

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 #: 2025080640

Project Title: Package Delivery Warehouse Planned Development Permit

Lead Agency: City of Santa Maria

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Project Location: Santa Maria

Santa Barbara County

City

County

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

The proposed Package Delivery Warehouse project (Seefried Industrial Properties, Inc. applicant) is planned for a 33-acre site at 1680 West Stowell Road in Santa Maria, California. 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 re-abandonment of a non-active 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.

The proposed project would generate approximately 55.08 VMT per employee per day, which exceeds the City of Santa Maria's significance threshold of 18.82 VMT per employee (two-way trip) by approximately 237%. As a result, the impact would be considered significant under CEQA Guidelines Section 15064.3(b). Even with implementation of identified mitigation measures, impacts would be significant and unavoidable.

- TR-1 Travel Demand Management
- TR-2 Project-Level Transportation Demand Management (TDM) Strategies
- TR-3 Fleet and Operational Measures

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.

- City of Santa Maria
- Santa Barbara County Air Pollution Control District (SBCAPCD)
- California Geologic Energy Management Division (CalGEM)