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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 #: SCH# 2022020194

Project Title: Richards Ranch Annexation (AN2021-0001)

Lead Agency: City of Santa Maria

Contact Name: Dana Eady, Planning Division Manager

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Project Location: Santa Maria (*City*) Santa Barbara (*County*)

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

The project includes the pre-zoning and annexation of four parcels located in the unincorporated Santa Barbara County into the Santa Maria City limits. The project area consists of four parcels located in Santa Barbara County to the northeast and southeast of the intersection of State Route (SR-) 135 and Union Valley Parkway. These parcels, Assessor ' s Parcel Numbers (APN) 107-250-019, 107-250-020, 107-250-021, and 107-250-022, are within the City of Santa Maria Sphere of Influence (SOI) and adjacent to the southeastern limits of the city of Santa Maria and total approximately 44 acres.

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

As a result of this project, significant, but mitigable, effects on the environment are anticipated in the areas of air quality & greenhouse gas emissions, biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, and noise. The impacts identified for all other issue areas would be less than significant. Mitigations include: Air Quality: Minimize short-term construction emissions; Reduce mobile-source emissions; Reduce the emissions of greenhouse gases; Biology: Prohibition of Invasive Plants; Provide a Biological Monitor; Worker Environmental Training Program; Preconstruction survey for monarch butterflies; Surveys for northern California legless lizards; Preconstruction nesting bird surveys; Pre-disturbance surveys for bats; tree protection, replacement and monitoring program; archaeological resources evaluation; Energy: Conservation methods; Geology and Soils: Site preparation, foundation, surface water runoff and grading practices and standards; Hazards and Hazardous Materials: Soil sampling; Contaminated soils handling and disposal; Airport land use plan conformance; Hydrology and Water Quality: Stormwater Pollution Prevention Plan; Noise: Reduce construction-generated noise levels; reduce long-term exposure to transportation and non-transportation noise;
The project site is not located on a site that contains hazardous materials pursuant to Government Code Section 65962.5.

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

Areas of controversy raised by public agencies, public organizations, and individual members of the public primarily included concerns regarding neighborhood compatibility, including the density of the proposed project, which could further burden the limited number of transit stops, pedestrian facilities, and parking in the area; an increase in traffic congestion and associated traffic-related noise and vehicle emissions; and development near Santa Maria Airport and associated safety hazards. To the extent these issues and concerns are within the scope of CEQA, they are addressed in the evaluation and identification of potential mitigation measures for each environmental issue area included in Chapter 4, Environmental Impact Analysis.

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

Santa Barbara County
Santa Barbara Local Agency Formation Commission, or LAFCO.
Santa Barbara County Association of Governments
Santa Barbara County Air Pollution Control District
Golden State Water Company
Laguna County Sanitation District
California Department of Fish and Wildlife