


**REPORT TO THE CITY COUNCIL
Agenda of October 8, 2019**

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Prepared by:
Jake Raper Jr., AICP – JAS Consultants


Approved by:
Robert Perrault, Interim City Administrator

SUBJECT: Public Hearing to consider AP2019-067- (Vesting Tentative Tract Map) VTTM – 29,064 proposal to subdivide Lot 9 of Tract Map 29,060 filed on May 9, 2014, (APN 113-450-09) consisting of 11.56 Acres into 79 Single Family Lots having a minimum size of 3,000 square feet and five (5) common lots for storm water infiltration and storm drainage to the regional Pasadera Basin; and

CEQA Determination: In accordance with CEQA Guidelines Section 15182 Projects Pursuant to a Specific Plan, this project is exempt from further environmental review.

EXECUTIVE SUMMARY:

Proposed Project: AP2019-067-VTTM 29,064. The project proposes to subdivide Lot 9 of Tract Map 29,060 filed on May 9, 2014, (APN 113-450-09), Attachment 1 -APN 113-450-09, consisting of 11.56 Acres, into 79 Single Family Lots and five (5) common lots for storm water infiltration and storm drainage to the regional Pasadera Basin, Exhibit B – Vesting Tentative Tract Map 29,064. All of the single family lots have a minimum of 3,000 square feet. The completion of Lot 9 of Tract 29,064 will complete the north portion of the DJ Farms Development of residential units with a total of 450 single family residential lots (217 (Lot 4) + 154 (Lot 5) + 79 (Lot 9)). Staff has prepared recommended Conditions of Approval for AP2019-067 – VTTM 29,064 for City Council’s approval; Exhibit A – Conditions of Approval – AP2019-067 – VTTM 29,064.

The application is in compliance with the Revised DJ Farms Specific Plan adopted by the City Council on November 13, 2012 via Resolution No. 2012-29 and as amended on June 12, 2018 via Resolution No. 2018-26. (Resolutions are on file at the City Clerk’s Office)

The application is also in conformance with the Master Tentative Tract Map No. 29,060 and Development Agreement No. 2012-001 as amended.

The application is in compliance with the DJ Farms EIR certified by the City Council on November 13, 2012 via Resolution No. 2012-27. The VTTM 29,064, a residential subdivision, is exempt from further environmental review per Section 15182 (Projects Pursuant to a Specific

Plan) and the project meets the requirements of Section 15162 (Subsequent EIRS and Negative Declarations).

Project description and characteristics are discussed more in detail below; “Project Discussion and Overview-VTTM 29,064.

RECOMMENDATION:

1. Receive a presentation from staff;
2. Conduct a public hearing on the AP2019-067, Vesting Tentative Tract Map (VTTM) 29,064; and
3. Approve No. Resolution 2019-62 approving Vesting Tentative Tract Map No. 29,064 (Planning Application #2019-067) subject to the attached findings and conditions of approval; and
4. Find Vesting Tentative Tract Map No. 29,064 (Planning Application #2019-067), to be a residential project in accordance with Californian Environmental Quality Act (CEQA) Section 15182 (Projects Pursuant to a Specific Plan) that is exempt from further environmental review, and that this residential subdivision meets the requirements of Section 15162 (Subsequent EIRS and Negative Declarations).

PROJECT DISCUSSION AND OVERVIEW-VTTM 29,064:

General Plan Compliance – DJ Farms Specific Plan – VTTM 29,064 – AP2019-067:

Land Use Designation: Residential Small Lot RSL-14 High Density Residential

(RSL-14) The residential small lot designation is intended to accommodate single-family residential development at a maximum overall density of fourteen (14) dwellings per gross acre. Development in this designation would typically provide opportunities for the most affordable dwelling unit type and will be subject to a Planned Residential Development Overlay.

Note: The requirement for a Planned Development Overlay for the development of single-family residential homes on 3,000 sq. ft. minimum lot size was amended with the adoption of Resolution No. 2018-26 on June 12, 2018. Table III-1 Residential Zone Development Standards was amended by deleting the Planned Development Overlay and establishing development standards for the RSL-1 (3,000 sq. ft. lots.)

Zoning: R-1-3000 - Single-Family Residential (3,000 sq. ft. min. lot size)

Road Access: The tentative map provides two points of access to access to Arroyo Seco Road. Arroyo Seco Road is an unfinished street that will provide northerly access to Highway 166 (West Main Street) along Buena Vista Road and Obispo Street. Arroyo Seco Road will be required to be improved as a condition of approval of the VTTM 29,064.

Easement – Road, Utilities, Agricultural Buffer, Railroad Buffer: The tentative map identifies various easements for road and utility purposes to be dedicated and those easements that exist.

Agricultural Buffer: The tentative map illustrates the 100'-0" Agricultural Buffer from the easterly city limits. The Agricultural Buffer includes the right of way of Arroyo Seco Road, 84'-0" and 16'-0" along the west side of Arroyo Seco Road right of way. Lots 1, 84, 48, and 47 will have a 16'-0" Agricultural Buffer along the westerly property lines. No Residential Units are to encroach onto the Agricultural Buffer Easement.

Railroad Buffer – Noise and Vibration: Lots 25 through 47 are proposed to have a 60'-0" separation a residential building setback from the railroad tracks to alleviate noise and vibration. A 6'-0" masonry wall is proposed along the property lines of lots 25-47 and illustrates a 30'-0" easement from the southwesterly property lines. No residential units are to encroach onto the railroad buffer easement.

Masonry Wall – 6'-0": The tentative map illustrates a 6'-0" masonry wall around the perimeter of the project area for privacy and noise reduction. Lots 1, 84, 48, and 47 are proposed to have a 6'-0" masonry wall along Arroyo Seco Road for privacy and noise reduction.

DJ Farms Specific Plan General Plan and Zoning Map, On File at the Planning Department: In 1993, the City of Guadalupe received an application for the DJ Farms Specific Plan. The application request included annexation of the 209-acre project site into the south-eastern part of the City of Guadalupe, and adoption of a Specific Plan for this area. In 1995, the City of Guadalupe certified the associated EIR, adopted the Specific Plan and approved the associated annexation. The Santa Barbara Local Agency Formation Committee (LAFCO) also approved the requested annexation.

After several revisions to the DJ Farms Specific Plan, the Revised Specific Plan was approved by the City Council through Resolution No. 2012-29 dated November 13, 2012.

Development Agreement – DJ Farms Specific Plan: The City Council approved the Development Agreement between the City of Guadalupe and RTC 2003, LLC by Ordinance No. 2012-441 on November 13, 2012, Amendment #1 to the Development Agreement was approved by the City Council on November 25, 2014 amending Exhibit B, and Amendment #2 to the Development Agreement was approved by the City Council on July 14, 2015 further amending Exhibit B. Exhibit C- Excerpts from DA's -Exhibit B – Financial and Infrastructure Requirements - Consolidated Amendments. As noted in the annual Development Agreement and reports, on file at the City Clerk's Office, progress is being made in the construction of the required infrastructure and as of 2019 the City has found the project obligations in compliance with the requirements of the Development Agreement as amended.

CEQA – EIR (SCH#1992111025) and Mitigation Monitoring Program – DJ Farms Specific Plan: The revised EIR, Statement of Overriding Considerations and Mitigation Monitoring Program was approved by the City Council through Resolution No. 2012-27 on November

13, 2012. Exhibit D – Mitigation Monitoring Program. In accordance with Section 15182 (Projects Pursuant to a Specific Plan) this project is exempt from further environmental review and meets the requirements of Section 15162 (Subsequent EIRS and Negative Declarations). Attachment 2- CEQA Review of Project – Sections 15182 and 15162.

PUBLIC OUTREACH, CONSULTATIONS, AND NOTICING:

The City properly noticed the October 8, 2019 public hearing before the City Council for the proposed project, AP2019-067 – VTTM 29,064, pursuant to Government Code sections 65090 and 65091 by publication in the newspaper, Attachment 3– Public Hearing Notice. In addition, the City Clerk provided notice of the proposed project by mailing the public notice to all property owners within the 300-foot radius.

On July 12, 2019, the City distributed and mailed “Request for Comments, Conditions, Environmental Assessment and Entitlement Application Review” for the project, AP2019-067- (Vesting Tentative Tract Map 29,064. The distribution included City Staff, City Consultants, County Agencies, Special Districts, utilities, and State Agencies. Distribution also included a consultation request to Native American Heritage Commission and various Tribal Contacts, Attachment 4-Request for Comments, Conditions, Environmental Assessment and Entitlement Application Review. All comments and responses were due to the City on or before August 9, 2019. As a result of the outreach and request for comments, the City received eight (8) comment letters and emails. Staff either responded via email, by letter, or by providing a copy of the City Council public hearing notice for the October 8, 2019. Attachment 5 - Comments and Responses – AP2019-067-VTTM 29,064. The responses and correspondence received were not negative nor raised any new issues relating to the development of the DJ Farms Specific Plan development.

DJ FARMS IMPLEMENTATION, PREVIOUS ENTITLEMENTS

Note: All Documents are on file at the Guadalupe Planning Department:

Implementation of and Development – DJ Farms Specific Plan 2012 and Amended 2018:

The City of Guadalupe approved the 209-acre DJ Farms Specific Plan in November 2012. The DJ Farms Specific Plan established land uses and development standards that govern development of 209 acres. The plan accommodates the phased development of approximately 802 single-family lots in varying sizes and 21.5 acres of commercial land uses. The plan reserved land for a new school site, a public park, and an agricultural buffer separating the agricultural operations from the project. Three maps have been recorded as of June 2019 as noted below. The 12.5-acre school site has been transferred to the Guadalupe School District. The Revised DJ Farms Specific Plan and amendment dated June 12, 2018 are on file at the City of Guadalupe Planning Department.

As noted in the annual Development Agreement and reports, on file at the City Clerk’s Office, progress is being made in the construction of the required infrastructure, and as of 2019, the City has found the project obligations in compliance with the requirements of the Development Agreement, as amended.

Master Vesting Tentative Tract Map 29,060 – AP2013-012-TTM (APN 11-080-024):

On May 9, 2014, Tract No. 29,060 was recorded by the County of Santa Barbara. The Tract Map subdivided a portion of Lot 10 of the subdivision of the Rancho Guadalupe per Book "B", Page 442 of Miscellaneous Maps. Tract No. 29,060 subdivided the lot into ten (10) lots and an offer of dedication for streets, parks, and a public school. The map is for the northern portion of the DJ Farms Specific Plan Area (APN 11-080-024), subdividing it into ten lots, ranging from 1.61 acres to 38.24 acres.

TRACT NO. 29,061— Lot 5 (Phase 1): The Final Map for Tract No. 29,061 was recorded October 18, 2016 in Book 207 of Maps, Records of Santa Barbara County, at pages 85-95. Tract Map 29,061, Lot 5, a 27.76-acre parcel. Tract Map No. 29,061 subdivided 27.76 acres into 156 lots (154 residential lots and two (2) park lots). The map and related infrastructure improvements were in conformance with the approved DJ Farms Specific Plan. The map was the first of multiple development phases within the DJ Farms Specific Plan area.

Tract Map No. 29,062 (Lot 4): The Final Map for Tract 29,062 was recorded by the County on September 14, 2018. Tract Map 29,062 subdivided 31.25 acres into 224 lots (217 residential lots and seven (7) park lots) and construct the related infrastructure improvements in conformance with the approved DJ Farms Specific Plan. Tract Map 29,062 was the second of multiple development phases within the DJ Farms Specific Plan area.

Development Agreement and Implementation for DJ Farms Specific Plan: Development Agreement 2012 Effective December 13, 2012 – Ordinance No. 2012-411; DA Amendment #1 Dated November 25, 2014 – Ordinance No. 2014-428, and DA Amendment #2 Dated June 25, 2015 – Ordinance No. 2015-437:

In 2012, the City entered into a Development Agreement with RCT 2003, LLC, the developer of the DJ Farms property. The Development Agreement provided for, among other things, various public improvements such as a water tank on the project site and financial contributions towards improvements to the Guadalupe City Hall. The attached recommended Conditions of Approval require that the applicant complies with the Development Agreement and its amendments. The Development Agreement Amendments No. 1 and No. 2 amended Exhibit B of the Development Agreement. Exhibit B of the Development Agreement reflects the financial contributions to the City as well as timing for the construction of certain infrastructure. The Development Agreement and amendments are incorporated as proposed Conditions of Approval and are attached as Exhibit C.

The City Engineer has prepared annual reviews, 2017 and 2019, as is required by the Development Agreement. The City Engineer through the annual reviews recommended that the developer follow the stipulations of the agreement and found the development to be in compliance with the Development Agreement stipulations.

Pasadera Landscape and Lighting District: The Pasadera Landscaping and Lighting District (District) was established by the City Council on October 10, 2017. The formation of the District allows for the levy and collection of annual assessments on the County tax rolls that are necessary to

service and maintain the local parks, landscaping, and lighting improvements associated with and resulting from the development of properties within the District.

EXHIBITS :

City Council Resolution No. 2019-62

Exhibit A - Conditions of Approval

Exhibit B - Vesting Tentative Tract Map

Exhibit C- Excerpts from DA's -Exhibit B – Financial and Infrastructure Requirements - Consolidated Amendments

Exhibit D – Mitigation Monitoring Program

ATTACHMENTS:

Attachment 1- APN 113-450-09

Attachment 2- CEQA Review of Project – Sections 15182 and 15162.

Attachment 3 - Public Hearing Notice.

Attachment 4 - Request for Comments, Conditions, Environmental Assessment and Entitlement Application Review

Attachment 5- Comments and Responses – AP2019-067-VTTM 29,064.

CITY COUNCIL RESOLUTION NO. 2019-62

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE
CONDITIONALLY APPROVING VESTING TENTATIVE TRACT MAP NO. 29,064
(NO. AP2019-067- VTTM 29,064) AND ADOPTION OF SUBDIVISION MAP ACT FINDINGS AND
RELATED CEQA FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT,
SECTION 15182 AND SECTION 15162.**

WHEREAS, Planning Application #AP2019-067-VTTM for Vesting Tentative Tract Map 29,064 (Lot 9) was filed by GB Land 4, LLC (the "Applicant") on May 28, 2019, for the subdivision of approximately 11.56 acres of land located within the DJ Farms Specific Plan Area; and

WHEREAS, the AP2019-067-VTTM will complete the north portion of the DJ Farms Development of residential units and result in a total of 450 single family residential lots (217 (Lot 4) + 154 (Lot 5) + 79 (Lot 9)), which is approximately 56% of the DJ Farms Specific Plan residential lots; and

WHEREAS, public notice for the public hearing was published in the Santa Maria Times on September 28, 2019 and notices were mailed to individual property owners within 300-feet of the project site on September 28, 2019 as required by the Subdivision Map Act and the Municipal Code of the City of Guadalupe; and

WHEREAS, on October 8, 2019, the Guadalupe City Council held a duly noticed public hearing to consider Vesting Tentative Tract Map No. 29,064 and opened the public hearing and invited testimony on the proposed project; and

WHEREAS, the Guadalupe City Council, at its regular meeting on October 8, 2019 received public testimony and other evidence at the meeting; and

WHEREAS, the City Council approved the Revised DJ Farms Specific Plan on November 13, 2012 (via Resolution No. 2012-29) which facilitates the development of up to 802 residential dwellings and 250,000 square feet of commercial uses, and in addition, creates 12.5 acres for a school site, and 15.9 acres for parks and recreation; and

WHEREAS, the City Council on November 13, 2012 (via Resolution No. 2012-27) certified the Final EIR and Addendum to the EIR, (SCH 1992111025), adopted CEQA Findings, adopted a Statement of Overriding Considerations, and adopted a Mitigation Monitoring and Reporting Program for the DJ Farms Specific Plan; and

WHEREAS, the revised EIR, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program was approved by the City Council through Resolution No. 2012-27 on November 13, 2012, Exhibit D – Mitigation Monitoring Program; and

WHEREAS California Environmental Quality Act, CEQA, Section 15182 (Projects Pursuant to a Specific Plan) provides that a project is exempt from further environmental review where a public agency has prepared an EIR on a specific plan after January 1, 1980, and where the project meets the requirements of Section 15162 (Subsequent EIRs and Negative Declarations), an EIR or negative declaration need be prepared for a project undertaken pursuant to and in conformity to that specific plan; and

WHEREAS, the City Council finds Vesting Tentative Tract Map No. 29,064 (Planning Application #2019-067 VTTM), is a residential project consistent with the certified EIR for the DJ Farms Specific Plan, in accordance with the Californian Environmental Quality Act (CEQA), Section 15182 (Projects Pursuant to a Specific Plan) is exempt from further environmental review because the project meets the requirements of Section 15162 (Subsequent EIRs and Negative Declarations); and

WHEREAS, the City Council directs the Planning Director to file a Notice of Determination upon approval of the project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Guadalupe, California as follows:

Section 1. The recitals and findings set forth above are true and correct and incorporated herein by this reference.

Section 2. The City Council does hereby find and determine as follows:

- a. None of the findings for denying Vesting Tentative Tract Map No. 29,064, set forth in Guadalupe Municipal Code Section 17.20.060(B), can be made based upon the evidence set forth in the administrative record pertaining to this application as provided before or at the Council hearing on this matter, whether verbal or documentary.

Section 3. Vesting Tentative Tract Map No. 29,064, Exhibit B, is approved subject to the Conditions of Approval set forth in Exhibit A of this Resolution.

Section 4. The Final Environmental Impact Report and the Addendum to the Final Environmental Impact Report adequately evaluated the potential environmental impacts of the project and meets all of the requirements of the California Environmental Quality Act;

Section 5. The project shall be subject to the Development Agreements stipulations; Exhibit C- Excerpts from Development Agreements – Exhibit B Financial and Infrastructure Requirements.

Section 6. The project shall be subject to the Mitigation Monitoring Program, Exhibit D.

Section 7. Acceptance of Conditions. The property owner(s) and business owners(s) shall

submit affidavits of acceptance of the conditions of approval for this project, including an acknowledgement that failure to comply with the conditions of approval shall constitute grounds for revocation or other enforcement, prior to AP2019-067, VTTM 29,064 becoming effective.

Section 8. This Resolution shall become effective immediately.

PASSED, APPROVED, AND ADOPTED this 8th day of October 2019 on motion of Councilmember _____, seconded by Councilmember _____, and on the following roll call vote, to wit:

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAIN:**

I hereby certify that the foregoing is a full, true and correct copy of the resolution duly and regularly adopted and passed by the City Council of the City of Guadalupe, 93434, at a regular meeting held on the October 8, 2019:

Joice Earleen Raguz, City Clerk

Ariston Julian, Mayor

APPROVED TO FORM:

Philip Sinco, City Attorney

**EXHIBIT A
CONDITIONS OF APPROVAL
VESTING TENTATIVE TRACT MAP NO. 29,064
(CASE NO. 2019-067-TTM)**

GENERAL CONDITIONS

GC-1. Subject to the conditions set forth below, this permit authorizes the improvements and uses requested by Case No. 2019-067TTM and shown in the project plans on file with the City of Guadalupe. Any deviations from the project description in the staff report, exhibits or conditions must be reviewed and approved by the City of Guadalupe for conformity with this approval. Deviations may require changes to the permit to be approved and/or further environmental review. Deviations without the above-described approval will constitute a violation of the permit approval.

GC-2. All subdivision design and improvements shall be provided consistent with the approved and adopted Specific Plan for the DJ Farms project as adopted and approved by the City Council by Resolution No. 2012-029 and as amended by Resolution No. 2018-26 June 12, 2018.

GC-3. The tentative map, Exhibit B, shall conform to the approved DJ Farms Specific Plan November 2012 and Amended 2018. The improvement plans shall clearly indicate any interim and permanent on and offsite improvements required by the Development Agreement, Specific Plan, Mitigation Monitoring and Reporting Program and VTTM 29,064.

GC-4. The tentative map shall comply with the stipulations of the Development Agreement, Ordinance 2012-411, Effective December 13, 2012, Amendment No. 1 - Ordinance No. 2014-428 Effective December 25, 2014, and Amendment No. 2 – Ordinance No. 2015-437, Effective July 25, 2015. The Development Agreement is effective until 2037, 25 years from the effective date of the Development Agreement. Resulting tentative map approvals have a life until 2037.

GC-5. The project, as applicable shall be obligated to provide the Financial and Infrastructure Requirements - Consolidated Amendments Exhibit C- Excerpts from DA's -Exhibit B.

GC-6. The developer shall be responsible for all actions of his/her contractors and subcontractors until such time as the improvements have been accepted by the City.

GC-7. The property owner(s) and business owners(s) shall submit affidavits of acceptance of the conditions of approval for this project, including an acknowledgement that failure to comply with the conditions of approval shall constitute grounds for revocation or other enforcement.

