

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SANTA MARIA, CALIFORNIA, TO CERTIFY AN ENVIRONMENTAL
IMPACT REPORT MAKING CALIFORNIA ENVIRONMENTAL QUALITY ACT
FINDINGS, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS
AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM
FOR THE STOWELL ROAD PACKAGE DELIVERY WAREHOUSE
PLANNED DEVELOPMENT PERMIT, LOCATED AT 1680 WEST
STOWELL ROAD**

WHEREAS, the applicant, Seefried Development Management, Inc., submitted a Planned Development Permit (PD2024-0003) to construct a new 244,420-square-foot Package Delivery facility campus on a 32-acre site in a PD/CM-AG (Planned Development/Commercial Manufacturing and Agriculture Overlay) district of the West Stowell Specific Plan herein referred to as the Project; and

WHEREAS, the provisions of the California Environmental Quality Act of 1970 (CEQA), Public Resources Code Sections 21000 et. seq., require the evaluation of environmental impacts of said Project; and

WHEREAS, an Initial Study was prepared to identify any potential significant environmental impacts the Project may generate so that the appropriate CEQA document could be prepared for the Project; and

WHEREAS, a Notice of Preparation (NOP) was prepared for the Project on August 14, 2025, and along with the Initial Study was sent to the State Clearinghouse and to all relevant agencies and made available for public comment as required by law; and

WHEREAS, the Initial Study identified the Project might generate potentially significant environmental impacts regarding Vehicle Miles Traveled (VMT), and therefore determined that an Environmental Impact Report (EIR) would be prepared; and

WHEREAS, a Draft EIR (SCH# 2025080640) was prepared for said Project in compliance with the California Environmental Quality Act; and the required notices were published and the EIR was circulated for public review for the duration between and including November 12, 2025 through January 16, 2026, sent to every responsible and/or trustee agency with jurisdiction over the Project and placed in a public location; and

WHEREAS, at the completion of the public review period on the EIR for the Project, comments were received and responses to those comments were prepared and incorporated into the EIR; and

WHEREAS, the EIR was provided to the Planning Commission, along with all public comments and the responses to those public comments; and

WHEREAS, the Planning Commission of the City of Santa Maria held a regularly scheduled public hearing on May 6, 2026, for the purpose of receiving evidence and considering the EIR and the proposed Project; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the Planning Commission of the City of Santa Maria has reviewed and considered the EIR, incorporated herein by reference for the Project; and

WHEREAS, at the completion of the public hearing, the Planning Commission duly considered all evidence presented at said hearing; and

WHEREAS, the EIR reflects the Planning Commission's independent judgment and analysis.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Santa Maria, that

- Section 1. The above recitals are true and correct and incorporated herein by this reference.
- Section 2. The Planning Commission certifies the Environmental Impact Report (SCH#2025080640) for the Stowell Road Package Delivery Warehouse at 1680 West Stowell Road and finds that it complies with CEQA.
- Section 3. That the Planning Commission hereby makes California Environmental Quality Act Findings included as Attachment D to the Planning Commission staff report dated May 6, 2026, incorporated herein by reference.
- Section 4. That the Planning Commission hereby makes a Statement of Overriding Considerations included as Attachment E to the Planning Commission staff report dated May 6, 2026, incorporated herein by reference, that balances the benefits of the project against the significant, unavoidable impacts of Vehicle Miles Traveled generated by the project, which cannot be mitigated to an acceptable, less than significant level through project redesign, conditions of approval, the VMT mitigations applied to the project, nor through any combination thereof.
- Section 5. That the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program for the project included as Attachment F to the Planning Commission staff report dated May 6, 2026, incorporated herein by reference.

Section 6. The records of these proceedings are located in the Planning Division of the City of Santa Maria, 110 South Pine Street #101, Santa Maria, California 93458.

Section 7. The Assistant Secretary of the Planning Commission is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance to the intent of this document is maintained. In doing so, the Assistant Secretary of the Planning Commission shall consult with the City Attorney concerning any changes deemed necessary.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Santa Maria held May 6, 2026, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ESAU BLANCO, CHAIR
Planning Commission

ATTEST:

CHENIN DOW
SECRETARY
Planning Commission