

Summary Form for Electronic Document Submittal

Form F

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: Westgate Village Marketplace

Lead Agency: City of Santa Maria

Contact Name: Carol Ziesenhenne, Senior Planner

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Phone Number: 805-925-0951 ext. 1607

Project Location: Santa Maria City, Santa Barbara County

City

County

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

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.

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 have potentially significant, but mitigable, impacts to Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. Mitigation for impacts to Biological Resources requires an environmental awareness training to be presented to all construction personnel by a qualified biologist prior to the start of any project activities. Pre-construction surveys for special-status species shall occur, as specified. Avoidance measures, including limits to vegetation clearing and ground disturbance activities to occur outside of specified seasons and/or "no disturbance" buffers at the direction of a City-approved qualified biologist. Mitigation for Cultural Resources and Tribal Cultural Resources includes a procedure measure for any unanticipated discovery of Cultural Resources including archaeologist evaluation and consultation with a Native American representative in the evaluation of the resources. Mitigation for Greenhouse Gas (GHG) Emissions includes incorporation of GHG Reduction Measures to reduce project-generated GHG emissions by installing electrically powered appliances and building mechanical equipment in place of natural gas-fueled equipment (to the extent feasible), and for nonresidential development using natural gas, provide electrical service/outlets for future conversion of equipment from natural gas service to electrical service. The project will meet or exceed CALGreen Tier 2 EV-ready and EV-capable charging spots. Mitigation for Transportation related impacts include traffic signal optimization and stop signs where indicated. Mitigation for Utilities and Service Systems include the implementation of mitigation measures for Biological Resources, Cultural Resources, and Greenhouse Gas Emissions.

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

There are no areas of controversy known to the Lead Agency (City of Santa Maria) at this time.

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

Central Coast Regional Water Quality Control Board (RWQCB) (Region 3)
Santa Barbara County Air Pollution Control District (SBCAPCD)
CA Dept. of Fish & Game Region #5