

City of Guadalupe

Redevelopment Plan Amendment

Final
**Mitigated
Negative
Declaration**



May 2009

Redevelopment Plan Amendment

Final Mitigated Negative Declaration

Prepared for:

City of Guadalupe

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Guadalupe, CA 93434

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May 2009

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TABLE OF CONTENTS

	Page
1.0 Introduction	1-1
1.1 Purpose of the Initial Study	1-1
1.2 Initial Study Format and Contents	1-1
2.0 Initial Study	2-1
2.1 Project Location	2-1
2.2 Project Contact Person	2-1
2.3 Project Objectives	2-1
2.4 Background	2-1
2.5 Project Description	2-3
2.6 List of Responsible and Trustee Agencies and Required Permits and Approvals	2-4
2.7 Use of this Document by the City of Guadalupe Redevelopment Agency	2-4
2.8 Determination	2-5
3.0 Environmental Checklist	3-1
Aesthetics	3-1
Agricultural Resources	3-2
Air Quality	3-3
Biological Resources	3-7
Cultural Resources	3-10
Geology and Soils	3-12
Hazards and Hazardous Materials	3-13
Hydrology and Water Quality	3-15
Land Use and Planning	3-21
Mineral Resources	3-22
Noise	3-23
Population and Housing	3-25
Public Services	3-26
Recreation	3-30
Transportation/Traffic	3-31
Utilities and Service Systems	3-32
Mandatory Findings of Significance	3-34
4.0 References	4-1
Figures	
Figure 2-1 Project Site	2-2



Table of Contents

Tables

Table 3-1 Federal and State Ambient Air Quality Standards.....3-5
Table 3-2 Ambient Air Quality at the Santa Maria Monitoring Station 3-6
Table 3-3 Maximum Acceptable Noise Levels for the City of Guadalupe..... 3-24
Table 3-4 Existing Parks and Recreation Facilities in Guadalupe 3-30

Appendix

Appendix A: Comment Letters Received on the Draft MND



1.0 INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

This Initial Study/ Mitigated Negative Declaration (IS/MND) has been prepared to identify and assess the anticipated environmental impacts of the proposed amendment to the Redevelopment Plan for the City of Guadalupe. The Redevelopment Agency of Guadalupe has proposed to increase the current annual tax increment cap of \$1,000,000 and reinstate eminent domain authority for twelve years on non-residential properties within the Project Area.

This document has been prepared to satisfy the requirements of the California Environmental Quality Act (CEQA) (Pub. Res. Code Section 21000 et seq.) and the State CEQA Guidelines (14 California Code of Regulations [CCR] 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects for which they have discretionary authority before they approve or implement such projects.

The IS/MND is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. In the case of the proposed project, the City of Guadalupe is the lead agency and is responsible for making this determination. If the lead agency finds substantial evidence that any aspect of the project, either alone or in combination with other projects, may have a significant effect on the environment, that agency is required to prepare an Environmental Impact Report (EIR), a supplement to a previously prepared EIR, or a subsequent EIR to analyze the project. If the lead agency finds no substantial evidence that the project or any of its aspects may cause a significant impact on the environment, a Negative Declaration shall be prepared. If, over the course of the analysis, the project is found to have a significant impact on the environment that, with the implementation of specific mitigation measures, can be reduced to a less-than-significant level, a Mitigated Negative Declaration (MND) shall be prepared. This project was found to have significant impacts on the environmental that, with mitigation, would be reduced to a less-than-significant level. As such, an IS/MND has been prepared.

1.2 INITIAL STUDY FORMAT AND CONTENTS

In addition to Section 1.0 - Introduction, this IS/MND is organized into the following sections:

- **Section 2.0 - Project Description:** Includes a detailed description of the proposed project.
- **Section 3.0 - Environmental Checklist and Discussion:** Contains the Environmental Checklist Form together with an environmental setting and an impact discussion for each of the checklist questions. The Checklist Form is used to determine the following for the proposed project:
 - 1) "Potentially Significant Impacts" that may not be mitigated even with the inclusion of mitigation measures;



Section 1.0 Introduction

- 2) "Potentially Significant Impacts Unless Mitigated" which could be mitigated with incorporation of mitigation measures; and,
 - 3) "Less Than Significant Impacts" which would be less than significant and do not require the implementation of mitigation measures.
- **Section 4.0 - References:** Identifies the documents (printed references) and individuals (personal communications) consulted in preparing this ISMND.



2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The City of Guadalupe is located in northwestern Santa Barbara County at the intersection of State Highway 1 and State Highway 166, nine miles west of the City of Santa Maria. The 581-acre Redevelopment Plan area (the project area) encompasses nearly the entire City, with the exception of the DJ Farms Specific Plan Area and Point Sal Dunes residential development. Refer to Figure 2-1 below.

2.2 PROJECT CONTACT PERSON

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2.3 PROJECT OBJECTIVES

The primary objectives of the proposed project are as follows:

- *Pursue amendment actions pursuant to Senate Bills 211, 1045 and 1096 as codified in Health and Safety Code Sections 33333.6(e)(2), 33333.2 (c) and 33333.6 (e)(2)(D)(i), (respectively).*
- *Increase the current tax increment limit of \$1,000,000.*
- *Reinstate eminent domain authority for twelve years on non-residential properties within the Project Area.*
- *Continue to provide economic incentives to stimulate the local economy*
- *Eliminate physical and economic blight within the City*
- *Revitalize and reuse commercial and industrial areas to better serve the City*

2.4 BACKGROUND

The Guadalupe Redevelopment Agency was established in 1985 to provide a tool to eliminate blighting conditions within the City. Potential environmental impacts associated with the implementation of the existing Redevelopment Plan for the Guadalupe Project Area, were analyzed in the Environmental Impact Report for the Guadalupe Redevelopment Project (Municipal Services, Inc., 1985). The project area consists of approximately 581 acres, or approximately 72% of the land within the City. The primary focus of the Agency's activities during the past 23 years has been to provide infrastructure improvements to the enable the full and beneficial development of properties within the project area. In 1987, the Agency sold \$1.7 million in bonds to finance the expansion of the City's sewage treatment plant, and to make improvements to the water system. In addition, the Agency has acquired vacant industrial





Base map source: U.S. Bureau of the Census TIGER 2000 data;
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Legend

-  City Boundary
-  Redevelopment Agency Area Boundary
-  Unincorporated Areas Within Redevelopment Agency Boundary

0 0.25 0.5 Mile



Project Site

Figure 2-1
 City of Guadalupe



properties on the east side of the City and provided “off-site” improvements and other incentives to encourage their development (Five Year Implementation Plan Update, 2005).

The primary goals for Redevelopment Agency are: 1) to help revitalize the central commercial district along Guadalupe Street (State Highway 1) by providing needed parking, renovating existing buildings and improving the visual and functional character of the downtown; 2) to remove barriers for commercial and industrial development by incentivizing the purchases of small and multiple owner parcels; 3) to increase the supply of affordable housing through renovation and new development; and, 4) to create incentives for developers to produce market rate housing (Five Year Implementation Plan Update, 2005).

2.5 PROJECT DESCRIPTION

The project is proposed by the City of Guadalupe Community Redevelopment Agency for the purpose of eliminating the conditions of physical and economic blight that exist in the Project Area through development of residential uses and the revitalization and reuse of commercial and industrial properties. This primarily involves an increase in the annual tax increment limit to \$5,000,000 and the reinstatement of eminent domain authority for twelve years on non-residential properties within the Project Area.

The proposed project also includes the creation of programs to eliminate economic and physical blight, establish fair market home values, decrease building vacancy, improve human health and safety, fund infrastructure improvements, and provide economic incentives that will stimulate economic revitalization of the project area. The increase in the annual tax increment limit would facilitate the implementation of these proposed programs. In addition, revenue from the tax increment limit increase would be used to service existing debt incurred by the Redevelopment Agency.

The revision in the tax increment limit by the Agency would not change the existing physical environment beyond what is anticipated as growth and redevelopment in the General Plan. It would provide additional funds in the future to implement the policies and activities in the existing Redevelopment Plan Area, as well as provide funds for programs and projects included in the proposed amendment. The proposed amendment includes several projects and programs, which are listed below. A preliminary review of these projects and programs listed below notes no inconsistencies with the existing General Plan:

- First Time Homebuyer Financing Programs
- Above Moderate Residential Development for Volunteer Fire Fighters
- Downtown (Central Business District) Revitalization Strategy Development, Visitor Center, Open Air Market, and Tourism Development
- Public Improvements to increase the aesthetics of the community
- Gateway public improvement projects for the north and south end of town
- Hotel Development
- R.V. Park development



- Industrial/Commercial Business Development (Attraction Efforts and Incentives)
- Provision of additional downtown parking and other parking programs
- Water Systems Improvements
- Wastewater Treatment Plant Facilities Improvements
- Storm Drain Development and Improvements
- Royal Performing Arts Center Development
- Wetlands Parkway and Trails
- Utilities upgrades and underground relocation of Utilities where feasible
- Curb and Gutter improvements, replacements and development

2.6 LIST OF RESPONSIBLE AND TRUSTEE AGENCIES AND REQUIRED PERMITS AND APPROVALS

During the decision-making process, the City of Guadalupe would utilize the information contained in the IS/MND for potential approval of the proposed amendment to the RDA. No permits would be needed from the following agencies for the proposed amendment to the Redevelopment Plan; however, subsequent approvals and other permits may be required from public agencies as individual development occurs pursuant to the Redevelopment Plan. These agencies are listed below:

- **Santa Barbara County Air Pollution Control District (SBAPCD)** - Air Pollution Control District Clean Air Plan consistency;
- **Regional Water Quality Control Board (RWQCB)** - Issuance of RWQCB, Central Coast Region, National Pollutant Discharge Elimination System (NPDES) general permit under Section 402 of the Clean Water Act (CWA) for storm water drainage during construction activities.
- **California Department of Transportation (Caltrans)** - for projects along State Highways 1 and 166, should an encroachment permit be required.

