



CITY OF SANTA MARIA
NOTICE OF PREPARATION
 April 1, 2019

To: Ken Alex, Director
 CA Dept of Planning & Research
 P. O. Box 3044
 Sacramento, CA 95812-3044

From:
 City of Santa Maria
 110 S. Pine Street, Suite 101
 Santa Maria, California 93458

SUBJECT: NOTICE OF PREPARATION OF A DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

The City of Santa Maria will be the Lead Agency and will prepare a Supplemental Environmental Impact Report (SEIR) for the Blosser Southeast Specific Plan Update, described in Attachment A. In 1994, the City Council adopted the Sphere of Influence Boundary Expansion and Concurrent Annexation Program and associated Final Environmental Impact Report (E-88-10; State Clearinghouse No. 90010930) with overriding considerations for agricultural and air quality impacts.

We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory requirements in connection with the proposed project. Your agency may need to use the Supplemental EIR prepared by our agency if considering a permit or other approval for the project.


The project description, location, and the potential environmental effects are contained in the attached materials.

Due to the time limits mandated by State law, your response must be received at the earliest possible date but not later than May 2, 2019.

Please send your response to Neda Zayer, Principal Planner, at the address shown above. We will need a contact person in your agency.

Project Title: **Blosser Southeast Specific Plan Update**
Project Applicant: John J. Ruffoni
Project Location: 146 acres south of Stowell Road, east of Blosser Road, west of Depot Street, and north of Battles Road and the Battles Channel.

Date: April 1, 2019

Signature: 
 Title: Principal Planner
 Phone: (805) 925-0951 x2444
 E-mail: nzayer@cityofsantamaria.org

Governor's Office of Planning & Research

APR 09 2019

STATE CLEARINGHOUSE

ATTACHMENT A

1 Project Description

This section describes the proposed project, including the project applicant, the project site and surrounding land uses, major project characteristics, project objectives, and discretionary actions needed for approval.

1.1 Project Applicant

John J. Ruffoni
535 West Anapamu Street
Santa Barbara, California 93101

1.2 Lead Agency Contact Person

Neda Zayer, Principal Planner
Community Development Department
City of Santa Maria
110 South Pine Street, Suite 101
Santa Maria, California 93458
(805) 925-0951 ext. 2444

1.3 Background

The project area covers the northern half of the City of Santa Maria's original *Blosser-Southeast Specific Plan* area, covered by the 1992 *Final EIR for the Sphere of Influence Boundary Expansion and Concurrent Annexation Program* (City No. E-88-10 and SCH#90010930) and officially adopted by the City in 1994. The original Blosser Southeast Specific Plan was amended in 2002 and 2003 and reformatted in 2011.

1.4 Project Location

The 155-acre project site covers the northern half (Area 5B) of the original Blosser Southeast Specific Plan area. The project site is generally located at the southeast corner of Stowell Road and Blosser Road. The project site is bounded by Battles Road to the south, the Santa Maria Valley Railroad (SMVRR) tracks and Depot Street to the east, Blosser Road to the west, and Stowell Road to the north.

The project site is located near the center of the United States Geological Survey 7.5 minute Santa Maria quadrangle, and occupies most of the northwest quarter of Section 22, Township 10 North, Range 34 West, San Bernardino baseline and meridian. The approximate center of the project site is at latitude 34°56'6.4"N and longitude 120°26'57.8"W.

Figure 1 shows the regional location of the project site in the central area of the City of Santa Maria. Figure 2 shows the project site location relative to land uses in the vicinity.

Figure 1 Regional Project Location



★ Project Location



Figure 2 Project Site Location



1.5 Existing Site Characteristics

1.5.1 Current Land Use Designation and Zoning

The project site is currently used for agricultural purposes, primarily as cultivated row crops. A City-maintained flood control channel runs along the southern boundary of the project site and connects to the Hobbs Fee Basin one-half mile west of the project, maintained by the Santa Barbara County Flood Control District.

Under the City's existing Blosser Southeast Specific Plan, the project site has General Plan land use designations of Low Medium Density Residential (LMDR), Medium Density Residential (MDR), High Density Residential (HDR), Neighborhood Commercial (NC), Recreation Open Space (ROS), and Community Facilities (CF). The entire site is covered by the Planned Development overlay and is zoned Single Family Small Lot Residential (PD/RSL-1), Medium Density Residential (PD/R-2), High Density Residential (PD/R-3), Public Facilities (PD/PF), Convenience Center (PD/CC), and Open Space (PD/OS). The existing land use designations and zoning are divided within the project site area as detailed in Table 1 and the land use designations are shown in Figure 3.

