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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 #: 2020070055

Project Title: Santa Maria Airport Business Park Specific Plan Amendment and Rezone

Lead Agency: City of Santa Maria

Contact Name: Frank Albro

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Project Location: Santa Maria, County of Santa Barbara

City *County*

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

In coordination with the Santa Maria Airport District, the Applicant is requesting approval of a General Plan Amendment, Specific Plan Amendment, and Rezoning to more effectively arrange land uses on the 28-acre project site and increase the amount of airport-compatible development allowed within this portion of the Specific Plan. These approvals would modify the land use designations and corresponding zoning applied throughout the project site. West of Foxenwood Lane, the ROS-DB land use designation (and corresponding OS zone) would be applied to the site's northwest corner to accommodate collection and treatment facilities for stormwater flows on-site as well as provide area for the potential future accommodation of regional stormwater flows at this location. The Light Industrial (LI) land use designation (and corresponding Planned Development Light Manufacturing/Public Facilities - Airport [PD-M-1/PF-A] zone) would be applied to the southwest corner of the project site. East of Foxenwood Lane, the Airport Commercial (AC) land use designation (and corresponding Planned Development Airport Commercial/Public Facilities - Airport [PD-C-3/PF-A] zone) would be applied to the entire area. The proposed project does not currently propose any particular development on-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 Revised Project would allow for the future development of land uses that would have the potential to result in a conflict with an applicable clean air plan, air pollutant emissions in exceedance of local thresholds, and exposure of sensitive receptors to substantial air pollutant emissions. Mitigation measures have been identified to require distribution of alternative transportation information, provision of EV charging stations, bike lockers, and a park and ride facility on-site, implementation of dust control and equipment emissions control measures during future construction activities, and implementation of a transportation demand management program. With implementation of these measures, all impacts would be reduced to less than significant with the exception of impacts associated with NOx emissions in exceedance of applicable air quality standards which would be significant and unavoidable. The proposed project would have the potential to result in a conflict with applicable plans for reducing GHG emissions. Mitigation has been identified to require future development be serviced by a 100% renewable energy provider and require implementation of a number of transportation-oriented GHG reduction measures. With implementation of these measures, the project would still result in a signficant unavoidable impact. The project is located in an area that may support several special-status wildlife species, including California tiger salamander; mitigation measures have therefore been identified to avoid, reduce, and compensate for potential impacts to these species and their habitats. Mitigation has also been identified to reduce potential impacts related to conflicts with a transportation plan and land use plan, increase of transportation hazards, and adverse changes to cultural and paleontological resources to less than significant with mitigation.

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

Comment letters were received on the Notice of Preparation from the California Department of Transportation, the County of Santa Barbara, the Laguna County Sanitation District, Santa Barbara County Association of Governments acting as the Airport Land Use Comission, Santa Barbara County Air Pollution Control District, California Department of Fish and Wildlife, and the National American Heritage Center. City staff have coordinated with each of these agencies to address their concerns within SEIR. No specific concerns regarding the project have been received from members of the public.

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

Santa Barbara County Association of Governments (SBCAG)
U.S. Fish and Wildlife Service(USFWS)
California Department of Fish and Wildlife (CDFW)