In addition, trustee agencies which have jurisdiction by law over natural resources, must be notified when a future project under the amended Redevelopment Plan would affect the natural resources for which they have jurisdiction over. These agencies are listed below:

- **California Department of Fish and Game (CDFG)** - Review of proposed mitigation to reduce impacts to biological resources.

2.7 USE OF THIS DOCUMENT BY THE CITY OF GUADALUPE REDEVELOPMENT AGENCY

This is an IS/MND that will be used in the public review and decision-making process for the proposed amendment to the Redevelopment Plan. Pursuant to the *State CEQA Guidelines*, this document was circulated for a 30-day public review period from March 18, 2009 to April 17, 2009. Comments were received from the staff of the California Department of Transportation and the County of Santa Barbara. Some of the comments received recommended the inclusion of additional information into the MND and others recommended additional mitigation to reduce or minimize certain environmental resources. These comments were considered and



incorporated as appropriate into the Final MND, and none of the comments resulted in an increase in severity of impacts discussed in the draft MND or constituted substantial new information requiring recirculation of the environmental document.

2.8 DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in the attached Initial Study have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (1) have been analyzed in an earlier EIR pursuant to applicable standards and (2) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.	



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5/1/09

 Date



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3.0 ENVIRONMENTAL CHECKLIST

The following checklist was developed as a tool to screen potential environmental impacts and is consistent with that contained in the CEQA Guidelines. An environmental impact analysis discussion and finding is included after each issue area.

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

Setting

The Redevelopment Plan area encompasses the vast majority of the City and consists of various commercial, industrial and residential land uses, which collectively contributes to the City’s urban to suburban appearance and character. While much of the land within the City is built out with various forms of development specific to commercial, industrial and residential uses, large active agricultural fields surround the entire City. In addition, Guadalupe-Nipomo Preserve can be found further to the west outside the City and plan area, which is comprised of an 18-mile coastal stretch of sand dunes.

The two-mile stretch of Highway 1 that spans the length of the City and the portion of Highway 166 that intersects Highway 1 near the south end of the City are not designated as, or eligible to be scenic highways (Caltrans, 2008). Development along these roadways, however, is subject to design review by the Planning Commission to maintain a visually pleasing aesthetic environment. Development that is proposed within the Caltrans right-of-way would also be subject to review by Caltrans through review of an encroachment permit. Existing development along Guadalupe Street (SR 1) generally consists of commercial uses in the northern portions of the City and industrial uses to the south. Several buildings in the Central Business District along Guadalupe Street were built in the early- to mid-20th century and reflect architectural styles of that era. Development along Main Street (SR166) mostly consists of residential uses to the west and both residential and industrial uses to the east.

The Community Design and Historic Preservation Element of the General Plan was developed to address the interrelationships of building form, scale, the natural environment and districts and neighborhoods, which all contribute to the appearance and function of the community. In general, the primary goals of the Element are to guide community growth in an orderly manner



that preserves the character of the area, encourage development in a manner that is consistent with the City’s unique setting and to foster cooperation with private developers to retain the unique character of Guadalupe.

Discussion

Answers to Questions A through D:

The proposed amendment to the Redevelopment Plan to increase the tax increment cap may increase the rate at which development occurs; however, development under the plan would not substantially degrade designated scenic vistas or highways. In addition, development that would occur under the Redevelopment Plan would be subject to Zoning Ordinance Section 18.73, which requires with limited exceptions a design review permit for any development in the Central Business District as defined by the General Plan, or on properties with frontages along Guadalupe Street (SR 1) or Main Street (SR 166). Redevelopment that would occur under the amended Redevelopment Plan would be required to comply with the guidelines set forth in the Community Design and Historic Preservation Element of the General Plan and would be subject to design review by the Planning Commission. Furthermore, the proposed amendment to the Redevelopment Plan would make additional funding available to eliminate blighted conditions, rehabilitate existing development and improve public infrastructure, thus potentially enhance the overall visual appearance of the City.

Conclusion

Future projects under the amended Redevelopment Plan would be required to comply with existing design review ordinances and would be required to be consistent with the General Plan. As such, the proposed amendment to the Redevelopment Plan would result in *less than significant* impacts to aesthetics. No mitigation measures are required.

AGRICULTURAL RESOURCES - Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?				X

Setting

The Redevelopment Plan area encompasses approximately 581 acres, none of which is designated for agricultural uses. The City is primarily urban and consists of various land uses



such as commercial, low, medium and high density residential, open space and industrial. Agricultural land uses surround the City, some of which are subject to Williamson Acts contracts; however, they are not located within the City or Redevelopment Plan area boundaries.

Discussion

Answers to Questions A through C:

The proposed amendment to the Redevelopment Plan would not convert prime farmland, unique farmland, farmland of statewide importance, pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use. Per the Santa Barbara County Farmland Map, the entire City of Guadalupe is designated as “urban and built-up land”. As such, the proposed amendment to the Redevelopment Plan would not conflict with any existing agriculturally zoned uses or Williamson Act contracts, or result in other changes that would require the conversion of farmland to other non-agricultural uses.

Conclusion

The proposed amendment to the Redevelopment Plan would not impact agricultural resources. No mitigation measures are required.

AIR QUALITY - Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors?)			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

Setting

The 2007 Clean Air Plan (CAP) for Santa Barbara County describes the air quality setting for the County in detail, including the local climate and meteorology, current and projected air quality, and the regulatory framework for the management of air quality. The 2007 CAP is incorporated by reference and is available for review at the Santa Barbara County Air Pollution Control



District (SBCAPCD) web site, www.sbcapcd.org. The air quality setting for the region is summarized below.

Climate and Meteorology

The project area is within the South Central Coast Air Basin (SCCAB), which includes all of San Luis Obispo, Santa Barbara, and Ventura Counties. The climate of the SCCAB is strongly influenced by its proximity to the Pacific Ocean and the location of the semi-permanent high-pressure cell in the northeastern Pacific. With a Mediterranean-type climate, the area is characterized by warm, dry summers and cool winters with occasional rainy periods.

Air quality in the area is influenced by both local topography and meteorological conditions. Surface and upper-level wind flow varies both seasonally and geographically within Santa Barbara County, and inversion conditions common to the area can affect the vertical mixing and dispersion of pollutants. The prevailing wind flow patterns are not necessarily those that cause high ozone values. In fact, high ozone values are often associated with atypical wind flow patterns.

Air Quality Regulation

The federal and state governments have been empowered by the federal and state Clean Air Acts to regulate the emission of airborne pollutants and have established ambient air quality standards for the protection of public health. The United States Environmental Protection Agency (EPA) is the federal agency designated to administer air quality regulation, while the California Air Resources Board (CARB) is the state equivalent in California. Local control in air quality management is provided by the CARB through County-level or regional (multi-county) air pollution control districts (APCDs). The CARB establishes air quality standards and is responsible for control of mobile emission sources, while the local APCDs are responsible for enforcing standards and regulating stationary sources. The CARB has established 14 air basins statewide. The portion of the South Central Coast Air Basin that is in Santa Barbara County is within the jurisdiction of the Santa Barbara County APCD (SBCAPCD). For the demolition of buildings or structures built prior to 1979, the SBCAPCD may require an asbestos removal permit.

Federal (National Ambient Air Quality Standards or NAAQS) and state standards have been established for ozone, carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), lead, and fine particulates (PM₁₀ and PM_{2.5}). Table 3-1 summarizes the current federal and state standards for each of these pollutants. Standards have been set at levels intended to be protective of public health. California standards are more restrictive than federal standards for each of these pollutants except lead and the eight-hour average for CO.



Table 3-1. Federal and State Ambient Air Quality Standards

Pollutant	Averaging Time	Federal Primary Standards	California Standard
Ozone	1-Hour	---	0.09 PPM
	8-Hour	0.08 PPM	0.070 PPM
Carbon Monoxide	8-Hour	9.0 PPM	9.0 PPM
	1-Hour	35.0 PPM	20.0 PPM
Nitrogen Dioxide	Annual	0.053 PPM	0.030 PPM
	1-Hour	---	0.18 PPM
Sulfur Dioxide	Annual	0.030 PPM	---
	24-Hour	0.14 PPM	0.04 PPM
	1-Hour	---	0.25 PPM
PM ₁₀	Annual	50 µg/m ³	20 µg/m ³
	24-Hour	150 µg/m ³	50 µg/m ³
PM _{2.5}	Annual	15 µg/m ³	12 µg/m ³
	24-Hour	65 µg/m ³	*
Lead	30-Day Average	---	1.5 µg/m ³
	3-Month Average	1.5 µg/m ³	---

* No separate state standard
 ppm = parts per million
 µg/m³ = micrograms per cubic meter
 Source: ARB, February 22, 2007

Regional Air Quality

The SBCAPCD is required to monitor air pollutant levels to assure that the air quality standards are met, and if they are not met, to develop strategies to meet the standards. A network of 17 monitoring stations measures air pollutant levels throughout the County. Some pollutants, such as ozone, are measured continuously. Other pollutants are sampled periodically. Particulate matter, for example, is measured over 24 hours every six days.

Depending on whether or not air quality standards are met or exceeded, an air basin is classified as being in “attainment” or as “nonattainment.” SBCAPCD has recently been designated as an attainment area for the 8-hour ozone NAAQS. Portions of the County continue to violate the more restrictive state ozone standard; therefore, the County is designated a non-attainment area for the state ozone standard. Santa Barbara County is classified as non-attainment with respect to State ozone and PM₁₀. No federal non-attainment designations are currently applied to Santa Barbara County; however, not enough data exists to determine the County’s attainment status for either the federal or state PM_{2.5} standards.

