make sidewalks and public spaces safe and welcoming, with a focus on the Downtown and along the Main and Broadway corridors.
- **Community Health.** Grow and expand physical and mental healthcare services to meet the needs of all residents. Improve community health by addressing the environmental justice priorities of disadvantaged communities, including seniors, low-income households, linguistically isolated families, the homeless, and youth, who comprise 35 percent of residents. Minimize residents’ potential for exposure to noise, pesticides, and industrial pollution. Foster healthy lifestyles by expanding safe and attractive options for physical activity and by expanding healthy food access.
- **Natural Environment and Resilience.** Conserve water resources in the city and support efforts to maintain the Santa Maria River. Expand opportunities to enjoy the area’s natural resources and the region’s beauty. Safeguard the community from natural hazards, including those exacerbated by climate change.
- **Housing Quality and Choice.** Develop a high-quality and diverse housing supply at all levels of affordability that preserves Santa Maria as a place where families can establish roots and today’s youth can afford to stay. Balance the growth of housing and the economy so that people can live and work in Santa Maria. As new housing types are introduced, (e.g., accessory dwelling units (ADUs), adapt parking, transportation, and other community features. Develop workforce housing solutions that provide safe, healthy, and comfortable homes for workers and their families.
- **Resilient Economy.** Cultivate a diverse and resilient economy in which local businesses and families thrive and job growth keeps pace with housing development. Grow the existing economic base in agriculture, retail, healthcare, and business services, and expand into new industries. Ensure access to high quality education that is aligned with local industries and entrepreneurship.
- **Connected Growth.** To accommodate projected population, housing, and jobs growth, focus on improvements to existing neighborhoods along with infill and vacant site development. Expand beyond current City limits when needed, weighing the short and long term environmental, economic, infrastructure, public service, and fiscal trade-offs. Establish strong cultural, design, and physical connections between newly developed areas and the rest of Santa Maria.
- **Transportation Innovations.** Develop a balanced, equitable, affordable, and reliable transportation network where pedestrians, cyclists, trucks, cars, rail, and transit can safely and efficiently navigate to destinations within Santa Maria. Focus on maintaining existing roadways, expanding walking and biking options, and reducing congestion and maintenance costs. Transform corridors and streets from points of conflict among people, cyclists, cars, and trucks into places that bring neighborhoods and families together. Prepare for and expand regional connections with enhanced bus, rail, and air service. Prepare for technological advances like autonomous vehicles and remote work, and take advantage of opportunities and incentives to reduce vehicle miles traveled (VMT) and greenhouse gas (GHG) emissions.

- **Infrastructure, Utilities, Facilities, and Services.** Provide residents and businesses with equitable access to affordable, reliable, and sustainable infrastructure and utilities, including water, wastewater, flood control, gas, phone, cable, and broadband internet. Deliver high-quality services and facilities for all community members, including expedient emergency response, accessible health care, high-quality education and career training, and convenient and equitable access to well-maintained parks and recreational facilities.
- **Governance and Engagement.** Continue to conduct and increase meaningful and inclusive civic engagement that empowers a diversity of perspectives in public decision-making. Provide residents and businesses with high-quality, equitable, and accessible customer service, including City communications and events in multiple languages and interpretation services. Partner with community organizations and institutions to build trust and increase participation, including among youth, who will be the City leaders in 2045.

## Alternatives

As required by the California Environmental Quality Act (CEQA), this EIR examines alternatives to the plan. Studied alternatives include the following three alternatives. Based on the alternatives analysis, Alternative 2 was determined to be the environmentally superior alternative.

- Alternative 1: No Project Alternative
- Alternative 2: Infill Only Alternative
- Alternative 3: Greater Annexation Alternative

Refer to Chapter 6, Alternatives, for the complete EIR alternatives analysis.

## Areas of Known Controversy

The EIR scoping process did not identify any areas of known controversy for the plan. Responses to the Notice of Preparation of a Draft EIR circulated by the City from February 15, 2025 through March 17, 2025 and input received at the EIR scoping meeting held by the City on February 27, 2025 are summarized in Chapter 1, Introduction.

## Issues to be Resolved

There are no CEQA-related issues to be resolved at this time.

## Issues Not Studied in Detail in the EIR

Impacts related to Aesthetics, Energy, Geology and Soils, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Population and Housing, Public Services and Recreation, and Wildfire were found to be less than significant. Discussion of these impacts is included in Chapter 4.9, Effects Found Not to be Significant, of the EIR.

## Summary of Impacts and Mitigation Measures

Table ES-1 summarizes the environmental impacts, mitigation measures, and residual impacts (the impact after application of mitigation, if required) associated with implementation of the proposed project. Impacts are categorized as follows:

- **Significant and Unavoidable.** An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the proposed plan is approved pursuant to Section 15093 of the CEQA Guidelines.
- **Less than Significant with Mitigation Incorporated.** An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings under Section 15091 of the CEQA Guidelines.
- **Less than Significant.** An impact that may be adverse, but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.
- **No Impact.** The proposed project would have no effect on environmental conditions or would reduce existing environmental problems or hazards.

**Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measure (s)	Residual Impact
<b>Agricultural Resources</b>		
<p><b>Impact AG-1.</b> Land use changes in the annexation area have the potential to conflict with existing zoning for agriculture. There are no feasible mitigation measures that would avoid or fully mitigate for the conversion of Farmland or agriculturally zoned lands. As a result, this would be a significant and unavoidable impact.</p>	<p>No feasible mitigation is available.</p>	<p>Significant and unavoidable</p>
<p><b>Impact AG-2.</b> The 2045 General Plan Update would not conflict with existing zoning for forest land, timberland, or timberland production, nor result in the loss of forest land or convert forest land to non-forest uses. There would be no impact.</p>	<p>None required</p>	<p>No impact</p>
<b>Air Quality and Greenhouse Gas Emissions</b>		
<p><b>Impact AQGHG-1.</b> The 2045 General Plan Update would result in new emissions that may exceed the 2022 Ozone Plan’s direct and indirect emissions inventory for the County. As a result, the plan would conflict with or obstruct implementation of the 2022 Ozone Plan. This impact would be significant and unavoidable.</p>	<p>No feasible mitigation is available.</p>	<p>Significant and unavoidable</p>
<p><b>Impact AQGHG-2.</b> The 2045 General Plan Update could result in a cumulatively considerable net increase of all criteria pollutants for which the plan region is in non-attainment under an applicable federal or State ambient air quality standard. Even with implementation of Mitigation Measure AQGHG-2, impacts would be significant and unavoidable.</p>	<p><b>AQGHG-2 Project-Level Air Quality Analysis and Mitigation.</b> The City shall require applicants for future discretionary development projects facilitated by the 2045 General Plan Update to prepare a project-specific air quality analysis in accordance with SBCAPCD Environmental Review Guidelines. The analysis shall quantify construction and operational emissions and compare estimated emissions to the SBCAPCD’s adopted thresholds of significance for criteria air pollutants. If the analysis determines that emissions would exceed any of the applicable thresholds, the project applicant shall implement all feasible mitigation measures to reduce emissions to below the thresholds. All mitigation measures shall be documented and verified by the lead agency prior to project approval or issuance of grading/building permits.</p>	<p>Significant and unavoidable</p>
<p><b>Impact AQGHG-3.</b> Construction activities for projects lasting longer than two months or located within 1,000 feet of sensitive receptors could expose sensitive receptors to substantial pollutant concentrations. However, with implementation of Mitigation Measure AQGHG-3, This impact would be less than significant.</p>	<p><b>AQGHG-3 Construction Equipment Exhaust Control Measures.</b> For individual discretionary and ministerial residential projects facilitated by the 2045 General Plan Update that would develop three or more units; would involve demolition, mass grading, or excavation and trenching phases longer than two months; and would be located within 1,000 feet of existing sensitive receptors, the City shall enforce a project specific Condition of Approval requiring <u>the following: off road heavy-duty diesel engines to meet CARB-certified Tier 3 or higher emission standards or employ CARB-certified Level 3 diesel particulate</u></p>	<p>Less than significant after mitigation</p>

Impact	Mitigation Measure (s)	Residual Impact
	<p>filters to the extent that this equipment is commercially available. “Commercially available” shall be defined as the availability of required equipment in geographic proximity to the project site and within a reasonable timeframe relative to critical path construction timing. If Tier 3 or higher emission standard equipment or Level 3 diesel particulate filters are not commercially available, documentation shall be provided by the project applicant to the City stating that Tier 3 equipment or higher emission standard or Level 3 diesel particulate filters are not commercially available with supporting evidence from the contractor. If CARB-certified Level 3 diesel particulate filters are utilized, they shall be kept in working order and maintained in operable condition according to manufacturer’s specifications, as applicable.</p> <p>a. <u>Off-road diesel equipment 25 horsepower (hp) or greater shall be equipped with engines compliance with, or certified to meet or exceed, the California Air Resources Board’s Tier 3 Final engine emissions standards. Where available, and as determined on a project-by-project basis, the use of Tier 4 or zero-emission equipment shall be utilized. Where feasible, off-road construction equipment should be either Tier 4 or zero-emission. Alternative/renewable fuels such as compressed natural gas, liquefied natural gas, or propane should be utilized to the maximum extent feasible when zero-emission is not available. Commitments to Tier 3, Tier 4 and/or zero-emission equipment shall be included in applicable bid documents, purchase orders, and contracts; successful contractors shall demonstrate the ability to supply the compliant construction equipment for use prior to ground-disturbing and construction activities.</u></p> <p>b. <u>All portable generators shall be powered by a source other than diesel fuel or gasoline (i.e. battery, natural gas, propane etc.).</u></p>	
<p><b>Impact AQGHG-4.</b> Future development facilitated by the 2045 General Plan Update would not create objectionable odors that could affect a substantial number of people or expose future residents to odors that would produce a public nuisance or hazard. This impact would be less than significant.</p>	<p>None required</p>	<p>Less than significant</p>

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<p><b>Impact AQGHG-5.</b> Development facilitated by the 2045 General Plan Update would generate GHG emissions that may have a significant impact on the environment and conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. This impact would be significant and unavoidable.</p>	<p>No feasible mitigation is available.</p>	<p>Significant and unavoidable</p>
<p><b>Biological Resources</b></p>		
<p><b>Impact BIO-1.</b> Development facilitated by the 2045 General Plan Update could have a substantial adverse effect on special-status species, either directly or as a result of habitat modification. Implementation of federal, State, and local regulations and policies, as well as Mitigation Measures BIO-1(a) through BIO-1(k) would ensure that impacts from development facilitated by the 2045 General Plan Update on candidate, sensitive, or special-status species would be less than significant. This impact would be less than significant with mitigation incorporated.</p>	<p><b>BIO-1(a) Biological Resources Screening and Assessment.</b> For development facilitated by the plan within undeveloped parcels, prior to construction activities and if determined necessary based on preliminary review conducted by City Staff, the City shall require project applicants to engage a qualified biologist (having the appropriate education and experience level) to perform a baseline Biological Resources Screening and Assessment to determine whether projects proposed within undeveloped parcels have any potential to impact special-status biological resources, inclusive of special-status plants and animals, sensitive vegetation communities (including vernal pools and other wetlands), and critical habitat. If it is determined that the project has no potential to impact biological resources, no further action is required. If the project would have the potential to impact biological resources, prior to construction, a qualified biologist shall conduct a project-specific biological analysis to document the existing biological resources within a project footprint plus a minimum buffer of 500 feet around the project footprint, as is feasible, and to determine the potential impacts to those resources. The project-specific biological analysis shall evaluate the potential for impacts to all biological resources including, but not limited to special-status species, nesting birds, wildlife movement, sensitive plant communities, critical habitats, and other resources judged to be sensitive by local, state, and/or federal agencies. If the project would have the potential to impact these resources, the following mitigation measures (Mitigation Measures BIO-1[b] through BIO-1[k]) shall be incorporated, as applicable, to reduce impacts to a less than significant level. Pending the results of the project-specific biological analysis, design alterations, further technical studies (e.g., protocol surveys) and consultations with the USFWS, CDFW, and/or other local, state, and federal agencies may be required. Note that specific surveys described in the mitigation measures below may be completed as part of the project-specific biological analysis where suitable habitat is present.</p>	<p>Less than significant after mitigation</p>