GC-8. All requirements and permits of any other law or agency of the State of California and any other governmental entity, applicable to this development, shall be met.

GC-9 The Applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers, and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of this permit or to determine the reasonableness, legality or validity of any condition attach hereto. City shall promptly notify Applicant of any such claim, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligation of this condition. Applicant's acceptance of this permit approval or

commencement of construction or operations under the approval shall be deemed to be acceptance of all conditions of approval.

GC-10 Road Access: The tentative map provides two points of access onto Arroyo Seco Road. Arroyo Seco Road is an unfinished street that will provide northerly access to Highway 166 (West Main Street) along Buena Vista Road and Obispo Street. Arroyo Seco Road shall be improved to City Standards prior to issuance residential building permits.

CITY ENGINEER CONDITIONS:

CE-1. All of the following conditions shall be completed to the satisfaction of the City Engineer before recordation of the final tract map, unless otherwise stated herein or as agreed by the City Engineer.

CE-2. All engineering submittals prepared by the applicant's engineer shall be signed and sealed by a California licensed civil engineer.

CE-3. Consistency with the Specific Plan, Development Agreement, and Environmental document is mandatory for approval.

CE-4. The applicant shall provide an engineer's estimate for all work included on the public improvement plans, and enter into a subdivision agreement with the City, subject to the City's approval. If approved by the City, bonds or other forms of securities shall be submitted as a guarantee for the construction of infrastructure improvements before the approval and recordation of the final tract map.

CE-5. The final tract map shall be submitted to the Santa Barbara County surveyor for map checking and approval. The City is under contract for these services. Before recording the final map, all survey monuments must be set, or the applicant shall enter a Subdivision Monumentation Agreement and submit a bond for placement of monuments.

CE-6. Public infrastructure improvements shall be designed and constructed per the City of Santa Maria standards, and the City of Guadalupe standard drawings when available. The decision of the City Engineer shall be final regarding the specific standards that shall apply.

CE-7. Submit drainage calculations or an updated drainage report with the improvement plans.

CE-8. Preliminary Soils or Geology Report, providing technical specifications for grading of the site, shall be prepared by a Geotechnical Engineer and submitted to the City Engineer for review.

CE-9. Before permit issuance, submit an erosion and sediment control plan for approval by the City Engineer. Erosion control measures shall be in place and approved by the City before the start of construction.

CE-10. Submit an Erosion and Drainage Control Plan to the City Engineer for review. The plan shall reflect "Best Management Practices" as proposed in the California Regional Water Quality Control Board Erosion and Sediment Control Field Manual and shall include both temporary measures (to be used during construction, and until permanent measures are completed/established) and permanent measures. The plan shall include both source control and perimeter containment measures. All Drainage and Erosion Control Measures shall be designed and sized by a qualified professional.

CE-11. In conformance with the Post-Construction Requirements (PCRs) adopted by the California Regional Water Quality Control Board for the Central Coast Region (Water Board), the applicant shall adhere to the approved Storm Water Control Plan for DJ Farms Tract Map 29060, which includes commitments for Lot 9 parks, lot drainage and connection to the development's Basin on Lot 6.

CE-12. Install Storm Drain Markers on all drainage inlets.

CE-13. Install Bioretention Signage on all bioretention areas.

CE-14. The applicant shall enter an agreement to Construct and Maintain Private Drainage Improvements for Water Quality on all private lots where LID measures are required.

CE-15. Submit the grading and drainage plans to the Santa Barbara County Flood Control District for plan checking and comment. Before recording the final map, address all comments by the Santa Barbara County Flood Control District to the satisfaction of the City Engineer.

CE-16. The Stormwater Prevention Plan shall be reviewed and approved by the City Planner before submittal to the City Engineer.

CE-17. Before approval of the final map, submit public park designs to the City Engineer and Public Works Director for review and approval.

CE-18. The applicant will be responsible for obtaining an encroachment permit for all work within a public right of way.

CE-19. The developer shall cooperate with the City in the modification of a Landscape and Lighting District (LLD) to pay for the operation and maintenance of public landscaping, lighting and the drainage basins within the DJ Farms boundary.

CE-20. Upon approval of the improvement plans, the applicant shall provide a scanned pdf of the signed plans and three sets of prints of the signed improvement plans for inspection purposes.

CE-21. Before final inspections and acceptance of the public improvements, the applicant shall provide to the City Engineer record drawings, signed by the engineer of record in the following method:

- a. One set of scanned pdfs
- b. One set of reproducible mylars
- c. An electronic AutoCAD drawing file

CE-22. Submit preliminary drainage calculations showing that the existing regional basin was designed for the flows from this project. Calculations must address bio-retention basins and show how it complies with the City-approved Stormwater Control Plan (dated Sept. 2014) which included Lot 9. The design must conform to all applicable MS4 and County of Santa Barbara drainage and stormwater treatment requirements.

CE-23. On the Site Plan and Conceptual Drainage Plan:

- a. Indicate where the flow from the drainage inlets shown on the extension of Arroyo Seco Road will be sent. The Specific Plan Proposed Storm Drain System Figure V-6 shows a dedicated 18" storm drain for this drainage which traversing what appears to now be Lot 8 of Tract 29,060 to the basin on Lot 6. Clarify on the plan and show any lines or easements required. Support with preliminary drainage calculation requested above.
- b. Generally, thicken the linework indicating walls to accurately represent the beginning and end of the masonry walls proposed on the perimeter of Lot 9. The walls are difficult to see on the plan view. Provide a Section of northern property line including "Masonry Privacy Wall" (like Sections A thru C).
- c. Include secondary "Typical Lot Drainage" for Conceptual Lot Plan where side parking is included. (Reference updated Figure III-7).
- d. The cul-de-sac design at the south end of Arroyo Seco Road extends outside the established right of way onto proposed Lot 47. Clarify how this will be handled, with an offer of dedication to the City? Reflect on Map.

CE-24. Advisory- Public infrastructure improvements must be designed and constructed in accordance with the City of Santa Maria standards except for the following:

- a. Design all roads with the following minimum Traffic Indexes (T.I.) T.I. = 6.0 for residential streets, T.I. = 6.5 for residential streets with anticipated school bus traffic, T.I. = 7.5 for local collectors and City bus route streets.
- b. Construct water meter boxes per City of Guadalupe standard plan (used on Lots 4 and 5)

CE-25. Advisory-The developer will be required to enter a subdivision improvement agreement with the City before recording the final map. An Engineers Estimate for the improvements will be required, and if approved by the City Engineer, bonds or other security will be required to record the final map before completion of construction.

CE-26. Utilities. It is understood that improvement plans will be submitted for review by the City prior to recordation of the final map if the development is approved. No comments below will release the developer from meeting the City's requirements, standards, and guidelines for final construction plans of the water, wastewater, or recycled water systems.

CE-27. Utilities. The following provides general comments on the water system and wastewater collection system facilities associated with Lot 9.

- a. Based on the Revised DJ Farms Specific Plan (UPC and Bethel Engineering, August 2012) the size of the proposed gravity sewer on Road "A" was shown as 8-inch but is shown as 6-inch on the VTTM.
- b. Based on the Revised DJ Farms Specific Plan the size of the proposed gravity sewer on Road "B" was shown as 8-inch but is shown as 6-inch on the VTTM.
- c. The alignment of the proposed gravity sewer (within an easement) west of Road "B" has changed from what was shown in the Revised DJ Farms Specific Plan. The Specific plan showed alignment through the common lot (Lot 25) but shown on the VTTM along the property line between Lots 23 and 24. This proposed alignment should be reviewed by the City including the proposed easement width of 10 feet with respect to future maintenance activities.
- d. The proposed gravity sewer (6-inch) on Road "C" was not identified in Revised DJ Farms Specific Plan.
- e. It appears that development of Lot 9 will require construction of a new gravity sewer on Obispo Street (south of the existing lift station) to serve the development. It is assumed this gravity line will be installed as part of Lot 9 construction or prior.
- f. The proposed water system improvements within and adjacent to Lot 9 appear to be consistent with the Revised DJ Farms Specific Plan including 6-inch water mains located on Roads "A", "B", and "C" and a 12-inch water main located on Arroyo Seco Road

PUBLIC WORKS DIRECTOR CONDITIONS:

PW-1. The property identified by APN 113-450-09 (+/-12.63 gross acres) is a Twitchell Participant, meaning it is owned by a Stipulating Party or successor and holds rights to Twitchell Yield. Upon development, the existing agricultural use on the parcel will cease. In addition, the City of Guadalupe will provide water service to the development. As such, the rights to Twitchell Yield associated with the parcel shall be transferred to the City prior to or simultaneous with the recording of a parcel or tract map involving parcel 113-450-09.

Conditions Recommended by Santa Barbara Air Pollution Control District – Contact for More Information: Office (805) 961-8878 or via email at WaddingtonE@sbcapcd.org.

APC-1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-

site contact person must be provided to the District prior to grading/building permit issuance.

APC-2. District Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities* establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks moving on- and off-site. Please see www.ourair.org/wp-content/uploads/ru1e345.pdf.

APC-3. The State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible.

APC-4. All portable diesel-fired construction engines rated at 50 bhp or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from District permitting, provided they will be on-site for less than 12 months.

APC-5. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 Btu/hr and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of District Rule 352. Please see www.ourair.org/wp-content/uploads/ru1e352.pdf for more information.

APC-6. Boilers, water heaters, and process heaters (rated between 75,000 and 2.0 million Btu/hr) must comply with the emission limits and certification requirements of District Rule 360. Note: Units fired on fuel(s) other than natural gas still need to be certified under Rule 360. Please see www.ourair.org/wp-content/uploads/ru1e360.pdf for more information.

APC-7. At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:

- Energy use (energy efficiency, renewable energy)
- Water conservation (improved practices and equipment, landscaping)
- Waste reduction (material re-use/recycling, composting, waste diversion/minimization)
- Architectural features (green building practices, cool roofs)
- Transportation (pedestrian- and bicycle-friendly features such as sidewalks and bike racks)
- Electric Vehicle Infrastructure (EV charger installation, installation of pre-wiring for future EV chargers), see www.ourair.org/sbc/plug-in-central-coast/ and www.ourair.org/ev-charging-program/ for more information.

APC-8. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.

APC-9. Asphalt paving activities shall comply with District Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

Air Pollution Control District
SANTA BARBARA COUNTY

ATTACHMENT A

FUGITIVE DUST CONTROL MEASURES

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Projects are expected to manage fugitive dust emissions such that emissions do not exceed APCD's visible emissions limit (APCD Rule 302), create a public nuisance (APCD Rule 303), and are in compliance with the APCD's requirements and standards for visible dust (APCD Rule 345).

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required when sustained wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Onsite vehicle speeds shall be no greater than 15 miles per hour when traveling on unpaved surfaces.
- Install and operate a track-out prevention device where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can include any device or combination of devices that are effective at preventing track out of dirt such as gravel pads, pipe-grid track-out control devices, rumble strips, or wheel-washing systems.
- If importation, exportation, and stockpiling of fill material is involved, soil stockpiled for more than one day shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Minimize the amount of disturbed area. After clearing, grading, earthmoving, or excavation is completed, treat the disturbed area by watering, OR using roll-compaction, OR revegetating, OR by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. All roadways, driveways, sidewalks etc. to be paved should be completed as soon as possible.
- Schedule clearing, grading, earthmoving, and excavation activities during periods of low wind speed to the extent feasible. During periods of high winds (>25 mph) clearing, grading, earthmoving, and excavation operations shall be minimized to prevent fugitive dust created by onsite operations from becoming a nuisance or hazard.
- The contractor or builder shall designate a person or persons to monitor and document the dust control program requirements to ensure any fugitive dust emissions do not result in a nuisance and to enhance the

implementation of the mitigation measures as necessary to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to grading/building permit issuance and/or map clearance.

Plan Requirements: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. **Timing:** Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

Monitoring: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

**Air Pollution Control District
SANTA BARBARA COUNTY**

**ATTACHMENT B
DIESEL PARTICULATE AND NO. EMISSION REDUCTION MEASURES**

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is a list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment greater than 50 brake horsepower (bhp) shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of diesel-powered mobile construction equipment greater than 25 hp are subject to the California Air Resource Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NOx), diesel particulate matter (DPM), and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. For more information, see www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- Fleet owners of diesel-fueled heavy-duty trucks and buses are subject to CARB's On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NOx and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. For more information, see www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm.
- All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2449(d)(3) and §2485, limiting engine idling time. Off-road vehicles subject to the State Off-Road Regulation are limited to idling no more than five minutes. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes, unless the truck engine meets the optional low-NOx idling emission standard, the truck is labeled with a clean-idle sticker, and it is not operating within 100 feet of a restricted area.

The following measures are recommended:

- Diesel equipment meeting the CARB Tier 3 or higher emission standards for off-road heavy-duty diesel engines should be used to the maximum extent feasible.
- On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible. Electric auxiliary power units should be used to the maximum extent feasible.
- Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, should be used on-site where feasible.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
- Construction truck trips should be scheduled during non-peak hours to reduce peak hour emissions whenever feasible.
- Proposed truck routes should minimize to the extent feasible impacts to residential communities and sensitive receptors.
- Construction staging areas should be located away from sensitive receptors such that exhaust, and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows.

Plan Requirements and Timing: Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection.

Monitoring: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, "DOGGR", Coastal District – Orcutt, 195 S. Broadway, Suite 101, Orcutt, CA 93455, 805-937-7246 or email- DOGGRCoastal@conservation.ca.gov, Recommended Conditions:

DOGGR-1. If during development activities any wells are encountered that were not part of this review, a Division engineer in the Coastal District - Orcutt office is to be notified immediately, and an amended site plan with well casing diagrams for Division review shall be filed. After appropriate review, the District office will send a follow-up well evaluation letter to the property owner, applicant, and local permitting agency.

DOGGR-2. Comment and Finding: Our records indicate there are no known oil, gas, or geothermal wells located on the parcel where the Project is proposed. However, there is

at least one nearby parcel included in the DJ Farms Specific Plan that has a plugged and abandoned oil well located on it (i.e., APN 113-080-018). The Division only provides comment for the well on the parcel where the Project is proposed per the City of Guadalupe's request. For comment and a well review for future development on parcels where wells are located please contact the Division. Records and locations for oil, gas, and geothermal wells located in California are available online at <https://www.conservation.ca.gov/dog/Pacres/WellFinder.aspx>

PLANNING DEPARTMENT CONDITIONS

PD-1. Prior to Final Map approval, the Applicant shall prepare and submit a detailed exterior street Lighting plan that indicates the location and type of lighting that will be used in accordance with the applicable City of Santa Maria Standards for Materials and the Installation of Streetlights. The exterior lighting shall demonstrate a non-intrusive quality while still providing an adequate amount of light. All external lighting shall be indicated on project improvement plans as they are submitted for future site development.

PD-2. Prior to grading permit issuance, the Applicant shall prepare a dust control plan to control Particulate matter (PM10) during grading and site preparation activities at the project site. The dust control measures shall be shown on all grading and building plans for the proposed project and shall be included on a separate informational sheet to be recorded with each subsequent tentative map. Dust control measures shall include, but not be limited to the following:

- Water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the project site during grading and construction activities at the project site. At a minimum this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the wind speeds exceed 15 miles per hour (mph). Reclaimed water shall be used whenever possible.
- Minimize amount of disturbed area and reduce on-site vehicle speeds to 15 mph or less.
- Install gravel pads at all access points to prevent tracking of mud on to public roads in the vicinity of the project site (e.g. State Route 166).
- All soil stockpiles at the project site shall be covered, kept moist, or treated with soil binders to prevent dust generation. A secured tarp shall be placed on all trucks transporting fill material to and from the project site from the point of origin.
- After grading and earth moving is completed, either treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor shall designate a qualified site monitor to monitor the dust control program and to order increased watering, as necessary to prevent transport of dust off-site. The monitor shall include holiday and weekend periods when work may not be in progress. The name and telephone number of the site monitor shall be provided to the SBCAPCD prior to land use clearance map recordation and land use clearance for finish grading.

PD-3. During construction, the Applicant shall adhere to the following measures at the project site to reduce the operation of construction equipment within the Specific Plan area. These equipment control measures shall be noted on the preliminary and final grading plans and construction plans for the proposed project.

- Heavy-duty diesel-powered construction equipment manufactured after 1996 should be utilized whenever feasible.
- The engine size of construction equipment shall be the minimum practical size.

- The number of construction equipment utilized at the project site operating simultaneously shall be minimized through efficient management practices to ensure that the smallest number of equipment is operating at the project site at any one time.
- Construction equipment shall be maintained in tune per the manufacturer's specifications.
- Construction equipment operating at the project site shall be equipped with two to four-degree engine timing retard or pre-combustion chamber engines, if available.
- Catalytic converters shall be installed on gasoline powered equipment, if feasible.
- Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters certified and/or verified by EPA or the State of California shall be installed, if available.
- Diesel powered equipment shall be replaced by electric equipment wherever feasible.
- Construction worker trips to the project site shall be minimized by encouraging carpooling and by making available food for purchase during the lunch breaks at the project site.

PD-4. To maintain consistency with the measures listed under the Programmatic Biological Opinion issued by the US Fish and Wildlife Service (January 26, 1999), the following mitigation will be required:

- Prior to construction, a US Fish and Wildlife Service approved biologist shall survey the work area two weeks prior to construction. If California red-legged frogs are present on the project site, the biologist will contact the Service and receive authorization to capture and re-locate the frogs to a Service approved location. If frogs are observed, the biologist or a site monitor (as designated by the biologist) will be present until the ditch is drained or graded.
- If no frogs are found, the site will be deemed clear and a screen will be placed over the drainage pipe leading to the off-site drainage ditch. All other measures listed below will be implemented.
- All construction personnel will receive a training session which shall include a description of the California red legged frog and its habitat, the importance of red legged frogs, and the areas where such frogs may occur, if present on the project site.
- All fueling and maintenance of vehicles and other equipment shall occur at least 20 meters from any riparian habitat or water body present within the project site to avoid spills that may flow off the project site into the off-site agricultural ditches.
- To control erosion during and after project implementation, the project will implement best management practices, identified by the Regional Water Quality Control Board.

PD-5. If site grading will occur during the nesting season (March 1 through August 30) pre-construction surveys for nesting migratory birds should be conducted by a qualified biologist prior to any soil-altering activity occurring within the project area and a surrounding area of potential effect. The preconstruction surveys shall be conducted within 30 days of any construction or grading activities. If active nests are located during pre-construction surveys, USFWS and/or CDFG shall be notified regarding the status of the nests. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned, or the biologist deems disturbance potential to be minimal. Restrictions may include establishment of buffer zones or alteration of the construction schedule.

PD-6. During site grading, if any prehistoric or historic artifacts or other indications of archaeological resources are found, all work in the immediate vicinity must stop and the City of Guadalupe shall be immediately notified. An archaeologist meeting the Secretary of Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be retained to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered cultural resources.

PD-7. During site grading, if human remains are discovered, all work must stop in the immediate vicinity of the find and 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 coroner will notify the Native American Heritage Commission and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.

PD-8. During site grading, if any paleontological resources (fossils) are found, all work in the immediate vicinity must stop and the City of Guadalupe shall be immediately notified. A qualified paleontologist shall be retained to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered paleontological resources.

PD-9. All future residential development within the Specific Plan shall be designed in accordance with the requirements of the current edition of the California Building Code and the recommendations contained within the preliminary Soils Engineering Report (dated October 11, 2002), the Soil Corrosivity Study (dated May 21, 2003) and an updated soils report by Geo Solutions (dated March 21, 2014).

PD-10. Prior to the issuance of building permits, erosion prevention and sedimentation control measures shall be incorporated into site construction plans and construction contracts. These measures shall be monitored by the City to ensure effectiveness through construction activities at the project site during the rainy season (November 1 through April 15) of each year. Such measures shall include, but not be limited to the following:

- Limit disturbance of soils removal to the minimum area necessary for access and construction;
- Re-vegetate disturbed areas with a mix of seeds best suited for the climate and soil conditions, and native to the region;
- Cover and protect stockpiled soils during periods of rainfall;
- Inform construction personnel prior to construction and periodically during construction activities of environmental concerns, pertinent laws and regulations, and elements of proposed erosion control measures;
- Adhere to construction schedules designed to avoid periods of heavy precipitation or high winds; and
- Ensure that all exposed soil is provided with temporary drainage and soil protection when construction ceases during the winter periods.

PD-11. If significantly contaminated soil and/or ground water is encountered during the removal of on-site debris or during excavation and/or grading both on and offsite, the construction contractors shall stop work and immediately inform the City. A City approved environmental hazardous materials professional shall be contracted to conduct an on-site assessment. If the materials are determined to pose a risk to the public or construction workers, the construction contractor shall prepare and submit a remediation plan to the appropriate agency and comply with all federal, state and local laws.

