

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 1992111054

Project Title: Rivergate-Roemer Specific Plan Amendment, General Plan Land Use Map Amendment and Rezone Project

Lead Agency: City of Santa Maria Contact Person: Frank Albro
Mailing Address: 110 S. Pine Street, #101 Phone: (805) 925-0951 x2379
City: Santa Maria Zip: 93458 County: Santa Barbara

Project Location: County: Santa Barbara City/Nearest Community: Santa Maria
Cross Streets: United States Highway 101 and Broadway-Highway 135 Zip Code: 93458
Longitude/Latitude (degrees, minutes and seconds): 34 ° 58 ' 46.77" N / 120 ° 25 ' 42.09" W Total Acres: 37.5
Assessor's Parcel No.: 128-002-014 and 128-002-015 Section: 02 Twp.: 10 North Range: 34 West Base: S. Bernag
Within 2 Miles: State Hwy #: 101, 135, and 166 Waterways: Santa Maria River
Airports: n/a Railways: SM Valley Railroad Schools: Taylor Elementary

Document Type:
CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec (Prior SCH No.) 1192111054 [] Mit Neg Dec Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI Other: [] Joint Document [] Final Document Other:
JUL 01 2019

Local Action Type:
[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:
[] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[] Commercial: Sq.ft. 400,000 Acres 29.5 Employees _____
[] Industrial: Sq.ft. _____ Acres _____ Employees _____
[] Educational: _____
[] Recreational: _____
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW _____
[] Waste Treatment: Type _____ MGD _____
[] Hazardous Waste: Type _____
[] Other: Open space for future US 101/Hwy135 Interchange

Project Issues Discussed in Document:
[] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other: GHG, Tribal Res.

Present Land Use/Zoning/General Plan Designation:
Land uses: FS, CC, HDR, and COS and ROS; Zoning: SP/FS(PD), SP/C-2(PD), SP/R-3(PD), and SP/OS(PD).

Project Description: (please use a separate page if necessary)
The project would amend a portion of the City of Santa Maria's 1994 Rivergate Roemer Specific Plan. The project would also include corresponding amendments to the City of Santa Maria General Plan (Land Use Policy map and Zoning Map, to rezone a 37.6 acre site FROM PD/C-2 (Planned Development/General Commercial), PD/FS (Planned Development/Freeway Service), PD/R-3 (Planned Development/High Density Residential) and OS (Open Space) TO PD/C-2 (Planned Development/General Commercial) (29.5 acres) and OS (Open Space) (8.1 acres). The draft SIER analyses the potential construction of up to 400,000 square feet of retail/commercial development, with the possibility of future mixed use opportunities, including the potential of secondary office and residential uses.

State Clearinghouse Contact: A.D. (916) 445-0613
State Review Began: 7 - 1 - 2019
SCH COMPLIANCE 8 - 10 - 2019

Project Sent to the following State Agencies
[X] Resources Cal EPA
Boating & Waterways ARB: Airport & Freight
Central Valley Flood Prot. ARB: Transportation Projects
Coastal Comm ARB: Major Industrial/Energy
Colorado Rvr Bd Resources, Recycl.& Recovery
Conservation SWRCB: Div. of Drinking Water
[X] CDFW # 5 [X] SWRCB: Div. Drinking Wtr # 3
Cal Fire SWRCB: Div. Financial Assist.
Historic Preservation SWRCB: Wtr Quality
[X] Parks & Rec SWRCB: Wtr Rights
Bay Cons & Dev Comm. [X] Reg. WQCB # 3
[X] DWR [X] Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
[X] NAHC
[X] Public Utilities Comm
Santa Monica Bay Restoration
[X] State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:
CalSTA
Aeronautics
[X] CHP
[X] Caltrans# 5
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services

Note: Review Period per Lead

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 1992111054
Please forward late comments directly to the Lead Agency

AQMD/APCD 30
(Resources: 7 / 6)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #5 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #3 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>Santa Barbara Co. Air Pollution Control District</u> |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>Santa Barbara Co. Flood Control District</u> |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date July 1, 2019 Ending Date August 16, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>Vard Roemer</u>
Address: <u>1530 Monterey Street, Suite</u>	Address: <u>519 Misty View Way</u>
City/State/Zip: <u>San Luis Obispo, CA 93401</u>	City/State/Zip: <u>Nipomo, CA 93444</u>
Contact: <u>Lindsey Sarquilla</u>	Phone: <u>805-689-0851</u>
Phone: <u>805-644-4455</u>	

Signature of Lead Agency Representative:  Date: 6.25.19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.