Table 3-2 summarizes the annual air quality data for the north County local air-shed over the past three years for the station closest to the project area (the Santa Maria Station at 906 South Broadway). The Santa Maria Station is approximately nine miles west of Guadalupe.



Table 3-2. Ambient Air Quality at the Santa Maria Monitoring Station

<i>Pollutant</i>	2005	2006	2007
Ozone (ppm), Worst Hour	0.063	0.064	0.065
Number of days of State exceedances (>0.09 ppm)	0	0	0
Ozone (ppm), 8-hr average	0.061	0.062	0.054
Number of days of State exceedances (>0.07 ppm)	0	0	0
Number of days of Federal exceedances (>0.08 ppm)	0	0	0
Carbon Monoxide (ppm), Highest 8-Hour Average	0.94	0.72	0.89
Number of days of above State or Federal standard (>9.0 ppm)	0	0	0
Particulate Matter <10 microns, $\mu\text{g}/\text{m}^3$, Worst 24 Hours	43.0	54.0	58.0
Number of days above State standard (>50 $\mu\text{g}/\text{m}^3$)	0	0	0
Number of days above Federal standard (>150 $\mu\text{g}/\text{m}^3$)	0	1	10
Particulate Matter <2.5 microns, $\mu\text{g}/\text{m}^3$, Worst 24 Hours	29.8	13.7	18.7
Number of days above Federal standard (>65 $\mu\text{g}/\text{m}^3$)	0	0	0

Source: ARB Top Four Summary available at www.arb.ca.gov/adam/cgj-bin/db2www/adamtop4b.d2w/start

Discussion

Answer to Questions A and C through E:

The proposed amendment to the Redevelopment Plan to increase the tax increment cap would not directly impact air quality. The proposed amendment would not result in land use changes or accommodate population growth that could result in increased air emission beyond that which is already anticipated in the adopted General Plan and disclosed in the Environmental Impact Report for the Guadalupe Redevelopment Project (Redevelopment Plan EIR, 1985). The General Plan can accommodate a population of up to 9,400 upon buildout, and as of 2008, the City of Guadalupe has a population 6,541 (California Department of Finance, 2008). The proposed amendment to the Redevelopment Plan may increase the pace at which development occurs and population increases; however, this is not expected to exceed General Plan buildout or violate any air quality standards or conflict with the existing Clean Air Plan because the City's General Plan buildout has been included in the Clean Air Plan. The proposed amendment would not create objectionable odors beyond that which may already exist. Potential impacts as they relate to questions A, and C through E would be *less than significant*.

Answer to Question B:

The proposed amendment may increase the rate at which construction activities occur within the City, which could further exacerbate the County's non-attainment status for PM₁₀. Construction activities may result in temporary short-term air quality impacts. These impacts are associated with construction equipment and dust that will be generated during grading and site preparation. Dust can adversely affect sensitive receptors, such as residences, hospitals and nursing homes that are located in close proximity to construction sites. With the imposition of standard dust control measures for all projects involving earth movement (refer to SBCAPCD's



Scope and Content of Air Quality Sections in Environmental Documents, June 2008) potential impacts would be *less than significant*.

Conclusion

The proposed amendment is not expected to exceed General Plan buildout, violate any air quality standards, or conflict with the existing Clean Air Plan. Individual projects under the amended Redevelopment Plan would be subject to additional environmental review. For future projects under the amended Redevelopment Plan that involve earthwork and require a grading plan, standard dust control measures would be required by the City as part of the grading permit. As such, the proposed amendment to the Redevelopment Plan would result in *less than significant* impacts to air quality. No mitigation measures are required.

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

Setting

Regulatory authority over biological resources is shared by federal, state, and local authorities under a variety of statutes and guidelines. Primary authority for general biological resources lies within the land use control and planning authority of local jurisdictions; the plan area is under the jurisdiction of the City of Guadalupe.



Under the state and federal endangered species acts, the Californian Department of Fish and Game (CDFG) and the United States Fish and Wildlife Service (USFWS) have direct regulatory authority over species formally listed as threatened or endangered. Section 3503 of the California Fish and Game Code (CFGC) prohibits the take, possession, or needless destruction of birds, their nests, or eggs. Additionally, Section 3503.5 of the CFGC protects birds of prey, their nests and eggs against take, possession, or destruction. Potential nesting and roosting sites for birds-of-prey and other migratory birds are also protected by the Migratory Bird Treaty Act (MBTA). Abiding by the CFGC code and the MBTA usually means to avoid removal of trees with active nests or avoid disturbance of the nests until such time as the adults and young are no longer reliant on the nest site. The provision also includes any disturbance that causes a nest to fail and/or a loss of reproductive effort.

The project area is primarily urbanized with the exception of a few open space areas, which are primarily designated as such. Sensitive natural resources are present immediately north of the City along the Santa Maria River riparian corridor, and within the Plan Area near the Gularte Tract on the northeast portion of the City. The Guadalupe Wetlands area cuts across the northern third of the city in an east-to-west direction generally to the south of 9th Street; this area is primarily designated as Open Space. These areas support habitat for a number of plant and animal species, some of which are listed by State and/or Federal government as being rare, threatened or endangered.

Discussion

Answers to Questions A through F:

The majority of projects and programs would constitute the redevelopment of existing structures or new development within residentially, industrially and commercially designated areas. In addition, given the proximity of sensitive habitat and species to the plan area, the adopted 2002 General Plan contains policies to ensure potential impacts to biological resources would be reduced to less than significant levels. Consultation with U.S. Fish and Wildlife Service and California Department of Fish and Game is required prior to approving development that could directly or indirectly result in a take of listed species. If any wetland areas that could be waters of the State or of the U.S. are proposed for development, a wetland delineation would be required as part of this consultation. However, if development or redevelopment under the amended Redevelopment Plan were to occur on lots with sensitive plant species, trees of substantial size or other important biological resources, which may be outside of state or federal jurisdiction, impacts could result. Although the biological resources that could be impacted may not be state or federally listed, they may have local and/or regional biological importance. Potential impacts as they relate to questions A through D, and F would be *less than significant*. Potential impacts as they relate to question E would be *significant but mitigable*.

Mitigation Measures

Future projects under the amended Redevelopment Plan are subject to the following mitigation measures to reduce potential impacts to biological resources.



BIO-1 Site Specific Biological Resource Avoidance. Site specific biological surveys shall be conducted for future projects under the amended Redevelopment Plan that are within an identified jurisdictional area or sensitive habitat area as determined by City staff based on available information. The biological survey shall be conducted by a qualified biologist to determine whether special status species or species of regional and or local importance exist on the project site and whether the project would impact those species. Plants, animals and their habitats shall be protected to the maximum extent possible, and compensatory mitigation shall be prescribed when impacts to or loss of these areas cannot be avoided.

Plan Requirements and Timing: The Planning Department shall review the biological survey prior to project approval and require the project to implement any recommendations. **Monitoring:** The Planning Department shall review the project to ensure the recommendations of the biological survey are incorporated into the project.

BIO-2 Tree Protection. Future projects under the amended Redevelopment Plan shall comply with the following tree protection measures.

- Any proposed removal of one or more heritage trees [defined as a native or non-native tree of 24 inches or greater diameter at breast height (DBH)] shall require an assessment, prepared by a qualified biologist, of the tree or trees' biological habitat value. Removal of any such trees is subject to review and approval by the Planning Department and may require compensatory planting as mitigation;
- Native heritage trees proposed for removal shall be replaced with trees of the same species on a diameter inch-for-inch basis. For example, if a 24-inch DBH tree is removed it shall be replaced with 24 one-inch diameter container stock tree, or 12 two-inch diameter container stock trees;
- Non-native heritage trees proposed for removal shall be mitigated through provision of a functionally equivalent inclusion of City-approved trees in the project's landscaping planting plans.

Plan Requirements and Timing: The Planning Department shall determine for future projects under the amended Redevelopment Plan the required amount of tree replacement and require the project to incorporate that amount of tree replacement into the landscape plans prior to project approval. **Monitoring:** The Planning Department shall review the landscape plans to ensure compliance with Planning Department tree replacement requirements.



Conclusion

Potential biological resource related impacts in areas with federal or state jurisdiction would be less than significant due to existing City practices and state and federal consultation requirements. Potential biological resource-related impacts in areas subject only to City jurisdiction would be mitigated to a *less than significant* level with the incorporation of mitigation measures BIO-1 and BIO-2.

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

Setting

Several archeological surveys and record searches have taken place over the last three decades and one possible prehistoric site (SBS#515) has been identified near the banks of the Santa Maria River. Based on this finding, it is possible that other archeological sites could be discovered in the area. In addition, the City has several structures that could be considered historically significant; however, an inventory of the City's historic buildings has not been undertaken, and therefore the exact location, number, and historic significance of these buildings has not been determined. The Community Design and Historic Preservation Element of the General Plan encourages the protection, preservation, restoration and maintenance of all significant historical and archeological resources.

State Health and Safety Code Section 7050.5 requires that in the event that bones that could be human are unearthed, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendent of the deceased Native American, who will serve as a consultant on how to proceed with the remains (i.e., avoid, rebury).



Discussion

Answers to Questions A through D:

The proposed amendment to the Redevelopment Plan to increase the tax increment cap would not directly impact known cultural resources. However, as development or redevelopment occurs, potentially historic buildings could be damaged or demolished by future projects under the amended Redevelopment Plan. In addition, the construction activities of future projects that would require grading or substantial excavation could unearth previously unknown and unidentified human remains or archeological artifacts.

Mitigation Measures

CUL-1 Artifacts Stop Work Order. Projects carried out under the Redevelopment Plan Amendment shall conform to the requirements in Section 15064.5 of the State CEQA Guidelines. In the event that a development project encounters cultural resources, the City Building and Fire Department chief or designee shall be notified immediately, and all construction must stop until a qualified archaeologist is retained at the applicant's cost to evaluate the find and recommend appropriate action.

