



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, and Noise.

1. Environmental Document No: GPZ2022-0003/TR2022-0007/PD2022-0008
2. Applicant: Coastal Community Builders
3. Project Description:
  - A. Project Title: Bellecrest Residences Project
  - B. Assessor's Parcel Numbers: 128-052-014 and 128-052-023
  - C. Location: 1571 East Main Street, Santa Maria, California 93454
  - D. Proposed Development: To change the current 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).

The change would allow development of a gated, 100 percent senior age-restricted residential community. The residential community would create 142 single-family residential lots and community amenities including a community clubhouse, outdoor amenities, and private roads.

The project site is not located on a site that contains 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, located at 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 **September 3, 2024, to October 2, 2024 (30 days)**. Please submit comments on or before 5:00 p.m. on **October 2, 2024**, the close of the public comment period.