

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: Package Delivery Warehouse Planned Development Permit
Lead Agency: City of Santa Maria **Contact Person:** Cody Graybehl
Mailing Address: 110 S Pine St, Suite 101 **Phone:** (805) 925-0951
City: Santa Maria **Zip:** 93454 **County:** Santa Barbara

Project Location: **County:** Santa Barbara **City/Nearest Community:** Santa Maria
Cross Streets: W Stowell Road, S E Street **Zip Code:** 93458
Longitude/Latitude (degrees, minutes and seconds): 34 ° 56 ' 12.9 " N / 120 ° 28 ' 22.8 " W **Total Acres:** 33.3
Assessor's Parcel No.: 117-820-012, 117-820-013 **Section:** 21 **Twp.:** T10N **Range:** R34W **Base:** _____
Within 2 Miles: **State Hwy #:** SR-135, SR-166 **Waterways:** Sisquoc River, Santa Maria River, Cuyama River
Airports: Santa Maria Public Airport **Railways:** Santa Maria Valley Railroad **Schools:** Sanchez Elementary, Liberty Elementary, Adam (William Laird) Elementary

Document Type:

CEQA: **NOP** **Draft EIR** **NEPA:** **NOI** **Other:** **Joint Document**
 Early Cons **Supplemental/Subsequent EIR** **EA** **Final Document**
 Neg Dec **(Prior SCH No.)** _____ **Draft EIS** **Other:** _____
 Mit Neg Dec **Other:** Initial Study **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** _____ **Acres** _____
 Office: **Sq.ft.** _____ **Acres** _____ **Employees** _____ **Transportation:** **Type** _____
 Commercial: **Sq.ft.** _____ **Acres** _____ **Employees** _____ **Mining:** **Mineral** _____
 Industrial: **Sq.ft.** 1,449,993 **Acres** 33.3 **Employees** _____ **Power:** **Type** MW
 Educational: _____ **Waste Treatment:** **Type** MGD
 Recreational: _____ **Hazardous Waste:** **Type** _____
 Water Facilities: **Type** _____ **MGD** _____ **Other:** _____

Project Issues Discussed in Document

Aesthetics **Energy** **Mandatory Findings of Significance** **Sewer Capacity**
 Agriculture and Forestry Resources **Fiscal Impacts** **Mineral Resources** **Solid Waste**
 Air Quality **Flood Plain/Flooding** **Noise** **Transportation**
 Biological Resources **Geology/Soils** **Population/Housing** **Tribal Cultural Resources**
 Coastal Zone **Greenhouse Gas Emissions** **Public Services** **Utilities/Service Systems**
 Cultural Resources **Growth Inducement** **Recreation** **Vegetation**
 Cumulative Effects **Hazards & Hazardous Materials** **Schools/Universities** **Wetland/Riparian**
 Drainage/Absorption **Hydrology/Water Quality** **Septic System** **Wildfire**
 Economics/Jobs **Land Use/Planning** **Other:** _____

Present Land Use/Zoning/General Plan Designation:

General Plan Designation: Heavy Commercial/Manufacturing (HCM), Zoning Designation: West Stowell Specific Plan's Planned Development/Commercial Manufacturing – Agricultural Overlay (PD/CM-AG)

Project Description:

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

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

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

Reviewing Agencies Checklist

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

- | | |
|--|---|
| <input type="checkbox"/> Air Resources Board (ARB) | <input type="checkbox"/> Natural Reserve System, University of California (UCNRS) |
| <input type="checkbox"/> Attorney General | <input type="checkbox"/> Natural Resources Agency, California |
| <input type="checkbox"/> Baldwin Hills Conservancy (BHC) | <input type="checkbox"/> Parks and Recreation, Department of |
| <input type="checkbox"/> Bay Conservation and Development Commission, San Francisco (BCDC) | <input type="checkbox"/> Pesticide Regulation, Department of (DPR) |
| <input type="checkbox"/> Boating and Waterways, Department of | <input type="checkbox"/> Public Utilities Commission, California (CPUC) |
| <input checked="" type="checkbox"/> Caltrans <u>District #5</u> | <input checked="" type="checkbox"/> Regional Water Quality Control Board <u>Region #3</u> |
| <input type="checkbox"/> Cannabis Control, Department of (DCC) | <input type="checkbox"/> Resources Recycling and Recovery, Department of (CalRecycle) |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> San Diego River Conservancy (SDRC) |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy (CVMC) | <input type="checkbox"/> San Gabriel, Rivers and Mountains Conservancy (RMC) |
| <input type="checkbox"/> Coastal Commission (CCC) | <input type="checkbox"/> San Joaquin River Conservancy (SJRC) |
| <input type="checkbox"/> Coastal Conservancy, California State (SCC) | <input type="checkbox"/> Santa Monica Bay Restoration |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> Santa Monica Mountains Conservancy (SMMC) |
| <input type="checkbox"/> Conservation, Department of (DOC) | <input type="checkbox"/> Sierra Nevada Conservancy |
| <input type="checkbox"/> Corrections and Rehabilitation, Department of (CDCR) | <input type="checkbox"/> State Lands Commission, California (SLC) |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> State Water Resources Control Board |
| <input type="checkbox"/> Delta Stewardship Council | <input type="checkbox"/> Statewide Health Planning and Development, California Office of (OSHDP) |
| <input type="checkbox"/> Education, California Department of | <input type="checkbox"/> Strategic Growth Council, California (SGC) |
| <input type="checkbox"/> Emergency Services, Office of (OES) | <input type="checkbox"/> Division of Drinking Water / Financial SWRCB Assistance / Water Quality / Water Rights |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> Tahoe Conservancy |
| <input type="checkbox"/> Fish and Game Commission (CDFGC) | <input type="checkbox"/> Tahoe Regional Planning (TRPA) |
| <input checked="" type="checkbox"/> Fish and Wildlife <u>Region #4</u> | <input type="checkbox"/> Toxic Substances Control, Department of (DTSC) |
| <input type="checkbox"/> Food and Agriculture, Department of (CDFA) | <input type="checkbox"/> Transportation Commission, California (CATC) |
| <input type="checkbox"/> Forestry and Fire Protection, Department of (CAL FIRE) | <input type="checkbox"/> Water Resources, Department of (DWR) |
| <input type="checkbox"/> General Services, Department of (DGS) | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Highway Patrol, California (CHP) | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Historic Preservation, Office of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing and Community Development, California Department of (HCD) | |
| <input checked="" type="checkbox"/> Native American Heritage Commission (NAHC) | |

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

Starting Date 8/14/2025 Ending Date 9/15/2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>Ben Ochoa, Seefried Industrial Properties</u>
Address: <u>1530 Monterey St. Suite D</u>	Address: <u>2321 Rosecrans Avenue, Suite 2220</u>
City/State/Zip: <u>San Luis Obispo, CA 93401</u>	City/State/Zip: <u>El Segundo, CA 90245</u>
Contact: <u>Eric VonBerg</u>	Phone: <u>424-409-9210</u>
Phone: <u>559-721-6063</u>	

Signature of Lead Agency Representative: *Cody Graybehl* **Date:** 8/13/2025