Plan Requirements/Timing: This condition shall be printed on all building and grading plans. **Monitoring:** The Planning Department shall check plans prior to approval of zoning clearance, and either Planning or Building and Fire Department staff shall spot check in the field.

CUL-2 Human Remains Stop Work Order. The City Building and Fire Department chief or designee shall be notified immediately if any human remains are uncovered. The County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed. All earthmoving work must cease immediately and not resume until cleared by City Building and Fire Staff as well as the County Coroner or Native American Heritage Commission designee as appropriate.

Plan Requirements/Timing: This condition shall be printed on all building and grading plans. **Monitoring:** The Planning Department shall check plans prior to approval of zoning clearance and either Planning or Building and Fire Department staff shall spot check in the field.



Conclusion

Implementation of Mitigation Measures CUL-1 and CUL-2 for all projects under the amended Redevelopment Plan would reduce potential impacts to a *less than significant* level.

<i>GEOLOGY AND SOILS</i> – Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
d) Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	

Setting

There are no known faults within or near Guadalupe. The closest faults are the Pezzoni fault, approximately 10 miles to the south, and the Santa Maria fault, approximately 8 miles to the east. Both of these faults are considered inactive (Guadalupe General Plan, 2002). Although there are no faults within the area, Guadalupe is still subject to ground shaking because of the general seismic activity within California. In addition, the groundwater levels combined with unconsolidated soils found in the project area create the potential for liquefaction.

Discussion

Answers to Questions A through D:

The proposed amendment to the Redevelopment Plan would not directly result in geologic impacts. The proposed amendment could increase the pace of development and redevelopment, which could increase the population of Guadalupe and therefore subject additional people to geologic activity. However, an increase in the tax increment cap would not subject a number of



people to geologic activity beyond that expected in the General Plan and disclosed in the Redevelopment Plan EIR. In addition, the amendment would increase funding for redevelopment of much needed building and infrastructure improvements, which would be required to follow Uniform Building Code standards for seismic safety and in turn would increase overall seismic safety of existing buildings and infrastructure.

The majority of the project area is already developed with drainage infrastructure and impermeable surfaces. If construction activities would potentially result in topsoil erosion, such activities would be required to implement standard best management practices for the construction phase in association with any grading permit as well as develop a Storm Water Pollution Prevention Plan pursuant to Regional Water Quality Control Board requirements (see discussion under Hydrology and Water Quality). Lastly, the City has an existing sewer system, and although it is speculative to determine at this time, future projects under the amended Redevelopment Plan would likely utilize existing infrastructure and/or project-funded extensions or upgrades and thus avoid the use of septic tanks.

Conclusions

The proposed amendment to the Redevelopment Plan would result in *less than significant* impacts to Geology and Soils. No mitigation measures are required.

HAZARDS AND HAZARDOUS MATERIALS - Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4-mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X	
f) For a project in the vicinity of a municipal airstrip, would the project result in a safety hazard for people residing or working in the area?			X	



HAZARDS AND HAZARDOUS MATERIALS - Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Setting

Many properties within the project area remain underutilized or vacant due to the presence of hazardous materials and/or solid waste from abandoned dump sites (Five Year Implementation Plan Update, 2005). Along Guadalupe Street, a number of properties are contaminated with gasoline, leaking storage tanks and other hazardous materials. In addition, a large number of the homes and buildings within Guadalupe were constructed prior to 1980. As such, these homes and buildings could contain asbestos and lead based paints, which upon redevelopment could expose people to these hazards.

A number of existing State laws regulate the handling, clean-up and transport of hazardous materials. In particular, the Environmental Protection Agency established the National Emissions Standards for Hazardous Air Pollutants (NESHAP) to protect the public, asbestos was one of the first hazardous air pollutants regulated by NESHAP. In addition, the Environmental Protection Agency, Department of Toxic Substance Control, and Department of Environmental Health Hazard Assessment set forth guidelines that list the point at which concentrations of certain contaminants pose a risk to human health. Lastly, The County of Santa Barbara Fire Prevention Division has developed contaminant threshold concentrations to determine the need for remediation of gasoline and volatile organic compound contaminated soils. The City of Guadalupe Fire Department would consult with the County of Santa Barbara Fire Prevention Division on any known or potential contamination requirements as part of the Fire Department Plan Check process and would ensure that any required remediation projects are completed prior to changes in development or land use of a property with such contamination.

Discussion

Answers to Questions A through H:

The proposed amendment would not result in direct impacts related to hazardous materials. The proposed amendment would however increase funding for site remediation, which would help to eliminate the existence of contaminated sites throughout the City. Development and redevelopment on contaminated sites could expose people to hazardous materials and conditions. As noted by the County of Santa Barbara, in their review of the draft MND, the removal of contaminated soils from future project sites could pose a hazard to public safety as soils are transported to off-site locations. The transport of contaminated soils would need to be along an approved haul route that minimizes potential risks to public safety. Further, on-site remediation



efforts would have the potential to impact groundwater resources as contaminated soils are unearthed and disturbed. The precise location of future projects is speculative; however, prior to any hazardous materials remediation future projects would need to prepare a Hazard Materials Management Plan, subject to the review of Santa Barbara County Fire Department and the City of Guadalupe. These requirements in addition to the numerous state and federal regulations and oversight pertaining to hazardous materials, would minimize hazardous risks for development and redevelopment projects under the Redevelopment Plan, as specific projects under the Redevelopment Plan are carried out. However, to further reduce potential impacts to public safety and ensure groundwater protection for projects that involve remediation of contaminants, the following programmatic mitigation measure is recommended.

Mitigation Measure

HAZ-1 Hazardous Materials Management Plan. Projects carried out under the Redevelopment Plan Amendment on contaminated sites shall prepare a Hazardous Materials Management Plan pursuant to the requirements of Santa Barbara County and the City of Guadalupe. The Plan shall include but is not limited to identification and use of designated haul routes and groundwater protection measures to prevent the contamination of groundwater.

Plan Requirements/Timing: The management plan shall be completed prior to the initiation of remediation and construction activities. **Monitoring:** Santa Barbara County Fire Department and the City of Guadalupe shall approve the plan prior to project approval.

Conclusion

The proposed amendment to the Redevelopment Plan would result in *less than significant* impacts related to hazards and hazardous materials. No mitigation measures are required; however Mitigation Measure HAZ-1 is recommended to further ensure minimization of environmental impacts.

HYDROLOGY AND WATER QUALITY - Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?		X		



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

Setting

Water Supply¹

In 1997, the Santa Maria Valley Water Conservation District filed a lawsuit to adjudicate water rights in the Basin (Santa Maria Valley Water Conservation District vs. City of Santa Maria CV 770214, January 11, 2005). In June 2006, the Santa Maria Valley Water Conservation District negotiated a Settlement Agreement that set forth terms and conditions for a solution concerning the overall management of the Basin water resources, including rights to groundwater use. According to this agreement, Santa Maria, the Golden State Water Company, and the City of Guadalupe have preferential appropriative rights to surplus native groundwater. Therefore, these parties may pump groundwater without limitation unless a severe water shortage condition exists. In the event that a severe water shortage exists, the Court may require these parties to limit their pumping to their respective shares and assigned rights. The Court granted the City of Guadalupe 1,300 AFY of prescriptive rights in the Basin during drought conditions (Santa Maria Valley Water Management Agreement, 2005).

¹ The discussion of water supply has been augmented in response to comments on the Draft MND received from Santa Barbara County.



The City of Guadalupe derives all of its water supply from the State Water Project and the Santa Maria Ground Water Basin. Currently, the City operates two wells. The Fifth Street Well is located on Fifth Street and can pump 750 gallons per minute. In October 2008, the city added an additional well to the system (Obispo Tank Well) located just west of Obispo St. near its intersection with Fir Street. The new well serves as the lead well, which previously was the Fifth St. Well. The Fifth Street Well is now used as a back-up well. With the addition of the new well, the City will be pumping approximately 850 Acre-Feet per year from the Santa Maria Groundwater Basin. The City is also entitled to 550 Acre-Feet from the State Water Project, which is subject to change (on percent annual delivery) based on annual rainfall and Sierra Nevada snow pack.

As of October 2008, the City has scheduled its well operations and anticipated state water percent deliveries to provide sufficient combined water to meet an approximate 1070 Acre-Feet annual demand. It should be noted that these demand totals exclude the demand from the DJ Farms Property, which would change as a result of the implementation of the DJ Farms Specific Plan or Revised Specific Plan. Currently, agricultural operations at the DJ Farms Property require an estimated 800 Acre-Feet of groundwater per year; whereas under full buildout of the Revised Specific Plan, the property's water demand would be decreased to 694 Acre-Feet per year, with 463 Acre-Feet of this being provided through the groundwater basin, and the rest by State Water (DJ Farms Revised Specific Plan EIR, 2006).

The City's General Plan has identified several options to ensure adequate water supply availability, which include purchasing additional water from the State Water Project, construction of new wells, implementation of water conservation programs and managing the rate of future development to ensure consistency with available water supplies.

Drainage and Flooding²

The project area is largely urbanized and consists of various roads, sidewalks, buildings, houses and other impermeable surfaces. The City has a drainage system consisting of gutter, drainage inlets and culverts. During storm events, stormwater drains in an east-to-west direction, trending along a depression located south of City Hall. According to the Federal Emergency Management Agency's Flood Insurance Rate Map, the northernmost portions of the project area in unincorporated Santa Barbara County are located within the 100-year flood zone, as noted by the County of Santa Barbara in their comment letter on the draft MND. In 2008, the city adopted its first Storm Drainage Master Plan (SDMP) which will serve to guide the city in its planning for additional drainage improvements. In addition, future projects under the amended Redevelopment Plan that disturb more than one acre would be responsible for the preparation of a Storm Water Pollution Prevention Plan (SWPPP), in compliance with National Pollutant Discharge Elimination System (NPDES). The SWPPP is intended to prevent temporary construction-related water quality impacts.

