



Notice Date: May 4, 2022

**NOTICE OF INTENT TO ISSUE  
Cabrillo Business Park Project Clearance  
May 17, 2022, at 5:00 P.M.**

**RAF PACIFICA Warehouse and Office Building  
355 Coromar Drive  
(Lot 19 of Lot Line Adjustment No. 14-070-PCR-LLA)  
APN 073-610-036  
Case No. 21-0042-ZC Project Clearance**

**NOTICE IS HEREBY GIVEN** that the Director of Planning and Environmental Review of the City of Goleta **intends to issue a Project Clearance** pursuant to the Cabrillo Business Park Specific Plan (City Ord. 13-04) for the following Individual Project described below, on May 17, 2022, at 5:00 P.M.

**Case No. 21-0042-ZC Project Clearance:** 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 required for project approval. The CBP maximum development yield will not be exceeded.

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

All work not permitted on this project will remain entitled through Case No. 14-070-PCR and Case No. 14-132-LUP, including but 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 PHT from Lot 19 to Lot 9, the Vehicle Trip Allowance transfer of 11 PM PHT from Lot 14 to Lot 19, the allotted 53 PM PHT for the Lot 19 Warehouse and Distribution Building, and the allotted Maximum Development Yield of 1,078 PM PHT for the entire Cabrillo Business Park Specific Plan area.

All approval findings, consistency analyses, and conditions of approval from 14-070-LLA-OSP and 14-132-LUP will remain in effect and are herein incorporated by reference. Case No's 14-070-PCR, 17-047-PCR-RV, 17-047-SCD, 15-151-PCR-RV, and 18-118-PCR-RV are superseded by 21-0042-ZC, and those approvals and development authorized by them are no longer in effect. The project was filed by Troy White on behalf of Jorland, 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*) A copy of the Finding of Consistency with the Cabrillo Business Park EIR is attached to this notice.

**FOR FURTHER INFORMATION:** The project plans and submittal may be reviewed at the City of Goleta, Planning and Environmental Review (PER) Department, located at 130 Cremona Drive, Suite B, Goleta, CA 93117. The Planning and Environmental Review Department is open for in person visits on Monday and Wednesday mornings from 8:00 a.m. to 12:00 p.m. The PER Department is open for phone calls and virtual meetings Monday – Thursday 8 am – 4 pm and Fridays from 8 am – 12n. For further information regarding this project, please contact Brian Hiefield, Associate Planner, at (805) 961-7559 or via email at [bhiefield@cityofgoleta.org](mailto:bhiefield@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)).