

Summary Form for Electronic Document Submittal

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Package Delivery Warehouse Planned Development Permit

Lead Agency: City of Santa Maria

Contact Name: Cody Graybehl

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Project Location: Santa Maria Santa Barbara

City

County

Project Description (Proposed actions, location, and/or consequences).

The proposed Package Delivery Warehouse project, led by Seefried Industrial Properties, Inc., is planned for a 32-acre site at 1680 West Stowell Road in Santa Maria, California. Currently used for agriculture, the site would be developed with a 244,418-square-foot distribution facility featuring a main warehouse, office space, fleet service center, and various support structures. The project requires a Planned Development Permit, including a modification to exceed the 35-foot building height limit to 45 feet. The facility would operate 24/7, supporting last-mile delivery operations with up to 345 delivery vans and 34 line-haul trucks daily. It would include sustainable features such as solar panels, EV charging stations, and a battery energy storage system, while also addressing stormwater management and reabandonment of an old oil well on-site.

Site improvements include drought-tolerant landscaping, advanced irrigation systems, and lighting for safety. Access would be provided via three driveways, with parking for nearly 1,000 vehicles, including delivery vans and semi-trucks. The project also includes utility upgrades, such as replacing an undersized sewer main, and off-site improvements like new travel lanes, sidewalks, and street lighting to support increased traffic and ensure safe circulation. Construction is planned for approximately March 2026 to July 2027 and would involve phased development

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Result in a cumulatively considerable net increase of any criteria pollutant. Mitigation AQ-1 Line-Haul Trucks Requirement. The proposed project owner or operators shall require the use of line-haul trucks with model years 2014 or newer that meet Tier 4 Standards for off-road diesel engines.

Have a substantial adverse effect, either directly or through habitat modifications, on any species. Mitigation BIO -1 Initial Ground Disturbance Avoidance During Winter and Preconstruction Survey for Winter Months; BIO-2 Prepare and Present a Worker Environmental Awareness Program; BIO-3 High Visibility Construction Fencing; BIO-4 Prevent Entrapment of CRLF in Open Excavations and Trenches; BIO-5 Vegetation Removal and Grading Avoidance During Nesting Season; BIO-6 Nesting Bird Preconstruction Survey;

Cause a substantial adverse change in the significance of a historical or archaeological resource pursuant to §15064.5; Mitigation CR-1 Extended Phase I Assessment

Directly or indirectly destroy a unique paleontological resource. Mitigation GEO-1 Paleontological Worker Environmental Awareness Program.

Be located on a site which is included on a list of hazardous materials sites. Mitigation HAZ-1 Soil Management Plan

Conflict with a program, plan, ordinance or policy addressing the circulation system and Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) – Potentially significant impact to be studied further in an EIR including cumulative impacts.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

Santa Barbara County Air Pollution Control District
California Geologic Energy Management Division (CalGEM)