

NOTICE OF EXEMPTION (NOE)

To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth St. Rm. 212
Sacramento, CA 95812-3044

From: City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101



Subject: Filing of Notice of Exemption

Project Title: RAF PACIFICA Warehouse and Office Building (Lot 19 of Lot Line Adjustment No. 14-070-PCR-LLA) (21-0042-ZC)

Project Applicant: Steven C. Leonard, Manager, RAF Pacifica Group - Real Estate Fund VI, LLC, a California Limited Liability Company

Project Location (Addresses and APNs):

Lot 19: 355 Coromar Drive, Goleta Ca, 931117, County of Santa Barbara; APN: (073-610-036)

Description of Nature, Purpose and Beneficiaries of Project:

The subject property is an approximately 7.6-acre property identified as Assessor's Parcel Number 073-610-036, described as Lot 19 of Lot Line Adjustment No. 14-070-PCR-LLA being a portion of Lots 5, 6, 9, and 19 of Final Map No. 32,046. The lot is zoned SP-CBP (CBP Specific Plan), with subzoning of Business Park and Service Industrial (I-BP and I-S). The proposed project will allow the development of one (1) two-story, 95,490 sq. ft. warehouse and distribution building, composed of 75,207 sq. ft. of warehouse space and 20,283 sq. ft. of office space. The maximum height of the structure will be 35 ft. with an additional two ft. of mechanical screening. A total of 189 parking spaces will be provided. The project will provide approximately 2.13 ac (92,852 sq. ft.) of landscaping. Grading will involve an estimated 10,400 cu. yds. cut and 14,000 cu. yds. of fill. Access to the property will occur from two 27 ft.-wide driveways at the eastern property boundary. An Overall Sign Plan is also proposed consistent with the requirements of the Cabrillo Business Park Specific Plan (CBP SP). The project will generate 53 PM peak hour trips (PHT), which exceeds the existing 42 Vehicle Trip Allowance (VTA) for Lot 19 by 11 PM PHT. A VTA transfer of 11 PHT from Lot 14 to Lot 19 is requested for project approval. The CBP maximum development yield will not be exceeded.

The Cabrillo Business Park Project ("CBP Project") included a Rezone, Development Agreement, Vesting Tentative Map, Development Plan, and Road Naming. A Final Environmental Impact Report for the Cabrillo Business Park Project (2007 FEIR; SCH #2000041129) ("FEIR") was completed for the CBP Project and certified in April 2007 (inclusive of an Errata Sheet dated April 23, 2007). Several Addenda to the FEIR have been prepared to address changes in the CBP Project and its environmental effects. The FEIR and subsequent Addenda shall collectively be referred to and considered as the CBP Final EIR. The Cabrillo Business Park Specific Plan was approved by the City of Goleta City Council on October 1, 2013 and adopted on October 15, 2013, through Ordinance No. 13-04.

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In order to approve the Project Clearance for the project, a determination that the project is consistent with the CBP Final EIR is required.

The project falls within the scope of the CBP Specific Plan approved earlier as part of the CBP Final EIR. As described in Exhibit B, Attachment 1 of the Project Clearance Review Case No. 21-0042-ZC and incorporated herein by reference, the project is consistent with the CBP Specific Plan Environmental Thresholds Checklist.

In summary, the project is consistent with the approved uses for the project site in the CBP Specific Plan. The project one (1) two-story, 95,490 sq. ft. warehouse and distribution building, composed of 75,207 sq. ft. of warehouse space and 20,283 sq. ft. of office space with a maximum height of 35 feet. The project will generate 53 PM peak hour trips (PHT), which exceeds the existing 42 Vehicle Trip Allowance (VTA) for Lot 19 by 11 PM PHT. A VTA transfer of 11 PHT from Lot 14 to Lot 19 is required for project approval. The CBP maximum development yield will not be exceeded. The Maximum Development Yield of 1,078 PM PHT will not be exceeded by the project or by the CBP as a whole.

Name of Public Agency Approving the Project: City of Goleta

Name of Applicant and Person Carrying Out the Project: Steven C. Leonard, Manager, RAF Pacifica Group - Real Estate Fund VI, LLC, a California Limited Liability Company

Exempt Status: *(check one)*

- Ministerial (Sec. 15268)
- Declared Emergency (Sec. 15269 (a))
- Emergency Project (Sec. 15269 (b) (c))
- Categorical Exemption: (Insert Type(s) and Section Number(s))
- Other Statutory Exemption: (Subsequent EIRs and Negative Declarations, Sec. 15162 and Program EIR, 15168(c)(2))

Reason(s) why the project is exempt:

The CBP Final EIR provided a thorough and comprehensive analysis of the environmental impacts associated with the construction and operation of the build-out of the Cabrillo Business Park.

Section 15168(c)(2) of the CEQA Guidelines states that, if a project is proposed, which has been the subject of a previous certified EIR or adopted negative declaration, and "[i]f the [City] finds that pursuant to section 15162, no new effects could occur or new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required."

Section 15162 of the CEQA Guidelines defines the conditions under which a subsequent EIR would be required for a project as follows:

1. Substantial changes are proposed in the project which require major revisions of the EIR due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due

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- to involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and/or
3. New information of substantial importance has been forthcoming at this time, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted, shows any of the following:
 - a. The revised project will have one or more significant effects not discussed in the previous EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The CBP Specific Plan Environmental Guidelines & Thresholds (EGT) establishes an Environmental Thresholds Checklist, prepared consistent with CEQA Guidelines Section 15168(c)(4), for use in evaluating the effects of subsequent activities. The Environmental Thresholds Checklist identifies the areas of environmental impact which were evaluated and/or contemplated by the CBP Final EIR. Since the project is found to be consistent with the Environmental Thresholds Checklist in the CBP Specific Plan, no further environmental review under CEQA is required (CEQA Guidelines Section 15168(c)(4)). Therefore, the project will not result in any new significant environmental impacts not already discussed in the CBP Final EIR.

Based on the above analysis, the Planning and Environmental Review Director finds the following:

- 1.1 The project falls within the scope of the CBP Specific Plan approved earlier as part of CBP Final EIR (CEQA Guidelines Section 15168(e)(1)).
- 1.2 The CBP Final EIR adequately describes the project for purposes of CEQA (CEQA Guidelines Section 15168(e)(2)).
- 1.3 The project does not require major revisions of the CBP Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects (CEQA Guidelines Section 15162(a)(1)).
- 1.4 No substantial changes have occurred with respect to the circumstances under which the project will be undertaken which will require major revisions of the CBP Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects (CEQA Guidelines Section 15162(a)(2)).
- 1.5 No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the CBP Final EIR was adopted, shows any of the following:

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- a. The project will have one or more significant effects not discussed in the CBP Final EIR;
- b. Significant effects previously examined will be substantially more severe than shown in the CBP Final EIR;
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the CBP Final EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative (CEQA Guidelines Section 15162(a)(3)).

City of Goleta Contact Person and Telephone Number:

Brian Hiefield, Associate Planner, (805) 961-7559

<i>Brian Hiefield</i>	Associate Planner	5/23/22
Signature	Title	Date

If filed by the applicant:

- 1. Attach certified document of exemption finding
- 2. Has a Notice of Exemption been filed by the public agency approving the project?
Yes No

Date received for filing at OPR: _____

Note: Authority cited: Section 21083 and 211110, Public Resources Code
Reference: Sections 21108, 21152.1, Public Resources Code