

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:

Target Tentative Parcel Map
Case No. 21-0002-SUB

Project Applicant:

Ginger Andersen
On behalf of MGP XII KB Goleta, LLC, Property Owner

Project Location (Address and APN):

6865 & 6861 Hollister Avenue
Goleta, CA 93117
County of Santa Barbara
APN: 073-100-033, -034, -035

Description of Nature, Purpose, and Beneficiaries of Project:

Application is a request for a two-lot subdivision of APNs 073-100-033, -034, and -035, which comprise a single legal lot 8.872 acres in size. Proposed Parcel A would be 7.636 gross acres in size and Proposed Parcel B would be 1.236 gross acres in size.

No new development or additional square footage is proposed. Existing development on site would remain: A commercial retail building of approximately 116,612 SF on Proposed Parcel A, and a multi-tenant commercial building of approximately 17,779 SF on Proposed Parcel B. Existing parking and circulation, landscaping, and lighting would also remain unchanged.

The purpose of the project is to split the lots to separate the larger commercial building from the inline shops. The beneficiaries of the project are the property business owners.

Name of Public Agency Approving the Project:

Zoning Administrator of the City of Goleta

Name of Person or Agency Carrying Out the Project:

Ginger Andersen on behalf of MGP XII KB Goleta, LLC, Property Owner

Exempt Status: *(check one)*

- Ministerial (Sec. 15268)
- Declared Emergency (Sec. 15269 (a))
- Emergency Project (Sec. 15269 (b) (c))
- Categorical Exemption: § 15315 (Minor Land Divisions)

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Reason(s) why the project is exempt:

The proposed project is categorically exempt pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; “CEQA”) and CEQA Guidelines (14 Cal. Code Regs. §§ 15000, et seq.). Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15315 (Minor Land Divisions), which applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Here, each of these conditions is met, and the Class 15 exemption therefore applies.

The project involves splitting one legal lot, which is zoned for commercial uses, into two with no development proposed. No variance or exception from zoning requirements is necessary to effect this lot split. The parcel has been used for commercial uses and there will be no changes to existing services or access. The parcel has not been subdivided in the last two years. The slope of this parcel is less than 20 percent. The property will continue to be served by existing utilities, streets, and driveways, and will not change the demand on the existing services. Further, the project would not alter any biological resources, cultural resources, geologic resources, or site drainage and would not impact visual resources. Therefore, given the minor nature of the lot split, the project will not have a significant effect on the environment.

City of Goleta Contact Person, Telephone Number, and Email:

Travis Lee, Associate Planner
805-562-5528
tlee@cityofgoleta.org

Signature	Title	Date
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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