Impact	Mitigation Measure (s)	Residual Impact
	<p><b>BIO-1(b) Special-status Plant Species Surveys.</b> For development facilitated by the plan where the project-specific Biological Resources Screening and Assessment (Mitigation Measure BIO-1[a]) determines that there is potential for significant impacts to federally or state-listed plants or regional population level impacts to species with a CRPR of 1B or 2B from project development, a qualified biologist shall complete surveys for special-status plants prior to any vegetation removal, grubbing, or other construction activity (including staging and mobilization). The surveys shall be floristic in nature and shall be seasonally timed to coincide with the target species. All plant surveys shall be conducted by a qualified biologist during the blooming season prior to development permit approval. All special-status plant species identified on site shall be mapped onto a site-specific aerial photograph or topographic map with the use of Global Positioning System unit. Surveys shall be conducted in accordance with the most current protocols established by the CDFW, USFWS, and the local jurisdictions if said protocols exist. A report of the survey results shall be submitted to the City, and the CDFW and/or USFWS, as appropriate, for review and/or approval.</p> <p>If special-status plants are not found during special-status plant surveys, no further action is required. If federally- and/or state-listed individuals and/or CRPR 1B or 2B plant populations are found during special-status plant surveys, the Mitigation Measures BIO-1(c) and BIO-1(d) shall be implemented.</p> <p><b>BIO-1(c) Special-status Plant Species Avoidance, Minimization, and Mitigation.</b> If federally-listed and/or state-listed individuals, and/or CRPR 1B or 2 plant populations are found during special-status plant surveys (pursuant to Mitigation Measure BIO-1[b]) and would be directly impacted by development, then the project shall be re-designed to avoid impacting listed plant species or CRPR 1B or 2 populations, where feasible. Rare and listed plant occurrences that are not within the immediate disturbance footprint but are located within 50 feet of disturbance limits shall have bright orange protective fencing installed at least 30 feet beyond their extent, or other distance as approved by a qualified biologist, to protect them from harm. Prior to initiation of construction activities the project proponent shall submit a site plan depicting the location(s) of special-status plants and avoidance buffers to the City for review and approval.</p> <p>If special-status plants can be avoided, no further action is required. If federally- and/or state-listed individuals and/or CRPR 1B or 2 plant populations cannot be avoided, then Mitigation Measure BIO-1(d) shall be implemented.</p>	

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	<p><b>BIO-1(d) Habitat Mitigation and Monitoring Plan.</b> If federally- and/or state-listed plants, non-listed special-status plant populations, sensitive natural communities, or waters of the US and/or State cannot be avoided and will be impacted by development facilitated by the plan, the City shall require mitigation at a minimum ratio of 1:1 per acre of impact (and 1:1 per tree), to be determined in coordination with CDFW and USFWS as and if applicable, for each species as a component of habitat restoration. A habitat mitigation and monitoring plan (HMMP) shall be prepared by a qualified biologist and submitted to the City for review and approval. The HMMP shall include, at a minimum, the following components.</p> <ol style="list-style-type: none"> <li>1. Description of the project/impact site (i.e., location, responsible parties, areas to be impacted by habitat type).</li> <li>2. Goal(s) of the compensatory mitigation project (type[s] and area[s]) of habitat to be established, restored, enhanced, and/or preserved; specific functions and values of habitat type[s] to be established, restored, enhanced, and/or preserved).</li> <li>3. Description of the proposed compensatory mitigation site (location and size, ownership status, existing functions, and values).</li> <li>4. Implementation plan for the compensatory mitigation site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan).</li> <li>5. Maintenance activities during the monitoring period, including weed removal as appropriate (activities, responsible parties, schedule).</li> <li>6. Monitoring plan for the compensatory mitigation site, including no less than quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports).</li> <li>7. Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30 percent relative cover by vegetation type or other industry standards as determined by a qualified restoration specialist.</li> <li>8. An adaptive management program and remedial measures to address any shortcomings in meeting success criteria.</li> <li>9. Notification of completion of compensatory mitigation and agency confirmation.</li> </ol>	

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	<p>10. Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism).</p> <p>11. All nursery plants used in restoration shall be inspected for sudden oak death.</p> <p>If a federally and/or state-listed plant species has the potential be impacted, an HMMP shall be submitted to the USFWS and/or CDFW for review, and federal and/or state take authorization may be required by these agencies.</p> <p>Within 30 days of completion of monitoring, a final monitoring report shall be submitted to the City for review and approval, documenting compliance with the HMMP and achievement of success criteria.</p> <p><b>BIO-1(e) Endangered/Threatened Special-status Species Habitat Assessments and Protocol Surveys.</b> For development facilitated by the plan where the project-specific biological analysis (Mitigation Measure BIO-1[a]) determines that suitable habitat may be present for federal- or state-listed, candidate, or proposed species, the City shall require protocol habitat assessments/surveys be completed in accordance with current CDFW and/or USFWS protocols prior to issuance of any construction permits. If, through consultation with the CDFW and/or USFWS, it is determined that protocol habitat assessments/surveys are not required, the project applicant shall be required to complete and document this consultation and submit it to the City prior to issuance of any construction permits. Each protocol has different survey and timing requirements. The applicant shall be responsible for ensuring they understand the protocol requirements and shall hire a qualified biologist to conduct protocol surveys. (Note: if a federally and/or state-listed wildlife species will be impacted, federal and/or state take authorization may be required by USFWS and CDFW.)</p> <p><b>BIO-1(f) Endangered/Threatened Animal Species Avoidance and Minimization.</b> For development facilitated by the plan where potential impacts to aquatic and/or terrestrial animal species are identified by the project-specific Biological Resources Screening and Assessment required under Mitigation Measure BIO-1(a), the following measures shall be applied.</p> <ol style="list-style-type: none"> <li>1. Ground disturbance shall be limited to the minimum necessary to complete the project. A qualified biologist shall flag the project limits of disturbance. Areas of special biological concern within or adjacent to the limits of disturbance shall have highly visible orange construction fencing installed between said area and the limits of disturbance.</li> </ol>	