² The discussion of Drainage and Flooding has been revised in response to comments on the Draft MND from Santa Barbara County.



Discussion

Answers to Questions A and C through E:

The proposed amendment to the Redevelopment Plan to increase the tax increment cap would not directly alter drainage patterns or exceed waste discharge requirements. Future projects would likely only alter existing drainage patterns to the extent that upgrades or expansions of existing drainage infrastructure would be required on site. Any upgrades or alterations would be required to be consistent with the city's SDMP, which would ensure future projects do not over capacitate drainage facilities. It is not reasonably foreseeable that future projects under the Redevelopment Plan would exceed waste discharge requirements. It should be noted that any such project would be subject to subsequent environmental review under CEQA. Potential impacts related to questions A and C through E would be *less than significant*.

Answer to Question B:

Although the amendment would not accommodate additional development beyond that which is already anticipated in the General Plan and discussed in the Redevelopment Plan EIR, water supplies available to the City may be inadequate to meet future projected population increases. When the City's population reaches 8,100 (expected to occur in the year 2016 according to the 2007 Regional Growth Forecast), total demand is expected to be 1,159 Acre-Feet per year, a demand that would include development that could occur under the Redevelopment Plan (City of Guadalupe General Plan, 2002). Available water supply in the year 2016 with combined groundwater and state water is expected to be 1,070 Acre-Feet per year, which would result in an 89 Acre-Feet per year deficit, in the absence of other changes to water demand or supply. However, as discussed in more detail below, achieving the City's population build-out projection is based in large part on development of the DJ Farms site, which would result in net reduction in water demand as higher-demand agricultural uses are replaced by lower-demand residential development. Also, it should be noted that of the City's 2016 projected 1,159 Acre-Feet per year demand, the Redevelopment Plan Area's proportional share would be 389 Acre-Feet per year upon buildout.

The General Plan identifies several strategies to increase future water supply. However, given the stringent laws regarding water supply and project approval without proof of water supply (as determined by *Vineyard Area Citizens v. City of Rancho Cordova*, and SB 610 and SB 221), major projects that would occur under the amended Redevelopment Plan will have to demonstrate the availability of a long-term (20 year) water supply. Since the City derives a substantial portion of its water from the Santa Maria Groundwater Basin, future development under the proposed amendment may impact groundwater supplies. The City may be required to pump additional water if state water is insufficient or if future projects under the amended Redevelopment Plan demand water beyond that available. However, as discussed above in Setting: *Water Supply*, the City is entitled to pump an additional amount of water from the basin presuming the absence of severe droughts. The additional amount needed to meet total City demand in 2016 is relatively low, as it represents approximately seven percent of demand in the year 2016. In addition, as discussed above in *Water Supply*, the area's demand on the Santa



Maria Groundwater Basin would be decreased should the urban development identified in the DJ Farms Specific Plan or Revised Specific Plan be constructed. This would provide an additional 106 Acre-Feet of water per year, which would offset the potential deficit anticipated under full City buildout conditions in the year 2016. Nonetheless, given the uncertainty in the timing and outcome of development under the proposed Revised DJ Farms Specific Plan, potential impacts related to question B would be *significant but mitigable*.

Answer to Question F:

The proposed amendment to the Redevelopment Plan to increase the tax increment cap would not directly impact water quality or alter drainage patterns. In addition, short-term impacts on water quality resulting from construction activities as surfaces are exposed through grading, excavating, stockpiles or other activities would be reduced through adherence to NPDES requirements and adherence to SWPPPs for projects exceeding one acre. However, projects that would occur under the amended plan would further increase the amount of impervious surfaces throughout the City. An increase in impervious surfaces would result in increased stormwater peak flows and stormwater runoff contamination. An increase in stormwater runoff contamination has the potential to degrade water quality of groundwater, and local watersheds and rivers. Potential impacts related to question F would be *significant but mitigable*.

Answers to Question G:

Portions of the project site in unincorporated Santa Barbara County are located within the 100-year flood zone. In accordance with current County requirements, any development that would occur in the flood zone would be required to conform to County Flood Plain Ordinances and would be reviewed for setbacks from major watercourses, adequacy of drainage plans and regional drainage planning. As such, potential impacts related to question G would be *less than significant*.

Answers to Question H through J:

The City of Guadalupe is over 3 miles inland of the Pacific Ocean, and hence the occurrence of a strong enough tsunami event that would effect the City is very unlikely. Lastly, failure of Twitchell Reservoir, which is over 25 miles upstream of the Santa Maria River, could result in flooding within the City. However, such an event is also unlikely. Flooding as a result of tsunami or dam failure would not be directly related to the proposed project due to the City's preexisting urbanized and populated conditions. Potential impacts related to questions H through J would be *less than significant*.

Mitigation Measures

- HYD-1 Demonstrate Water Availability.** An individual project's impact on long-term water supply must be considered prior to the approval of such a project under the Redevelopment Plan. Should a project be proposed that would increase City demands beyond the capacity of



existing water supply, new sources of water to supply the project must be identified prior to approval of the project.

Plan Requirements/Timing: The Public Works Department shall determine if water supplies are available for future projects prior to project approval. **Monitoring:** The Planning Department and the Public Works Department shall verify proof of new sources of water supply if it is determined the project would exceed available water supply.

HYD-2 Water Conservation Measures. All future projects under the amended Redevelopment Plan must include to the extent feasible effective water conservation technologies such as but limited to the following:

- Using available and proven technologies and equipment that provide adequate performance with a substantial water savings. This may include the installation of high efficiency appliances, ultra-low flush toilets during construction and/or the use of micro sprinklers or drip tape for domestic and agricultural irrigation, installation of hot water pipe circulating systems or “point-of-use” water heaters;
- Implementing tiered commodity rates for water sales that increase with higher water usage to financially encourage each resident to conserve water;
- Establishing low water use landscaping on all common landscaped areas greater than 0.1 acre, including low water use irrigation methods such as drip irrigation; and
- Limiting turf (lawn) areas to no more than 25% of irrigated landscape areas for residential development.

Plan Requirements and Timing. Future projects under the amended Redevelopment Plan shall include water conservation measures on site plans, subject to approval by Public Works. **Monitoring.** Public Works or Building and Fire staff shall site inspect to ensure development is in accordance with approved plans prior to occupancy clearance.

HYD-3 Water Degradation Avoidance. Low Impact Development (LID) design technologies shall be employed by future projects under the amended Redevelopment Plan to the maximum extent practicable. LID is an alternative site design strategy that uses natural and engineered infiltration and storage techniques to control storm water runoff where it is generated to reduce downstream impacts. The following LID practices shall be implemented, as feasible, to re-establish pre-development runoff conditions:

- Bioretention cells;
- Tree boxes to capture and infiltrate street runoff



- Vegetated swales, buffers and strips;
- Roof leader flows directed to planter boxes and other vegetated areas;
- Permeable pavement;
- Impervious surface reduction and disconnection;
- Soil amendments to increase infiltration rates; and
- Rain gardens, rain barrels, and cisterns.

Since LID is intended to mimic the pre-development regime through both volume and peak runoff rate controls, the flow frequency and duration for the post-development conditions should be identical (to the greatest degree possible) to those for the pre-development conditions.

Plan Requirements and Timing. Prior to issuance of building permits, future projects under the amended Redevelopment Plan shall submit design plans containing applicable LID design technologies, subject to the review of the Public Works Department. **Monitoring.** Public Works or Building and Fire staff shall review building plans prior to issuance of building permits and inspect units prior to occupancy clearance.

Conclusion

The proposed amendment to the Redevelopment Plan would result in *less than significant* impacts as they relate to questions A, C through E, and G through J. The proposed amendment would result in *less than significant* impacts as they relate to question B, with the implementation of Mitigation Measures HYD-1 and HYD-2. The proposed amendment would result in *less than significant* impacts as they relate to question F, with the implementation of Mitigation Measure HYD-3.

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

Setting

The Land Use Element of the City’s General Plan, along with the Zoning Code, are the primary land use planning guidance documents for the development pattern of the City. The project area encompasses the vast majority of the City. Land use designations within the project area



include Low, Medium and High Density Residential, Open Space, General Industrial, General Commercial and Industrial Commercial.

Discussion

Answers to Questions A through C:

The proposed amendment to the Redevelopment Plan would not involve changes to existing land use policies or other adopted plans. In general, one of the primary purposes of the Redevelopment Plan is to help implement goals and policies of the General Plan, thus the proposed amendment would provide additional funding to implement the General Plan, which would also help to establish a more cohesive community. Lastly, no habitat conservation plans existing within the project area boundary.

Conclusion

The proposed amendment to the Redevelopment Plan would result in *less than significant* impacts to land use. No mitigation measures are required.

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

Setting

There are no known mineral resources within the project area that would be of value to the region or residents of the state.

Discussion

Answers to Questions A and B:

The proposed amendment to the Redevelopment Plan would not result in the loss of valuable mineral resources.

Conclusion

The proposed amendment to the Redevelopment Plan would not impact mineral resources.



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

Setting

In Guadalupe, the major source of noise and groundborne vibration that poses compatibility issues is from the railroad that passes through the middle of the City, which generally affects residential areas along Pacheco Street. The railroad is also the primary source of groundborne vibration, although recent improvements to the tracks have reduced vibration levels resulting from train activity. State Highway 1, a popular tourist and agricultural route, also contributes to ambient noise levels. Primary arterials such as Obispo Street, Tognazzini Avenue, Tenth Street and Eleventh Street contribute to noise primarily during peak commuting periods between 7:00 am and 9:00 am and 4:00 pm and 6:00 pm. Industrial operations located adjacent to the railroad and general commercial operations throughout the City are also contributors. The General Plan has set forth acceptable noise levels for various land uses, Table 3-3 below shows maximum acceptable noise levels.



