

# 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: Bellecrest Residences Project General Plan Amendment and Rezone, Tract Map, & Planned Development

Lead Agency: City of Santa Maria

Contact Name: Carol Ziesenhenne, Senior Planner

Email: cziesenhenne@cityofsantamaria.org Phone Number: 805-925-0951, x 1607

Project Location: 1571 East Main Street, City of Santa Maria, County of Santa Barbara  
*City* *County*

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

The Bellecrest Residences Project (hereafter referred to as "project" or "proposed project") involves the demolition of the existing single-family residence and associated structures and the development of a gated, 100 percent senior age-restricted residential community. The residential community would include a subdivision to create 142 single-family residential lots; a community clubhouse with a pool, spa, and cabanas; an outdoor living and activity lawn; and a pet-friendly pocket park with a covered gazebo and outdoor seating. The project includes a General Plan Land Use Amendment and Zone Change and Tract Map to facilitate development of the proposed residential community. This would change the project site's land use classification from Lower-Density Residential (LWDR-4) to Medium Density Residential (MDR-12) and zoning from Single Family Residential with a Planned Development overlay (PD/R-1) to Medium Density Residential with a Planned Development overlay (PD/R-2).

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 Air Quality, Biological Resources, Cultural Resources, Geological Resources, and Noise. Mitigation for impacts to Air Quality requires the construction contractor to implement Construction Emission Reduction measures to minimize diesel particulate matter emissions prior to the start of construction to reduce impacts to sensitive receptors to a less-than-significant level. Mitigation for Biological Resources requires a pre-construction nesting bird survey and avoidance measures, including limits to vegetation clearing and ground disturbance activities to be outside of nesting bird season and/or "no disturbance" buffers at the direction of a City-approved qualified biologist. Mitigation for 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 resource. Mitigation for Geological Resources include a procedure measure in the event of Unanticipated Discovery of Paleontological Resources including halting all construction activities within the immediate vicinity of the fossil and retention of a Qualified Professional Paleontologist to carry out fossil salvage, preparation, curation and submission of a final paleontological report. Mitigation for Noise impacts include groundborne vibration reduction measures to be implemented by the construction contractor during grading and paving activities, with City Community Development Department staff to verify.

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 known 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.

Santa Barbara County Air Pollution Control District  
Regional Water Quality Control Board District 3  
CA Dept. of Fish & Game Region #5  
Office of Historic Preservation