



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 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 to 21174, as amended. As a result of this project, the following significant, but mitigable, effects on the environment are anticipated in the areas of air quality, biological resources, cultural resources, geology and soils, noise and tribal cultural resources.

1. Environmental Document No: PD2022-0001 & GPZ2022-0001
2. Applicant: Prakash Patel, Lotus Management, Inc.
3. Project Description:
  - A. Project Title: Holiday Inn Express
  - B. Assessor's Parcel Numbers: 128-003-047 & 128-003-048
  - C. Location: Vacant lot on Roemer Court
  - D. Proposed Development: To change the current land use designation from Heavy Commercial Manufacturing (HCM) to Community Commercial (CC), and the current zoning from Planned Development/Commercial Manufacturing (PD/CM) to PD/General Commercial (C-2).

The change would allow construction of a proposed 4 story hotel building with 93 rooms and associated site improvements such as parking, landscaping, and stormwater retention facilities. A total of approximately 55,000 square-feet of floor area would be established at the site from the hotel development.

The project site is located on a site that does not contain 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, CA 93458; 805-925-0951, ext. 2244; FAX 805-928-7565. The draft Mitigated Negative Declaration is also available for review in the Santa Maria Public Library, 421 S. McClelland Street, Santa Maria, or at 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 Mitigated Negative Declaration will be accepted during the period from **October 3, 2023, to November 1, 2023**. Please submit comments on or before 5:00 p.m. on **November 1, 2023** the close of the public comment period.