

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: Westgate Village Marketplace

Lead Agency: City of Santa Maria

Contact Person: Carol Ziesenhenne, Senior Planner

Mailing Address: 110 South Pine Street, Suite 101

Phone: 805-925-0951 ext. 1607

City: Santa Maria

Zip: 93458

County: Santa Barbara

Project Location: County: Santa Barbara

City/Nearest Community: Santa Maria

Cross Streets: South Blosser Road and West Battles Street

Zip Code: 93458

Longitude/Latitude (degrees, minutes and seconds): 34 ° 56 ' 01.1 " N / 120 ° 27 ' 16.3 " W Total Acres: 7.52

Assessor's Parcel No.: 117-240-045; 117-240-048

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 166 and 135

Waterways: _____

Airports: Santa Maria Public Airport

Railways: Santa Maria Valley Railroad

Schools: Liberty; Jimenez Elementary

Document Type:

- CEQA: NOP
 Early Cons
 Neg Dec
 Mit Neg Dec

- Draft EIR
 Supplement/Subsequent EIR
 (Prior SCH No.) _____
 Other: _____

- NEPA: NOI
 EA
 Draft EIS
 FONSI

- Other: Joint Document
 Final Document
 Other: _____

Local Action Type:

- General Plan Update
 General Plan Amendment
 General Plan Element
 Community Plan

- Specific Plan
 Master Plan
 Planned Unit Development
 Site Plan

- Rezone
 Prezone
 Use Permit
 Land Division (Subdivision, etc.)

- Annexation
 Redevelopment
 Coastal Permit
 Other: _____

Development Type:

Residential: Units 92 Acres 3.51

Office: Sq.ft. _____ Acres _____ Employees _____

Commercial: Sq.ft. 20,150 Acres 4.01 Employees 85

Industrial: Sq.ft. _____ Acres _____ 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:

- Aesthetic/Visual
 Agricultural Land
 Air Quality
 Archeological/Historical
 Biological Resources
 Coastal Zone
 Drainage/Absorption
 Economic/Jobs

- Fiscal
 Flood Plain/Flooding
 Forest Land/Fire Hazard
 Geologic/Seismic
 Minerals
 Noise
 Population/Housing Balance
 Public Services/Facilities

- Recreation/Parks
 Schools/Universities
 Septic Systems
 Sewer Capacity
 Soil Erosion/Compaction/Grading
 Solid Waste
 Toxic/Hazardous
 Traffic/Circulation

- Vegetation
 Water Quality
 Water Supply/Groundwater
 Wetland/Riparian
 Growth Inducement
 Land Use
 Cumulative Effects
 Other: Greenhouse Gases, Tribal Resources

Present Land Use/Zoning/General Plan Designation:

Neighborhood Commercial Land Use; Planned Development/Convenience Center Zoning

Project Description: *(please use a separate page if necessary)*

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.

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

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".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>3</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>Santa Barbara County Air Pollution Control District</u> |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date May 7, 2026 Ending Date June 5, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>SWCA Environmental Consultants</u>	Applicant: <u>Urban Planning Concepts, Inc. C/O Peter Simmons</u>
Address: <u>4111 Broad Street, Suite 210</u>	Address: <u>2624 Airpark Drive</u>
City/State/Zip: <u>San Luis Obispo, CA 93401</u>	City/State/Zip: <u>Santa Maria, CA 93455</u>
Contact: <u>Cassidy Bewley, Senior Environmental Planner</u>	Phone: <u>801-518-7098</u>
Phone: <u>805-539-2867</u>	

Signature of Lead Agency Representative: *Carol Zeisenhennel* Date: 5/5/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.