

**EXHIBIT F  
CONDITIONS OF APPROVAL**

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

**1. AUTHORIZATION**

This Project Clearance, Case No. 21-0042-ZC, authorizes approval of the RAF Pacifica Warehouse and Office Building, subject to these Conditions of Approval (“project”). All construction, improvements, implementation and/or any other actions taken pursuant to this approval shall be in substantial conformance with the project. Any deviations from the project must be reviewed and approved by the City of Goleta (“City”). The City may determine whether any deviation substantially conforms to the project. Any deviation determined not to be in substantial conformance with the project requires the permittee as defined below to seek additional approval, permits, or other action by the City. Any deviation from the project made without the above-described review and approval of the City is a violation of this approval.

In addition to all applicable provisions of the Goleta Municipal Code, Jorland, LLC (“permittee”) or successor in interest agrees to comply with the following provisions as conditions for the City’s approval of the permit (“Conditions of Approval”).

**2. AUTHORIZED DEVELOPMENT**

The approval includes, without limitation, the following:

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.

**PROJECT-SPECIFIC CONDITIONS**

- 3. Revised Plans for Project Design:** Before the City issues any grading or building permit for the project, the permittee must revise the project plans to include the following:

- A. Verify that all elevation drawings are accurate and track from one elevation to the next.
  - B. Trash/recycle area(s) must provide for stormwater best management practices (BMPs) to ensure that organics and other materials are appropriately filtered before entering a public storm drain system or natural waterway.
  - C. Trash and recycling containers must contain minimum equal volume (minimum 50% recyclables), and trash/recycling areas must be easily accessed by the consumer and the trash hauler.
  - D. Green waste is not a part of the 50% recycling calculation. Provide adequate area for green waste within trash/recycle area(s) or provide statement if intent is to have a maintenance company haul off green waste.
4. **Signage:** This Project Clearance amends the CBP Overall Sign Plan for the project site (Lot 19 of Map 32,046). Before the City issues any building permit for project signage, the permittee must obtain a Sign Certificate of Conformance from the Planning and Environmental Review Director ("Director"), or designee.
  5. **Lighting:** Exterior site lighting and windows must be submitted to the Airport Land Use Committee (ALUC) for review and approval before issuance of any building permit.
  6. **Vehicle Trip Allowance:** The Director approves a Transfer of Vehicle Trip Allowance of 11 PM peak hour vehicle trips ("PHT") from Lot 14 to Lot 19 in accordance with CBP Specific Plan § IX(A)(2), leaving a Vehicle Trip Allowance of 94 PM PHT for Lot 14. Before the City issues building permits, permittee must record a Transfer of Traffic Trip Entitlements Agreement, in a form approved by the City Attorney, against the Property in accordance with CBP Specific Plan § IX(A)(2)(c).
  7. **Vehicle Trip Allowance Verification:** Within six months after the date City issues a certificate of occupancy for the project, City may, in its sole discretion, perform a traffic study which is to be an actual count of PM PHT trips (the "Verification Study") to verify the Vehicle Trip Allowance approved by the Director. The Verification Study must be conducted by a qualified traffic engineer using the appropriate ITE Manual. City must select a qualified traffic engineer from a list provided by the permittee; the permittee's list must include at least five qualified traffic engineers located within the counties of San Luis Obispo, Santa Barbara, or Ventura. City must provide a copy of the Verification Study to applicant upon request. Should the Verification Study demonstrate that the PM PHT generated from the project exceed the Vehicle Trip Allowance approved by the Director, permittee must submit an application for a Transfer of Vehicle Trip Allowance (without paying an application fee) to City in accordance with the CBP Specific Plan to transfer vehicle trips to the Property. City must process the application in accordance with the Specific Plan and, if appropriate, the Director must amend the Vehicle Trip Allowance for the Property to match the vehicle trips identified in the Verification Study. Any amendment to the Vehicle Trip Allowance must conform to the CBP Specific Plan including, without limitation, recordation of a Transfer of Traffic Trip Entitlements Agreement and applicant's payment of all applicable Goleta Transportation Impact Mitigation Fee Program ("GTIP") fees. Should the Verification Study show fewer vehicle trips, i.e., less than 53 PM PHT, associated with the project, there will be no change made to the Vehicle Trip Allowance for the Property; it will remain as 53 PM PHT vehicle trips.