PD-12. Consistent with notification required by Santa Barbara County as a component of the Right-to-Farm Ordinance, the applicant shall record an Agricultural Notification Statement to run with the Title on all properties sold resold in the proposed development area. The statement shall inform any future property owners of the continuation of agricultural activities in the area and shall disclose the potential effects of agricultural activities on adjacent land uses to future project residents.

PD-13. The applicant shall be responsible for construction of all necessary on-site sewer and water infrastructure, and for a fair share contribution as stated in the Development Agreement dated October 9, 2012, Ordinance No. 2012-411, Amendment No. 1 dated November 25, 2019 Ordinance No. 2014-428, and Amendment No. 2 dated June 25, 2015 Ordinance No. 2015-437 to common off-site improvements. All sewer and water infrastructure shall be designed in accordance with the adopted standards of the City of Guadalupe City Engineer prior to approval of final improvement plans.

PD-14. The Applicant shall demonstrate on all maps and development plans, including landscaping plans, a minimum 100-foot agricultural buffer on the eastern, southern and western boundaries of the DJ Farms site. The minimum distance shall be measured from the nearest habitable structure to active agricultural operations on adjacent farms. Consistent with the project proposal, the buffer will be fully landscaped and incorporate tree windrows along the inside (residential boundary) and along the property line (agricultural boundary). A Landscape Maintenance District shall be established at the time of project approval to maintain the buffer.

PD-15. To discourage trespassing and vandalism on the adjacent farms to the east and south, a six-foot view-type fence shall be installed along the property boundary. The type of material shall be determined during the site plan review process.

PD-16. Mitigation Monitoring and Reporting Program, refer to Exhibit D, established Noise and Vibration mitigation measures reducing the environmental effect to less than significant. Mitigation Numbers MM 3.9 1a, MM 3.9 1b, MM 3.9 1c requires special design and construction standards to reduce exposure of future residents from noise and vibration. The applicant shall submit all necessary reports, studies, and construction drawings prior to recordation of the final map showing compliance with the mitigation measures and the applicant shall provide all necessary documentation that implement the noise and vibration mitigation measures prior to building permit issuance of single-family homes.

PD-17. The Applicant shall submit a noise mitigation plan as part of the building permit application that will include, but not be limited to the following measures:

- Noise generating construction activities will be limited to weekdays between the hours of 7:00am and 7:00pm.
- Construction schedule showing dates and location of activities.
- List of equipment to be used during each major construction phase and sound level estimates for each phase.
 1. Truck routing to minimize noise at existing noise sensitive uses.
 2. Location of stationary equipment to minimize noise at sensitive uses.
 3. Designation of a construction noise coordinator that will be responsible for implementing the noise control measures and responding to complaints. This person's name and contact information should be posted clearly around the project site.

Exhibit B

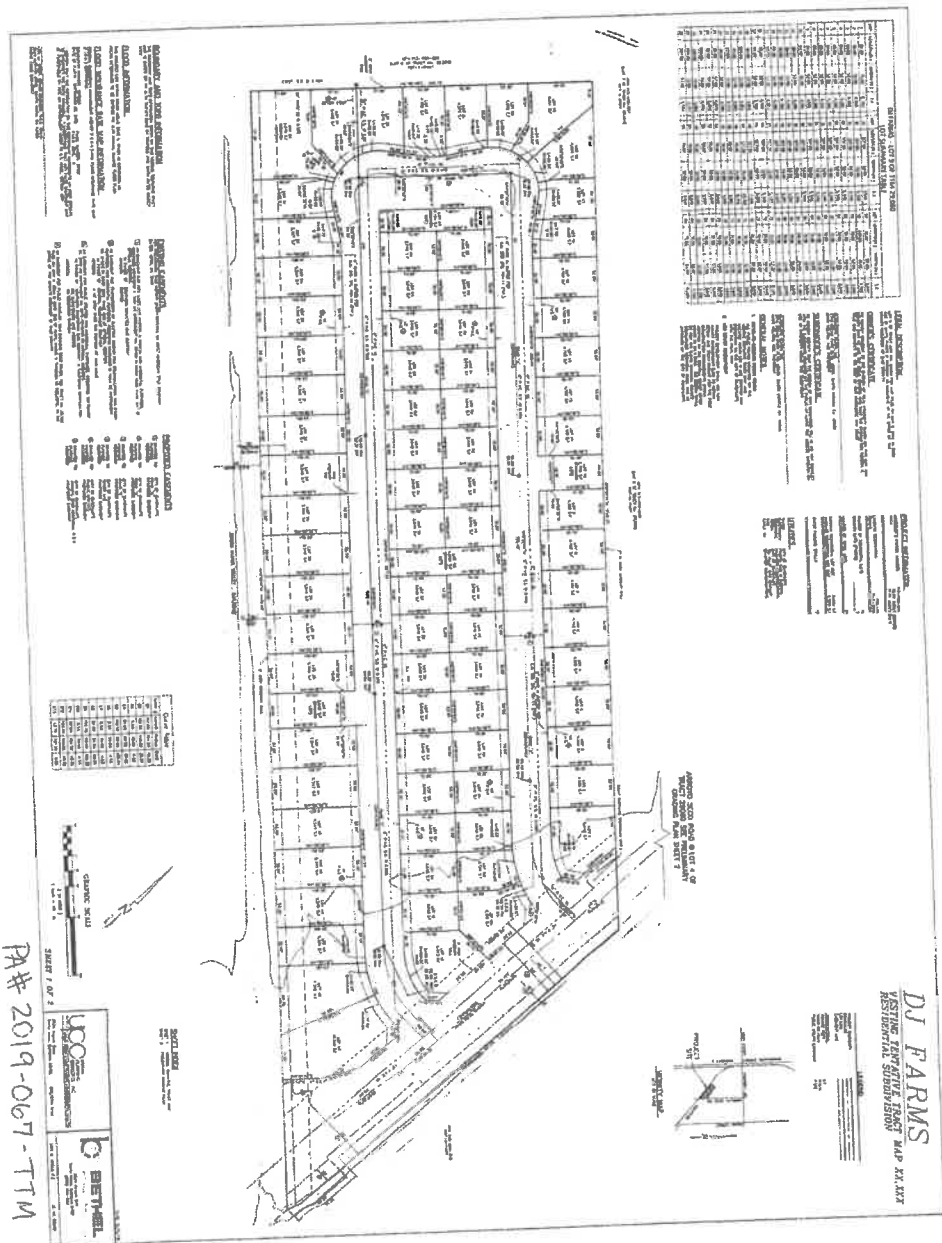


Exhibit C – Staff Report October 8, 2019 of AP2019-067,
VTTM 29,064

Consolidated Development Agreement Amendments
Prepared September 7, 2019

Excerpts from Development Agreement as Amended
December 12, 2012 Ord 2012-411;
Amendment #1 -November 25, 2014 Ord 2014-428, and
Amendment #2 June 25, 2015 Ord 2015-437
Exhibit B of Development Agreements on File at the City of
Guadalupe City Clerk's Office

EXCERPT FROM DA-BETWEEN CITY OF GUADALUPE AND RCT2003, LLC
EFFECTIVE DATE OF DA: DECEMBER 13, 2012
LIFE OF THE DA: 25 YEARS – DECEMBER 13, 20137

EXHIBIT B – CONSOLIDATED AMENDMENTS
Ord #2012-411, Ord# 2014-428, and Ord#2015-437

NOTE: Should any descriptions occur – refer to adopted ordinances.

Section 1. FIRE/POLICE/CITY HALL FACILITIES

~~a. DEVELOPER shall pay toward the costs incurred by CITY for modernization of the existing City Hall facility the amount \$2,500,000.00. DEVELOPER shall make Advance Payments totaling \$750,000 in accordance with Section 5.3.7 of the Development Agreement. The balance of \$1,750,000.00 shall be due and payable to the City in a lump sum prior to City approval of the final tentative map for development on the portion of the Property to the south of the Santa Maria Railroad line. Said payment shall be made a condition of approval of the final tentative map. The balance of \$1,750,000.00 shall bear interest at the rate of two percent (2%) per annum from and after the final Advance Payment, until fully paid. Notwithstanding anything to the contrary in this section, DEVELOPER shall not be obligated to make the \$1,750,000.00 payment as a condition of approval for construction of any bridge over the Santa Maria Railroad line. AMENDED TO READ~~

a. DEVELOPER shall pay toward the costs incurred by CITY for modernization of the existing City Hall facility the amount \$2,250,000.00. DEVELOPER shall make Advance Payments totaling \$750,000 in accordance with Section 5.3.7 of the Development Agreement. The balance of \$1,500,000.00 shall be due and payable to the City in a lump sum prior to City approval of the final tentative map for development on the portion of the Property to the south of the Santa Maria Railroad line. Said payment shall be made a condition of approval of the final tentative map. The balance of \$1,500,000.00 shall bear interest at the rate of two percent (2%) per annum from and after the final Advance Payment, until fully paid. Notwithstanding anything to the contrary in this section, DEVELOPER shall not be obligated to make the \$1,500,000.00 payment as a condition of approval for construction of any bridge over the Santa Maria Railroad line. (DA Amendment #1 November 25, 2014, Ordinance No. 2014-428.)

b. DEVELOPER shall pay CITY \$30,000 to fund a detailed City Hall renovation study, which will include an improvement prioritization plan. The payment shall be due and payable to the City in a lump sum not later than 45 days after Final Approval.

Section 2. WATER SOURCES AND FACILITIES

DEVELOPER shall pay toward the costs incurred by CITY for construction of the Obispo Street Tank for blending, the new well at the Obispo Street site and the new elevated tank, the amount of \$763.00 per unit of residential development. Said fee shall be paid 140 days after issuance of a building permit for each unit or prior to issuance of the certificate of occupancy, which ever date occurs first.

DEVELOPER shall also build additional well(s) and water storage for CITY, as follows:

a. ~~Within 60 days after the final map of any portion of the Project proposed for home construction has~~

~~recorded, DEVELOPER shall begin the pre-construction process and thereafter diligently prosecute to completion the drilling, construction, completion and putting in operable condition, the first of two wells within the area designated on Exhibit "G" with a yield of a minimum of 262 Acre-Feet/year, at the rate of 600 gallons/minute for 7 hours/day in accordance with reasonable CITY established design standards and mode of operation. AMENDED TO READ:~~

Within 60 days after the final map of any portion of the Project proposed for home construction has recorded, DEVELOPER shall begin the pre-construction process and thereafter diligently prosecute to completion the drilling, construction, completion and putting in operable condition, the first of two wells within the area designated on Exhibit "G" with a yield of a minimum of 262 Acre-Fee/year, at the rate of 600 gallons/minute for 7 hours/day in accordance with reasonable City established design standards and mode of operation. This includes construction and placing into functional operation the infrastructure necessary to connect this well to the City's water processing facility on Obispo Street. Upon completion of the well and infrastructure connecting the well to the City's water processing facility, DEVELOPER shall dedicate the well and associated infrastructure to CITY, and CITY shall accept the well and associated infrastructure. CITY shall thereafter assume responsibility for the operation and maintenance of the well and associated infrastructure. (DA Amendment #1 November 25, 2014, Ordinance No. 2014-428.)

b. After the first Project related well is installed the CITY and DEVELOPER shall conduct necessary and appropriate water quality testing to determine whether it is necessary to acquire additional surface water in order to meet State of California water quality standards and, if it is necessary, determine how much additional surface water is needed. If, as a result of said testing, CITY and DEVELOPER determine that in order to meet said water quality standards it is clearly necessary to acquire additional surface water to supplement first Project related well DEVELOPER shall purchase supplemental surface water from a third party, which may include but not be limited to the Carpinteria Water District, and acquire on behalf of CITY, surface water rights for up to 75 Acre-Feet/year.

c. At an off-Project site designated on Exhibit "G" DEVELOPER shall begin the pre-construction process and thereafter diligently prosecute to completion the drilling, construction, completion and putting in operable condition the second of two wells with a yield of a minimum of 262 Acre-Feet/year, at the rate of 600 gallons/minute for 7 hours/day in accordance with reasonable CITY-established design standards and mode of operation DEVELOPER shall commence this work promptly after certificates of occupancy are issued for not less than 700 single family homes in the Project. In addition, the City shall provide the land and/or drilling rights at the second well site at no cost to DEVELOPER. In the event that it becomes necessary to obtain an alternative second well site the CITY shall obtain the land and drilling rights and provide these at no cost to DEVELOPER. Notwithstanding anything to the contrary in this Section, however, if the well required in Section 2(a) above produces a minimum 1000 gallons/minute for a monthly average of 8.25 hours/day, DEVELOPER shall not be required to design, construct, or contribute to the well required by this Section.

After the second Project related well is installed, or if DEVELOPER is obligated to construct only one well as set forth in the preceding paragraph and the 75 Acre-feet/year set forth in Section 2 above is insufficient to meet State of California water quality standards, the CITY and DEVELOPER shall conduct necessary and appropriate water quality testing to determine whether it is necessary to acquire additional surface water in order to meet State of California water quality standards and, if it is necessary, determine how much additional surface water is needed. If, as a result of said testing, CITY and DEVELOPER determine that in order to meet said water quality standards it is clearly necessary to acquire additional surface water to supplement second Project related well DEVELOPER shall purchase supplemental surface water from a

third party, which may include but not be limited to the Carpinteria Water District, and acquire on behalf of CITY, surface water rights for up to 75 Acre-Feet/year.

d. In making the above determination (as well as for any other purpose) DEVELOPER shall not be responsible for the use of water by any other new buildings or projects, and DEVELOPER'S responsibility for production and quality of water serving the PROJECT ends one year after the issuance of certificates of occupancy for all residential units authorized under the Specific Plan within PROJECT, or when all residential zones authorized under the Specific Plan are fully built-out if fewer units than the maximum allowed are constructed. In addition, it should be noted that the water quality being produced by the recently installed Obispo Street well meets or exceeds State Water Standards and thereby does not require any additional water for blending. Notwithstanding all the provisions relating to additional surface water contained herein, it is quite possible that the new well(s) installed by DEVELOPER may produce water which meets State of California water quality standards and thus not require the purchase of any additional surface water for blending to meet applicable state water quality standards. Notwithstanding anything to the contrary contained herein, the maximum amount of surface water that DEVELOPER shall be required to obtain from a third party is 150 AF/year.

e. If and when the Project begins to use supplemental surface water obtained from a third party, each water user in the Project shall pay CITY its portion of the annual Central Coast Water Authority ("CCWA") costs for all such supplemental water. Each separate residence and each commercial space shall be deemed a "water user" from the time it first receives water service and shall continue thereafter to be a "water user" even in the event that the premises become unoccupied or the water charges are not paid.

f. ~~Promptly after certificates of occupancy are issued for not less than 450 single family homes in the Project DEVELOPER shall install at DEVELOPER's cost an above-ground steel water storage tank in the Project at the location shown in the Project Specific Plan or another location within the project that is mutually agreed upon by CITY and DEVELOPER. The tank capacity shall be the size determined by CITY and DEVELOPER to be necessary for fire suppression purposes in the Project, including all other city storage tanks. In no event shall said new water storage tank exceed 1,000,000 gallons.~~
AMENDED TO READ:

Not later than the issuance of certificates of occupancy for any homes or other structures in the Project, DEVELOPER shall, at DEVELOPER's cost, construct and place into functional operation an above-ground steel water storage tank, pump station and associated infrastructure, connecting the tank to the City's existing water system in accordance with improvement plans approved by the City Engineer. The tank shall be constructed on City property located at 303 Obispo Street, the precise location to be determined by the City Engineer. The tank capacity shall be not less than 350,000 gallons to ensure adequate fire suppression capacity for the Project when added to all other city storage tanks. Upon completion of the construction of the tank, pump station and associated infrastructure, DEVELOPER shall dedicate the tank, pump station and associated infrastructure to CITY, and CITY shall accept the tank, pump station and associated infrastructure. CITY shall thereafter assume responsibility for the operation and maintenance of the tank, pump station and associated infrastructure.

Not later than the issuance of a certificate of occupancy for the 450th single family home within the Project, DEVELOPER shall, at DEVELOPER's cost, construct and place into functional operation a second above-ground steel water storage tank, pump station and associated infrastructure,

~~connecting the tank to the City's existing water system in accordance with improvement plans approved by the City Engineer. The tank shall be constructed on City property on Obispo Street, the precise location to be determined by the City Engineer. The tank capacity shall be not less than 350,000 gallons to ensure adequate fire suppression capacity for the Project when added to all other city storage tanks. Upon completion of the construction of the tank, pump station and associated infrastructure, DEVELOPER shall dedicate the tank, pump station and associated infrastructure to CITY, and CITY shall accept the tank, pump station and associated infrastructure. CITY shall thereafter assume responsibility for the operation and maintenance of the tank, pump station and associated infrastructure. (DA Amendment #1 November 25, 2014, Ordinance No. 2014-428)~~ **AMENDED TO READ**

Not later than the issuance of certificate of occupancy for the fifty-first home in the Project, DEVELOPER shall, at DEVELOPER's cost, construct and place into functional operation an above-ground steel water storage tank and associated infrastructure, connecting the tank to the City's existing water system in accordance with improvement plans approved by the City Engineer. The tank shall be constructed on City property located at 303 Obispo Street, the precise location to be determined by the City Engineer. The tank capacity shall be not less than 700,000 gallons to ensure adequate fire suppression capacity for the Project when added to all other city storage tanks. Associated infrastructure shall include, but not be limited to, construction of a 10-inch potable water supply line in Obispo Street from Third Street to Amber Street. DEVELOPER shall be entitled to 234 residential unit credits against the Water Department Building and Equipment impact fees in Section 3 of this Exhibit B for the cost of the potable water supply line. Upon completion of the construction of the tank and associated infrastructure, DEVELOPER shall dedicate the tank and associated infrastructure to CITY, and CITY shall accept the tank and associated infrastructure. CITY shall thereafter assume responsibility for the operation and maintenance of the tank and associated infrastructure. (DA Amendment #2 June 2015- Ord#2015-437)

g. CITY shall obtain permits to operate the two wells installed by DEVELOPER. DEVELOPER shall dedicate and CITY shall accept the well located in the Project, the streetscape Irrigation improvements and the storage tank installed by DEVELOPER pursuant to this Section 2, and thereafter CITY shall assume responsibilities for their maintenance and operations. CITY shall assume responsibility for maintenance and operation of the well installed by DEVELOPER outside the Project when it has been completed and delivered to CITY.

h. DEVELOPER shall pay to CITY the sum of \$50,000, which shall be used by CITY to fund a revised Water Master Plan. Said payment shall be due and payable to the City in a lump sum prior to DEVELOPER's submission of water system engineering plans for any phase of the Project, and the revised Water Master Plan shall be approved by the City prior to review of any water system engineering plans submitted by DEVELOPER for the Project.

Section 3. WATER DEPT. (NEW BUILDING & EQUIPMENT)

DEVELOPER shall pay toward the costs incurred by CITY for construction of a new water department building and equipment the amount of \$427.00 per unit of residential development. Said fee shall be paid 140 days after issuance of a building permit for each unit or prior to issuance of the certificate of occupancy, whichever date occurs first.

Section 4. WASTE WATER TREATMENT PLANT FACILITIES

CITY shall repair and modernize CITY's Wastewater Treatment Plant as reasonable and necessary to serve the Project, and DEVELOPER shall pay toward the cost of the repair and modernization as set forth herein below. Within 60 days after the final map of any portion of the Project proposed for home construction has recorded, DEVELOPER shall also begin the process to install and pay for construction of a gravity sewer line as shown on Exhibit "G" from the Project site to the CITY's Wastewater Treatment Plant. The size of said offsite sewer line is significantly oversized from that which is needed to serve the Project. Upon the completion of installation of said sewer line CITY shall grant DEVELOPER sewer fee credits in an amount equal to the cost attributable to such oversizing in lieu of a reimbursement agreement. As used herein, "sewer fee credits" shall mean a credit applicable against the \$3,750 per unit sewer fee as set forth in this Section. For example, if the cost attributable to sewer line oversizing is \$18,750, DEVELOPER shall be granted five (5) sewer fee credits to be applied to five future homes within the Project.

CITY shall make every reasonable effort to phase repairs and modernization on the wastewater treatment plant so it will be able to continuously serve all units constructed and all units in current construction at the Project DEVELOPER shall pay CITY a fee of \$3,750 for each unit of residential development to be applied to the cost of the repair and modernization of the waste water treatment plant. Said fee shall be paid 140 days after issuance of a building permit for each unit or prior to issuance of the certificate of occupancy, whichever date occurs first. In addition, DEVELOPER shall pay CITY a one-time additional lump sum payment of \$500,000 making Developers total contribution \$3,500,000. This lump sum of \$500,000 is to be applied to said repairs and modernization when certificates of occupancy have been issued for 500 single family homes in the Project. In consideration of DEVELOPER'S agreement to pay the foregoing waste water fees, the CITY agrees that it shall not impose any form of moratorium on sewer connections within the Project.