Table 1 Existing Land Use and Zoning Designations

Specific Plan Designation	Zoning	Acres	Residential Development Potential
Low Medium Density Residential (LMDR)	PD/RSL-1	82 (8 du/ac)	656
Medium Density Residential (MDR)	PD/R-2	12 (12 du/ac)	144
High Density Residential (HDR)	PD/R-3	8 (22 du/ac)	176
Community Facilities (CF)	PD/PF	24	--
Recreation Open Space (ROS)	PD/OS	14	--
Neighborhood Commercial (NC).	PS/CC	15	--
Total		155	976

Notes: The areas designated LMDR and NC include approximately 9 acres of Battles Road and Battles Channel that run along the southern boundary of the project site.

Source: Blosser Southeast Specific Plan (City of Santa Maria 2011:Table 2-1)

1.5.2 Surrounding Land Uses

The project site is bordered by a commercial development and residential development to the west, a park and elementary school to the east, residential development to the south, and residential uses and an additional elementary school to the north.

1.6 Project Characteristics

The project proposes amendments to the City's existing Blosser Southeast Specific Plan, General Plan Land Use and Zoning Map. Under the proposed Specific Plan, the project site would have land use designations of Neighborhood Commercial (NC), Low Medium Density Residential (LMDR-8), High Density Residential (HDR-22), Community Facilities (CF), and Recreation Open Space (ROS). The entire site would remain covered by the Planned Development overlay and zoning districts would be applied consistent with the land use designations. Figure 4 shows the proposed land use designations. The proposed land use designations and their corresponding zoning are detailed in Table 2.

