Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Bellecrest Residences Project

Lead Agency: City of Santa Maria
Contact Person: Carol Ziesenhenne, Senior Planner
Mailing Address: 110 South Pine Street, Suite 101
Phone: 805-925-0951 ext. 1607
City: Santa Maria Zip: 93458
County: Santa Barbara

Project Location: County: Santa Barbara City/Nearest Community: Santa Maria
Cross Streets: Main Street and Suey Road (closest cross-street) Zip Code: 93454
Longitude/Latitude (degrees, minutes and seconds): ____° ____ ' ____ " N / ____° ____ ' ____ " W Total Acres: 14.43
Assessor's Parcel No.: 128-052-014 and 128-052-023 Section: ____ Twp.: ____ Range: ____ Base: ____
Within 2 Miles: State Hwy #: 166 & 101 Waterways: Santa Maria River
Airports: ____ Railways: ____ Schools: Pioneer Valley High School

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ____ ☐ Draft EIS ☐ Other: ____
☒ Mit Neg Dec Other: ____ ☐ FONSI ____

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☒ Land Division (Subdivision, etc.) ☐ Other: ____

Development Type:

☒ Residential: Units 142 Acres 14.43
☐ Office: Sq.ft. ____ Acres ____ Employees ____ ☐ Transportation: Type ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____ ☐ Mining: Mineral ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____ ☐ Power: Type ____ MW ____
☐ Educational: ____ ☐ Waste Treatment: Type ____ MGD ____
☐ Recreational: ____ ☐ Hazardous Waste: Type ____
☐ Water Facilities: Type ____ MGD ____ ☐ Other: ____

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☒ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Traffic/Circulation ☐ Other: ____

Present Land Use/Zoning/General Plan Designation:

Lower Density Residential (LWDR-4) Land Use; Single Family Residential with Planned Development Overlay (PD/R-1) Zoning

Project Description: *(please use a separate page if necessary)*

The Bellecrest Residences Project (hereafter referred to as "project" or "proposed project") involves the demolition of the existing single-family residence and associated structures and the development of a gated, 100 percent senior age-restricted residential community. The residential community would include a subdivision to create 142 single-family residential lots; a community clubhouse with a pool, spa, and cabanas; an outdoor living and activity lawn; and a pet-friendly pocket park with a covered gazebo and outdoor seating. The project includes a General Plan Land Use Amendment and Zone Change and Tract Map to facilitate development of the proposed residential community. This would change the project site' s land use classification from Lower-Density Residential (LWDR-4) to Medium Density Residential (MDR-12) and zoning from Single Family Residential with a Planned Development overlay (PD/R-1) to Medium Density Residential with a Planned Development overlay (PD/R-2).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

x	Air Resources Board	x	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
x	Caltrans District # 5	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	x	Regional WQCB # 3
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	Coachella Valley Mtns. Conservancy	_____	S.F. Bay Conservation & Development Comm.
_____	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mtns. Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
x	Fish & Game Region # 5	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
_____	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	x	Other: Santa Barbara County Air Pollution Control District
_____	Housing & Community Development	_____	Other: _____
_____	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date 9/3/2024 Ending Date 10/2/2024

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: Coastal Community Builders
Address: 330 James Way
City/State/Zip: Pismo Beach, CA 93449
Phone: 805-556-3060 ext. 164

Signature of Lead Agency Representative: Carol Ziesenheim **Date:** 9/3/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.