Table 3-3. Maximum Acceptable Noise Levels for the City of Guadalupe

Land Use	Decibel (dBA)
Residential – Low Density	60
Residential – Multifamily	65
Transient Lodging	65
Schools, Libraries and Churches	65
Auditoriums	60
Playgrounds and Parks	65
Commercial	65
Industrial	70

Source: City of Guadalupe General Plan, 2002

In addition, the City applies an 80Vdb threshold for groundborne vibration levels. It should be noted that acceptable noise levels may be less than the maximum specified above where it is determined that a project-caused increase in noise levels will substantially alter the ambience of a given neighborhood.

Discussion

Answers to Questions A through F:

The proposed amendment to the Redevelopment Plan would not directly increase ambient noise or groundborne vibration levels. Projects that would generally occur under the amended Redevelopment Plan may increase noise levels as a result of constructions activities, increased vehicular traffic and equipment usage. New development carried out under the Redevelopment Plan would place additional residents and employees in areas with potential noise and groundborne vibration issues. However, an increase in the tax increment cap would not accommodate new growth that would increase noise levels beyond that already anticipated in the General Plan and discussed in the Redevelopment Plan EIR.

The 1985 Redevelopment Plan EIR analyzed and mitigated potential noise and groundborne vibration impacts that would result from the Redevelopment Plan. Potential noise impacts included temporary noise from construction activities and longer-term noise from increased vehicular traffic and stationary equipment. However, such impacts were found to be less than significant. Mitigation measures were suggested to further reduce noise impacts, which included noise abatement for construction activities, limiting construction equipment to designated routes to avoid residential areas, enclosure of stationary equipment such as air conditioners, development of noise berms, and consultation with the City Planning Department to identify noise impacts and impose appropriate mitigation measures through the site plan review process. In addition, the Noise Element of the General Plan includes policies and standards which further mitigate noise impacts. These include preserving the quiet and rural atmosphere of the City; maximum acceptable noise levels (as shown in Table 3-3 above); specific development standards for new residential uses in areas with a 65dBA or greater; and, designating sensitive land uses only in areas with existing noise levels less than 65dBA.



Conclusion

The proposed amendment to the Redevelopment Plan would result in *less than significant* impacts to noise. No mitigation measures are required.

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

Setting

As of 2008, the population of Guadalupe is approximately 6,541 (California Department of Finance, 2008). Overcrowding remains a problem in Guadalupe. The U.S. Census Bureau defines overcrowding as when a housing unit is occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.5 persons per room are considered highly overcrowded. As of the year 2000, approximately 46.3% of the homes in Guadalupe were overcrowded, of which 28.8% were highly overcrowded (Five Year Implementation Plan Update, 2005).

Discussion

Answers to Questions A through C:

Although the proposed amendment to the Redevelopment Plan would provide additional funding for housing projects and may increase the rate at which homes are built, the number of homes built would not exceed that already expected by the General Plan and disclosed in the Redevelopment Plan EIR. In addition, one of the primary goals of the Redevelopment Plan is to provide housing for already overcrowded conditions; this would have a beneficial impact on the housing conditions of Guadalupe. The Redevelopment Plan EIR also found that the Redevelopment Plan would have a beneficial impact on housing by easing overcrowded conditions. Furthermore, the additional funds that would be available through the proposed amendment would help to eliminate blight by improving the physical condition and aesthetic appearance of housing within the City.

Conclusion

The proposed amendment to the Redevelopment Plan would result in *less than significant* impacts to population and housing. No mitigation measures are required.



PUBLIC SERVICES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?			X	
ii) Police protection?			X	
iii) Schools?			X	
iv) Other public facilities?		X		

Setting

Fire

The City of Guadalupe Fire Department operates out of a single fire house adjacent to City Hall. The Department is a combination department consisting of a full time Fire Chief and two full time Fire Captains with the remaining personnel being Paid-Call. The City of Guadalupe Fire Department provides the fire suppression, rescue services, hazardous material response and fire prevention education. The City also has mutual aid agreements with the County of Santa Barbara Fire Department, City of Santa Maria Fire Department and California Department of Forestry Fire Services in San Luis Obispo County. The City Fire Department is equipped with two fire trucks, a rescue unit and one command vehicle.

Police

The Guadalupe Police Department currently employs twelve full time, sworn officers and five reserve officers. There are also two office staff persons, an evidence technician, and two police volunteers. Twelve sworn officers for a population of 6,541 equates to a service ratio of 1.83 officers per 1,000 residents, or one officer per 545 residents. This level of staffing is slightly higher than other cities of comparable size (General Plan, Public Facilities Element, 2002).

Response times are within three minutes to virtually the entire City due to the City's relatively compact geographic area and the central location of the police and fire departments on Obispo Street (General Plan, Public Facilities Element, 2002). The County Sheriff's Department has jurisdiction in areas outside City boundaries, although the City's department responds to these areas in a mutual aid agreement. The California Highway Patrol has jurisdiction over State highways including those within and outside the City limits.

Schools

Elementary and middle school education is provided to students by the Guadalupe Union School District. The District operates Mary Buren Elementary School (Grades K-6) and the



Kermit McKenzie Junior High School (Grades 7-8). The 2006/2007 enrollments for each school was 739 and 381, respectively. High School students attend Righetti High School in the City of Santa Maria, which is operated by the Santa Maria Union High School District. The 2006/2007 enrollment for Righetti High School was 2,486.

Solid Waste

Municipal waste is collected for Guadalupe by a franchisee (HSS). The City disposes of its solid waste at the Santa Maria Landfill. The City averages two loads, four times a week, totaling 13 tons of solid waste. The Santa Maria Landfill is forecasted to provide adequate solid waste services through 2012, and an expansion of the landfill is in the project planning process. Upon expansion of the Santa Maria Landfill, or development of a new landfill, the City of Guadalupe will continue to be served by either of these facilities.

Discussion

Answer to Question A (i):

The proposed amendment would not directly increase the population of Guadalupe or create demand for additional fire protection such that new or expanded facilities are needed, the construction of which could cause environmental impacts. The proposed amendment would not increase the population of Guadalupe beyond that that already expected in the General Plan and discussed in the Redevelopment Plan EIR such that new or expanded fire facilities are needed. It is possible that the proposed amendment could increase the rate at which development occurs such that funding available to the fire department for equipment and personnel is insufficient to keep pace.

It should be noted that the City periodically assesses its means to meet fire protection needs, and that the City has expressed an interest in updating of the City's developer impact fee program, pursuant to achieving Goal 3 and Policy 1 of the Public Facilities Element of the General Plan. Should an updated developer impact mitigation fee program be implemented, future projects under the amended Redevelopment Plan would be required to pay fees, which would mitigate for service need impacts. In the interim, should a future project under the Redevelopment Plan increase demand for fire protection such that new or expanded facilities are needed, such facilities would be subject to subsequent environmental review under CEQA.

Answer to Question A (ii):

The proposed amendment would not directly increase the population of Guadalupe or create demand for additional police services such that new or expanded facilities are needed, the construction of which could cause environmental impacts. Although the proposed amendment would not increase the population of Guadalupe beyond that that already expected in the General Plan and disclosed in the Redevelopment Plan EIR such that new or expanded police facilities are needed, it is possible that the proposed amendment could increase the rate at which development occurs such that funding available to the police department for equipment and personnel is insufficient to keep pace.



As noted in the Answer to Question A (i) above, the City is has expressed interest in reviewing its developer impact mitigation fee program. Should an updated mitigation fee program be adopted, future projects under the amended Redevelopment Plan would be required to pay fees, which would potentially minimize impacts. In the interim, should a future project under the Redevelopment Plan increase demand for police protection such that new or expanded facilities are needed, such facilities would be subject to subsequent environmental review under CEQA.

Answer to Question A (iii):

The proposed amendment would not directly increase the population of Guadalupe or generate additional students such that new or expanded facilities are needed, the construction of which could cause environmental impacts. Although the additional funds that would be available may increase the rate at which development and redevelopment occur, the population of Guadalupe would not exceed that already accounted for in the General Plan. Additionally, any development that would occur under the amended Redevelopment Plan would be required to pay developer fees as established in the 2002 Developer Fee Justification Study. And pursuant to Section 65995 (3)(h) of the California Government Code (Senate Bill 50, August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization."

Answer to Question A (iv):

The proposed amendment would not directly impact solid waste facilities currently served by the City. Currently, the Santa Maria Landfill has an available capacity of 350 tons of solid waste per day (Santa Maria Utilities Division, 2008). The Redevelopment Plan EIR estimated that upon buildout, the Redevelopment Plan would generate approximately 8.4 tons per day, thus the Santa Maria Landfill would have the capacity to serve additional development under the Redevelopment Plan. In addition, the City of Santa Maria, in accordance with the California Integrated Waste Management Act, is currently in the process of developing a new landfill, which would have a 90-year life span and would serve the City of Guadalupe. Projects that would occur under the amended Redevelopment Plan would not increase solid waste generation beyond that already estimated in the Redevelopment Plan EIR and expected under the General Plan. However, the California Integrated Waste Management Board has recently noted that the City has a declining recycling rate. Future construction activities and development projects could contribute to this declining recycling rate unless additional provisions for recycling are required. As such, impacts would *significant but mitigable*.

Mitigation Measures

- SW-1 Designated Recycling Pickup Areas.** Future development projects under the amended Redevelopment Plan shall establish a designated recyclable material pickup area (i.e. recycling bins, loading dock, curbside pickup) where collection of currently accepted recyclable materials could be accommodated.