Figure 3 Existing Land Use Plan

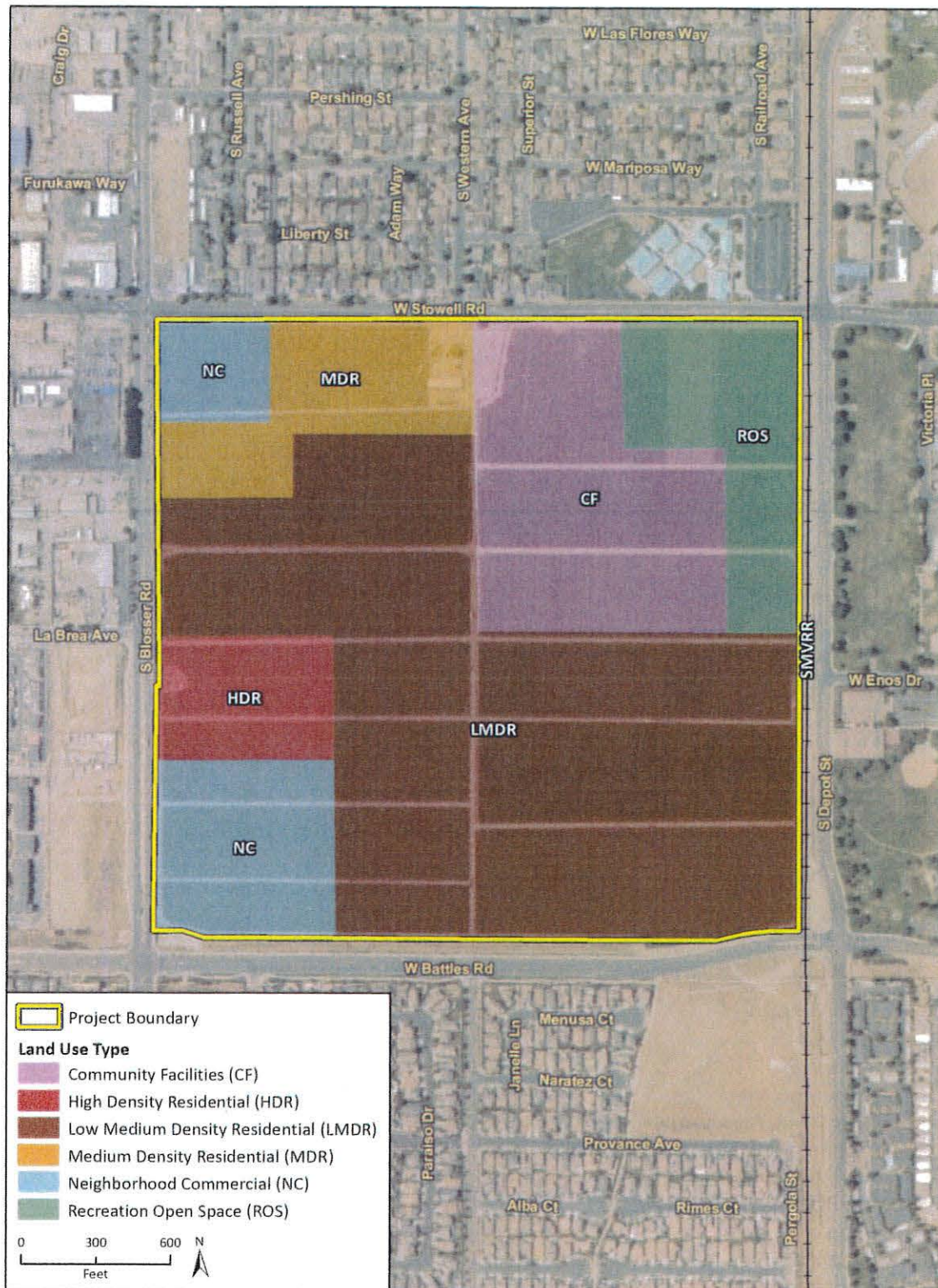


Figure 4 Proposed Land Use Plan

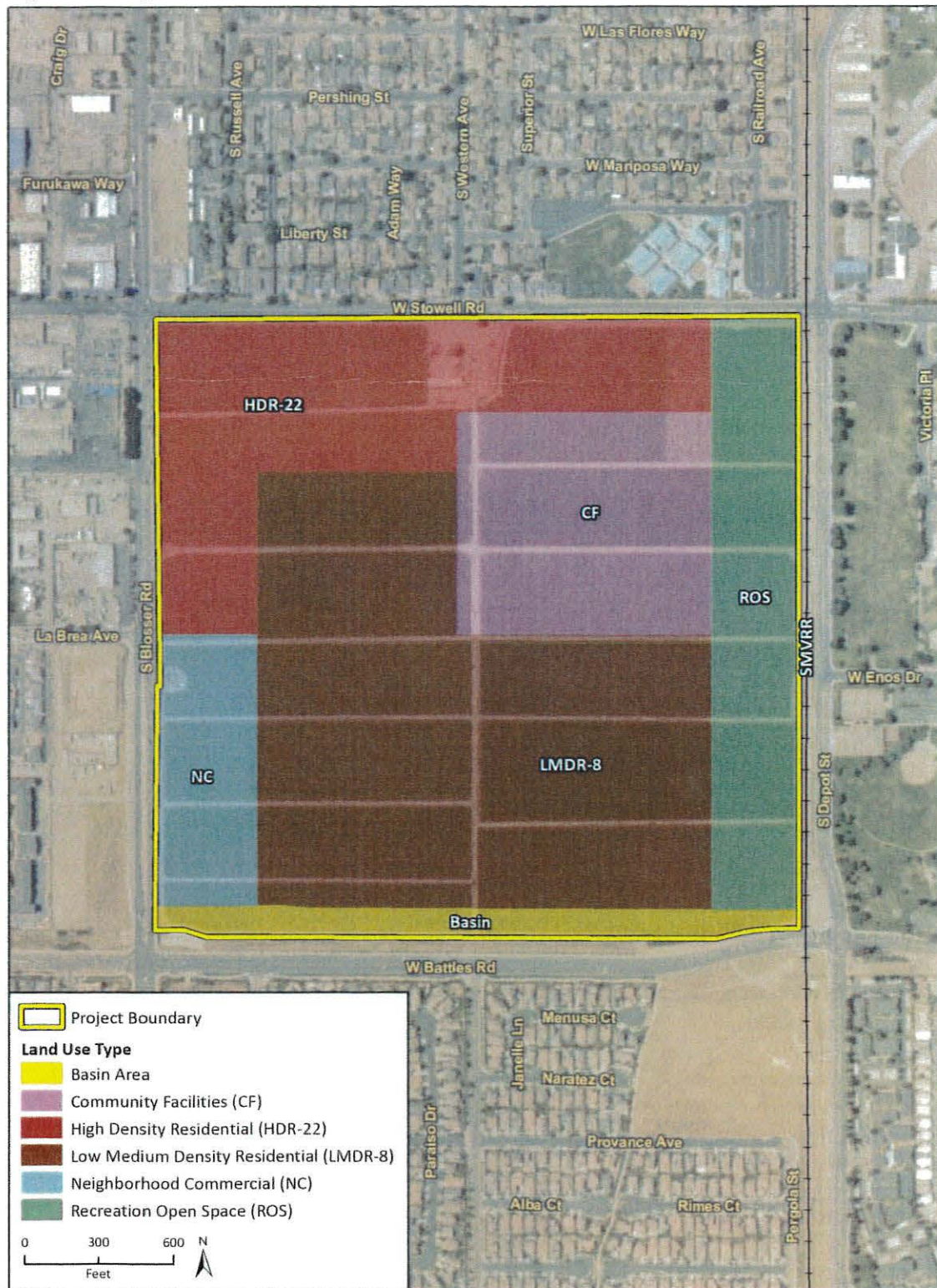


Table 2 Proposed Land Use and Zoning Designations

Specific Plan Designation	Zoning	Approximate Acreage	Residential Development Potential
Low Medium Density Residential (LMDR-8)	PD/R-1	58 (8 du/ac)	464
High Density Residential (HDR-22)	PD/R-3	32 (22 du/ac)	704
Community Facilities (CF)	PD/PF	21	--
Recreation Open Space (ROS)	PD/OS	19	--
Neighborhood Commercial (NC)	PS/CC	10	--
Basin	None	6	--
Total		146	1,168

Source: Acquistapace Blosser Southeast (Area 5B) Amended Specific Plan, November 2018

As shown in Table 2, the proposed land use designations and zoning would allow for development of up to 1,168 residential units on the project site, or an increase of 192 units from residential development potential under the existing Blosser Southeast Specific Plan. Following the approval of the existing Blosser Southeast Specific Plan, the Battles Channel was constructed and Battles Road was widened to its current configuration along the southern portion of the project site. The channel construction and roadway improvements reduced the developable area of the project site by approximately nine acres from the existing condition of 155 acres, resulting in the proposed site area of approximately 146 acres, as shown in Table 2.

1.6.1 Roadways and Traffic

The project site is bounded by Battles Road to the south, the Santa Maria Valley Railroad (SMVRR) tracks and Depot Street to the east, Blosser Road to the west, and Stowell Road to the north.

The project would involve extension of two existing City collector streets. La Brea Avenue would be extended in the west-east direction through the center of the project site, with a terminus at the boundary of the proposed Recreation Open Space area. Western Avenue would be extended in the north-south direction through the center of the entire project site. These street extensions would intersect at the approximate center point of the project site. The project would involve development of local and local minor streets for access to the residential areas of the project site. The project would also include development of a class II bikeway to connect Battles Road to Stowell Road. All proposed interior roads would be public roads installed at the time of development, with sidewalks on both sides.