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	<ol style="list-style-type: none"> <li data-bbox="869 269 1642 410">2. All projects occurring within/adjacent to aquatic habitats (including riparian habitats and wetlands) shall be completed between April 1 and October 31, if feasible, to avoid impacts to sensitive aquatic species. Any work outside these dates would require project-specific approval from the City and may be subject to regulatory agency approval.</li> <li data-bbox="869 418 1642 708">3. All projects occurring within or adjacent to sensitive habitats that may support federally and/or state-listed endangered/threatened species shall have a CDFW- and/or USFWS-approved biologist present during all initial ground disturbing/vegetation clearing activities. Once initial ground disturbing/vegetation clearing activities have been completed, said biologist shall conduct daily pre-activity clearance surveys for endangered/threatened species. Alternatively, and upon approval of the CDFW and/or USFWS, said biologist may conduct site inspections at a minimum of once per week to ensure all prescribed avoidance and minimization measures are fully implemented.</li> <li data-bbox="869 716 1642 769">4. No endangered/threatened species shall be captured and relocated without express permission from the CDFW and/or USFWS.</li> <li data-bbox="869 777 1642 948">5. If at any time during project construction an endangered/threatened species enters the construction site or otherwise may be impacted by the project, all project activities shall cease. A CDFW/USFWS-approved biologist shall document the occurrence and consult with the CDFW and USFWS, as appropriate, to determine whether it was safe for project activities to resume.</li> <li data-bbox="869 956 1642 1273">6. For all work occurring in areas where endangered/threatened species may be present and are at risk of entering the project site during construction, the applicant shall install exclusion fencing along the project boundaries prior to start of construction (including staging and mobilization). The placement of the fence shall be at the discretion of the CDFW/USFWS-approved biologist. This fence shall consist of solid silt fencing placed at a minimum of three feet above grade and two feet below grade and shall be attached to wooden stakes placed at intervals of not more than five feet. The applicant shall inspect the fence weekly and following rain events and high wind events and shall be maintained in good working condition until all construction activities are complete.</li> <li data-bbox="869 1281 1642 1369">7. All vehicle maintenance/fueling/staging shall occur not less than 100 feet from any riparian habitat or water body, including seasonal wetland features. Suitable containment procedures shall be implemented to</li> </ol>	

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	<p>prevent spills. A minimum of one spill kit shall be available at each work location near riparian habitat or water bodies.</p> <p>8. No equipment shall be permitted to enter wetted portions of any affected drainage channel or wetland.</p> <p>9. At the end of each workday, excavations shall be secured with a cover or a ramp provided to prevent wildlife entrapment.</p> <p>10. All trenches, pipes, culverts, or similar structures shall be inspected for animals prior to burying, capping, moving, or filling.</p> <p>11. Considering the potential for the project to impact federally and state-listed species and their habitat, the City shall contact CDFW and USFWS to identify mitigation banks within Santa Barbara County during project development. If the results of the project-specific biological analysis (Mitigation Measure BIO-1[a]) determine that impacts to federally and state threatened or endangered species habitat are expected, City and/or applicant shall explore species-appropriate mitigation bank(s) servicing the region for purchase of mitigation credits.</p> <p>12. Prior to grading and construction in natural areas of containing suitable upland habitat, a qualified biologist shall conduct a preconstruction survey as determined necessary during the biological analysis (Mitigation Measure BIO-1[a]). The survey should include a transect survey over the entire project disturbance footprint (including access and staging areas), and mapping of suitable habitat features, such as burrows, that are potentially suitable for listed species. If any listed species are detected, no work shall be conducted until the individual(s) leaves the site of their own accord, unless federal and/or state “take” authorization has been issued for relocation. Typical preconstruction survey procedures, such as burrow scoping and burrow collapse, cannot be conducted without federal and state permits. If any life stage of listed species are found within the survey area, the City and/or applicant shall consult with the USFWS and CDFW to determine the appropriate course of action to comply with the FESA and CESA, if permits are not already in place at the time of construction.</p> <p><b>BIO-1(g) Worker Environmental Awareness Program.</b> For development facilitated by the plan within undeveloped parcels and prior to construction activities (including staging and mobilization), the City shall require the project proponent to arrange Worker Environmental Awareness Program (WEAP) training for all construction personnel to attend, conducted by a City-approved biologist, to aid workers in recognizing special-status resources that may occur</p>	

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	<p>in the construction area. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction. All employees shall sign a form provided by the trainer indicating they have attended the WEAP training and understand the information presented to them. The form shall be submitted to the City to document compliance.</p> <p><b>BIO-1(h) Northern California Legless Lizard Avoidance and Minimization.</b> For all development facilitated by the plan in undeveloped areas and if determined necessary based on preliminary review conducted by City staff, a pre-construction clearance survey for Northern California legless lizard shall be conducted by a City-approved qualified biologist within 48 hours prior to the start of construction (including staging and mobilization). The survey shall cover the entire disturbance footprint within suitable habitats with moist loose soil, plus a minimum 100-foot buffer, where permissible, and should identify all special-status wildlife species observed on the project site. During the pre-construction survey the qualified biologist shall inspect under logs, leaf litter, or other suitable refuge. If Northern California legless lizards are identified, individuals shall be relocated by a qualified biologist to suitable cover with loose soils a minimum of 500 feet from the project site, as accessible. A report of the survey results shall be submitted to the City, for review and approval.</p> <p><b>BIO-1(i) Roosting Bat Surveys and Avoidance Prior to Removal.</b> For all development facilitated by the plan that will require the removal of large trees (greater than 20 inches in diameter at five feet from the ground), abandoned buildings, bridges, or other suitable roosting structure identified during a Biological Resources Screening and Assessment prior to tree and/or structure removal, a qualified biologist shall conduct a focused survey of all trees and structures to be removed or impacted by construction activities to determine whether active roosts of special-status bats are present on site. Tree or structure removal shall be planned for either the spring or the fall, and timed to ensure both suitable conditions for the detection of bats and adequate time for tree and/or structure removal to occur during seasonal periods of bat activity exclusive of the breeding season, as described below. Trees and/or structures containing suitable potential bat roost habitat features shall be clearly marked or identified. If no bat roosts are found, the results of the</p>	

