

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 #: 1994107909

Project Title: Blosser-Southeast Specific Plan Amendment

Lead Agency: City of Santa Maria

Contact Name: Ryan Hostetter, AICP, Planning Manager

Email: rhostetter@cityofsantamaria.org Phone Number: (805) 925-0951 x2444

Project Location: Santa Maria Santa Barbara
City *County*

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

The Blosser-Southeast Specific Plan Amendment Project would amend the City's existing Blosser-Southeast Specific Plan and would include corresponding amendments to the City of Santa Maria General Plan (Land Use Policy and Circulation Plan) maps and Zoning Map. With the proposed changes, the project site would have land use designations of Neighborhood Commercial (NC; 10 acres), Low Medium Density Residential (LMDR-8; 58 acres), High Density Residential (HDR-22; 32 acres), Community Facilities (CF; 21 acres), Recreation Open Space (ROS; 19 acres), and a six-acre basin area. The existing Planned Development overlay and zoning districts would be retained over the entire site.

Location: The project site covers the northern half (Area 5B) of the original Blosser-Southeast Specific Plan area, and is generally located at the southeast corner of Stowell Road and Blosser Road. The project site is bounded by Battles Road, the Santa Maria Valley Railroad (SMVRR) tracks and Depot Street, Blosser Road, and Stowell Road.

The draft Supplemental EIR analyzes development of up to 1,168 residential units, approximately 130,000 square feet of retail uses, an 800-student Junior High School, 19-acres of recreational uses, and 3.3-acre stormwater basin on the project site.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project is identified to have potential significant effects on: Aesthetics, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use, Noise, and Transportation. Air quality impacts related to mobile-source operational emissions would be significant and unavoidable. The impacts identified for all other issue areas would be less than significant, or less than significant with mitigation.

Mitigation Measures include:

AES-1 Specific Plan Aesthetics Policies, AES-2 Specific Plan Lighting and Glare Policies, AQ-2(a) Transportation Demand Management, AQ-2(b) Efficient Appliances, BIO-1(a) California Red Legged Frog Avoidance and Minimization, BIO-1(b) Preconstruction Surveys for Nesting Birds and Raptors, BIO-1(c) Worker Environmental Awareness Program, CR-1 Unanticipated Discoveries, GHG-1 GHG Emissions Reduction Plan, HAZ-1(a) Soil Sampling and Remediation, HAZ-1(b) Oil Well Abandonment, N-1 Long-term Noise Exposure Reduction Techniques, T-1(a) Secondary Arterials, T-1(b) Collector Roads, T-1(c) Stowell Road/Western Avenue, T-1(d) Blosser Road/La Brea Avenue, T-1(e) Battles Road/Western Avenue, T-1(f) Western Avenue/La Brea Avenue, T-1(g) School Access, T-1(h) Battles Road/Thornburg Street,

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Based on comments received during the NOP comment period, the following issues are known to be of concern for development on the project site. Each issue is further evaluated in this Supplemental EIR. The NOP, as well as comment letters received regarding the NOP, are presented in Appendix A of this Supplemental EIR.

- Three known oil wells within or near to the southern boundary of the project site. The two oil wells mapped as being just within the southerly project boundary are not plugged and abandoned to current DOGGR requirements. A third known oil well is located approximately 45 feet south of the project site boundary and is plugged and abandoned consistent with current DOGGR requirements.
- Known oil well sites identification, status, and remediation requirements
- Historical and tribal cultural resources requirements, including compliance with Assembly Bill 52 and Senate Bill 18
- Objection to siting recreational and residential uses adjacent to SMVRR due to issues with access and railroad track crossing
- The existing Battles Channel that runs along the southern boundary of the project site, for which the City is seeking a resolution to bury the drainage within a pipe along Battles Road, requiring a bridge crossing from Western Avenue to Battles Road
- Traffic and circulation, including consideration of non-standard street sections for some of the roadways within the Specific Plan area
- Interchange capacities at United States Highway (U.S.) 101 with increased development

Provide a list of the responsible or trustee agencies for the project.

Lead Agency:

City of Santa Maria

Responsible Agencies:

The State Water Resources Control Board (SWRCB) and Regional Water Quality Control Board (RWQCB) would be responsible agencies for review of coverage for the Specific Plan area under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2012-0006-DWQ, NPDES CAS000002).

Trustee Agency:

California Department of Fish and Wildlife