The total unadjusted trip generation estimated for the proposed Specific Plan is approximately 15,400 average daily trips (ADT). The analysis of traffic and transportation impacts also accounted for internal trips and other adjustments associated with the increased residential density under the proposed project when compared to the existing Blosser Southeast Specific Plan land use designations and zoning.

1.6.2 Public Services and Utilities

The proposed sanitary sewer for the site would connect to the existing 15-inch sewer main in La Brea Avenue. Water lines in the roadways north, south, east, and west of the project site would be extended into the site to provide water service. Water infrastructure for the project would consist of 6-inch, 8-inch, and 10-inch public water mains looped through the site. Water lines would be a minimum of 6 inches for the proposed residential development and 8 inches for the proposed

commercial development. Additional offsite improvements for water and sewer service may be required to serve the project and would be determined during the final design process. Any such off-site work that would involve substantial new disturbance would be subject to a separate review under CEQA.

The project would include development of a Regional Retardation Basin, approximately 3.5 acres in size and located along the southern portion of the project site, with a volume that meets the requirements of the City and Santa Barbara County Flood Control Standards. Proposed commercial and public facility uses would incorporate water quality and infiltration features in accordance with City and regional requirements. The proposed project development would also include street gutters and underground storm drains connecting to the regional retardation basin.

The proposed on-site development would utilize the City's solid waste collection and disposal services.