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	<p>survey will be documented and submitted to the City within 30 days of the survey, after which no further action will be required.</p> <p>If roosts are present, the biologist shall prepare a site-specific roosting bat protection plan to be implemented by the contractor following the City’s approval. Additionally, the qualified biologist shall determine compensatory mitigation for temporary or permanent habitat loss due to tree removal, in conjunction with CDFW. The plan shall incorporate the following guidance as appropriate:</p> <ul style="list-style-type: none"> <li>▪ When possible, removal of trees/structures identified as suitable roosting habitat shall be conducted during seasonal periods of bat activity, including the following: <ul style="list-style-type: none"> <li>▫ Between September 1 and about October 15, or before evening temperatures fall below 45 degrees Fahrenheit and/or more than 0.5 inch of rainfall within 24 hours occurs.</li> <li>▫ Between March 1 and April 15, or after evening temperatures rise above 45 degrees Fahrenheit and/or no more than 0.5 inch of rainfall within 24 hours occurs.</li> </ul> </li> <li>▪ If a tree/structure must be removed during the breeding season and is identified as potentially containing a colonial maternity roost, then a qualified biologist shall conduct acoustic emergence surveys or implement other appropriate methods to further evaluate if the roost is an active maternity roost. Under the biologist’s guidance, the contractor shall implement measures similar to or exceeding the following: <ul style="list-style-type: none"> <li>▫ If it is determined that the roost is not an active maternity roost, then the roost may be removed in accordance with the other requirements of this measure.</li> <li>▫ If it is found that an active maternity roost of a colonial roosting species is present, the roost shall not be disturbed during the breeding season (April 15 to August 31).</li> </ul> </li> <li>▪ Tree removal procedures shall be implemented using a two-step tree removal process. This method is conducted over two consecutive days and works by creating noise and vibration by cutting non-habitat branches and limbs from habitat trees using chainsaws only (no excavators or other heavy machinery) on day one. The noise and vibration disturbance, together with the visible alteration of the tree, is very effective in causing</li> </ul>	

Impact	Mitigation Measure (s)	Residual Impact
	<p>bats that emerge nightly to feed to not return to the roost that night. The remainder of the tree is removed on day two.</p> <ul style="list-style-type: none"> <li>▪ Prior to the demolition of vacant structures within the project site, a qualified biologist shall conduct a focused habitat assessment of all structures to be demolished. The habitat assessment shall be conducted enough in advance to ensure the commencement of building demolition can be scheduled during seasonal periods of bat activity (see above), if required. If no signs of day roosting activity are observed, no further actions will be required. If bats or signs of day roosting by bats are observed, a qualified biologist will prepare specific recommendations such as partial dismantling to cause bats to abandon the roost, or humane eviction, both to be conducted during seasonal periods of bat activity, if required.</li> <li>▪ If the qualified biologist determines a roost is used by a large number of bats (large hibernaculum), bat boxes shall be installed near the project site. The number of bat boxes installed will depend on the size of the hibernaculum and shall be determined through consultation with CDFW. If a maternity colony has become established, all construction activities shall be postponed within a 500-foot buffer around the maternity colony until it is determined by a qualified biologist that the young have dispersed. Once it has been determined that the roost is clear of bats, the roost shall be removed immediately.</li> </ul> <p><b>BIO-1(j) Monarch Butterfly Avoidance and Minimization.</b> For development facilitated by the plan within undeveloped parcels, prior to construction activities and if determined necessary based on preliminary review conducted by City staff, the City shall require that all construction activities (including equipment staging, grading, and construction) shall be avoided during the monarch butterfly overwintering season between October 15 through March 15, if practicable. In the event construction activities cannot be avoided during the overwintering season, the City shall retain a qualified biologist to conduct a survey for roosting monarch butterflies within seven days prior to initiation of construction activities to determine their presence/absence.</p> <p>If no monarch butterflies are observed during pre-construction surveys, no further actions are necessary. In the event construction pauses for a period of 7 days or more, if construction is planned to restart during the monarch butterfly overwintering season (October 15 through March 15), the City shall retain a qualified biologist to conduct a new survey in accordance with the requirements of this mitigation measure.</p>	

Impact	Mitigation Measure (s)	Residual Impact
	<p>If construction activities occur during the overwintering season and monarch butterflies are present, the qualified biologist shall establish a protective buffer, ranging from 100 to 300 feet from the roosting site in which monarch butterflies are aggregating. The buffer shall be delineated on site by the biologist with flagging or staking visible by construction personnel. The construction contractor shall ensure no construction occurs within the protective buffer, including staging of equipment or stopping or idling in the buffer, during the overwintering season. In the event construction activities, or other use of equipment, is needed to work within the buffer, the qualified biologist shall be present on site to monitor construction activities and determine if the work is disturbing the aggregated butterflies. If the biologist determines the work is disturbing the butterflies, the biologist shall have the authority to stop work within the protective buffer at any time. In addition, due to the regular movement of the butterflies and locations of the aggregations, the biologist shall have the discretion to adjust the protective buffers, as necessary.</p> <p><b>BIO-1(k) Pre- Construction Bird Surveys, Avoidance, and Notification.</b> For all development facilitated by the plan, prior to construction activities and if determined necessary based on preliminary review conducted by City staff, construction activities initiated during the bird nesting season (February 1 – September 15), involving removal of vegetation (e.g. trees and shrubs), abandoned structures, or other nesting bird habitat, a pre-construction nesting bird survey shall be conducted no more than 5 days prior to initiation of ground disturbance and vegetation removal. The nesting bird pre-construction survey shall be conducted on foot and shall include a buffer around the construction site at a distance determined by a qualified biologist, including staging and storage areas. The minimum survey radii surrounding the work area shall be the following: 250 feet for non-raptors and 1,000 feet for raptors. The survey shall be conducted by a qualified biologist familiar with the identification of avian species known to occur in the Santa Maria region. If construction lapses for seven days or longer, the qualified biologist shall conduct another focused survey before project activities are reinitiated. If nests are found, an avoidance buffer shall be determined by the biologist dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site. The qualified biologist shall observe the active nest to establish a behavioral baseline of the adults and nestlings, if present. The qualified biologist shall continuously monitor the active nests to detect signs of disturbance and behavioral change</p>	

