



Notice Date: April 11, 2019

**NOTICE OF INTENT TO ISSUE
Cabrillo Business Park Revised Project Clearance
April 22, 2019 at 5:00 P.M.**

**Pacific Beverage Office/Warehouse
355 Coromar Drive
(Lot 19 of Map No. 32,046)
APN 073-610-036
Case No. 18-118-PCR-RV**

NOTICE IS HEREBY GIVEN that the Director of Planning and Environmental Review of the City of Goleta **intends to issue a Revised Project Clearance** pursuant to the Cabrillo Business Park Specific Plan (City Ord. 13-04) for the following individual project described below, on April 22, 2019 at 5:00 P.M.

Case No. 18-118-PCR-RV: The project is located on Lot 19 of Tract 32,046 within the Cabrillo Business Park (CBP), which is 7.60 gross acres in size. The property's zoning is SP-CBP (CBP Specific Plan), with subzoning of Business Park and Service Industrial (I-BP and I-S). The Project is a request for revisions to the previously approved Project Clearance, Case No. 14-070-PCR-LLA-OSP.

As revised, one building will be constructed and one building will be removed from the previously approved project (Case No. 14-070-PCR-LLA-OSP). The office/warehouse building to be constructed would decrease in overall building area from 98,780-square feet to 77,394-square feet. The building to be removed from the previously approved project would be a 3,200-square foot maintenance building located at the southeast corner of the lot. The building coverage for the revised project will be reduced from 27.44% to 21.00% and the landscaping coverage will increase from 28.26% to 32%. Other minor changes as part of the Revised Project Clearance include the addition of a 932-square foot nonhabitable truck wash structure, the relocation of the trash enclosure to the rear of the building, and minor sign and façade changes.

No native vegetation or specimen trees would be removed as part of this revised project and all landscape plans associated with the 50-foot wetland buffer will stay in effect.

All remaining aspects entitled through Case No. 14-070-PCR-LLA-OSP and Case No. 14-032-LUP remain in effect. These unchanging aspects include, but are not limited to, the design and landscaping of the 50-foot wetland buffer area and detention basin, the Lot Line Adjustment, the Overall Sign Plan, the Vehicle Trip Allowance transfer of 78 PM Peak Hour Trips (PHT) from Lot 19 to Lot 9, the allotted 42 PM PHT for Pacific Beverage, and the allotted Maximum Development Yield of 1,078 PM PHT for the entire Cabrillo Business Park Specific Plan area.

The project is in substantial conformance (as documented in Case No. 18-118-SCD) with Case No. 14-070-PCR-LLA-OSP, and therefore all approval findings, consistency analyses, and conditions of approval from Case No. 14-070-PCR-LLA-OSP and Case No. 14-032-LUP will remain in effect and are incorporated by reference. The Revised Project Clearance was filed by Kenneth Marshall of Dudek, agent, on behalf of Jeff Jordano of Pacific Beverage, LLC, property owner.

ENVIRONMENTAL REVIEW FINDINGS: The project falls within the scope of the CBP Specific Plan approved earlier as part of the CBP Final EIR. The CBP Final EIR adequately describes the project for the purposes of CEQA. No new effects would occur and no new mitigations would be required as the project falls within the scope of the project covered by the CBP Final EIR. The project is also found to be consistent with the Environmental Thresholds Checklist in the CBP Specific Plan; therefore, no further environmental review under CEQA is required. (*CEQA Guidelines Sections 15162 and 15168*).

CORTESE LIST: The project site is not listed on the Cortese List (Gov't Code §65962.5) as a hazardous materials site, and as such, project implementation would not result in a significant impact on the public and/or environment due to development on a designated hazardous site.

FOR FURTHER INFORMATION: The project plans and submittal may be reviewed at the City of Goleta, Planning and Environmental Review Department, located at 130 Cremona Drive, Suite B, Goleta, CA 93117. The Planning and Environmental Review Department is open Monday through Thursday from 8:00 a.m. to 4:00 p.m. and on Friday from 8:00 a.m. to noon. For further information please contact Darryl Mimick, Associate Planner, at (805) 961-7572 or via email at dmimick@cityofgoleta.org.

APPEALS PROCEDURE: The action of the Director may be appealed to the City of Goleta Planning Commission within ten (10) calendar days following final action. If you challenge the City's final action in court, you may be limited to raising only those issues you or someone else raised in written or oral testimony and/or evidence provided to Planning and Environmental Review Department prior to final decision-maker action (Government Code § 65009(b)(2)).