Pacific Gas and Electric (PG&E) would provide electric service, and Southern California Gas Company would provide gas service to the project site.

The project would include development of a 19-acre public park system in the Recreation Open Space-designated area and 21-acre school site in the Community Facilities-designated area, as shown on Figure 4. The portion of this area designated for Community Facilities uses would be developed as a junior high school, served by the Santa Maria-Bonita School District. The portion of this area designated for Recreation Open Space uses would be developed into a community park, with active multi-purpose fields.

1.6.3 Drainage and Grading

The existing topography of the project site is generally flat. Development of the site would include grading over the entire property. Existing agricultural surface drains would be modified by this grading, requiring the need for engineered surface and subsurface storm drains. With the exception of proposed landscaped areas and open space, the project would reduce pervious surfaces (the ground surface area capable of absorbing rainfall) and, therefore, increase stormwater runoff across the site, into the City flood control channel that runs along the southern boundary of the project site, and ultimately into the Santa Maria River watershed. State mandated post-construction requirements for stormwater runoff would be provided by the Specific Plan, and various Low-Impact Development (LID) stormwater basins would be developed along the southern portion of the project site.

1.7 Project Objectives

The applicant's objectives for the project are as follows:

- Provide development that expands on and complements the businesses along Blosser Road.
- Provide coordinated residential, commercial, and school uses and amenities in one central location.
- Provide safe pedestrian and bicycle connections to onsite commercial, recreational, school, and open space amenities.
- Develop the property with a variety of housing types to attract diverse community income groups, and to assist the City in complying with State housing mandates.

1.8 Required Approvals

The City of Santa Maria has the role of the CEQA Lead Agency in preparing this Supplemental EIR to serve as the environmental review for the project. Implementation of the proposed project would require the following discretionary approvals from the City of Santa Maria:

- Amendment of the Blosser Southeast Specific Plan
- General Plan Maps and Zoning Map Amendments
- Planned Development Permits for sub-areas of the project

ATTACHMENT B

ENVIRONMENTAL SUMMARY – Blosser Southeast Specific Plan Update

A Supplemental Environmental Impact Report (EIR) is being prepared for the proposed project in accordance with Section 21080.1 of the Public Resources Code.

The original Sphere of Influence Boundary Expansion and Concurrent Annexation Program and associated Final Environmental Impact Report (E-88-10; State Clearinghouse No. 90010930) found significant, unavoidable and adverse impacts for agriculture and air quality. The City Council of the City of Santa Maria adopted overriding considerations for the project in 1994.

The new project would result in modified specific plan, and land use designation and zoning configuration on the project site when compared to the project analyzed in the original EIR. The development of the new project would be of greater intensity than the previously studied project, and a revised traffic analysis and updated air quality models will be provided for the new project. In addition, impacts associated with greenhouse gas emissions, energy use, wildfire, and tribal cultural resources will be analyzed since such evaluation was not a CEQA requirement at the time of the prior EIR.

The City assumes that certain environmental issues can be dismissed from detailed analysis in the Supplemental EIR based on a determination that impacts would be less than significant or that impacts were sufficiently addressed in the prior EIR and that the project has not changed in a manner that would substantially affect the prior analysis. These issues include Energy, Geology and Soils, Mineral Resources, and Utilities and Service Systems. Other issues listed below will be evaluated in the Supplemental EIR. The City anticipates that impacts in these issue areas may be found to be potentially significant.

SUMMARY OF POTENTIALLY SIGNIFICANT IMPACTS

<input checked="" type="checkbox"/>	Aesthetics/Visual Resources	<input checked="" type="checkbox"/>	Hydrology and Water Quality
<input checked="" type="checkbox"/>	Agriculture and Forest Resources	<input checked="" type="checkbox"/>	Land Use and Planning
<input checked="" type="checkbox"/>	Air Quality	<input type="checkbox"/>	Mineral Resources
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Noise
<input checked="" type="checkbox"/>	Cultural/Tribal Cultural Resources	<input checked="" type="checkbox"/>	Population and Housing
<input type="checkbox"/>	Energy	<input checked="" type="checkbox"/>	Public Services
<input type="checkbox"/>	Geology and Soils	<input checked="" type="checkbox"/>	Recreation
<input checked="" type="checkbox"/>	Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	Transportation/Traffic
<input checked="" type="checkbox"/>	Hazards and Hazardous Materials	<input type="checkbox"/>	Utilities and Services Systems

