

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 # 2025080640

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 ' 11.05 " N/ 120 ° 28 ' 13.30 " 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, Liberty, & 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: _____ ☐ 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 _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. 1,449,993 Acres 33.3 Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☐ 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. 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.

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.

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.

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".

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

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

Starting Date 11/12/2025 Ending Date 12/29/2025

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: 11/10/2025