

NOTICE OF DETERMINATION

To: California State Clearinghouse
Via CEQA Submit Portal
State.clearinghouse@opr.ca.gov

From: City of Santa Maria
Community Development Dept.
110 South Pine Street, #101
Santa Maria, CA 93458

Clerk of the Board
County of Santa Barbara
105 East Anapamu Street, Room 407
Santa Barbara, CA 93101

Lead Agency (if different from above):

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Bellecrest Senior Residences (GPZ2022-0003/TR2022-0007/PD2022-0008)

Project Title and File Numbers

2024090050

State Clearinghouse Number (if applicable)

Carol Ziesenhenne

(805) 925-0951, Ext. 1607

Lead Agency Contact Person

Telephone Number

1571 East Main Street, City of Santa Maria, Santa Barbara County, California 93454

Project Location (include County)

The Bellecrest Residences Project ("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. 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).

Project Description

This is to advise that the City of Santa Maria as the Lead Agency has approved the above-described project on January 21, 2025, and has made the following determinations regarding the above-described project:

1. The project will [] will not [X] have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
[X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were [X] were not [] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was [X] was not [] adopted for this project.
5. A Statement of Overriding Considerations was [] was not [X] adopted for this project.
6. Findings were [] were not [X] made pursuant to the provisions of CEQA.

This is to certify that the negative declaration and record of project approval is available to the General Public at:

Community Development Department, 110 South Pine Street, #101, Santa Maria, CA 93458

Carol Ziesenhenne

Senior planner

01/27/2025

Signature

Title

Date