DEVELOPER shall use reasonable efforts to obtain the appropriate rights for, and pay for the design and construction costs for one boring for a sewer line under the existing railroad crossing located to the west of the Project and for the reasonable cost of CITY engineering review and inspection of the boring for the sewer line. In the event that DEVELOPER is unable to obtain the rights to bore under said railroad crossing, CITY shall assist DEVELOPER in its efforts to obtain the rights to bore under said railroad crossing. However, if DEVELOPER is not able to obtain written permission, DEVELOPER shall complete the improvements pursuant to Government Code Section 66462 at such time as the CITY acquires an interest in the land that will permit the improvements to be made. DEVELOPER shall guarantee performance of this obligation with adequate security under Government Code Section 66499_ DEVELOPER and the CITY may also cooperate to determine an alternative sewer line location. Upon DEVELOPER's installation of said sewer line the CITY shall grant DEVELOPER sewer fee credits in an amount equal to the difference between the cost of the upgraded sewer line, as requested by the CITY, and the cost of sewer line needed to support the Project, in lieu of a reimbursement agreement.

Section 5. WATERLINES

DEVELOPER shall install at DEVELOPERS cost, only those waterlines and connections necessary to supply water to PROJECT as described within the Revised Master Water Plan. The CITY and DEVELOPER shall each have the right to approve the Revised Master Water Plan's recommendations (approval by each party shall not be unreasonably withheld). It will not be the DEVELOPERS responsibility to repair or improve any existing water supply systems within the CITY. DEVELOPER shall commence work on the above described waterlines only as needed to supply water to Project.

Section 6. CITY HALL (EQUIPMENT)

DEVELOPER shall pay \$80.00 per unit of residential development toward the costs incurred by CITY in obtaining necessary equipment for CITY Hall. Said fee shall be paid 140 days after issuance of a building permit for each unit or prior to issuance of the certificate of occupancy, whichever date occurs first.

Section 7. PARKS & DRAINAGE FACILITIES

DEVELOPER shall dedicate to CITY approximately 9.45 acres of the Project for parks with development and improvements. The types of improvements shall be jointly approved by the CITY's Recreation Commission and DEVELOPER and shall be limited to those typically found in an outdoor park such as BBQ pits, swings and other outdoor play equipment and a maximum of one restroom structure (one for men and one for women). It shall not include any type of gymnasium or other enclosed structures (other than the restrooms). The specifications for the improvements shall be the same as those used by the City of Santa Maria.

DEVELOPER shall also dedicate to CITY approximately 12.5 acres of open space for drainage within the Project as set forth in the Project Specific Plan. The number and general location of the parks and drainage land shall be as set forth in the Project Specific Plan. DEVELOPER's development, improvement and dedication of said park and drainage acreage shall occur promptly after DEVELOPER has obtained certificates of occupancy for not less than 350 single family homes in the Project.

DEVELOPER shall further dedicate to CITY five (5) acres for CITY's proposed sale to the Guadalupe School District for joint use recreational facilities, the precise location of which shall be as set forth in the Vesting Tentative Map. The DEVELOPER shall make said dedication to the CITY concurrent with its dedication of the 12.5 acres to GUSD pursuant to the terms of the School Agreement. In consideration of DEVELOPER's agreement to dedicate this 5-acre joint use parcel, together with the agreement to dedicate the above described approximately 9.45 acres of land for parks, CITY agrees that DEVELOPER shall not pay any park fees for the project.

~~At DEVELOPER's cost, DEVELOPER will construct a 15-space parking lot within Jack O'Connell Park, at a location designated by CITY, using plans previously prepared by CITY. The parking lot will be constructed promptly after DEVELOPER has obtained certificates of occupancy for not less than 350 single family homes. AMENDED TO READ~~

At DEVELOPER's cost, DEVELOPER will construct road improvements for the City at a location designated on Exhibit G and approved by CITY's engineer. The road improvements shall consist at a minimum of a 3" asphalt overlaying a 6" base. The improvements shall be commenced concurrently with the repair and replacement of roadway due to installation of main sewer line from Project. (DA Amendment #2 June 2015- Ord#2015-437)

Section 8. LIBRARIES

DEVELOPER shall pay \$200.00 per unit of residential development toward the costs incurred by CITY in developing library facilities. Said fee shall be paid 140 days after issuance of a building permit for each unit or prior to issuance of the certificate of occupancy, whichever date occurs first.

Section 9. ONSITE & OFFSITE IMPROVEMENTS

DEVELOPER shall pay costs, and build frontage improvements along Highway 166 based on the design and timing called out within the Master Tentative Map, excepting that transition improvements shall be provided east of property line as shown in Exhibit "G"

Promptly after DEVELOPER has obtained certificates of occupancy for not less than 350 single family homes, DEVELOPER shall construct at DEVELOPER's cost the replacement of the current wall at the Treasure Park development, between Flower Avenue and Obispo Street, with a 6-foot high masonry wall fronting Highway 166 as shown in Exhibit "G". Wall construction is to match interior Project walls. DEVELOPER shall use reasonable efforts (but shall not be required to incur any additional cost) to obtain written permission from homeowners and process all permitting involved with masonry wall and storm drainage improvements as shown in Exhibit "G" on north side of Highway 166 fronting the Project. If requested by DEVELOPER the CITY shall assist DEVELOPER in its efforts to obtain such written permission and/or permits. However, if DEVELOPER is not able to obtain written permission and/or all necessary permits as set forth above, DEVELOPER shall complete the improvements pursuant to Government Code Section 66462 at such time as the CITY acquires an interest in the land that will permit the improvements to be made. DEVELOPER shall guarantee performance of this obligation with adequate security under Government Code Section 66499.

DEVELOPER shall pay CITY \$313.00 per unit as a traffic fee. Said fee shall be paid 140 days after issuance of a building permit for each unit or prior to issuance of the certificate of occupancy, which ever date occurs first.

DEVELOPER shall pay for and install storm drainage improvements on the north side of Highway 166 fronting the Project as shown in Exhibit "G".

CITY shall fully support DEVELOPER in all negotiations with CalTrans regarding any improvements. This support will include DEVELOPER not having to pay any additional fee to CalTrans and/or pay for any additional improvements (beyond those stated within the Master Tentative Map) on Highway 166.

CITY shall cooperate with DEVELOPER in working with the appropriate entities, including but not limited to the California Public Utilities Commission and the Union Pacific Railroad, in the processing of applications and permits for on-site railroad crossings of the Santa Maria Railroad.

CITY shall timely install and/or upgrade all off-site infrastructures serving the Project that is not to be performed by DEVELOPER, and obtain all inspections and permits required for such off-site infrastructure so that it can serve the Project as it is developed.

CITY shall take all steps and procedures necessary to ensure that future developments in the City are required to reimburse DEVELOPER as set forth in this Agreement.

Section 10. WATER METER CONNECTION

DEVELOPER shall install all water meter services within the Project and pay \$250.00/unit of residential development toward the costs incurred by CITY in inspecting and otherwise establishing water meter connections. Said fee shall be paid 140 days after issuance of a building permit for each unit or prior to issuance of the certificate of occupancy, which ever date occurs first.

Section 11. STATE WATER PURCHASE

If required to make purchases of supplemental surface water under Section 2 herein, DEVELOPER shall pay for the reasonable and necessary costs associated with the installation of upgraded mechanical devices know as "Turn Outs" necessary to regulate flows of State water at the mainline Northeast of Guadalupe.

Section 12. DELAY

In the event that DEVELOPER uses its reasonable efforts but nonetheless is delayed in obtaining any of the permits and/or permission required for any of the actions described above the time required to commence and/or complete construction shall be automatically extended for a period equal to the period of such delay

END

EXHIBIT D

DJ FARMS MITIGATION MONITORING PROGRAM

ADOPTED: NOVEMBER 13, 2012

RESOLUTION NO. 2012-27

RESOLUTION NO. 2012-27

A Resolution of the City Council of the City of Guadalupe to certify the Environmental Impact Report (SCH 1992111025), adopt the CEQA Findings, adopt the Statement of Overriding Considerations, adopt the Mitigation Monitoring Program, for the DJ Farms Specific Plan.

THE CITY COUNCIL OF THE CITY OF GUADALUPE DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, RCT 2003, LLC (the "Applicant") has submitted applications to the City of Guadalupe for a revised specific plan, a general plan amendment, zoning changes, development agreement and tentative tract map for an approximately 209-acre site near the corner of West Main Street and Guadalupe Street within the City of Guadalupe (APN 113-080-018 and 113-080-024) commonly known as the DJ Farms project; and

WHEREAS, the City determined that the subject project could result in significant impacts to the environment and therefore required an Environmental Impact Report (EIR) to be prepared pursuant to the California Environmental Quality Act (CEQA) and related Guidelines (Public Resources Code 21000 et seq.); and

WHEREAS, the Guadalupe City Council certified a Final Environmental Impact Report (FEIR), in 1995 for the original DJ Farms Specific Plan project; and

WHEREAS, the City prepared a new Environmental Impact Report in 2004 due to changes in the nature of the DJ Farms Specific Plan project, and this EIR addressed impacts associated with the General Plan Amendments, Revised Specific Plan and a requested Development Agreement for the DJ Farms project; and

WHEREAS, the Draft EIR circulated for public review for 68 days during the period between November 5, 2005 and January 13, 2006; and

WHEREAS, the Planning Commission of the City of Guadalupe held a regularly scheduled public hearing on June 19, 2007, for the purpose of recommending to the City Council amendments to the City's General Plan, certification of the Environmental Impact Report and the adoption of the DJ Farms Specific Plan; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the City determined that an addendum to the Environmental Impact Report was required to analyze the impacts of the revised project description and that the revised project description only included minor changes, and none of the conditions described in Section 15162 of the State CEQA Guidelines calling for the preparation of a subsequent EIR have occurred; and that said addendum was prepared in accordance

with relevant provisions of CEQA and Section 15164(b) of CEQA Guidelines (Attachment C); and

WHEREAS, at the completion of said public hearing, the City Council has duly considered all evidence presented at said public hearing and finds that significant environmental impacts are associated with the proposed project; and

WHEREAS, all mitigation measures identified in the EIR and addendum will be made conditions of approval;

WHEREAS, the City Council has determined that the applicant's proposed project will have significant unavoidable environmental impacts with respect to air quality, land use conflicts with agriculture, conversion of adjacent agricultural land and solid waste generation for which a Statement of Overriding Considerations has been prepared for submittal to the City Council that balances the benefits of the proposed project against the unavoidable impacts (Attachment A); and

WHEREAS, all mitigation measures imposed on the project will be monitored through the mitigation monitoring program attached as Attachment B; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Guadalupe certifies that the EIR and addendum have been completed in compliance with CEQA and the CEQA Guidelines; and

FURTHER, that the City Council determines that the implementation of the proposed project will have certain significant impacts on the environment as identified in the EIR and addendum and makes CEQA Findings, that these certain environmental impacts can be mitigated to acceptable levels through project redesign and conditions of approval; and

FURTHER, that the City Council adopts a Statement of Overriding Considerations, that balances the benefits of the proposed project against the significant, unavoidable air quality, land use conflicts with agriculture, conversion of adjacent agricultural land and solid waste generation impacts that cannot be mitigated to acceptable levels as identified in the EIR and addendum; and

FURTHER, that the City Council does hereby certify the Environmental Impact Report (SCH 1992111025) based on all of the above findings.

FURTHER, that the City Clerk shall certify to the passage and adoption of this resolution and enter it in into the book of original resolutions.

PASSED, APPROVED and ADOPTED this 13th day of November 2012.

ATTEST:



Tim Ness
Deputy City Clerk



Lupe Alvarez
Mayor

I, **Tim Ness**, Deputy City Clerk of the City of Guadalupe, do hereby certify that the foregoing **Resolution No. 2012-27** was duly adopted by the City Clerk of the City of Guadalupe at the City Council meeting held on the **13th day of November 2012** by the following vote of the Council:

Motion: JULIAN/LIZALDE

AYES: 5 Julian, Lizalde, Sabedra, Ponce, Alvarez
NOES: 0
ABSENT: 0
ABSTAIN: 0



Tim Ness
Deputy City Clerk

Attachment B

**MITIGATION MONITORING AND REPORTING PROGRAM
CITY COUNCIL MEETING of October 9, 2012
DJ Farms Specific Plan
APN: 113-080-018 and 113-080-024-**

**MITIGATION MONITORING & REPORTING
PROGRAM**

FOR THE

**CITY OF GUADALUPE
REVISED DJ FARMS SPECIFIC PLAN**

SCH #1992111025

CITY OF GUADALUPE
918 Obispo Street
Guadalupe, CA 93434

June 2007

Mitigation Monitoring and Reporting Program

PROGRAM CONTENTS

This mitigation monitoring and reporting program includes a brief discussion of the legal basis and purpose of the mitigation monitoring and reporting program, a key to understanding the monitoring matrix, and the mitigation monitoring and reporting matrix itself.

LEGAL BASIS AND PURPOSE OF THE MITIGATION MONITORING PROGRAM

Public Resource Code (PRC) 21081.6 requires public agencies to adopt mitigation monitoring or reporting programs whenever certifying an environmental impact report or mitigated negative declaration. This requirement facilitates implementation of all mitigation measures adopted through the California Environmental Quality Act (CEQA) process.

The Governor's Office of Planning and Research advisory publication, *Tracking CEQA Mitigation Measures*, provides local governments with basic information and practical advice concerning compliance with mitigation monitoring and reporting programs. Correspondingly, this document incorporates the suggestions contained within the advisory publication and from research on similar monitoring programs.

MONITORING MATRIX

The following pages provide a series of tables identifying the mitigation measures proposed specifically for the proposed project. These mitigation measures are derived from the *City of Guadalupe Specific Plan Final Environmental Impact Report* (May 2006). The columns within the tables have the following meanings:

Mitigation Measure:	Provides the text of the Mitigation Measure identified in the Environmental Impact Report.
Responsible Party:	References person, party or agency (usually the applicant) responsible for implementation of the required measure.
Monitoring/Reporting	References the public agency or department (the City of
Done By:	Guadalupe) and/or any other agency responsible for monitoring and verification of compliance of the identified mitigation measure. The agencies listed are responsible for clearing the mitigation measure

Mitigation Monitoring and Reporting Program

Timing/Frequency: Identifies at what point in time, review process or phase of the project the measure will be completed.

Final Clearance Date: These columns will be initialed and dated by the individual designated to verify adherence to project specific mitigation.

COMMENTS: *THIS COLUMN IS RESERVED FOR ANY ADDITIONAL EXPLANATION OR NOTES MADE DURING COMPLIANCE MONITORING, IF NECESSARY.*

The Mitigation Measures in the matrix represent the final version of the measures to be considered by the City of Guadalupe.

Noncompliance

Any person or agency may file a complaint asserting noncompliance with the mitigation measures associated with the project. The complaint shall be directed to the City of Guadalupe in written form providing specific information on the asserted violation. The City shall initiate an investigation and determine the validity of the complaint; if noncompliance with a mitigation measure has occurred, the City shall initiate appropriate actions to remedy any violation. The complainant shall receive written confirmation indicating the results of the investigation or the final action corresponding to the particular noncompliance issue.

Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
AESTHETICS AND VISUAL RESOURCES						
MM 3.1-2	The Applicant shall prepare and submit detailed building and landscaping plans to the City. These plans must be determined by City staff to be consistent with the design guidelines contained in the Revised DJ Farms Specific Plan and other City requirements prior to the issuance of any building or landscaping permits for development on the project site.	Applicant/Designer	City of Guadalupe Planning Department	Prior to issuance of a building or landscaping permit		
MM 3.1-3	Prior to Final Map approval and recordation, the Applicant shall prepare and submit a detailed exterior lighting plan that indicates the location and type of lighting that will be used. The exterior lighting shall demonstrate a non-intrusive quality while still providing an adequate amount of light. All external lighting shall be indicated on project improvement plans as they are submitted for future site development.	Applicant/Designer	City of Guadalupe Planning Department	Prior to Final Map approval		
AIR QUALITY						
MM 3.2-1a	<p>The Applicant shall prepare a dust control plan to control particulate matter (PM₁₀) during grading and site preparation activities at the project site. The dust control measures shall be shown on all grading and building plans for the proposed project and shall be included on a separate informational sheet to be recorded with each subsequent tentative map. Dust control measures shall include, but not be limited to the following:</p> <ul style="list-style-type: none"> ▪ Water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the project site during grading and construction activities at the project site. At a minimum this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the wind speeds exceed 15 miles per hour (mph). Reclaimed water shall be used whenever possible. ▪ Minimize amount of disturbed area and reduce on-site vehicle speeds to 15 mph or less. ▪ Install gravel pads at all access points to prevent tracking of 	Applicant/Contractor	City of Guadalupe Planning Department	<p>Review program prior to issuance of grading/building permits</p> <p>Implement during grading and construction activities</p>		

Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
MM 3.2-1b	<p>med on to public roads in the vicinity of the project site (e.g. State Route 166).</p> <ul style="list-style-type: none"> ▪ All soil stockpiles at the project site shall be covered, kept moist, or treated with soil binders to prevent dust generation. A secured tarp shall be placed on all trucks transporting fill material to and from the project site from the point of origin. ▪ After grading and earth moving is completed, either treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. ▪ The contractor shall designate a qualified site monitor to monitor the dust control program and to order increased watering, as necessary to prevent transport of dust off-site. The monitor shall include holiday and weekend periods when work may not be in progress. The name and telephone number of the site monitor shall be provided to the SBCAPCD prior to land use clearance map recordation and land use clearance for finish grading. <p>The Applicant shall adhere to the following measures during construction activities at the project site to reduce the emission of ozone precursors (NO_x and ROC) from the operation of construction equipment within the Specific Plan area. These equipment control measures shall be noted on the preliminary and final grading plans and construction plans for the proposed project.</p> <ul style="list-style-type: none"> ▪ Heavy-duty diesel-powered construction equipment manufactured after 1996 should be utilized whenever feasible. ▪ The engine size of construction equipment shall be the minimum practical size. ▪ The number of construction equipment utilized at the project site operating simultaneously shall be minimized through efficient management practices to ensure that the smallest number of equipment is operating at the project site at any one time. 	Applicant/Contract	City of Guadalupe Planning Department	<p>During grading and construction activities</p> <p>Equipment control measures shall be noted on the preliminary and final grading construction plans</p>		

Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
	<ul style="list-style-type: none"> ▪ Construction equipment shall be maintained in tune per the manufacturer's specifications. ▪ Construction equipment operating at the project site shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines, if available. ▪ Catalytic converters shall be installed on gasoline-powered equipment, if feasible. ▪ Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters certified and/or verified by EPA or the State of California shall be installed, if available. ▪ Diesel powered equipment shall be replaced by electric equipment wherever feasible. ▪ Construction worker trips to the project site shall be minimized by encouraging carpooling and by making available food for purchase during the lunch breaks at the project site. 					
<p>Not a required Mitigation</p>	<p>The Applicant should consider incorporating appropriate and reasonable conservation measures to reduce air emissions into final improvement plans on subsequent tentative maps as deemed appropriate by the City of Guadalupe.</p> <p>Measures that would reduce potentially significant air emissions associated with the proposed project may include, but are not limited to, the following measures:</p> <ul style="list-style-type: none"> ▪ Install natural gas fireplac inserts and eliminate the use of wood burning fireplaces in all residential units; ▪ Install low NO_x residential water heaters and space heaters; ▪ Install heat transfer modules in furnaces; ▪ Use outdoor lighting designed for high efficiency, i.e. solar-powered or controlled by motion detectors; ▪ Site and orient buildings in such a manner as to reduce energy use (i.e. passive solar cooling/heating); ▪ Use light colored water-based paint and roofing materials; ▪ Employ summer shading and wind protection measures to increase energy efficiency; 	Applicant/ Contractor	City of Guadalupe Planning Department	Demonstrate on Tentative Maps		

Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
	<ul style="list-style-type: none"> ▪ Install mechanical air conditioners that use non-ozone depleting chemicals; ▪ Maximize the use of natural lighting in the building designs; ▪ Install energy efficient appliances and lighting; ▪ Use landscaping to shade buildings and parking lots; ▪ Install sidewalks and bike paths; and/or ▪ Install covered bus stops, where appropriate, to encourage the use of public transportation. 					
BIOLOGICAL RESOURCES						
MM 3.3-5	<p>To maintain consistency with the measures listed under the Programmatic Biological Opinion issued by the US Fish and Wildlife Service (January 26 1999), the following mitigation will be required:</p> <ul style="list-style-type: none"> ▪ Prior to construction, a US Fish and Wildlife Service approved biologist shall survey the work area two weeks prior to construction. If California red-legged frogs are present on the project site, the biologist will contact the Service and receive authorization to capture and re-locate the frogs to a Service approved location. If frogs are observed, the biologist or a site monitor (as designated by the biologist) will be present until the ditch is drained or graded. ▪ If no frogs are found, the site will be deemed clear and a screen will be placed over the drainage pipe leading to the off-site drainage ditch. All other measures listed below will be implemented. ▪ All construction personnel will receive a training session which shall include a description of the California red-legged frog and its habitat, the importance of red-legged frogs, and the areas where such frogs may occur, if present on the project site. ▪ All fueling and maintenance of vehicles and other equipment shall occur at least 20 meters from any riparian habitat or water body present within the project site to avoid spills that 	Applicant/USFWS Approved Biologist	City of Guadalupe Planning Department	<p>Survey shall be completed two weeks prior to construction</p> <p>Refueling and best management practices shall be employed during and after project implementation</p>		

Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
	<p>may flow off the project site into the off-site agricultural ditches.</p> <ul style="list-style-type: none"> ▪ To control erosion during and after project implementation, the project will implement best management practices, as identified by the Regional Water Quality Control Board. 					
MM 3.3-6	<p>If site grading will occur during the nesting season (March 1 through August 30) pre-construction surveys for nesting migratory birds should be conducted by a qualified biologist prior to any soil-altering activity occurring within the project area and a surrounding area of potential effect. The pre-construction surveys shall be conducted within 30 days of any construction or grading activities. If active nests are located during pre-construction surveys, USFWS and/or CDFG shall be notified regarding the status of the nests. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or the biologist deems disturbance potential to be minimal. Restrictions may include establishment of buffer zones or alteration of the construction schedule.</p>	Applicant/USFWS Approved Biologist	City of Guadalupe Planning Department	Prior to issuance of grading permits, and no more than 30 days to earthwork		
MM 3.3-8	<p>The project applicant shall obtain the appropriate Section 404 permit under the Clean Water Act and Streambed Alteration Agreement shall be obtained prior to issuance of grading permits. The project applicant shall comply with all permit conditions and employ best management practices and measures (established by Corps) to minimize and compensate for potential impact to any jurisdictional waters. Wetland delineation and mitigation details shall be noted on the design plans for the proposed project.</p>	Applicant	US Army Corps of Engineers/ City of Guadalupe Planning Department	Prior to the issuance of grading permits		
CULTURAL AND HISTORIC RESOURCES						
MM 3.4-2a	<p>The following language, or equivalent, shall be included in all construction contracts and permits issued within the project area: <i>As a condition of project approval, if any prehistoric or historic artifacts or other indications of archaeological resources are found once project construction is underway, all work in the immediate vicinity must stop and the City of Guadalupe shall be immediately</i></p>	Contractor/ Applicant	City of Guadalupe Planning Department	Prior to issuance of grading/building permits		

Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
MM 3.4-2b	<p><i>notified. An archaeologist meeting the Secretary of Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be retained to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered cultural resources.</i></p> <p>As a condition of project approval, if human remains are discovered once project construction is underway, all work must stop in the immediate vicinity of the find and 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 coroner will notify the Native American Heritage Commission and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed</p>	Contractor/Applicant	City of Guadalupe Planning Department/ Native American Heritage Commission	Measure implemented in the field, if necessary		
MM 3.4-3	<p>The following language, or equivalent, shall be included in all construction contracts and permits issued within the project area: <i>As a condition of project approval, if any paleontological resources (fossils) are found once project construction is underway, all work in the immediate vicinity must stop and the City of Guadalupe shall be immediately notified. A qualified paleontologist shall be retained to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered paleontological resources.</i></p>	Contractor/Applicant	City of Guadalupe Planning Department	Prior to issuance of grading/building permits		

Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
MM 3.5-1a	<p>All future residential development within the Specific Plan area shall be designed in accordance with the requirements of the current edition of the California Building Code and the recommendations contained within the Preliminary Soils Engineering Report (dated October 11, 2002), and the Soils Corrosivity Study (dated May 21, 2003), subject to review and approval by the City of Guadalupe. These recommendations include, but are limited to site preparation and grading; utility trenches; foundations (general, post-tensioned, and conventional); slabs-on-grade and exterior flatwork; retaining walls; pavement sections; and drainage around improvements.</p> <p>A site-specific geotechnical investigation shall be prepared by a qualified geotechnical engineer to determine the site-specific surface and subsurface geologic and soil constraints for the other aspects of the proposed project (commercial, recreational and institutional) prior to implementation of these components of the Specific Plan. These reports shall be subject to review and approval by the City of Guadalupe and all future development shall be designed in accordance with these requirements and the current edition of the California Building Code.</p>	Contractor/Applicant	City of Guadalupe Planning Department/ City Engineer	Prior to issuance of a building permit		
MM 3.5-1b		Applicant/Qualified Geotechnical Engineer	City of Guadalupe Planning Department/ City Engineer	Prior to issuance of a building permit		
MM 3.5-4	<p>The City of Guadalupe shall ensure implementation of erosion prevention and sedimentation control into site preparation and construction activities prior to approval of final improvement plans for subsequent tentative maps proposed within the Specific Plan area. These measures shall be incorporated into all construction contracts and shall be monitored by the City to ensure effectiveness through construction activities at the project site during the rainy season (November 1 through April 15) of each year. Such measures shall include, but not be limited to the following:</p> <ul style="list-style-type: none"> ▪ Limit disturbance of soils removal to the minimum area necessary for access and construction; ▪ Re-vegetate disturbed areas with a mix of seeds best suited for the climate and soil conditions, and native to the region; 	Applicant	City of Guadalupe Planning Department/ City Engineer	Prior to approval of final improvement plans for subsequent tentative maps Included on construction contracts		

Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
	<ul style="list-style-type: none"> ▪ Cover and protect stockpiled soils during periods of rainfall; ▪ Inform construction personnel prior to construction and periodically during construction activities of environmental concerns, pertinent laws and regulations, and elements of proposed erosion control measures; ▪ Adhere to construction schedules designed to avoid periods of heavy precipitation or high winds; and ▪ Ensure that all exposed soil is provided with temporary drainage and soil protection when construction ceases during the winter periods. 					
MM 3.6-3	Site design in the vicinity of the school and park shall demonstrate adequate separation and/or provide a barrier between public or school uses and the nearby rail lines. Separation shall be provided and specifically designed to prevent the public or school age children access to the railroad rights of ways. Final school site planning shall be conducted in consultation with the State Architect (and California Education Code), and the local school district.	Applicant/Designer	City of Guadalupe Planning Department/ City Engineer in consultation with State Architect and local School District	Prior to issuance of a Building Permit		
MM 3.6-5	In order to bring the abandoned Union Sugar Oil Well No. 16-1 and sump area into compliance with federal, State and local requirements, the applicant shall remediate soils around the well as defined and recommended in the Phase II Environmental Site Assessment (Earth Systems Pacific, March 2003). The well shall be abandoned consistent with current State and local requirements, and the applicant shall provide appropriate access to the abandoned well head as recommended by Earth Systems Pacific. In addition, any future tract maps or development plans that involve the area within 100 feet of this well shall indicate the location of the well on the maps and site plans.	Applicant	City of Guadalupe Planning Department/ City Engineer	Prior to issuance of a grading permit		
MM 3.6-6	If significantly contaminated soil and/or ground water, other than what has been identified and mitigated for in the November, 2004 DJ Farms Specific Plan EIR, is encountered during the removal of on-site debris or during excavation and/or grading both on and offsite,	Applicant City approved	City of Guadalupe Planning Department/ City Engineer	During project implementation		

Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
	the construction contractors shall stop work and immediately inform the City. A City approved environmental hazardous materials professional shall be contracted to conduct an on-site assessment. If the materials are determined to pose a risk to the public or construction workers, the construction contractor shall prepare and submit a remediation plan to the appropriate agency and comply with all federal, state and local laws.	environmental hazardous materials professional during implementation (if necessary)	Appropriate agency (if necessary)	n		
HYDROLOGY AND WATER QUALITY						
MM 3.7-1a	Prior to issuance of grading permits and as part of Final Map submittals, project applicants shall submit drainage and erosion control plans ensuring that drainage plans are consistent with the drainage concepts for the project and that stormwater discharge volumes into the receiving drainage system are equal to or less than runoff from the site prior to initiation of the project, in accordance with Santa Barbara County Flood Control District standards.	Applicant	City of Guadalupe Planning Department/ City Engineer	Prior to issuance of grading permits and as part of Final Map submittals		
MM 3.7-1b	In accordance with current State regulations, all future development resulting in grading or excavation that disturbs five acres or more shall require coverage under the NPDES General Permit. Prior to issuance of the first grading permit, the project applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) that documents best management practices (filters, traps, bio-filtration swales, etc.) to ensure that urban runoff contaminants and sediment are minimized. The erosion and sediment control plan shall specify which erosion control measures necessary to control runoff shall be in place during the rainy season (November 1 through April 15) and which measures shall be in place year round. The SWPPP shall be consistent with CCWQCB standards.	Applicant	City of Guadalupe Planning Department/ City Engineer	Prior to issuance of the first grading permit		
MM 3.7-2	Prior to issuance of a grading permit and as part of Final Map submittals, the Applicant shall include detailed engineering plans for the on-site stormwater and detention facilities for review and approval by the City Engineer, or shall seek other approval or	Applicant	City of Guadalupe Planning Department/ City Engineer	Prior to issuance of grading		

Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
	approval by the City Engineer, as well as other approving or permitting agencies.			permits and as part of Final Map submittals		
LAND USE AND AGRICULTURE						
MM 3.8-3a	The Applicant shall demonstrate on all maps and development plans, including landscaping plans, a minimum 100-foot agricultural buffer on the eastern, southern and western boundaries of the DJ Farms site. The minimum distance shall be measured from the nearest habitable structure to active agricultural operations on adjacent farms. Consistent with the project proposal, the buffer will be fully landscaped and incorporate tree windrows along the inside (residential boundary) and along the property line (agricultural boundary). A Landscape Maintenance District shall be established at the time of project approval to maintain the buffer.	Applicant	City of Guadalupe Planning Department	At application		
MM 3.8-3b	To discourage trespassing and vandalism on the adjacent farms to the east and south, a six-foot view-type fence shall be installed along the property boundary. The type of material shall be determined during the site plan review process.	Applicant	City of Guadalupe Planning Department	At application		
MM 3.8-3c	Consistent with notification required by Santa Barbara County as a component of the Right-to-Farm Ordinance, the City of Guadalupe shall require the recordation of an Agricultural Notification Statement to run with the Title on all properties sold and resold in the proposed development area. The statement shall inform any future property owners of the continuation of agricultural activities in the area and shall disclose the potential effects of agricultural activities on adjacent land uses to future project residents.	Applicant	City of Guadalupe Planning Department	Recorded with Final Maps		
MM 3.8-3d	All future development plans and landscaping plans for commercial and school-related uses shall incorporate screening and buffering features between non-residential areas and adjacent residential land uses to mitigate potential impacts from noise, lighting, traffic and odors. All buffering and screening shall be designed to the	Applicant	City of Guadalupe Planning Department	At application		

Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
	satisfaction of the Building and Planning Official and included in the Commercial Development Design Guidelines within the proposed plan.					
NOISE AND VIBRATION						
MM 3.9-1a	All structures constructed near noise generators (roadways and railways) shall be designed and constructed to meet the City's residential indoor noise standard. These measures will likely include sound rated windows and doors. Depending on the proximity of the residences to the railroad tracks, special exterior wall construction might also be required. According to City policies, those residences that must have their windows closed to meet the prescribed interior level will require a ventilation or air-conditioning system to provide a habitable interior environment. Building plans shall be subject to review and approval by the Planning and Building Inspector. Prior to approval of final maps, the applicant shall submit acoustical design data to the City specifying the type and effectiveness of the proposed noise attenuation measures.	Applicant / Contractor	City of Guadalupe Planning Department	Prior to approval of Final Maps		
MM 3.9-1b	In residential areas along the UPRR corridor, homes with backyards within 125 feet of the tracks will require a noise barrier to reduce the backyard (exterior) L_{dn} to 60 dBA. Noise attenuation measures (such as the construction of soundwalls, berms or a combination of both) shall be required of sufficient height to achieve the City's maximum acceptable L_{dn} of 60 dBA for low density residential land use. Final maps shall demonstrate the design of any such feature. Design of noise attenuation features shall be accompanied by supporting documentation (acoustical report) quantifying the design's effectiveness.	Applicant / Contractor	City of Guadalupe Planning Department	Prior to approval of final maps		
MM 3.9-1c	In areas that are within 115 feet of the Highway 166 centerline, acoustical reports will be required to indicate building design measures to meet the City's commercial indoor noise standard. Building plans shall be subject to review and approval by the Planning and Building Inspector.	Applicant / Contractor	City of Guadalupe Planning Department/ Building Inspector	Prior to approval of final maps		
MM 3.9-2	Habitable structures within the project area shall not be constructed	Applicant /	City of Guadalupe	Prior to		

Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
	within 100 feet of the UPRR track centerline, nor within 60 feet of the SMVRR track centerline. Final maps for the project shall illustrate these distances for review by the City of Guadalupe.	Contractor	Planning Department/ Building Inspector	approval of final maps		
MM 3.9-4	<p>The Applicant shall submit a noise mitigation plan as part of the building permit application that will include, but not be limited to the following measures:</p> <ul style="list-style-type: none"> ▪ Noise generating construction activities will be limited to weekdays between the hours of 7:00am and 7:00pm. ▪ Construction schedule showing dates and location of activities. ▪ List of equipment to be used during each major construction phase and sound level estimates for each phase. ▪ Truck routing to minimize noise at existing noise sensitive uses. ▪ Location of stationary equipment to minimize noise at sensitive uses. ▪ Designation of a construction noise coordinator that will be responsible for implementing the noise control measures and responding to complaints. This person's name and contact information should be posted clearly around the project site. 	Applicant / Contractor	City of Guadalupe Planning Department/ Building Inspector	At Building Permit application		
TRAFFIC AND PARKING						
MM 3.11-1a	Prior to Final Map approval, the applicant shall obtain an encroachment permit from Caltrans for all work conducted in the State Highway right-of-way. Additional improvements required by Caltrans to accommodate the project, during the encroachment permit phase, shall be incorporated into the project and funded by the developer.	Applicant	Caltrans/ City of Guadalupe Planning Department/ City Engineer	Prior to Final Map approval		
MM 3.11-1b	The proposed access locations on State Route 166 at Obispo Street and Flower Avenue will align with the existing access locations on the north side of State Route 166. Prior to issuance of any building permits for the first phase, the applicant shall install STOP signs on the southbound approaches of Obispo Street and Flower Avenue.	Applicant	City of Guadalupe Planning Department/ City Engineer	Prior to the issuance of any building permits for		

Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
MM 3.11-1c	<p>Prior to the issuance of building permits for the first phase, the Applicant shall develop a Traffic Count Program to be tied to construction phasing. The Traffic Count Program shall monitor the intersections at Highway 166/Highway 1, Highway 166/Obispo Street and/or Highway 166/Flower Avenue in order to determine when the actual operating conditions meet Caltrans operational traffic 12-hour signal warrants. Prior to the issuance of building permits for the third phase, or at which point the Traffic Count Program determines that the count exceeds Caltrans traffic 12-hour signal warrants as presented in the <i>Traffic Manual</i>, whichever occurs earlier, the applicant shall demonstrate that required permits have been obtained and install signals at these intersections.</p>	Applicant	City of Guadalupe Planning Department/ City Engineer	<p>Prior to the first phase</p> <p>Prior to the issuance of any building permits for the first phase (Traffic Count)</p> <p>Prior to the issuance of any building permits for the third phase or at the point the count exceeds warrants (Traffic Signal)</p>		
MM 3.11-1d	<p>Prior to the issuance of certificates of occupancy for the first phase, the Applicant shall make the following improvements in order to facilitate access to the site:</p> <ul style="list-style-type: none"> A right turn lane will be installed on the eastbound approach to the State Route 166/Obispo Street and State Route 166/Flower Avenue intersections (to be coordinated with the 	Applicant	City of Guadalupe Planning Department/ City Engineer	Prior to the issuance of certificates of occupancy for the first phase		

Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
	<p>Highway 166 widening project).</p> <ul style="list-style-type: none"> ▪ A left turn pocket will be installed on the westbound approach to the Highway 166/Obispo Street and Highway 166/Flower Avenue intersections (to be coordinated with the Highway 166 widening project). ▪ A southbound left turn lane shall be installed at the Highway 166 intersection. ▪ The southbound and westbound approaches of the Highway 166/ Highway 1 intersection shall be re-stripped to include a southbound left turn lane, a westbound through lane and a westbound left turn lane. ▪ A left-turn lane, a through lane and a right-turn lane shall be installed at the northbound approaches to the Obispo Street and Flower Avenue intersections with Highway 166. ▪ The project site will be designed to accommodate moving van/truck and emergency vehicle access and trash pick-up. 					
MM 3.11-2a	<p>Prior to development of the proposed school, the Applicant shall install four-way stops at the intersections formed by the southerly extension of Obispo Street, Flower Avenue and the roadway serving the school site at such time as the school is developed.</p>	Applicant	City of Guadalupe Planning Department/ City Engineer	Prior to the development of the proposed school		
MM 3.11-2b	<p>Consistent with Specific Plan Policy C-9, the project will incorporate facilities that promote a pedestrian-friendly and bicycle-friendly environment. In anticipation of the development of a school site within the Specific Plan area, the applicant shall design and install pedestrian, bicycle and traffic calming facilities as appropriate that are consistent with the "safe route to school" guidelines contained in the Caltrans Traffic Manual.</p>	Applicant	City of Guadalupe Planning Department/ City Engineer in consultation with the School District	Prior to the opening of the proposed school		
MM 3.11-4a	<p>On-street parking shall be required on both sides of all collector and locator Streets identified in the project Street Plan and on at least one side of Type 7 streets.</p>	Applicant	City of Guadalupe Planning Department/ City Engineer	Prior to Occupancy		
MM 3.11-	<p>Off-street residential parking shall be provided in accordance with</p>	Applicant	City of Guadalupe	Prior to		

Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
4b	<p>Section 18.60.030 of the City of Guadalupe Zoning Ordinance as follows:</p> <ul style="list-style-type: none"> ▪ All off-street parking required by this chapter in any residential zone shall be constructed as follows: <ul style="list-style-type: none"> ○ In single-family residential zones, all such parking spaces shall be covered by a fully enclosed garage. ○ In multifamily residential zones, at least one such parking space shall be covered by a carport. ▪ Parking required in this chapter shall be subject to design review and approval of the zoning administrator/planning director. ▪ Parking design not approved by the zoning administrator/planning director may be redesigned by the applicant, or the decision appealed to the planning commission. 		Planning Department/ City Engineer	Occupancy		
MM 3.11-4c	An appropriate number of parking spaces shall be provided in accordance with Section 18-60.60 of the City of Guadalupe's Zoning Ordinance.	Applicant	City of Guadalupe Planning Department/ City Engineer	Prior to Occupancy		
MM 3.11-7a	Prior to issuance of building permits for the first phase, the applicant shall pay its fair share portion (pro rate share) towards the Santa Barbara County Association of Governments (SBCAG) Route 166 Guadalupe Widening project if an adopted and applicable fee program is in place at that time. The pro rate share contribution should be based on the existing order of magnitude cost estimate provided in the Final Project Study Report (PSR) for the widening project, or as otherwise defined by an adopted impact fee program.	Applicant	City of Guadalupe Planning Department/ City Engineer	Prior to issuance of building permits for the first phase		
MM 3.11-7b	Prior to issuance of building permits for the first phase, an irrevocable offer of Right of Way along the project frontage adjacent with the Route 166 ROW that would accommodate the Highway 166 widening project. The minimum right of way required in the dedication would be 25 feet. All drainage requirements for the DJ Farms project must be accommodated outside of the State's right of way.	Applicant	City of Guadalupe Planning Department/ City Engineer	Prior to issuance of building permits for the first phase		