Plan Requirements/Timing: The Planning Department shall review site plans to ensure recycling areas are included prior to approval.

Monitoring: The Planning Department shall inspect the site upon completion to ensure requirements are met.

- SW-2 Source Reduction.** The City shall work with property owners and lessees in the Redevelopment Area to enhance awareness of opportunities to source reduce, recycle and compost using educational programs and encourage future projects under the amended Redevelopment Plan to use recycled building materials such as composites, metals, and plastics to the greatest extent feasible. Applicants for redevelopment projects shall prepare and implement a solid waste management plan that includes specifics on what recycling receptacles will be provided for tenants or customers and roles and responsibilities for collection of recycling materials for proper disposal in outside bins. The solid waste management plan shall note what materials are to be recycled, where recycling materials are to be stored, and the frequency of collection by haulers, and specifics on the hauling company.

Plan Requirements/Timing: The Planning Department shall review and approve the solid waste management plan and ensure that adequate space is available for recycling bins or containers on site plans for specific redevelopment projects under the redevelopment plan. The City shall work with the project applicant to increase awareness of recycling programs and facilitate effective recycling efforts as well as the use of recycled materials in construction.

Monitoring: Planning Department staff shall ensure that final plans show exterior recycling receptacles and note use of recycled materials were included to the extent feasible. The Building Department staff shall site inspect to ensure that interior recycling receptacles and outside recycling bins are provided prior to occupancy clearance.

- SW-3 Construction Site Recycling.** Projects under the amended Redevelopment Plan shall provide recycling bins at all construction sites to facilitate the recovery of all currently accepted recyclable construction materials.

Plan Requirements/Timing: The Planning Department shall require site plans to include a recycling bins provision prior to project approval.

Monitoring: The Building Department shall verify recycling bins at construction sites during construction.

Conclusion

The proposed amendment to the Redevelopment Plan would result in *less than significant* impacts to public facilities as they relate to questions A (i) through A (iii).



The proposed amendment would result in *less than significant* impacts as they relate to question A (iv), with the implementation of Mitigation Measures SW-1 through SW-3.

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

Setting

Guadalupe has approximately 34 acres of land dedicated to parks and recreational uses. Based on a population of 6,541, there are approximately 5.2 acres of parkland per 1,000 residents. Table 3-4 shows parks within Guadalupe, type and acreage.

Table 3-4. Existing Parks and Recreation Facilities in Guadalupe

Park	Type	Acreage
Leroy Park	Community Park	3
Jack O'Connell Park	Community Park	27
Central Park	Community Park	2
Unnamed Mini Parks	Mini-Parks	2
Total		34

Source: Guadalupe General Plan, Conservation and Open Space Element, 2002

Discussion

Answers to Questions A and B:

The proposed amendment to the Redevelopment Plan would not directly impact parks within Guadalupe. As suggested by the General Plan, the City currently has an adequate supply of parkland, therefore, substantial deterioration to existing parks or need for new or expanded parks would not occur. As development and redevelop would occur under the amended Redevelopment Plan, each individual residential project would be required to pay their fair share of Quimby Act fees. The fees would be used to supply additional parkland as needed and thereby offset potential impacts.

Conclusion

The proposed amendment to the Redevelopment Plan would result in *less than significant* impacts to recreation. No mitigation measures are required.



TRANSPORTATION / TRAFFIC - Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible use (e.g. farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Result in inadequate parking capacity?			X	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X	

Setting

Regional access to the City of Guadalupe is provided by Highway 1, also known as Guadalupe Street within the City limits, and Highway 166, known as Main Street in Guadalupe. Highway 1 provides access to southern San Luis Obispo County to the north, and the community of Orcutt as well as Vandenberg Air Force Base to the south. Highway 166, which runs along the southern edge of the City, runs in an east-west direction and provides access to the City of Santa Maria to the east. Caltrans has jurisdiction over both Highway 1 and Highway 166, and as such, development affecting these highways is required to be consistent with the Caltrans Highway Design Manual.

Highway 166 is the most heavily used route in the City. These two access routes to the City are also considered to the main arterials streets. Several collector and local streets, such as Obispo Street, 11th Street, Pioneer Street and Flower Street, provide access to other areas within the City.

Discussion

Answers to Questions A and B:

The proposed amendment to the Redevelopment Plan would not directly impact traffic volumes along roadways or highways within the City. The proposed amendment to increase the tax increment cap would provide additional funding for projects that may generate additional traffic volumes; however, the increase would not generate traffic volume beyond that already expected under the 2002 General Plan and Circulation Element. Based on the traffic studies performed for the General Plan as well as the 2006 EIR for the Revised DJ Farms Specific Plan, the existing roadways and intersections were projected to operate at acceptable levels under buildout



conditions, with the exception of Highway 166 between Highway 1 and Flower Avenue, and the intersections of Obispo Street and Flower Avenue with Highway 166, which would need improvements to mitigate the increase in traffic volumes resulting from buildout of the DJ Farms Specific Plan. Furthermore, development that would potentially affect Highways 1 and 166 would be consistent with the requirements of the Caltrans Highway Design Manual.

Answers to Questions C through E:

The proposed amendment to the Redevelopment Plan would not change air traffic patterns, increase hazards due to a road design feature or result in inadequate emergency access. All future projects under the amended Redevelopment Plan would continue to be reviewed by the Fire Department and City Engineer to ensure that adequate emergency access is provided and no unsafe access conditions would result.

Answers to Questions F and G:

The proposed amendment to the Redevelopment Plan would not directly impact existing parking. Projects that would occur under the amended Redevelopment Plan may increase parking demands; however, future projects under the amended Redevelopment Plan would be required to conform to the City’s Zoning Ordinances regarding parking requirements, which would ensure adequate parking is available. Furthermore, the City has recently expressed interest in adopting new parking standards for the downtown core of the City. The new standards would potentially include an in-lieu parking fee and shared parking program. Adoption of such standards would help ensure adequate parking and may further increase available parking.

The proposed amendment does not involve the alteration of existing alternative transportation oriented policies or the creation of policies that would conflict with the General Plan or other adopted transportation oriented policy or plan.

Conclusion

The proposed amendment to the Redevelopment Plan would result in *less than significant* impacts to transportation and traffic. No mitigation measures are required.

UTILITIES AND SERVICE SYSTEMS - Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	



UTILITIES AND SERVICE SYSTEMS - Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		X		
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Setting

Wastewater

The City operates its own wastewater treatment plant located west of the developed portion of the City and north of Highway 166. The plant provides primary treatment, and contains four aerated lagoons and standby chlorination. The treatment plant currently receives 0.6 million gallons per day (mgd). An expansion of the plant was recently completed. The improvements included an Activated Integrated Pond System (AIPS) with a treatment capacity of 0.9 mgd. Disposal of the treated effluent involves spreading over an overland flow pasture area which then disposes of the effluent through a series of ponds and finally spray irrigating over a pasture area adjacent to the plant.

Water Supply and Drainage

See above discussion in the *Hydrology and Water Quality* checklist section.

Solid Waste

See above discussion in the *Public Services* checklist section.

Discussion

Answers to Questions A, B and E:

The proposed amendment to the Redevelopment Plan would not directly impact wastewater facilities, require alteration of the construction of new facilities, exceed wastewater treatment requirements of the Regional Water Quality Control Board or require a determination from the wastewater treatment provider. Each individual project under the amended Redevelopment Plan would incrementally contribute wastewater flows to the treatment plant, thereby incrementally reducing overall capacity.



However, the city was recently awarded a grant through the Prop 50 IRWMP which will provide funds, to upgrade the plant further by increasing the treatment level and capacity. In addition, the City is currently preparing revisions to its developer impact mitigation fee program, which would provide funds for future increases in wastewater flows. Although the proposed amendment would not directly impact the treatment plant, the awarded grant and collection of developer fees would ensure that future projects under the amended Redevelopment Plan would not impact wastewater facilities.

Answers to Questions C and D:

See above discussion in the *Hydrology and Water Quality* checklist section.

Answers to Questions F and G:

See above discussion in the *Public Services* checklist section.

Conclusions

The proposed amendment to the Redevelopment Plan would result in *less than significant* impacts to utilities and service systems. No mitigation measures are required.

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

Mandatory Findings of Significance Discussion

- A. As discussed in the preceding sections, the proposed project, which involves the amendment to the Redevelopment Plan, has the potential to significantly impact the quality of the environment, which includes impacts on air quality, biological resources, cultural resources, hydrology and public services. Mitigation measures



have been incorporated into the project to reduce potential impacts to a less than significant level.

- B. When project impacts are considered along with, or in combination with other impacts, the project-related impacts may be significant. Mitigation measures have been incorporated into the project to reduce potential impacts to a less than significant level.
- C. The project does not have environmental effects that could cause substantial adverse effects on human beings, either directly or indirectly. Mitigation measures have been developed that would reduce any potential impacts to a less than significant level.



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4.0 REFERENCES

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- California Air Resources Board, "California Toxins Inventory" 2004.
<http://www.arb.ca.gov/toxics/cti/cti.htm>
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- Caltrans. Eligible and Officially Designated Scenic Routes, 2008.
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- City of Guadalupe. Initial Study for the General Plan Amendment, 2002. Crawford Multari and Clark Associates.
- City of Guadalupe Redevelopment Agency. Five Year Implementation Plan Update, 2005.
- DJ Farms Specific Plan EIR. Final EIR for the Revised DJ Farms Specific Plan, May 2006. Pacific Municipal Consultants.
- Federal Emergency Management Agency. Flood Insurance Rate Map, 2005. Map 06083C0155F and 06083C0160F
- Redevelopment Plan EIR. Draft Environmental Impact Report for the Guadalupe Redevelopment Project, 1985. Municipal Services, Inc.
- Santa Barbara County Association of Governments, Regional Growth Forecast 2005-2040. August, 2007.
- Santa Barbara County Air Pollution Control District, 2007 Clean Air Plan (CAP). Final, August 2007.
- Santa Maria Valley Water Conservation District v. City of Santa Maria, CV 770214 (2005, January 11). Solano County Superior Court.
- Santa Maria Valley Water Management Agreement, SB 375400 v1:006774. (2005, June 20). Solano County Superior Court.



