



110 S. PINE STREET #101 (ON HERITAGE WALK) • SANTA MARIA, CALIFORNIA 93458-5082 • 805-925-0951 • TDD 925-4354

PUBLIC NOTICE OF AVAILABILITY OF ENVIRONMENTAL IMPACT REPORT

Notice is hereby given that a Draft Environmental Impact Report (DEIR) 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 to 21174, as amended. As a result of this project, significant and unavoidable effects on the environment are anticipated in the area of biological resources. Significant but mitigable, effects on the environment are anticipated in the areas of air quality & greenhouse gas emissions, cultural resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, and noise. The impacts identified for all other issue areas would be less than significant.

1. Environmental Document No: SCH# 2022020194
2. Project Name: Richards Ranch Annexation Project – Partial Recirculation of DEIR
3. Applicant: Michael Stoltey, Richards Ranch, LLC
4. Project Description: On December 22, 2022, the City of Santa Maria released the DEIR for the Richards Ranch Annexation Project. The DEIR evaluated the environmental impacts associated with the proposed annexation, pre-zoning, and conceptual development of approximately 44-acres of property in the unincorporated area of Santa Barbara County, California. The DEIR public review period ended on March 7, 2023. This is a partial recirculation of the DEIR for Biological Resources, and the Alternatives Analysis. Comments received on the DEIR brought new information to the City's attention regarding the analyses in Section 4.3, Biological Resources. Adjustments are also warranted to Chapter 5, Alternatives Analysis. The revised biological resources and alternatives analyses in the DEIR are being recirculated for public comment pursuant to the requirements of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines.

The DEIR and all documents referenced in the report may be reviewed on the City of Santa Maria Planning Division website: <https://www.cityofsantamaria.org/services/departments/community-development/planning-division/planning-policies-and-regulations/environmental-impact-reports>
The DEIR may also be reviewed and/or obtained for the cost of reproduction, at the City of Santa Maria Community Development Department: 110 S. Pine Street, Suite 101, Santa Maria, CA 93458. The public counter is open Monday through Thursday from 8:00 a.m. to 4:00 p.m.

Public Comments: Written comments will be accepted during the 45-day public comment period from **January 31, 2024, through March 15, 2024**. The purpose of this comment period is to consider the content of the Partial Recirculated DEIR and the potential environmental impacts that may result from Project implementation, not the positive or negative attributes of the proposed Project itself. Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures and alternatives presented in the DEIR will be considered by the City during preparation of the Final EIR. Please submit comments **on or before 5:00 p.m. on March 15, 2024**, the close of the public comment period, to Dana Eady, Planning Division Manager, by email at deady@cityofsantamaria.org.