**PUBLIC WORKS DEPARTMENT**

8. **Before the City issues any grading or building permit, the permittee must:**
- A. Provide a Preconstruction Waste Reduction and Recycling Plan (pre-WRRP) must be submitted to the Public Works Director or designee for review and approval. Said pre-WRRP must indicate how a minimum 65% diversion goal will be met during construction including but not limited to the following:
    - i. Demolition and/or excess construction materials must be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt).
    - ii. During grading and construction, separate bins for recycling of construction materials and brush must be provided onsite.
    - iii. This requirement must be printed on the grading and construction plans.
    - iv. Materials must be recycled as necessary throughout construction. All materials must be recycled prior to occupancy clearance.
    - v. The applicant/property owner must contract with a City-approved hauler to facilitate the recycling of all recoverable/recyclable construction material. A copy of said contract must be provided to the Public Works Director or designee. Recoverable construction material must include without limitation asphalt, lumber, concrete, glass, metals, and drywall.
  - B. Provide a Storm Water Pollution Prevention Plan (SWPPP) to be approved by the Public Works Director or designee. The plan must include Best Management Practices (BMPs) for all onsite construction and storm water quality management and shall be shown on building plans including, without limitation, the property frontage and adjacent property frontages, and parking and staging areas at the construction site must be swept daily to decrease sediment transport to the public storm drain system and dust.
  - C. Prepare a post-construction, solid waste management plan that demonstrates how the project will reduce, reuse and recycle materials generated during normal business operations. The plan must identify what waste reduction measures will be taken to reduce the generation of solid waste for disposal, such as reusing wooden pallets, purchase of products with post-consumer recycled content, or double-sided printing. Under-desk recycling containers in office environments, and recycling bins in common areas, such as break rooms and kitchen areas, must be provided. The plan should also address how staff will be trained on the proper handling and disposal of any electronic, universal or hazardous waste that may be generated during normal business operations.
9. **Before the City issues a certificate of occupancy, the permittee must:**
- A. At the completion of all permitted construction, submit a Post-Construction Waste Reduction & Recycling Summary Report documenting the types and amounts of materials that were generated during the project and how much was reused, recycled, composted, salvaged, or landfilled.
  - B. Reset all existing survey monuments that were preserved and/or tied out coordination with the County of Santa Barbara's Surveyor's Office.

**FIRE PROTECTION DISTRICT (FIRE DEPARTMENT)**

10. Fire Protection Certificate(s) are required.
11. Any structure that exceeds 30 feet in height, must meet California Fire Code (CFC) § D105.
12. New fire hydrants(s) must be installed (number to be determined by the Fire Department)
  - The Fire Department must have on file a set of approved fire hydrant plans before the City issues any grading or building permit.
  - Commercial fire hydrant(s) must consist of one 4-inch outlet and two 2-1/2-inch outlets.
  - A set of approved fire hydrant plans, stamped and dated by the Fire Department must be kept at the site and available upon request.
  - Water systems must be installed exactly as the approved fire hydrant plans dictate. No changes or modifications to these plans shall take place without prior Fire Department approval.
  - No work must be covered or otherwise rendered inaccessible or unviewable prior to inspection by the Fire Department representative.
13. Signs indicating “Fire Lane-No Stopping” must be placed every 150 feet as required by the Fire Department. Refer to current adopted California Fire Code.
14. Portable fire extinguishers are required and must be installed in accordance with California Fire Code § 506.
15. An automatic fire sprinkler system must be installed.
  - Fire sprinkler plans must be approved by the Fire Department before installation.
  - A set of approved plans, stamped and dated by the Fire Department must be kept at the job site and available upon request.
  - The Fire Department must determine the location any fire department connection (FDC) that may be required.
  - Fire Department Connection (FDC) must be labeled per NFPA 13.
  - Water systems must be installed exactly as the approved plans dictate. No changes or modifications to these plans must take place without prior Fire Department approval.
  - No work must be covered or otherwise rendered inaccessible or not viewable prior to inspection by the fire department.
16. The Fire Department Connection must be clearly visible from the access road or driveway. Provide unobstructed access from the roadway to the Fire Department connection.
  - Clearance must be maintained for the life of the project.
17. An automatic fire or emergency alarm system must be installed.
  - Fire alarm system must meet Santa Barbara County Fire Protection District requirements.
  - Automatic fire or emergency alarm system plans must be approved by the Fire Department.
  - Alarm panel locations and annunciator graphics must be approved by the Fire Department before installation.

- Alarm system plans must require Fire Protection Engineer design and certification.
18. Recorded addressing is required by the Fire Department.
  19. Address numbers must be minimum height of 12 inches.
    - Address number location(s) must be approved by the Fire Department.
    - Address numbers must be color contrasting to the background color.
    - The address number must be elevated at least 3 feet from the ground for clear visibility and easy directional identification.
    - The number must be visible from the access road when travelling in either direction.
  20. Access way entrance gates must conform to the Fire Department requirements.
  21. When access ways are gated, a Fire Department-approved locking system must be installed.
  22. A Knox Box entry system must be installed.
  23. The permittee must pay Development Impact Fees to the City and in accordance with the CBP Development Agreement adopted by the City Council.

#### **SANTA BARBARA AIRPORT CONDITION**

24. In addition to airport specific conditions in Final Development Plan 37-SB-DP, Development Plan Amendment 08-107-DPAM, Development Plan Amendment 11-037-DPAM, and Development Plan Amendment 12-028-DPAM (the "CBP Development Plan"), the permittee has the option to conduct crane operations during project construction activities between the hours of 12:00 AM and 5 AM in order to not conflict with airport operations. Construction activities that can utilize these hours include, but are not limited to, the lifting of concrete tilt-up panels and for the placement of any roof-mounted equipment. The permittee would be required to coordinate with the Santa Barbara Airport prior to the use of a crane between these hours and the crane must be compliant with all applicable Federal Aviation Administration regulations. If crane operations are to occur at night, the applicant must notify residents with the use of door-hangers within 500' of the site at least 72 hours prior to the use of a crane regarding the night construction activities (dates/duration of the activities, time of day etc.). Proof of notification must be provided to the PER Director or designee prior to the nighttime construction work.

