



110 S. PINE STREET #101 (ON HERITAGE WALK) • SANTA MARIA, CALIFORNIA 93458-5082 • 805-925-0951 • TDD 925-4354

Notice is hereby given that a draft Supplemental Environmental Impact Report (SEIR) has been prepared for the below described project in accordance with the provisions of the California Environmental Quality Act of 1970, as set forth in the Public Resources Code, Sections 21000 to 21174, as amended.

As a result of this project, significant, but mitigable, effects on the environment are anticipated in the areas of Aesthetics, Biological Resources, Cultural Resources, and Tribal Cultural Resources. 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.

Environmental Document No: SCH1992111054

Applicant: Jones/Roemer Family care of Urban Planning Concepts

Project Description: Specific Plan Amendment (SPZ2018-0002); and a General Plan Land Use Amendment and Zone change (GPZ2018-0005).

Project Title: Rivergate-Roemer Specific Plan, General Plan, and Zoning Amendment

Assessor's Parcel Numbers: 128-002-014 and -015

Location: Southeast of the U.S. 101/Broadway-Highway 135 interchange, between U.S. 101 to the west, East Borges Road alignment to the south, and the Seward Road Alignment to the northwest.

Proposed Project: 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 approximately eight acres of open space is reserved for the future U.S. 101/Broadway-Highway 135 interchange and extension of Seaward Drive. 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.

The Draft SEIR focuses on the following topics: aesthetics, air quality, biological resources, cultural resources, greenhouse gas, land use and planning, noise, and transportation/traffic, tribal cultural resources, and utilities and service systems.

The project site is not located on a site that contains hazardous materials pursuant to Government Code Section 65962.5.

The draft Supplemental Environmental Impact Report and all documents referenced in the report may be reviewed at:

Community Development Department
110 South Pine Street, #101
Santa Maria, CA 93458
Phone No. (805) 925-0951, ext. 2244,
FAX No. 928-7565.

and

Santa Maria Public Library
421 South McClelland Street
Santa Maria, CA 93454
Phone No. (805) 925-0994

The report and associated documents may also be found on the City of Santa Maria Planning Division website:

<https://www.cityofsantamaria.org/city-government/departments/community-development/planning-division/planning-policies-and-regulations/environmental-impact-reports>

Written comments on the draft Supplemental Environmental Impact Report will be accepted during the period **from July 1, 2019, through August 16, 2019**. Please submit comments on or before 5:00 p.m. on **August 16, 2019**, the close of the public comment period.

Dated: July 1, 2019

RYAN HOSTETTER, SECRETARY
CITY PLANNING COMMISSION