



**PUBLIC NOTICE OF AVAILABILITY OF ENVIRONMENTAL DOCUMENT
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Notice is hereby given that a draft Mitigated Negative Declaration has been prepared for the below described project in accordance with the provisions of the California Environmental Quality Act of 1970, as set forth in the Public Resources Code, Sections 21000 et seq., as amended from time to time. As a result of this project, the following significant, but mitigable, effects on the environment are anticipated in the areas of: Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

Environmental Document No: GPZ2022-0002/SPZ2023-0001/TR2022-0004/PD2022-0005/U2022-0007

Applicant: Westgate Village Development, LLC C/O Ben Nikfarjam

Project Description:

- A. Project Title: Westgate Village Marketplace
- B. Assessor's Parcel Numbers: 117-240-045 and 117-240-048
- C. Location: Northwest of the South Blosser Road/West Battles Road Intersection
- D. Proposed Development: Westgate Village Development, LLC is requesting a General Plan Amendment (GPA) and Rezone, Tract Map, and Planned Development Permit to allow for *Santa Maria General Plan* land use designation and zoning changes on a 3.51-acre portion of a 7.52-acre property, subdivision of the 7.52-acre property into seven parcels, and development of the 7.52-acre property with 92 multi-family residential units configured within three three-story buildings; on-site amenities; commercial uses, including a sit-down restaurant, a general office and retail space, a drive-through fast-food restaurant, a Starbucks with a drive-through, a neighborhood mini market, a medical space, a gas station, and a carwash; and associated site improvements.

The general plan land use designation of a 3.51-acre portion of the project site would be amended from Neighborhood Commercial (NC) to High Density Residential (HDR-30) and zoning from Planned Development/Convenience Center (PD/CC) to Planned Development/High Density Residential (PD/R-3). The remaining 4.01 acres of the project site would remain designated as NC under the general plan and zoned PD/CC.

The project site is not located on a site that contains hazardous materials pursuant to Government Code Section 65962.5.

The draft Mitigated Negative Declaration and all documents referenced in the document may be reviewed at the Community Development Department, 110 S. Pine Street, #101, Santa Maria; 805-925-0951, ext. 2244; or on the City's webpage:

<https://www.cityofsantamaria.org/services/departments/community-development/planning-division/planning-policies-and-regulations/environmental-impact-reports>

Written comments on the draft Negative Declaration will be accepted during the period from **May 7, 2026, to June 5, 2026 (30 days)**. Please submit comments on or before 5:00 p.m. on **June 5, 2026**, the close of the public comment period.