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Appendix A

Comment Letters Received on the Draft MND



-----Original Message-----

From: Chris Shaeffer [mailto:chris_shaeffer@dot.ca.gov]
Sent: Thursday, April 09, 2009 8:48 AM
To: Jennifer Roof
Subject: Guadalupe Redevelopment MND - for Rob Mullane

Rob,

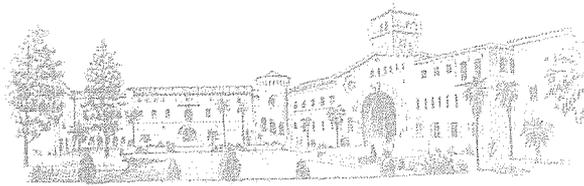
Just a very minor correction - page 3-29. Highway 1 provides access to Southern SLO county.

thanks.

Chris Shaeffer
Caltrans Dist 5
Development Review
(805) 549.3632

COUNTY OF SANTA BARBARA

Michael F. Brown
County Executive Officer



105 East Anapamu Street, Suite 406
Santa Barbara, California 93101
805/568-3400 • Fax 805/568-3414
www.co.santa-barbara.ca.us

EXECUTIVE OFFICE

April 17, 2009

Carolyn Galloway-Cooper, City Administrator
City of Guadalupe
918 Obispo Street
Guadalupe CA 93434

Email: Carolyn@ci.guadalupe.ca.us
FAX: 805-343-5512

RE: Notice of Intent to Adopt a Mitigated Negative Declaration - City of Guadalupe
Redevelopment Plan Amendment

Dear Ms. Galloway-Cooper:

Thank you for the opportunity to comment on the Notice of Intent to Adopt a Mitigated Negative Declaration for the City of Guadalupe Redevelopment Plan Amendment. At this time, the County is submitting the following comments for your consideration:

Drainage and Flooding Impacts

The County Public Works Department-Flood Control Water Agency has reviewed and issued additional comments regarding the proposed project. Please refer to the enclosed Public Works (Flood) letter for more information.

Impacts to Groundwater Resources

The MND acknowledges that there may be inadequate water supplies for future projected population increases. It also states that the City may be required to pump additional water from the Santa Maria Groundwater Basin if State water is insufficient or future projects under the amended Redevelopment Plan demand water beyond that available. The MND should analyze all actual and potential water deficiencies in relation to the original Redevelopment Plan EIR hydrology and water quality impacts and mitigations. This analysis should include quantification of the volume of water needed to meet future projected population increases and future projects under the amended Redevelopment Plan discussed in the MND. Pursuant to CEQA §15126.4 (a)(1)(B), appropriate mitigation should be included to address these potential impacts.

Hazardous Materials and Transportation Impacts

The MND acknowledges that the proposed project amendment may result in the additional reclamation of contaminated soil. The MND should include a discussion of potential impacts to public safety and groundwater resources as related to the proposed movement and/or reclamation of contaminated soil. If this contaminated soil would be transported to offsite locations, the MND should include a discussion of the proposed haul route which will be used to transport the contaminated soil from the project site. The MND should include a discussion of potential impacts to County of Santa Barbara circulation infrastructure as related to the proposed movement of contaminated soil from the project site. Pursuant to CEQA §15126.4 (a)(1)(B), appropriate mitigation should be included to address these potential impacts. This discussion should include the County of Santa Barbara as a review authority for any proposed haul routes which would utilize County right-of-ways.

The County has no further comments on this project at this time and looks forward to continued dialogue on future projects. If you should have further questions, please do not hesitate to contact my office directly, or David Matson, Deputy Director in the Office of Long Range Planning at (805) 568-2068.

Sincerely,



John Baker

Assistant County Executive Officer/Director of Planning and Development

cc: Derek Johnson, Director, Office of Long Range Planning
David Matson, Deputy Director, Office of Long Range Planning
Nick Bruckbauer, Development Review Engineer, Public Works-Flood Control-
Water Agency

Enc: Public Works (Flood) Comment Letter, dated April 15, 2009



Santa Barbara County Public Works Department
Flood Control & Water Agency

April 15, 2009

City of Guadalupe
918 Obispo Street
Guadalupe, CA 93434

**RE: City of Guadalupe Redevelopment Plan Amendment
Initial Study/Mitigated Negative Declaration**

Dear Sir or Madam,

Thank you for the opportunity to review the subject document.

Page 3-16 of the document states "According to the Federal Emergency Management Agency's Flood Insurance Rate Map, there are no 100-year flood hazards located within the project area." However, it appears that some of the area denoted in Figure 2-1 on Page 2-2 of the document as "Unincorporated Areas Within Redevelopment Agency Boundary" does fall within the 100-year flood hazard area. Developments within this area could potentially be subject to flood risks. Please see attached for the local flood map that shows portions of this area within the 100-year flood hazard area.

Please let us know if you have any questions or concerns.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

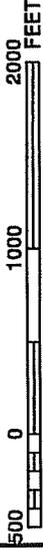
By: 

Nick Bruckbauer
Development Review Engineer

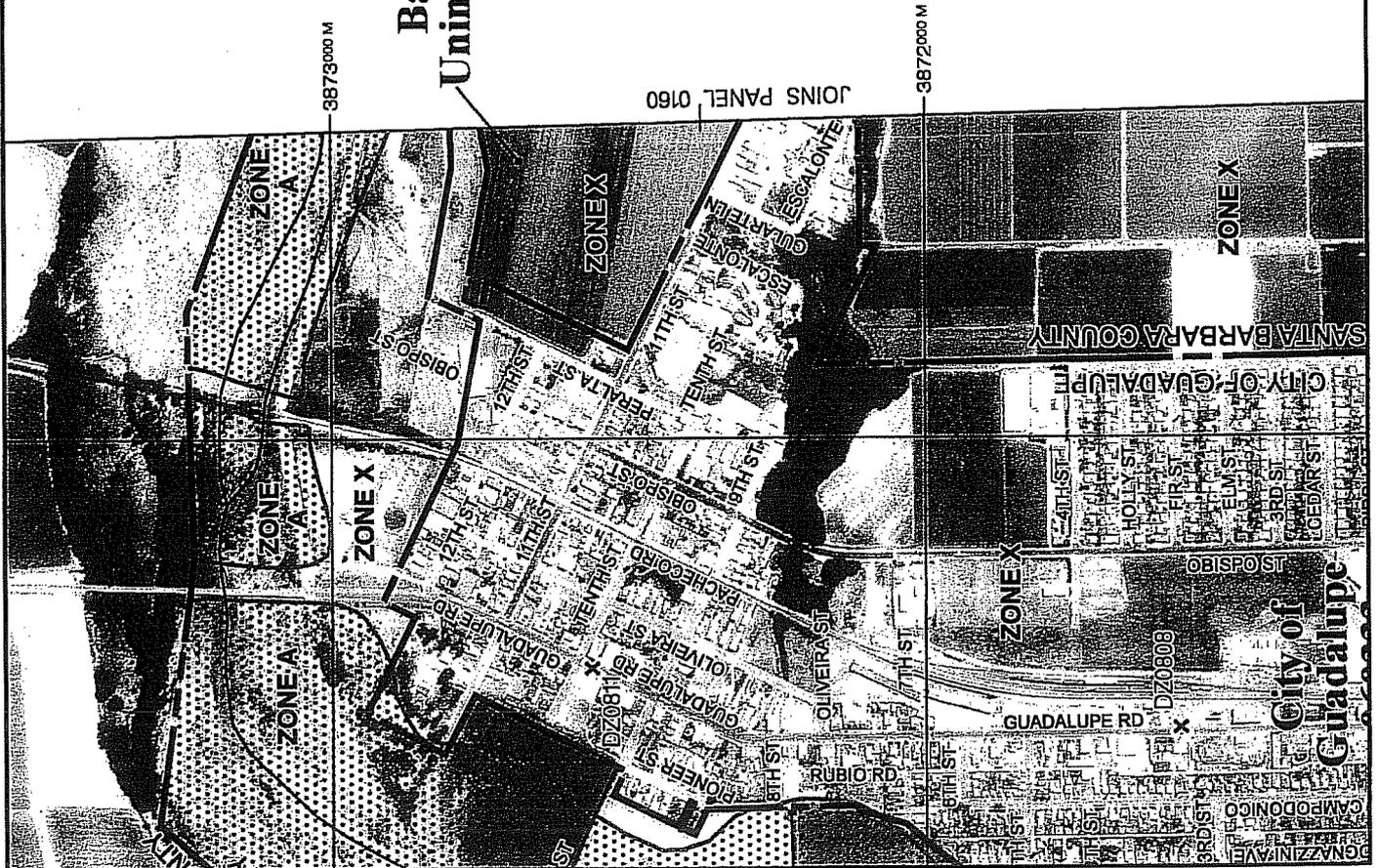
RAR_City Guadalupe



MAP SCALE 1" = 1000'



**Santa
Barbara County
Unincorporated Areas
060331**



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0155F

**FIRM
FLOOD INSURANCE RATE MAP
SANTA BARBARA COUNTY,
CALIFORNIA
AND INCORPORATED AREAS**

PANEL 155 OF 1835

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GUADALUPE, CITY OF	060331	0155	F
SANTA BARBARA, COUNTY	060331	0155	F

Note to User: The Map Number shown below should be used when ordering map sections. The Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
0603310155F

EFFECTIVE DATE
SEPTEMBER 30, 2005

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov