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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: Park Edge Apartments Mixed-Use Project (PD2020-0008)

Lead Agency: City of Santa Maria

Contact Name: Cody Graybehl, Associate Planner

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Project Location: Santa Maria, Santa Barbara
City *County*

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

The project includes a request for a Planned Development Permit to develop the 7.47-acre site with a mixed-use apartment and commercial use at 2770 Santa Maria Way and 615 Sunrise Drive. This includes a request for 35% density bonus associated with the provision of affordable units to increase the allowable density from 104 units (14 units per acre) to 140 units (18.9 units per acre).The project also includes a requested modification of development standards for reduced setbacks of 10 feet between the southern half of the proposed apartment complex and Maramonte Park. The project would include 140 apartments, comprised of 128 market-rate units and 12 very-low income category affordable units, in eight buildings. The project would also involve development of amenities for use by on site residents that include landscaped open space areas, a 2,680- square-foot (sf) community clubhouse, and a pool/spa. In addition to the proposed residential component, the project would include a 5,435-sf multi-tenant commercial building in the PD/C-2 zoned area of the project site. The building would consist of between one to three individual tenants, including a drive through restaurant. The existing multi-purpose trail would remain at the site.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant adverse environmental impacts were identified in the areas of Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Tribal Cultural Resources, and Utilities and Service Systems.

Mitigation was created for each of the items listed above, and include: construction emissions control measures, an odor abatement plan, a pre-construction nesting bird survey, measures for unanticipated discovery of cultural resources, measures for unanticipated discovery of buried human resources, measures for unanticipated discovery of paleontological resources, hazardous materials site remediation, construction related noise reduction measures and sewer line improvements.

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 known

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

Santa Barbara County Air Pollution Control District