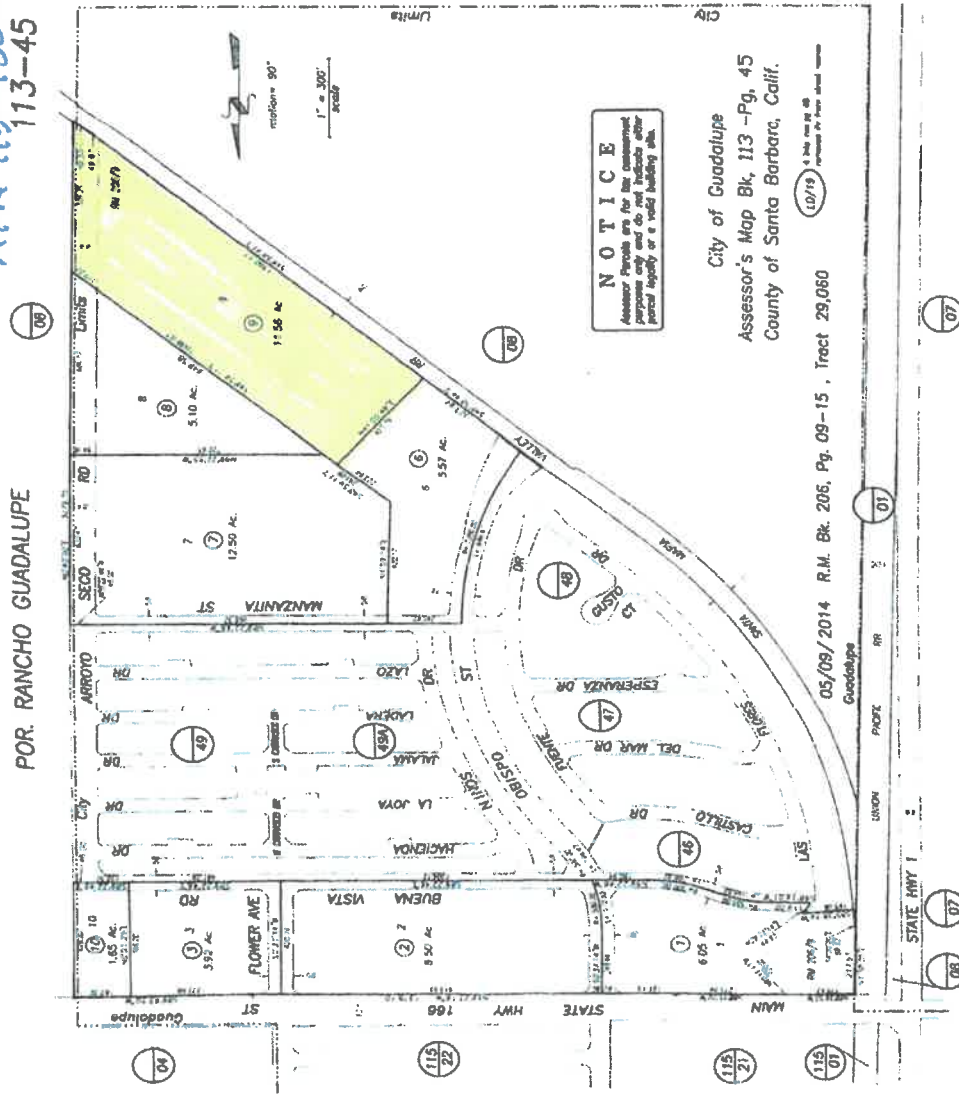
Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
UTILITIES AND SERVICESYSTEMS						
MM 3.12-1a	To augment State Water supplies in quantities necessary for blending and to meet increased demand and water quality standards, the project applicant shall be required to secure additional Static Water either directly or through exchange for groundwater resources. In order to meet performance standards for the purposes of this EIR, any new surface water supply must be contracted and guaranteed prior to issuance of building permits for the project. The applicant must demonstrate the source of the water, water quantity, long-term reliability and the terms of its supply to the satisfaction of the City.	Applicant	City of Guadalupe Planning Department/ City Engineer	Prior to issuance of building permits for the project.		
MM 3.12-1b	Prior to final map approval the applicant shall prepare and submit to the City a Water Conservation Plan that specifies the strategies and specific measures to be incorporated into the project to reduce total water demand. Such measures may include, but are not limited to, the following: <ul style="list-style-type: none"> ▪ Incorporation of drought tolerant landscape elements (such as minimal lawn areas and xeriscape concepts), as well as drought tolerant plant species, into required landscape plans. ▪ Set water user rates that severely discourages water use during dry periods. ▪ Require low flow plumbing fixtures in all new development. ▪ Use of reclaimed water for irrigation. ▪ Use of captured and treated storm water for immediate storage and/or for groundwater recharge to the Basin. 	Applicant	City of Guadalupe Planning Department/ City Engineer	Prior to Final Map approval.		
MM 3.12-2	As part of the process of providing long term water supply under MM3.12-1a, any new wells proposed for the project and proposed for connection to the municipal supply system will be drilled, tested and developed consistent with City of Guadalupe and California Department of Health Services standards. All wells and off-site water system improvements must be completed prior to issuance of building permits for Phase 1 of the DJ Farms project. Construction-related impacts for off-site improvements shall be addressed by the	Applicant	City of Guadalupe Planning Department/ City Engineer/ Public Works Director	Prior to issuance of building permits for Phase 1 of the project.		

Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Responsible Party	Monitoring/Reporting Done By	Timing/Frequency	Final Clearance Date	Comments
	contractor by employing best management practices related to erosion control, surface water runoff and dust control.					
MM 3.12-3	The Applicant shall be responsible for all necessary on-site sewer infrastructure, and for a fair share contribution to common off-site improvements to the sewer system. All sewer infrastructure shall be designed in accordance with the adopted standards of the City of Guadalupe City Engineer and Public Works Director prior to approval of final improvement plans. The City Engineer and Public Works Director shall determine project's nexus toward common improvements and/or area of benefit, and calculate fair share contribution to off-site improvements using methods accepted in the industry and consistent with current law.	Applicant	City Engineer/Public Works Director	Prior to approval of final improvement plans		
MM 3.12-5	Prior to Final Map(s) approval, the Applicant shall obtain and submit an agreement/contract approved by PG&E for utility service.	Applicant	City of Guadalupe Planning Department/City Engineer	Prior to Final Map approval		

APZ019-67-TTM 29,064
APN 113-450-09
113-45



ATTACHMENT #1

ATTACHMENT # 2**VTTM 29064 - DJ Farms Specific Plan CEQA Review and Finding of Compliance with Sections 15182 and 15162:**

The City of Guadalupe adopted the Final EIR and adopted the DJ Farms Specific Plan in 1995. City of Guadalupe received an application to revise specific plan, a general plan amendment, zoning changes, development agreement and tentative tract map for an approximately 209-acre site near the corner of West Main Street and Guadalupe Street within the City of Guadalupe (APN 113-080-018 and 113-080-024) commonly known as the DJ Farms in 2004. In 2006, an EIR was prepared which addressed the potential impacts of the Specific Plan and subsequent development consistent with the Specific Plan. The City prepared a new Environmental Impact Report due to changes in the nature of the DJ Farms Specific Plan project, and this EIR addressed impacts associated with the General Plan Amendments, Revised Specific Plan and a requested Development Agreement for the DJ Farms project. An addendum to the Final EIR was prepared in September 2012, which addressed minor changes made to the Specific Plan. The addendum was prepared in accordance with relevant provisions of CEQA and Section 15164(b) of CEQA Guidelines. The Final EIR and Addendum to the EIR were certified by the City Council on November 13, 2012 (via Resolution No. 2012-27). City of Guadalupe Certified the Environmental Impact Report (SCH 1992111025), adopted CEQA Findings, adopted a Statement of Overriding Considerations, and adopted a Mitigation Monitoring Program for the DJ Farms Specific Plan on November 13, 2012 by Resolution No. 2012-27.

The approved Specific Plan facilitates the development of up to 802 residential dwellings and 250,000 square feet of commercial uses. In addition, the Specific Plan creates 12.5 acres for a school site, and 15.9 acres for parks and recreation. The main access to the Specific Plan Area is from Obispo Street and Flower Avenue, with internal neighborhood circulation provided by a network of secondary arterials, residential collector streets, local residential streets, and local minor residential streets. The City Council approved the Revised DJ Farms Specific Plan on November 13, 2012 (via Resolution No. 2012-29)

Project Description:

AP2019-067-(Vesting Tentative Tract Map) VTTM – 29,064, The project proposes to subdivide Lot 9 of Tract Map 29060 filed on May 9, 2014, (APN 113-450-09) consisting of 11.58 Acres into 79 Single Family Lots, and 5 common lots for storm water infiltration and storm drainage to the regional Pasadera Basin. All single family lots have a minimum of 3,000 square feet.

CEQA Determination: Refer to 2018 CEQA Guidelines, Section 15182 Residential Projects Pursuant to a Specific Plan and Section 15162 Subsequent EIRs and Negative Declarations.

In accordance with Section 15182, residential projects pursuant to a specific plan are exempt from further environmental review where: a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan if the project meets the requirements of Section 15162.

The project is a residential land subdivision identified as application and meets the exemption status per Section 15162(a): AP2019-067-(Vesting Tentative Tract Map) VTTM – 29,064, proposes to subdivide Lot 9 of Tract Map 29060 filed on May 9, 2014, (APN 113-450-09) consisting of 11.58 Acres into 79 Single Family Lots, and 5 common lots for storm water infiltration and storm drainage to the regional Pasadera Basin. All single family lots have a minimum of 3,000 square feet.

The DJ Farms Specific Plan project VTTM 29,064 a residential land subdivision complies with subsection (b) of Section 15162 Subsequent EIRs and Negative Declarations:

1. The certified Environmental Impact Report (SCH 1992111025) adopted on November 13, 2019 via Resolution No. 2012-27 remains compliant and no findings, based upon the record, require additional environmental review for the residential land subdivision.
2. Pursuant to Section 15162(a)(1), no substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
3. Pursuant to Section 15162(a)(2), no substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
4. Pursuant to Section 15162(a)(3), no new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration – No new significant effects are identified;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR – No new significant effects previously examined have been identified as a result of the residential land subdivision;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative – All mitigation measures previously found not to be feasible remain not to be feasible; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative – No mitigation measures are considerable different and would not substantially reduce one or more significant impacts.
5. Pursuant to Section 15162(b), no changes to a project nor the project circumstances have occurred, and no new information has become available after adoption of a negative declaration, therefore the lead agency will not prepare a subsequent EIR as identified in subdivision (a). No further documentation is required for the residential land subdivision.
6. Not applicable to the proposed residential land subdivision - Upon approval or action of the residential subdivision, Section 15162–(c). Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of

that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

7. Not applicable to the proposed residential land subdivision, Section 15162(d) - A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

CEQA EXCERPTS – 2018 CEQA GUIDELINES

15182. RESIDENTIAL PROJECTS PURSUANT TO A SPECIFIC PLAN

(a) Exemption. Where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken **pursuant to and in conformity to that specific plan if the project meets the requirements of this section.**

15162. SUBSEQUENT EIRS AND NEGATIVE DECLARATIONS

a. When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21166, Public Resources Code; *Bowman v. City of Petaluma* (1986) 185 Cal.App.3d 1065; *Benton v. Board of Supervisors* (1991) 226 Cal.App.3d 1467; and *Fort Mojave Indian Tribe v. California Department of Health Services et al.* (1995) 38 Cal.App.4th 1574.

NOTICE OF PUBLIC HEARING CITY OF GUADALUPE

NOTICE IS HEREBY GIVEN that the City Council of the City of Guadalupe will hold a Public Hearing at:
6:00 p.m., October 8, 2019
in the Council Chambers, 918 Obispo Street, Guadalupe, CA

The City Council will conduct a public hearing, at which time the public may be present and be heard, to consider the following:

- AP2019-067-(Vesting Tentative Tract Map) VTTM – 29,064. The project proposes to subdivide Lot 9 of Tract Map 29060 filed on May 9, 2014, (APN 113-450-09) consisting of 11.58 Acres into 79 Single Family Lots, and 5 common lots for storm water infiltration and storm drainage to the regional Pasadera Basin. All single family lots have a minimum of 3,000 square feet.
- CEQA Determination: This project is exempt from further CEQA review. In accordance with Section 15182, Projects Pursuant to a Specific Plan, this project is exempt from further environmental review because an EIR for this project was prepared, and this project meets the requirements of Section 15162 for an exemption from further CEQA review.

Project Location/Diagram: AP2019-067-(Vesting Tentative Tract Map) VTTM – 29,064, (APN 113-450-09) consists of 11.58 Acres, south of Main Street (Highway 166), north of Santa Maria Valley Railroad, west side of Arroyo Seco.

Applicant/Property Owner: Applicant Representative: Urban Planning Concepts, 2624 Airpark Drive, Santa Maria, Ca 93455, 805-934-3760, kim@urbanplanningconcepts.com

The purpose of the public hearing is to consider approval AP2019-067, VTTM 29,064 which proposes the subdivision of 11.68 acres into 79 single family lots and the creation of 5 common lots for storm water infiltration and storm water drainage. The minimum parcel size is 3,000 square feet. The proposed subdivision is within the

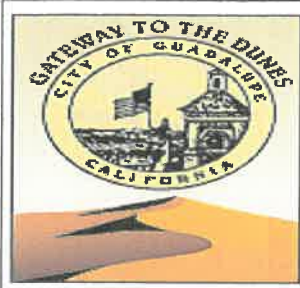


adopted DJ Farms Specific Plan adopted in 2012. The property is zoned R-1-3000. The project site is depicted in the diagram and more specifically identified as Assessor Parcel Numbers 113-450-067. Staff has performed an environmental assessment of this project and, pursuant to CEQA Guidelines, section 15182 Projects Pursuant to a Specific Plan, is exempt from further environmental review. The project is a residential land subdivision identified as application and meets the exemption status and criteria per Section 15162.

Any person wishing to address the City Council may provide oral and/or written testimony at the meeting or submit written comments to the Planning and Building Office, 918 Obispo Street, Guadalupe, California.

Additional information on the proposed application, AP2019-067-(Vesting Tentative Tract Map) VTTM – 29,064, including copies of the staff report are available for review at the Planning and Building Office, 918 Obispo Street, Guadalupe, California on or after Friday, October 4, 2019. All persons interested in this topic who have questions, would like to provide feedback, or ask questions are invited to attend. Written comments may be submitted to the City Administrator until 4:00 p.m. on the hearing date. If you challenge the approval or denial of these matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at or prior to the public hearing (Government Code Section 65009).

If you require special accommodations to participate in the public hearing, please contact the Administration Department at (805) 356-3891.



Return Completed Form to:

City of Guadalupe, 918 Obispo Street, Guadalupe, Ca 93434 – Planning Division, Attn: Alice Savcedo

Email: Asaucedo@ci.guadalupe.ca.us, Contact Number: 805-356-3903

Jake Raper, AICP JAS Contract Planner, E-mail: jakeraper@yahoo.com

Contact number for Jake – 805-234-7908

ATTACHMENT 4 – Staff Report 9-7-2019

REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT, AND ENTITLEMENT APPLICATION REVIEW – Attachments and Exhibits are provided by CD's should you require paper copies, please contact Jake Raper.

<p>TYPE OF APPLICATION: AP2019-067VTTM – 29,064</p>	<p>AP2019-067-(Vesting Tentative Tract Map) VTTM – 29,064 Exhibit A-2: The project proposes to subdivide Lot 9 of Tract Map 29060 filed on May 9, 2014, (APN 113-450-09) consisting of 11.58 Acres into 79 Single Family Lots, 5 common lots for storm water infiltration and storm drainage to the regional Pasadera Basin. All single family lots have a minimum of 3,000 square feet.</p>
<p>PROJECT LOCATION: Southwest intersection of Arroyo Seco Road and Santa Maria Railroad, south of Highway 1 – APN 113-450-09</p>	
<p>APPLICANT: Kim Links c/o Urban Planning Concepts, 2624 Airpark Drive, Santa Maria, Ca 93455</p>	
<p>APPLICANT CONTACT: Urban Planning Concepts, 2624 Airpark Drive, Santa Maria, Ca 93455, 805-934-3760, kim@urbanplanningconcepts.com</p>	
<p>ATTACHED REFERENCE MATERIAL: Application – AP2019-067-VTTM -29,064; Project Description; Exhibit A-1- APN 113-450-09; Exhibit A-2 Vesting Tentative Tract Map 29,064; Exhibit A-3 Grading Plan for VTTM 29,064; Legal Description of Project Site; Title Report as of April 24, 2019; Exhibit B- DJ Farms Specific Plan Revised 2012, Exhibit B-1 Figure III-7 Conceptual Plan for 3,000 Sq. Ft Revised, Exhibit Table III-1 Development Standards Revised, Exhibit C – City of Guadalupe Zoning Map – Location of VTTM 29,064; Exhibit D – Development Agreement with Amendments 1 and 2 for DJ Farms Specific Plan; Exhibit E-Mitigation Monitoring Program for DJ Farms Specific Plan; Exhibit F-1 – 2017 Annual DA Report; Exhibit F-2 – 2019 Annual DA Report; Exhibit G-Conditions of Approval Tract 290641 Lot 5; and Exhibit H Conditions of Approval Tract 29062 Lot 4. .</p>	

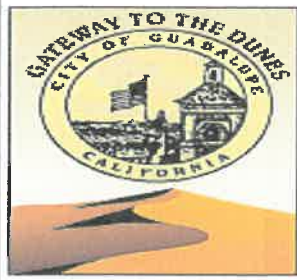
CONSULTATION RESPONSE FORM

RETURN FORM OR SEND DETAILED LETTER OR E-MAIL

Your **review and written comments** on the above referenced project applications is **requested**. Your comments must be received by the due date, **AUGUST 9, 2019** in order that the City of Guadalupe, Planning Division may meet its statutory time line for this phase of the project review. Return of the Response Form is requested for our files. Responses not received by the date noted above, it will be assumed that your office has No Comments or Concerns.

ENVIRONMENTAL ASSESSMENT- PREVIOUS EIR SCH#1992111025:

Attached is the Environmental Information: If your agency has specific environmental issues to be address and/or conditions they wish to be considered by the City of Guadalupe, please attach your comments and forward to our office. Please identify the person commenting and/or requesting conditions to be imposed in order that the City may make contact if clarification is necessary. Additional comments may be made on the reply form or separate letter and returned to our office. **Attached CEQA Information: EIR DJ Farms Specific Plan, City Council Resolutions and Ordinances – Mitigation Monitoring Program.**



Return Completed Form to:

City of Guadalupe, 918 Obispo Street, Guadalupe, Ca 93434 –

Planning Division, Attn: Alice Savcedo

Email: Asaucedo@ci.quadalupe.ca.us, Contact Number: 805-356-3903

Jake Raper, AICP JAS Contract Planner, E-mail: jakeraper@yahoo.com

Contact number for Jake – 805-234-7908

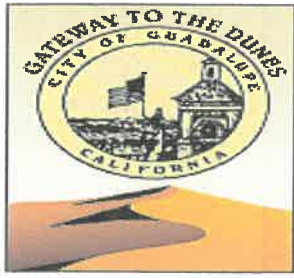
**PROJECT DESCRIPTION, LOCATION, AUTHORIZATION, GENERAL PLAN LAND USE
DESIGNATION, AND ZONING DESIGNATION**

Project Description: Vesting Tentative Map 29,064 – subdividing 11.56 Acres into 84 lots, 79 lots for single-family development with a minimum lot size of 3,000 square feet and 5 lots for common use designation. – See Attached Project Description and Background Information.

Authorization: City of Guadalupe Municipal Code, Title 17-Subdivisions and State of California Subdivision Map Act, DJ Farms Specific Plan adopted November 13, 2012 Resolution No. 2012-29 and Ordinance No. 412 adopted November 13, 2012; California Environmental Quality Act of 1970 as amended;

General Plan Land Use Designation: RSL-14 High Density Residential – Figure III-3 of DJ Farms Specific Plan

Zoning Designation: R-1 3,000



Return Completed Form to:

City of Guadalupe, 918 Obispo Street, Guadalupe, Ca 93434 –

Planning Division, Attn: Alice Savcedo

Email: Asaucedo@ci.quadalupe.ca.us, Contact Number: 805-356-3903

Jake Raper, AICP JAS Contract Planner, E-mail: jakeraper@yahoo.com

Contact number for Jake – 805-234-7908

AGENCY MAILING LABEL
HERE

AP2019-067-(Vesting Tentative Tract Map) VTTM – 29,064 **Exhibit A:** The project proposes to subdivide Lot 9 of Tract Map 29060 filed on May 9, 2014, (APN 113-450-09) consisting of 11.58 Acres into 79 Single Family Lots, 5 common lots for storm water infiltration and storm drainage to the regional Pasadera Basin. All single family lots have a minimum of 3,000 square feet.

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

YES – Please complete below or provide separate written response.