Impact	Mitigation Measure (s)	Residual Impact
	<p>as a result of construction impacts, such as noise, vibration, odors, or worker/equipment motion. If signs of disturbance and behavioral changes are observed, the qualified biologist shall cease work causing those changes and may contact CDFW or USFWS for guidance. The buffer shall be demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to demarcate the boundary. All construction personnel shall be notified of the buffer zone as an “Ecologically Sensitive Area” and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within the buffer until the biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist on the basis that the encroachment will not be detrimental to an active nest. A report summarizing the pre-construction survey(s) shall be prepared by a qualified biologist and shall be submitted to the City prior to the commencement of construction activities.</p> <p>Project site plans shall include a statement acknowledging compliance with the federal MBTA and California Fish and Game Code that includes avoidance of active bird nests and identification of Best Management Practices to avoid impacts to active nests, including checking for nests prior to construction activities during February 1 to September 15, and what to do if an active nest is found so that the nest is not inadvertently impacted during grading or construction activities.</p>	
<p><b>Impact BIO-2.</b> Wetlands within the Plan Area may be affected by Development facilitated by the 2045 General Plan Update. Development projects would be subject to adopted City regulations to minimize impacts to riparian habitat, sensitive natural communities, and wetlands. Compliance with the NPDES Construction General Permit, Santa Maria Municipal Code, proposed policies in the 2045 General Plan Update, and Mitigation Measures BIO-1(a) and BIO-1(d) would ensure potential impacts to riparian habitat, sensitive natural communities, and wetlands would be less than significant with mitigation.</p>	<p>Mitigation Measures BIO-1(a) and BIO-1(d) (listed above) are required.</p>	<p>Less than significant after mitigation</p>

Impact	Mitigation Measure (s)	Residual Impact
<p><b>Impact BIO-3.</b> Due to the existing level of development, there are no essential wildlife connectivity areas within the plan area. With adherence to the proposed policies of the 2045 General Plan Update and compliance with the Santa Maria Municipal Code, implementation of the 2045 General Plan Update would have a less than significant impact on the movement of native resident or migratory fish or wildlife species within the plan area, or on established native resident or migratory wildlife corridors.</p>	<p>None required</p>	<p>Less than significant</p>
<p><b>Impact BIO-4.</b> Development facilitated by the 2045 General Plan Update would be required to adhere to the proposed policies of the 2045 General Plan Update and Santa Maria Municipal Code requirements related to protection of trees and biological resources. Therefore, this impact would be less than significant.</p>	<p>None required</p>	<p>Less than significant</p>
<p><b>Impact BIO-5.</b> Implementation of the 2045 General Plan Update would not conflict with the provision of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact would occur.</p>	<p>None required</p>	<p>No impact</p>
<p><b>Cultural and Tribal Cultural Resources</b></p>		
<p><b>Impact CUL-1.</b> Development facilitated by the 2045 General Plan has the potential to adversely affect previously unidentified historic-period resources. Implementation of applicable 2045 General Plan policies, State and federal regulations, and the Santa Maria Municipal Code would minimize adverse impacts on historical resources. With mitigation, impacts to historic-period resources would be less than significant.</p>	<p><b>CUL-1 Historical Built Environment.</b> If determined necessary based on preliminary review conducted by City staff, applicants for new discretionary development projects that propose to significantly alter or demolish any historic-age features (i.e., structures determined to be over 450 years of age based on available City records, such as permitting records) shall be required to submit a historical resources evaluation prepared by a qualified architectural historian or historian who meets the Secretary of the Interior’s Professional Qualifications Standards in architectural history or history (36 CFR Part 61). The report shall address areas containing buildings, structures, objects, sites, landscape/site plans, or other features that are 450 years of age or older and are proposed to be altered or demolished as a part of the proposed project. The evaluation shall include an intensive-level evaluation in accordance with the guidelines and best practices meeting the State Office of Historic Preservation guidelines. All evaluated properties shall be documented on Department of Parks and Recreation Series 523 Forms. The historical resources evaluation report shall be submitted to the City for review and approval. If historical resources are identified through the survey and evaluation, the relocation, rehabilitation, or alteration of the resource shall be completed</p>	<p>Less than significant after mitigation</p>

Impact	Mitigation Measure (s)	Residual Impact
<p><b>Impact CUL-2.</b> Development facilitated by the 2045 General Plan Update has the potential to disturb or damage archaeological resources. Implementation of applicable 2045 General Plan policies, State and federal regulations, and the Santa Maria Municipal Code would minimize adverse impacts to archaeological resources. With mitigation, impacts to archaeological resources would be less than significant.</p>	<p>consistent with the Secretary of the Interior’s Standards for the Treatments of Historic Properties (Standards). Applicants shall submit a report to the City that identifies and specifies the treatment of character-defining features and construction activities, and demonstrates how the project complies with the Standards and avoids the substantial adverse change in the significance of the historical resource as defined by CEQA Guidelines Section 15064.5(b). The report shall be prepared by an architectural historian or historical architect meeting the Professional Qualifications Standards as defined by 36 CFR Part 61 and provided to the City for review and concurrence prior to project approval.</p> <p><b>CUL-2(a) Archaeological Resources Assessment.</b> If determined necessary based on preliminary review conducted by City staff, applicants for new discretionary development projects that involve ground disturbance activities (that may include but are not limited to, pavement removal, potholing, grubbing, tree removal, and grading) shall be required to submit to the City an archaeological resources assessment prepared by a qualified archaeologist who meets the Secretary of the Interior’s Professional Qualifications Standards in either prehistoric or historic archaeology. Assessments shall include a CHRIS records search at the NWIC and a SLF Search from the NAHC. The records searches shall characterize the results of previous cultural resource surveys and disclose any cultural resources that have been recorded and/or evaluated in and around the development site. A qualified archaeologist shall conduct a Phase I pedestrian survey for those projects which include development in archaeologically sensitive areas, as designated by the City, to locate any surface cultural materials.</p> <p>If the Phase I archaeological survey identifies resources that may be affected, the applicant shall also conduct Phase II testing and evaluation. If resources are determined significant or unique through Phase II testing and site avoidance is not possible, the qualified professional shall identify appropriate site-specific mitigation measures in the Phase II evaluation. These measures may include, but would not be limited to, a Phase III data recovery program, avoidance, or other appropriate actions to be determined by a qualified archaeologist. If significant archaeological resources cannot be avoided, impacts may be reduced to less than significant level by filling on top of the sites rather than cutting into the cultural deposits. Alternatively, and/or in addition, a data collection program may be warranted, including mapping the location of artifacts, surface collection of artifacts, or excavation of the cultural deposit, to characterize the nature of the buried portions of sites. Curation of the excavated artifacts or samples would occur as specified by the archaeologist.</p>	<p>Less than significant after mitigation</p>

Impact	Mitigation Measure (s)	Residual Impact
	<p>The City shall review and approve the archaeological resources assessment prior to project approval.</p> <p><b>CUL-2(b) Unanticipated Discoveries.</b> For new development projects where a Phase I archaeological survey identifies archaeological resources that may be affected, project applicants shall be required to retain a qualified cultural resource specialist to monitor construction activities that involve ground-disturbing activities within 60 feet of a potentially significant cultural resource. If archaeological resources are encountered during ground-disturbing activities, work in the immediate area shall halt and an archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for Archaeology shall be contacted immediately to evaluate the find. If determined to be necessary by the qualified archaeologist, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work, such as excavating the cultural deposit to fully characterize its extent and collecting and curating artifacts, may be determined to be necessary by the qualified archaeologist to mitigate any significant impacts to cultural resources. If archaeological resources of Native American origin are identified during construction, a qualified archaeologist shall consult with the City to begin Native American consultation procedures. Periodic reports of the find and subsequent evaluations shall be submitted to the City during construction.</p> <p><b>CUL-2(c) Workers Environmental Awareness Program.</b> For new development projects where a Phase I archaeological survey identifies archaeological resources that may be affected, project applicants shall ensure a City-approved archaeologist provides a cultural resources awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers. The WEAP shall be conducted prior to any project-related ground disturbing activities in the project area. The WEAP would include relevant information regarding sensitive cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The WEAP shall also describe appropriate avoidance and impact minimization measures for cultural resources that could be located at the project site and would outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered.</p>	

Impact	Mitigation Measure (s)	Residual Impact
<p><b>Impact CUL-3.</b> Ground disturbing activities associated with development facilitated by the 2045 General Plan Update could result in disturbance of human remains. Compliance with California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.8 would ensure this potential impact would be less than significant.</p>	<p>None required</p>	<p>Less than significant</p>
<p><b>Impact CUL-4.</b> Development facilitated by the 2045 General Plan Update has the potential to disturb or damage tribal cultural resources. Implementation of applicable 2045 General Plan policies, State and federal regulations, and the Santa Maria Municipal Code would minimize adverse impacts to tribal cultural resources. With mitigation, impacts to tribal cultural resources would be less than significant.</p>	<p><b>CUL-4(a) Workers Environmental Awareness Program.</b> For any project with the potential to encounter tribal cultural resources as determined through consultation and/or the preparation of archaeological assessments, the project applicant shall be required to invite a City-approved archaeologist to provide a tribal cultural resources awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers. The City would also invite consulting Tribe(s) to provide a tribal cultural resources awareness training program for all personnel involved in project construction, including field consultants and construction workers. The WEAP training shall be conducted prior to any project-related ground disturbing activities in the project area. The WEAP would include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The WEAP will also describe appropriate avoidance and impact minimization measures for tribal cultural resources that could be located at the project site and would outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered. The WEAP would emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and would discuss appropriate behaviors and responsive actions, consistent with local tribal values.</p> <p><b>CUL-4(b) Tribal Cultural Monitoring.</b> For any project with the potential to encounter tribal cultural resources as determined through consultation and/or the preparation of archaeological assessments, the project applicant shall be required to retain a tribal monitor to monitor construction activities that involve ground-disturbing activities that will occur within 60 feet of a potentially significant cultural resource.</p>	<p>Less than significant after mitigation</p>

Impact	Mitigation Measure (s)	Residual Impact
<b>Hydrology and Water Quality</b>		
<p><b>Impact HYD-1.</b> Development facilitated by the 2045 General Plan Update would result in construction and operational activities which may contribute to soil erosion and degraded water quality. Development facilitated by the plan would be required to adhere to existing NPDES permits and Municipal Code requirements which would minimize the potential for development to degrade water quality. This impact would be less than significant.</p>	None required	Less than significant
<p><b>Impact HYD-2.</b> Development facilitated by the 2045 General Plan Update would increase the amount of impervious surface area and increase groundwater demand in Santa Maria. Compliance with the Central Coast RWQCB, Municipal Code, and 2045 General Plan Update policies would ensure the proposed Plan would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. This impact would be less than significant.</p>	None required	Less than significant
<p><b>Impact HYD-3.</b> Development facilitated by the 2045 General Plan Update would potentially alter the existing drainage pattern on individual project sites throughout the city. Development facilitated by the 2045 General Plan Update would be required to adhere to existing NPDES Permit and Municipal Code requirements which would ensure development would not substantially alter existing drainage patterns. This impact would be less than significant.</p>	None required	Less than significant
<p><b>Impact HYD-4.</b> Development facilitated by the 2045 General Plan Update may occur in flood hazard areas. Compliance with applicable municipal code requirements and proposed Safety Element policies would ensure development within areas subject to inundation would be sited, designed, and constructed as to not exacerbate risks from release of pollutants from inundation. This impact would be less than significant.</p>	None required	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
<p><b>Impact HYD-5.</b> There is no sustainable groundwater management plans for the Santa Maria Valley Groundwater Basin; however, development facilitated by the 2045 General Plan Update would be subject to the Basin Plan. Future development facilitated by the plan would not conflict with the Basin Plan as it would be required to adhere to federal, State, and local regulations to minimize water quality impacts in compliance with the Basin Plan. This impact would be less than significant.</p>	<p>None required</p>	<p>Less than significant</p>
<p><b>Noise</b></p>		
<p><b>Impact NOI-1.</b> Development facilitated by the 2045 General Plan Update would result in construction noise that may impact nearby noise-sensitive land uses. The plan would introduce new noise sources and contribute to an increase in long-term operational noise levels within the city limit as well as the annexation area. Implementation of required noise-reduction mitigation, as well as policies and actions in the plan, would minimize disturbance to noise-sensitive land uses. However, there are no feasible mitigation measures that would avoid or fully mitigate for the increase in construction and traffic noise in the plan area. As a result, this would be a significant and unavoidable impact.</p>	<p><b>NOI-1 Conditions of Approval to Reduce Construction Noise.</b> The City of Santa Maria shall review future developments within 500 feet of a sensitive receptor, and where applicable, require construction contractors to implement the following feasible measures as standard conditions of approval. Construction plans submitted to the City shall include construction noise analysis and identify these measures on demolition, grading, and construction plans submitted to the City. The City of Santa Maria Building Division shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading and/or building permits. Project specific environmental documents may adjust recommended noise reduction measures as necessary to respond to site specific conditions.</p> <ul style="list-style-type: none"> <li>▪ <b>Mufflers.</b> During excavation and grading construction phases, all construction equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers’ standards.</li> <li>▪ <b>Stationary Equipment.</b> All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receptors.</li> <li>▪ <b>Equipment Staging Areas.</b> Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receptors.</li> <li>▪ <b>Smart Back-up Alarms.</b> Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction in compliance with applicable safety laws and regulations.</li> </ul>	<p>Significant and unavoidable</p>