#### **GENERAL CONDITIONS**

25. **Development Plan Conditions of Approval:** All Conditions of Approval of CBP Development Plan remain in full force and effect and are incorporated by reference.
26. **Compliance Review Application:** The Director, or designee, must conduct Permit Compliance Review during construction of the project. The permittee must submit a Compliance Review Application before issuance of any building permits. The permittee must pay Permit Compliance Review fees before the City issues a final Certificate of

Occupancy to cover full costs of compliance monitoring. The decision of the Director is final in the event of any dispute.

27. **Trailer Application:** The permittee must apply for and obtain a Temporary Use Permit, which must be issued before any temporary building, trailer, commercial coach, or other structure, vehicle, or building is installed or used in connection with construction or watchman purposes of this project.
28. **Payment of City Fees:** The permittee must pay in full all applicable development impact fees, processing fees (including any outstanding review fees associated with this Project Clearance) and other fees as determined by the City in accordance with and as required by all applicable City ordinances. Subject to the provisions of the CBP Development Agreement amounts will be based on the fees in effect and applicable at the time fees are due.
29. **Payment of School District Fees:** The permittee must provide written documentation of payment of any fees required by any school district within the City in effect at the time of issuance of each Building Permit before issuance of each Building Permit.
30. **Completeness and Accuracy of Plans:** The permittee is responsible for and must ensure the completeness and accuracy of all plans, forms, and supporting materials submitted in connection to the project. Any error or discrepancy found therein is a violation of this permit.
31. **Conditions of Approval Must Be Included Within Project Plans:** These Conditions of Approval and the CBP Development Plan Conditions of Approval must be printed in their entirety on all plans submitted for approval of any grading permit or building permit for the project.
32. **Conflict between Exhibits/Written Conditions of Approval:** If exhibits and/or written Conditions of Approval are in conflict, the written Conditions of Approval control.
33. **Expiration:** This permit expires twenty-four (24) months after the approval date, unless within such period physical construction of the project is substantially commenced, and/or the beginning of the authorized use commenced, or the City grants a time extension in accordance with Cabrillo Business Park Specific Plan § VII.L. In the event that a request for a time extension is made by the permittee, these Conditions of Approval may be revised and/or additional Conditions of Approval may be imposed by the City.
34. **Permit Runs with the Land:** This permit is granted for the property/parcel(s) of record on which the project is located and is not transferable. This permit runs with the land and the rights and obligations thereof - including the responsibility to comply with these Conditions of Approval - is binding upon successors in interest, unless or until this permit expires or is expressly abandoned in writing by the permittee.
35. **Violations of Conditions of Approval:** Violation of any of these Conditions of Approval is unlawful, prohibited, and is a violation of the Goleta Municipal Code. The City may initiate civil, criminal and/or administrative enforcement, or after notice and a public hearing, to modify these Conditions of Approval if it is found that there is a violation of these Conditions of Approval or the Goleta Municipal Code, or that the project operates as or causes a public nuisance. This Condition of Approval is not intended to, nor does it

limit in any manner whatsoever the ability of the City to take appropriate enforcement actions.

36. **New, Expanded, or Changed Use:** Any new, expanded, or changed use on the project site is subject to City review and approval. The City must determine whether the new, expanded, or changed use on the project site requires the permittee to seek additional approvals, permits, or other action by the City. Failure of the permittee to obtain the above-described review and approval of the City is a violation of this permit.
37. **Revised Plans Requirements:** Revised plans and building elevations incorporating all Conditions of Approval for this project must be coordinated and submitted to the Director, or designee, as one package in accordance with plan check requirements. All plans, including site, grading, landscape, irrigation, mechanical, and street improvement plans must be reviewed for condition compliance before issuance of any permits such as grading, building, or encroachment permits. The permittee must obtain approval by the Director, or designee, for any change to the size, colors, construction materials, design or location of any structure onsite, or other site or landscape improvements, except to the extent the Director or designee deems such changes in substantial conformity with the project approval.
38. Permittee must reimburse the City for all attorneys' fees expended by the City that are directly related to the processing of this project. The City will not issue a Certificate of Occupancy or other final occupancy approval until all attorneys' fees are paid by the permittee.
39. Permittee agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of the project. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of the project, permittee agrees to defend the City (at the City's request and with counsel satisfactory to the City Attorney) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section, "the City" includes the City of Goleta's elected officials, appointed officials, officers, and employees.

By signing this document, permittee certifies that it has read, understood, and agrees to the Conditions of Approval listed in this document.

Jorland, LLC, a California Limited Liability Company

By: Jordano's Inc., Its Manager

\_\_\_\_\_  
Jeff Jordano  
Its President

RAF Pacifica Group – Real Estate Fund VI, LLC, a California Limited Liability Company

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Steven C. Leonard  
Manager

- End of Conditions -