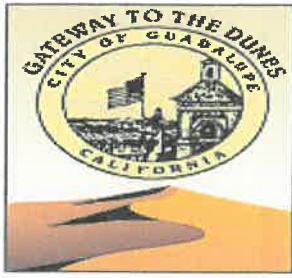
NO – Sign and Return EITHER by Mail, or Email.

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS-- Please list or email requested conditions to be included for consideration:

REQUIRED CONDITIONS OF APPROVAL- Please list or email requested conditions to be included for consideration

DOES YOUR AGENCY NEED ANY ADDITIONAL INFORMATION FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

REVIEWED BY: _____
Name (Please Print) Phone Number Email Date



Return Completed Form to:

City of Guadalupe, 918 Obispo Street, Guadalupe, Ca 93434 –

Planning Division, Attn: Alice Savcedo

Email: Asaucedo@ci.guadalupe.ca.us, Contact Number: 805-356-3903

Jake Raper, AICP JAS Contract Planner, E-mail: jakeraper@yahoo.com

Contact number for Jake – 805-234-7908

AP2019-067-(Vesting Tentative Tract Map) VTTM – 29,064

Exhibit A-2: The project proposes to subdivide Lot 9 of Tract Map 29060 filed on May 9, 2014, (APN 113-450-09) consisting of 11.58 Acres into 79 Single Family Lots, 5 common lots for storm water infiltration and storm drainage to the regional Pasadera Basin. All single family lots have a minimum of 3,000 square feet.

City of Guadalupe Project and
Environmental Review
918 Obispo Street
Guadalupe, California 93434
805-356-3903 Office

CITY OF GUADALUPE PROJECT AND ENVIRONMENTAL REVIEW

NOTE: Highlighted Agency And “X” Note Distribution

CITY DEPARTMENTS

- City Administration
- City Clerk
- Building Division
- Public Works
- Finance Department
- Director of Public Safety – Fire and Police (2 Sets)
- Transportation Dept
- City Engineer
- City Attorney
- Finance Department
- City Planner

OTHER

- Guadalupe Post Office
- Santa Maria Valley Railroad
- Dept of Anthropology-CCIC
- Project Owner/Representative
- Project Applicant

LOCAL UTILITIES:

- Water
- Sewer
- Sanitation Services
- Laguna Sanitation District
- Pacific Gas & Electrical
- PG&E – SLO Land Rights
- Southern California Gas Co.
- Frontier Communications
- Charter Communications

SCHOOL DISTRICTS

- Guadalupe Union School District
- Santa Maria Joint High School District



Return Completed Form to:

City of Guadalupe, 918 Obispo Street, Guadalupe, Ca 93434 –

Planning Division, Attn: Alice Savcedo

Email: Asaucedo@ci.guadalupe.ca.us, Contact Number: 805-356-3903

Jake Raper, AICP JAS Contract Planner, E-mail: jakeraper@yahoo.com

Contact number for Jake – 805-234-7908

COUNTY/REGIONAL AGENCIES – Santa Barbara STATE/FEDERAL AGENCIES

- Santa Barbara Air Pollution Control District
- Environmental Resources
- Public Health Environmental Health Services
- LAFCO
- Assessor's Office
- Public Works Department
- Sheriff's Office
- Planning Department
- Santa Barbara County Airport LUC
- Agriculture Commissioner
- Education Office- North County Administration
- Flood Control District
- County Farm Bureau
- SBCAG

- Cal-Trans, District 5
- Dept. Fish & Game
- Water Control Quality Board
- US Fish & Wildlife
- Central CA Archaeological Ctr
- Air Resources Board
- Dept of Alcoholic Beverage Control
- Dept. Conservation
- State Clearing House
- California EPA
- Environmental Protection Agency
- Division of Oil, Gas & Geothermal Resources
- Division of Aeronautics
- Tribal Mailing List
- Native American Heritage Com and Tribal Contacts (See Mailing List)

DATE MAILED: **JULY 12, 2019**

Staff Member: Jake Raper, JAS Contract

ATTACHMENT 5 – AP2019-067 – VTTM 69064

COMMENTS AND RESPONSES – AP2019-067 VTM 29064

No.	Date Received	Agency and Contact Person	Comment and Response
1.	7-15-2019	Patrick Tumamait-Barbareno/Ventureno Band of Mission Indians	Outside of their territory – suggested that Native Chumash representative be contacted. Staff mailed the consultation request to: Mia Lopez, Coastal Bank of the Chumash Nation, 24 South Voluntario Street Santa Barbara, CA 93101 – No Response Received.
2.	7-17-2019	Mike Orban – PG&E	No affect on the agency. No Response Required by Staff.
3.	7-23 thorough 7-30 -2019	Emily Waddington WaddingtonE@sbcapcd.org – Air Quality Specialist Santa Barbara County Air Pollution Control District 805-961-8878 www.ourair.org	Questioned if the City was going to do an addendum to the EIR – Response by Jake on 7-23-2019 Advised that no addendum was going to be prepared – relying on certified EIR – advised that should additional information was needed to contact Jake
3a	July 30 2019	Santa Barbara County Air Population Control District – Suggested Conditions AP2019-067, VTTM 29064	Attached Standard Suggested Conditions - 9 and Attachments A and B - a Comments and conditions recommended by SBCAPCD are proposed as Conditions of Approval. CC Agenda and report provided to the agency.
4	7-30-2019	CalTrans Dist 5 Ingrid McRoberts Ingrid.Mcroberts@dot.ca.gov Transportation Planner IGR-Santa Barbara County CalTrans District 5 805-549-3131	Email requesting info relating to Final EIR- JR Emailed back and advised of location of documents provided in the CD that was distributed.
4a, b, c	August 8 thru August 9 2019 Emails September 8, 2019	Email August 8 2019 – CalTrans Email August 9 2019 Jake Raper to Bethel Eng – Email August 9 2019 Bethel Engineering to Jake Raper – Comments for DJ Farms Specific Plan Vesting Tentative Map (VTM) 29064 AP 2019-067 for Lot 9 of TM29060 - CalTrans Case # SB-166-040 for VTM29064	<ul style="list-style-type: none"> • Email August 8 2019 – CalTrans comments relating to traffic – CalTrans Case # SB-166-040 for VTM29064 • Email August 9 2019 Jake Raper to Bethel Eng – Requesting info relating to CalTrans Comments • Email August 9 2019 Bethel Engineering to Jake Raper – Provided info relating to traffic analysis and current status of working permits with CalTrans. • Letter dated August 8 2019 providing General Comments, Traffic Operations, and Project Management.

COMMENTS AND RESPONSES – AP2019-067 VTM 29064			
No.	Date Received	Agency and Contact Person	Comment and Response
4d and 4e		Excerpts from EIR Section 3.8 Land Use and Agriculture and Excerpt from EIR Section 3.11 Traffic and Circulation	Excerpts from EIR relating to Land Use and Traffic and Circulation
5.	Aug 1 2019 Letter dated 7-26-2019	California Dept of Conservation, Division of Oil, Gas, and Geothermal Resources, Costal District, Orcutt, 195 S. Broadway, Suite 101, Orcutt, CA 93455 805-937-7246 Office 805-937-0673 Fax Jon Iverson, Senior Oil and Gas Engineer (Supervisor)	<ul style="list-style-type: none"> No known wells located on site – standard comments and conditions. Did note that an abandon well site exists within the DJ Farms Specific Plan - located on APN 113-080-018. Comments and conditions recommended by DOGGR are proposed as Conditions of Approval. CC Agenda and report provided to the agency.
6.	August 16, 2019	Jeff Van Den Eikhof, PE , 4875 El Camino Real, Atascadero, Ca 93422, 805-470-1910 Xt 101 Office, 805-952-5303 Cell, jeff@eikhofdesigngroup.com , www.eikhofdesigngroup.com	<ul style="list-style-type: none"> Proposed Conditions of Approval for VTM 29064 – AP2019-067 – Noted 26 Conditions Comments and conditions recommended by Mr. Van Den Eikhof, PE are proposed as Conditions of Approval. CC Agenda and report provided to the consultant.
7.	August 12, 2019	Jeff Van Den Eikhof, PE , 4875 El Camino Real, Atascadero, Ca 93422, 805-470-1910 Xt 101 Office, 805-952-5303 Cell, jeff@eikhofdesigngroup.com , www.eikhofdesigngroup.com JJ Reichmuth, PE and Robert Lepore August 5, 2019 P.O. Box 1604, Arroyo Grande, CA 93421, 805-904-6530 Office, www.mknassociates.us	<ul style="list-style-type: none"> Letter dated August 9 2019, Application Completeness Determination – Requested additional information on Drainage, Plus Advisory Notes. Referred to letter from Michael K. Nunley and Associates relating to utilities. Comments and conditions recommended by Mr. Van Den Eikhof, PE and JJReichmuth, PE are proposed as Conditions of Approval. CC Agenda and report provided to the consultant.
8	August 23, 2019	Shannon Sweeney – Public Works Director	<p>APN 113-450-09 (+/-12.63 gross ac) is a Twitchell Participant, - Condition Map to dedicate water to City upon development</p> <p>Comments and conditions recommended by Ms. Sweeney, Public Works Director is proposed as Conditions of Approval. CC Agenda and report provided to the consultant.</p>



Return Completed Form to:

City of Guadalupe, 918 Obispo Street, Guadalupe, Ca 93434 – Planning Division, Attn: Alice Savcedo

Email: Asaucedo@ci.guadalupe.ca.us, Contact Number: 805-356-3903

Jake Raper, AICP JAS Contract Planner, E-mail: jakeraper@yahoo.com

Contact number for Jake – 805-234-7908

Patrick Tumamait
Barbareno/Ventureno
Band of Mission Indians
992 El Camino Corto
Ojai, CA 93023

AP2019-067-(Vesting Tentative Tract Map) VTTM – 29,064 Exhibit A: The project proposes to subdivide Lot 9 of Tract Map 29060 filed on May 9, 2014, (APN 113-450-09) consisting of 11.58 Acres into 79 Single Family Lots, 5 common lots for storm water infiltration and storm drainage to the regional Pasadera Basin. All single family lots have a minimum of 3,000 square feet.

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

YES – Please complete below or provide separate written response.

NO – Sign and Return EITHER by Mail, or Email.

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS-- Please list or email requested conditions to be included for consideration:

Our Coastal Region extends from Malibu to Morro Bay - Any ~~from~~ project's that may have adverse affects is we concern. The project is basicaly out of my Territory sut, would advise to use the local Native chumash REPRESENTATIVE as the consulting party.

REQUIRED CONDITIONS OF APPROVAL- Please list or email requested conditions to be included for consideration

Nat chumash@yahoo.com.

DOES YOUR AGENCY NEED ANY ADDITIONAL INFORMATION FOR YOU TO COMPLETE YOUR REVIEW? (Be specific)

REVIEWED BY: Patrick D. Tumamait (905) 216-1253 Nat chumash@yahoo.com 7-15-19
Name (Please Print) Phone Number Email Date



Return Completed Form to:

City of Guadalupe, 918 Obispo Street, Guadalupe, Ca 93434 --

Planning Division, Attn: Alice Savcedo

Email: Asaucedo@ci.guadalupe.ca.us, Contact Number: 805-356-3903

Jake Raper, AICP JAS Contract Planner, E-mail: jakeraper@yahoo.com

Contact number for Jake -- 805-234-7908

PG & E
2445 Skyway Drive
Santa Maria, CA 93455
Attn: Mike Orban
mlo7@pge.com

AP2019-067-(Vesting Tentative Tract Map) VTTM – 29,064 Exhibit A: The project proposes to subdivide Lot 9 of Tract Map 29060 filed on May 9, 2014, (APN 113-450-09) consisting of 11.58 Acres into 79 Single Family Lots, 5 common lots for storm water infiltration and storm drainage to the regional Pasadera Basin. All single family lots have a minimum of 3,000 square feet.

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

YES – Please complete below or provide separate written response.

NO – Sign and Return EITHER by Mail, or Email.

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS-- Please list or email requested conditions to be included for consideration:

REQUIRED CONDITIONS OF APPROVAL- Please list or email requested conditions to be included for consideration

DOES YOUR AGENCY NEED ANY ADDITIONAL INFORMATION FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

REVIEWED BY: MIKE ORBAN 8055038972 MLO7@PGE.COM 7-17-19
Name (Please Print) Phone Number Email Date



air pollution control district
SANTA BARBARA COUNTY

July 30, 2019

Alice Saucedo
City of Guadalupe
Planning Division
918 Obispo Street
Guadalupe, CA 93434

Re: Air Pollution Control District Suggested Conditions on AP2019-067, Vesting Tentative Tract Map 29,064

Dear Alice Saucedo:

The Air Pollution Control District (District) has reviewed the referenced project, which consists of the subdivision of an 11.58-acre lot into 79 single family lots with a minimum parcel size of 3,000 square feet, and five common lots for storm water drainage. The area is known as Lot 9 and is part of the DJ Farms Specific Plan. The environmental impacts of this project were analyzed as part of the Revised DJ Farms Specific Plan Environmental Impact Report (SCH #1992111025) certified in 2005. The subject property, a parcel zoned RSL-1 and identified in the Assessor Parcel Map Book as APN 113-450-09, is located at the corner of West Main Street and Cabrillo Highway in the city of Guadalupe.

Air Pollution Control District staff offers the following suggested conditions:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the District prior to grading/building permit issuance.
2. District Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities* establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks moving on- and off-site. Please see www.ourair.org/wp-content/uploads/rule345.pdf.
3. The State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible.
4. All portable diesel-fired construction engines rated at 50 bhp or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from District permitting, provided they will be on-site for less than 12 months.
5. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 Btu/hr and water heaters rated below 75,000 Btu/hr must comply with the emission limits and

Aeron Arlin Genet, Air Pollution Control Officer

APC 10F 4

805.961.8800

260 N. San Antonio Rd., Ste. A Santa Barbara, CA 93110

ourair.org



@OurAirSBC

certification requirements of District Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information.

6. Boilers, water heaters, and process heaters (rated between 75,000 and 2.0 million Btu/hr) must comply with the emission limits and certification requirements of District Rule 360. Note: Units fired on fuel(s) other than natural gas still need to be certified under Rule 360. Please see www.ourair.org/wp-content/uploads/rule360.pdf for more information.
7. At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, renewable energy)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion/minimization)
 - Architectural features (green building practices, cool roofs)
 - Transportation (pedestrian- and bicycle-friendly features such as sidewalks and bike racks)
 - Electric Vehicle Infrastructure (EV charger installation, installation of pre-wiring for future EV chargers), see www.ourair.org/sbc/plug-in-central-coast/ and www.ourair.org/ev-charging-program/ for more information.
8. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.
9. Asphalt paving activities shall comply with District Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8878 or via email at WaddingtonE@sbcapcd.org.

Sincerely,



Emily Waddington
Air Quality Specialist
Planning Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: Jake Raper
Planning Chron File



air pollution control district
SANTA BARBARA COUNTY

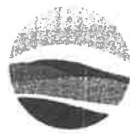
ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Projects are expected to manage fugitive dust emissions such that emissions do not exceed APCD's visible emissions limit (APCD Rule 302), create a public nuisance (APCD Rule 303), and are in compliance with the APCD's requirements and standards for visible dust (APCD Rule 345).

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required when sustained wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Onsite vehicle speeds shall be no greater than 15 miles per hour when traveling on unpaved surfaces.
- Install and operate a track-out prevention device where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can include any device or combination of devices that are effective at preventing track out of dirt such as gravel pads, pipe-grid track-out control devices, rumble strips, or wheel-washing systems.
- If importation, exportation, and stockpiling of fill material is involved, soil stockpiled for more than one day shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Minimize the amount of disturbed area. After clearing, grading, earthmoving, or excavation is completed, treat the disturbed area by watering, OR using roll-compaction, OR revegetating, OR by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. All roadways, driveways, sidewalks etc. to be paved should be completed as soon as possible.
- Schedule clearing, grading, earthmoving, and excavation activities during periods of low wind speed to the extent feasible. During periods of high winds (>25 mph) clearing, grading, earthmoving, and excavation operations shall be minimized to prevent fugitive dust created by onsite operations from becoming a nuisance or hazard.
- The contractor or builder shall designate a person or persons to monitor and document the dust control program requirements to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to grading/building permit issuance and/or map clearance.

PLAN REQUIREMENTS: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. **Timing:** Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

MONITORING: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



air pollution control district
SANTA BARBARA COUNTY

ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION REDUCTION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is a list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment greater than 50 brake horsepower (bhp) shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of diesel-powered mobile construction equipment greater than 25 hp are subject to the California Air Resource Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NO_x), diesel particulate matter (DPM), and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. For more information, see www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- Fleet owners of diesel-fueled heavy-duty trucks and buses are subject to CARB's On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NO_x and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. For more information, see www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm.
- All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2449(d)(3) and §2485, limiting engine idling time. Off-road vehicles subject to the State Off-Road Regulation are limited to idling no more than five minutes. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes, unless the truck engine meets the optional low-NO_x idling emission standard, the truck is labeled with a clean-idle sticker, and it is not operating within 100 feet of a restricted area.

The following measures are recommended:

- Diesel equipment meeting the CARB Tier 3 or higher emission standards for off-road heavy-duty diesel engines should be used to the maximum extent feasible.
- On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible. Electric auxiliary power units should be used to the maximum extent feasible.
- Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, should be used on-site where feasible.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
- Construction truck trips should be scheduled during non-peak hours to reduce peak hour emissions whenever feasible.
- Proposed truck routes should minimize to the extent feasible impacts to residential communities and sensitive receptors.
- Construction staging areas should be located away from sensitive receptors such that exhaust and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows.

PLAN REQUIREMENTS AND TIMING: Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection.

MONITORING: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

September 7, 2019

Department of Transportation
CalTrans District 5
50 Higuera Street
San Luis Obispo, Ca 93401-5415

Attn: Ingrid McRoberts
Development Review Coordinator
Ingrid.Mcroberts@dot.ca.gov
Transportation Planner
IGR-Santa Barbara County
805-549-3131

Ref: SB-166-0.40 (SCH # 1992111052 – DJ Farms Specific Plan Vesting Tentative Tract Map (VTM) 29064 AP2019-067 Division of Lot 9

Dear Ingrid;

Please find below responses to comments on the proposed project.

Thank you for your general comments. Unfortunately, I do not have Cal Trans prior correspondences and meeting notes associated with the DJ Farms Specific Plan and Pasadera Projects. Please provide that information so that it may be incorporated into the Staff Report for future references.

Traffic Operations comments:

1. Request for the updated General Plan. Response: A 2018 City of Guadalupe General Plan has not been adopted by the City and the draft document requires much additional work prior to release for public review and comment.
2. Noted Inconsistencies between multiple documents.
 - a. Response: DJ Farms Specific Plan EIR – S-Executive Summary describes the Project Characteristics as follows: “S-2 Project Characteristics – The proposed project involves the development of residential units and commercial land in conformance with the proposed revised DJ Farms Specific Plan. The Specific Plan provides the City, project applicant and the public a framework for understanding the types of development that will occur on the site and how it will be implemented. The proposed Specific Plan includes a land use plan, circulation diagram, infrastructure plan and implementation plan. The application includes a Specific Plan amendment, General Plan Amendment and Rezoning.

The project, as proposed, includes the development of 209 acres of land known as DJ Farms, situated at the southeast corner of Highway 1 (also known as Guadalupe Street) and Highway 166 (also known as West Main) in the city of Guadalupe, California. The site consists of two parcels currently designated as Specific Plan (SP) and is in active agricultural production.

The revised DJ Farms Specific Plan designates approximately 126 acres for residential land uses that is expected to result in the construction of 980 dwelling units including 822 single-family and 158 multi-family homes. The proposed project incorporates a range of densities and housing styles including 78 detached single-family dwellings that allow for a second unit, i.e., a casita, granny flat, or loft above a garage. The plan will also accommodate 18 acres of commercial land including 12 acres of neighborhood commercial land that could accommodate accessory residential dwellings units located above first floor commercial/office spaces.

This EIR provides ...has been submitted to the City.

(Note: Underlined for emphasis to show that the project is in compliance with the previous Certified EIR – Jake Raper)

- b. Noted that the Housing Element has a different number of housing units (802 units) for Pasadera/DJ Farms then reported in the 2005 Revised DJ Farms Specific Plan EIR adopted in 2012 (980/1106 units).

Response: The EIR analyzed the housing projections as noted in the DJ Farms Specific Plan – Revised. (The Housing Element reported the potential residential development as adopted. Please rely upon the EIR analysis for the DJ Farms Specific Plan for your review and analysis relating to traffic impacts. The EIR reviewed and analyzed the highest potential for development. – Jake Raper

- c. Noted the 2012 Land Use Plan (Figure 3.8-2) does not match the Zoning Map dated January 29, 2017.