Impact	Mitigation Measure (s)	Residual Impact
	<ul style="list-style-type: none"> <li>▪ <b>Electrically-Powered Tools and Facilities.</b> Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities, where feasible.</li> <li>▪ <b>Noise Disturbance Coordinator.</b> The project applicant shall designate a “noise disturbance coordinator” responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of any noise complaint and shall require that reasonable measures be implemented to correct the problem. A telephone number for the disturbance coordinator and the City shall be posted at the construction site.</li> <li>▪ <b>Temporary Noise Barriers.</b> Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the acceptable standards (e.g., 80 dBA Leq at residential receptors, schools or other sensitive receptors during the daytime) or when the anticipated construction duration is greater than is typical (e.g., two years or greater). Temporary noise barriers shall be constructed with solid materials (e.g., wood) with a density of at least 1.5 pounds per square foot with no gaps from the ground to the top of the barrier. If a sound blanket is used, barriers shall be constructed with solid material with a density of at least 1 pound per square foot with no gaps from the ground to the top of the barrier and be lined on the construction side with acoustical blanket, curtain or equivalent absorptive material rated sound transmission class (STC) 32 or higher.</li> </ul>	
<p><b>Impact NOI-2.</b> Construction activity from buildout of the 2045 General Plan Update would generate groundborne vibration, potentially affecting nearby land uses. Implementation of required mitigation, as well as policies and actions in the plan, would ensure vibration levels would not exceed applicable thresholds for building damage. Therefore, this impact would be less than significant with mitigation.</p>	<p><b>NOI-2 Conditions of Approval to Reduce Construction Vibration.</b> The City of Santa Maria shall review future developments within 500 feet of a sensitive receptor, and where applicable, require construction contractors to implement the following feasible buffers for construction equipment as standard conditions of approval. Construction plans submitted to the City shall include construction vibration analysis and identify the following buffer distances during demolition, grading, and construction plans submitted to the City. The City of Santa Maria Building Division shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading and/or building permits. Project specific environmental documents may adjust recommended noise reduction measures as necessary to respond to site specific conditions.</p> <p>To reduce potential construction vibration impacts, the City of Santa Maria shall require the following:</p>	<p>Less than significant</p>

Impact	Mitigation Measure (s)	Residual Impact
	<ul style="list-style-type: none"> <li>▪ Prior to the issuance of a building permit for a project requiring pile driving during construction, the project applicant shall prepare a groundborne noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to the following construction activities: 1) within 135 feet of fragile structures such as historical resources; 2) within 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); 3) use of a vibratory roller within 40 feet of fragile historical resources or 25 feet of any other structure; or 4) use of a dozer or other large earthmoving equipment within 20 feet for a fragile historical structure or 15 feet of any other structure. The noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed the City’s architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving, static rollers as opposed to vibratory rollers, and lower horsepower earthmoving equipment shall be used. If necessary, construction vibration monitoring shall be conducted to ensure the FTA’s vibration thresholds are not exceeded.</li> </ul>	
<p><b>Impact NOI-3.</b> Buildout of the 2045 General Plan Update could expose people residing or working in the plan area to excessive noise levels from airport noise. Implementation of policies and actions in the plan would ensure this impact would be less than significant.</p>	<p>None required</p>	<p>Less than significant</p>
<p><b>Transportation and Traffic</b></p>		
<p><b>Impact TRA-1.</b> The 2045 General Plan Update would not conflict with the Connected 2050 RTP/SCS, the Sant Maria Active Transportation Plan, or any other applicable program, plan, ordinance, or policy relevant to the transportation system. This impact would be less than significant.</p>	<p>None required</p>	<p>Less than significant</p>

Impact	Mitigation Measure (s)	Residual Impact
<p><b>Impact TRA-2.</b> The future (2045) citywide rates of VMT with the 2045 General Plan Update would not meet the 17% VMT reduction target required to be consistent with CEQA Guidelines 15064.3(b). There are no feasible General Plan policies or mitigation measures that could reduce citywide rates of VMT below the VMT reduction target. As a result, this would be a significant and unavoidable impact.</p>	<p>No feasible mitigation is available.</p>	<p>Significant and unavoidable</p>
<p><b>Impact TRA-3.</b> Development facilitated by the 2045 General Plan Update would comply with State, Santa Maria Fire Department, and City requirements related to transportation design safety and emergency access. With adherence to these requirements, the 2045 General Plan Update would not substantially increase hazards due to a geometric design feature or result in inadequate emergency access, and this impact would be less than significant.</p>	<p>None required</p>	<p>Less than significant</p>
<p><b>Utilities and Service Systems</b></p>		
<p><b>Impact UTIL-1.</b> Development facilitated by the 2045 General Plan Update would increase demand for additional utility infrastructure which may require relocation or construction of utility facilities or services to serve plan buildout beyond existing conditions, specifically within the annexation area. However, development facilitated by the 2045 General Plan Update would be constructed consistent with applicable City code, buildings standards, and engineering standards. Therefore, these impacts would be less than significant.</p>	<p>None required</p>	<p>Less than significant</p>
<p><b>Impact UTIL-2.</b> The overall growth anticipated by the 2045 General Plan Update would generate additional water demand in Santa Maria that could exceed projected water supplies during some Multiple Dry-Years. With the implementation of existing policies and programs, this impact would be less than significant.</p>	<p>None required</p>	<p>Less than significant</p>
<p><b>Impact UTIL-3.</b> The 2045 General Plan Update would not generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure. New development facilitated by the plan would be required to comply with applicable solid waste reduction statutes and regulations. This impact would be less than significant.</p>	<p>None required</p>	<p>Less than significant</p>