Response: The EIR – 2012 Land Use Plan (Figure 3.8-2) Illustrates land distribution and estimated densities. Please review Table 3.8-2 Summary of Proposed Land Uses which lists residential density and estimated units. As noted on this table estimated units total 980 units with a potential of 1106 units should all secondary units be implemented on 126 acres.

The Zoning Map, excerpt from the DJ Specific Plan, 2012, reflects a total land area of 144 acres and construction of 802 potential residential development – pages 111-8 through 111-13.

Summary: The EIR evaluates a higher potential for residential development, 980, on a lesser acreage, 126, while the adopted Specific Plan implements a lesser potential number of residential units, 802, on a higher acreage, 114.2 acres. The EIR evaluates the highest potential of development while the adopted Specific Plan implements a lesser development potential. The DJ Farms Specific Plan area is identified as 209 acres, the access points to and from the development of the DJ Farms Specific Plan remain unchanged – two access points from West Main (Highway 166) and the internal circulation system remains sustainably unchanged.

The land divisions and phasing will be implementing the Goals and Policies as well as the mitigation measures adopted and incorporated into the certified EIR, Pages 3.11-49 through 3-11-56.

- d. Noted that the VTTM 29064, Lot 9, nor the adopted DJ Farms Specific Plan does not match exactly either the lot layout provided in the 2005 Revised DJ Farms Specific Plan Final EIR adopted in 2012 Land Use Plan (Figure 3.8-2), nor the Conceptual Site Design (Figure 3.11-3).

Response: The EIR evaluates the highest potential development. The main circulation systems within the proposed specific plan remains substantially the same. The internal circulation of the individual subdivisions within the project may vary without affecting the integrity of the circulation analysis.

Project Management: (Lori and Kim and Shannon – Need Assistance in responding to the questions noted below)

As you are aware, Caltrans is working with the City of Guadalupe and the developer, on the traffic study for State Route (SR)166 which has not been approved, nor has the proposed highway improvements, which Lot 9 will take access from.

A Condition of Approval for tract 29062, contains the following:

25. All public improvements along SR 166 shall be designed and constructed to the satisfaction of Caltrans. A Caltrans encroachment permit or verification of Caltrans compliance, satisfactory to the City Engineer shall be obtained prior to Certificate of Occupancy for any residence on Lot 4.

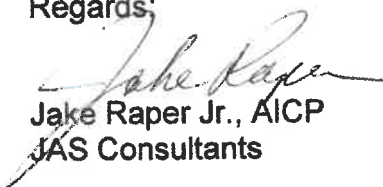
Timing of Highway 166, West Main Street, work to be completed and implementation and construction of intersection controls: Timing of intersection improvements to be implemented at about 2/3 of the lot completion. With this

VTTM, it appears that the number of lots will be completed and mitigation required. Additionally, it is unclear if this phasing is consistent with the mitigation measures required in the EIR.

Response: The Condition referenced from the development of Tract 29,062, which also was included in Tract 29,061, is a general condition to ensure that ANY requirements for the subdivision of improvements within the Caltrans ROW shall be in compliance with Caltrans standards and specifications. For example, the development of Tract 29,061, which was the first residential subdivision for the DJ Farms Specific Plan area, the project was required to install a temporary access at the intersection of Highway 166 (Main Street) and Obispo for the new south leg access point, as well as sewer main and storm drain installations for the project. This was installed per Caltrans Encroachment permit No. 0514 6CD 0617. The condition was noted by City staff to clarify that the work within the Caltrans ROW is under Caltrans jurisdiction for approval and permitting and must be coordinated with Caltrans. The completion of Tract 29,064 (Lot 9) will complete the north portion of the DJ Farms Development of residential units and create a total of 450 single family residential lots (217 (Lot 4) + 154 (Lot 5) + 79 (Lot 9)). The resulting 450 lots is approximately 56% of the DJ Farms Specific Plan residential lots. The referenced 2/3 of the development lots will be about 535 lots. The need for the frontage improvements comes with the additional development on the south side of the project site (south of the railroad). As such, the Developer is working with Caltrans and the City of Guadalupe for construction of the frontage improvements along Highway 166. The Developer has also had traffic counts performed during construction to update the calculated traffic counts and include the traffic study update for Caltrans review and approval of proposed improvements along the Highway.

Phasing of VTTM 29064 Lot 9 Map: **Response:** No phasing has been proposed for the recording of the final map for VTTM 29064, Lot 9. Jake.

Regards;


Jake Raper Jr., AICP
JAS Consultants



Return Completed Form to:

**City of Guadalupe, 918 Obispo Street, Guadalupe, Ca 93434 --
Planning Division, Attn: Alice Savcedo**

Email: Asaucedo@ci.guadalupe.ca.us, Contact Number: 805-356-3903

Jake Raper, AICP JAS Contract Planner, E-mail: jakeraper@yahoo.com
Contact number for Jake -- 805-234-7908

State of California
Caltrans District 5
50 Higuera Street
San Luis Obispo, CA 93401

AP2019-067-(Vesting Tentative Tract Map) VTTM –
29,064 **Exhibit A:** The project proposes to subdivide
Lot 9 of Tract Map 29060 filed on May 9, 2014, (APN
113-450-09) consisting of 11.58 Acres into 79 Single
Family Lots, 5 common lots for storm water infiltration
and storm drainage to the regional Pasadera Basin. All
single family lots have a minimum of 3,000 square feet.

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

YES -- Please complete below or provide separate written response.

NO – Sign and Return EITHER by Mail, or Email.

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS-- Please list or email requested conditions to be included for consideration:

See Attached Letter

REQUIRED CONDITIONS OF APPROVAL- Please list or email requested conditions to be included for consideration

DOES YOUR AGENCY NEED ANY ADDITIONAL INFORMATION FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

REVIEWED BY: _____
Name (Please Print) Phone Number Email Date

Ms. Alice Saucedo
August 8, 2019
Page 2

Traffic Operations:

Please provide a copy of the updated 2018 City of Guadalupe General Plan, as cited in the 2019-2027 Housing Element Draft Update, dated 2/5/2019. It was not available online.

There are inconsistencies between the multiple documents making it difficult to determine if this proposed VTTM subdivision exceeds the originally intended number of dwelling units. If it exceeds the original number of dwelling units, additional vehicle trips will be generated, and those trips will need to be accounted for in the Traffic Impact Study. Examples of these inconsistencies include:

- The 2019 Draft Guadalupe Housing Element has a different number of housing units (802 units) for Pasadera/DJ Farms then reported in the 2005 Revised DJ Farms Specific Plan Final EIR adopted in 2012 (980 units/1106 units).
- The 2005 Revised DJ Farms Specific Plan Final EIR adopted in the 2012 Land Use Plan (Figure 3.8-2) does not match the Zoning Map dated January 29, 2017.
- The proposed VTTM map does not match either the lot layout provided in the 2005 Revised DJ Farms Specific Plan Final EIR adopted in 2012 Land Use Plan (Figure 3.8-2), nor the Conceptual Site Design (Figure 3.11-3).

Project Management:

As you are aware, Caltrans is working with the City of Guadalupe and the developer, on the traffic study for State Route (SR) 166 which has not been approved, nor has the proposed highway improvements, which Lot 9 will take access from.

A Condition of Approval for tract 29062, contains the following:

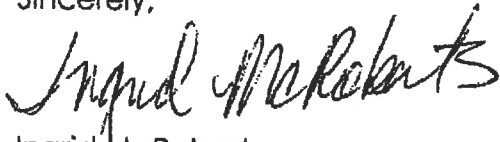
25. All public improvements along SR 166 shall be designed and constructed to the satisfaction of Caltrans. A Caltrans encroachment permit or verification of Caltrans compliance satisfactory to the City Engineer shall be obtained prior to Certificate of Occupancy for any residence on Lot 4.

Ms. Alice Saucedo
August 8, 2019
Page 3

Please provide a copy of the Phasing Map for this project. Since the tract numbering is not included in the provided maps, we are unclear of the sequence of when the highway work must be completed; the Specific Plan calls for the intersection controls to be constructed at about 2/3 of the lot completion. With this VTTM, it appears that the number of lots will be completed and mitigation required. Additionally, it is unclear if this phasing is consistent with the mitigation measures required in the EIR.

We look forward to continued coordination with the City on this project. If you have any questions, or need further clarification on items discussed above, please contact me at (805) 549-3131 or <ingrid.mcroberts@dot.ca.gov>

Sincerely,



Ingrid McRoberts
Development Review Coordinator
District 5, LD-IGR South Branch

Attachment

cc: Jake Raper, AICP JAS

SECTION 3.8
LAND USE AND AGRICULTURE



This section of the EIR describes the existing land uses of the project site, characterizes surrounding land uses, and evaluates the consistency of this project with the City of Guadalupe General Plan and any other applicable plans or documents. Potential impacts focus on adopted environmental plans and policies, compatibility of future residential and commercial areas with surrounding agricultural uses and the conversion of farmland to urban uses. This examination is based on the *Guadalupe General Plan* (2002), the *Revised DJ Farms Specific Plan* (2004) and previous environmental documents including the *Draft EIR for the adopted DJ Farms Specific Plan* (1993). Additional information was provided by the City of Guadalupe and various technical reports.

3.8.1 EXISTING SETTING

REGIONAL SETTING

The City of Guadalupe is located along Highway 1 and Highway 166 in the northwest corner of Santa Barbara County, approximately ten miles west of the City of Santa Maria and five miles east of the Pacific Ocean (see Regional and Site Location maps, **Figure 2-1** and **Figure 2-2**), presented earlier in this EIR. To the north, the Santa Maria River forms the boundary with San Luis Obispo County. The City was incorporated in 1946 and is a full-service city that provides police and fire protection, planning and building inspection, public works and recreation programs, among other services. Today, the City has a population of 5,659 residents. Guadalupe is an agricultural service center for farms in the fertile Santa Maria Valley and numerous residents are employed in either the production, processing or shipping of agricultural products. Guadalupe also has an historical downtown district that has benefited from recent improvement projects such as the burial of utilities along Highway 1 and a Merchant Façade Improvement Program. Historic buildings are continuously being renovated for new uses like the Dunes Center. Several movie productions have also utilized the downtown.

SITE SETTING AND EXISTING USES

The DJ Farms property is a 209-acre, rectangular-shaped parcel located at the southeast corner of Highway 166 (West Main Street) and Highway 1 (Guadalupe Avenue) in the City of Guadalupe. The parcel is relatively flat and has been in agricultural production for many years with a variety of row crops including broccoli, cauliflower and squash.

Soil types on the property include loams, sandy loams and silty clay loams. According to the Natural Resources Conservation Service, Soil Survey of Northern Santa Barbara Area, four of the soil series have a capability Class I Prime Soil designation and three have a Class II Prime Soil designation. Class I soils have few limitations restricting their use and Class II soils have some limitations, such as reduction of the choice of plants or requirement of moderate conservation practices. The California Department of

3.8 LAND USE AND AGRICULTURE

Conservation's Farmland Mapping and Monitoring Program produces maps and statistical data used for analyzing impacts on California's agricultural resources. On the Important Farmlands Map of Santa Barbara County (2002), six of the soil types existing on DJ Farms are indicated as Prime Farmland and one as Farmland of Statewide Importance.

The Santa Maria Valley Railroad (SMVRR) crosses the property from the southeast to the northwest corners where it intersects the Union Pacific Railroad (UPRR), which runs parallel to the western property line next to Highway 1. A drainage ditch also crosses the site diagonally in the opposite direction from the northeast to the southwest. The rail spur and drainage ditch limit the farmable acreage to approximately 185 acres. There are no dwellings on the property; however, a collection of farm support buildings is located in the southeast corner.

SURROUNDING LAND USES

Adjacent properties to the east and south are in cultivation with similar crops as the current DJ Farms site. Properties across the northern boundary (Highway 166) include residential and industrial uses within the City of Guadalupe. The extreme northeastern corner borders agricultural land in Santa Barbara County, outside the City's Sphere of Influence. Abutting the site on the west is the Union Pacific Railroad and Highway 1. More agricultural fields are adjacent to Highway 1 on the west. The areas to the south, east and west are all outside the City limits.

Figure 3.8-1 shows the surrounding land uses.

All of the agricultural lands surrounding the site are under Williamson Act contracts. The California Land Conservation Act (LCA) of 1965, also known as the Williamson Act, is designed to preserve agricultural and open space lands by discouraging their premature and unnecessary conversion to urban uses. In addition, the LCA provides protection for wildlife habitats, marshlands, salt flats and scenic highway corridors.

3.8.2 REGULATORY SETTING

The purpose of this section is to evaluate the proposed project for land use consistency with relevant adopted plans and policies. These plans include the *Guadalupe General Plan* and the Santa Barbara County Code. The *General Plan* is a statement of community goals, policies and implementation programs that guide the growth and development of the City. The DJ Farms property is currently governed by the *Guadalupe General Plan* (2002) and the adopted *DJ Farms Specific Plan* (1993).

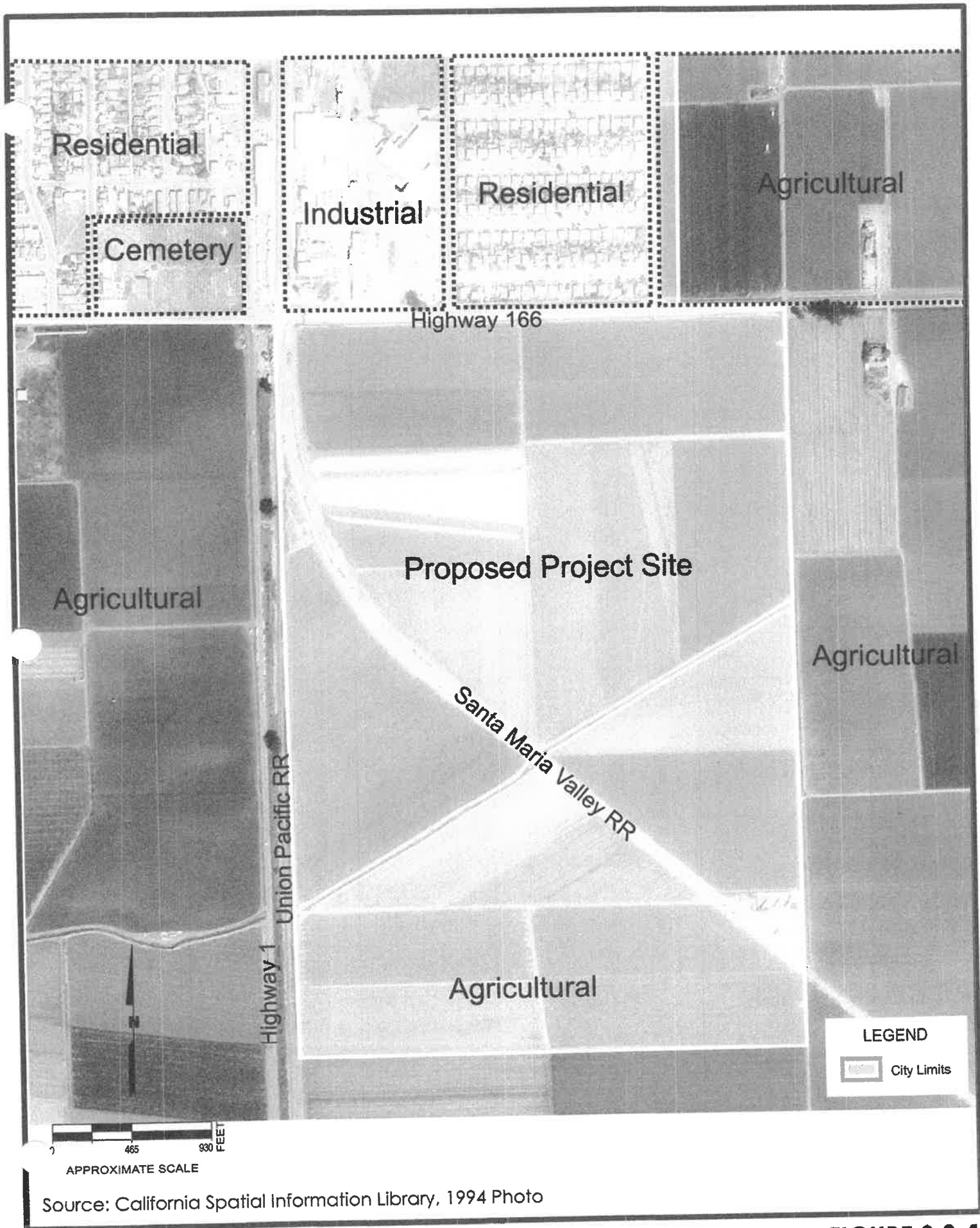


FIGURE 3.8-1
Surrounding Land Uses



CALIFORNIA LAND CONSERVATION ACT (WILLIAMSON ACT)

The California Land Conservation Act (LCA) of 1965, also known as the Williamson Act, is designed to preserve agricultural and open space lands by discouraging their premature and unnecessary conversion to urban uses. In addition, the LCA provides protection for wildlife habitats, marshlands, salt flats and scenic highway corridors. There are no Williamson Act contracts on the project site.

COUNTY OF SANTA BARBARA RIGHT-TO-FARM ORDINANCE

Santa Barbara County has enacted a Right-to-Farm Ordinance that is designed to conserve and protect the continued viability of agricultural land, "from conflicts with nonagricultural land uses that may result in financial hardship to agricultural operators or the termination of their operation" (Ch.3, Art.V, Sec.3-23). This ordinance protects farmers conducting their normal operations from being deemed a nuisance by new adjacent nonagricultural users who willingly locate near agricultural areas. The intent of the ordinance includes a statement informing adjacent residents or potential purchasers, "of the inherent potential problems associated with such purchase or residence including, but not limited to, the sounds, odors, dust and chemicals that may accompany agricultural operations."

EXISTING GENERAL PLAN AND ZONING DESIGNATIONS

The City of Guadalupe approved the annexation and Specific Plan for the DJ Farms property in 1995. LAFCO approved the Sphere of Influence and annexation request on October 6, 1994 (the annexation was recorded on June 5, 1995).

Land uses for the adopted Specific Plan include residential and commercial areas as well as an urban reserve/light industrial zone. It also contains a proposed new middle school site and a 9-hole golf course. Several new zoning classifications were created under this Specific Plan: Neighborhood Commercial (C-N), Commercial Service (C-S), Mixed-Use (MIX), Commercial Recreation (C-R) and Urban Reserve/Light Industrial (UR/I). Although the original Specific Plan was approved by the City in 1995, no development has occurred on the property since that time. It has remained in use for agricultural production as described in the Site Setting.

Table 3.8-1, below, summarizes the land uses in the adopted *DJ Farms Specific Plan* (1993).

3.8 LAND USE AND AGRICULTURE

**TABLE 3.8-1
SUMMARY OF ADOPTED SPECIFIC PLAN LAND USES**

Land Use	Estimated Development		Total Acres
	Allowable Density	Estimated Units*	
Residential			
Low Density Residential	1-6 units per acre	115	22.5
Medium Density Residential	6-10 units per acre	56	7
High Density Residential	10-20 units per acre	308	22
Commercial			
Commercial Neighborhood**			11
Commercial Service			8
Commercial Recreation			4
Mixed-Use**			2
Industrial/Reserve			
Urban Reserve/Light Industrial			42
Community Facilities			
School Site			7.5
Community Park			5
Open Space			
Golf Course			46
Agricultural Buffer			25
Detention Basin			10
Total:		479	212

- Total units assume less than maximum allowable density will be built.
- ** Includes some professional offices.

Proposed Land Use Plan

Land uses within the proposed *Revised DJ Farms Specific Plan* (2004) include residential development with a range of densities, a centrally located public park, land reserved for a new public school and additional commercial acreage intended to encourage the economic vitality of the community. A description of the land use designations and buildout potential for each is provided in this section.

Figure 3.8-2 shows the Proposed Land Use Plan. Table 3.8-2 Summary of Proposed Land Uses is shown below.

**TABLE 3.8-2
SUMMARY OF PROPOSED LAND USES**

Land Use	Estimated Development		Total Acres
	Allowable Density	Estimated Units*	
Residential			
Very Low Density Residential	5 units per acre	97	20
Low Density Residential	8 units per acre	395	50
Low-Medium Density Residential	8 units per acre	79	10
Medium Density Residential	10 units per acre	78 (156)**	16
Residential Small Lot	13 units per acre	331	30
Commercial			
Neighborhood Commercial		(48)**	12
Service Commercial			6
Community Facilities			
School Site			14
Community Park			7
Open Space			
Recreation Trails & Drainage Basins			14
Non-Designated Primary Transit Corridors			30
Total:		980 (1106)**	209

* Total units assume less than maximum allowable density will be built.

** Number in parentheses includes maximum usage of secondary units