

82-DP-17



COUNTY OF SANTA BARBARA
CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
122 E ANAPAMU ST.
SANTA BARBARA, CALIF. 93101
PHONE: (805) 968-7135

November 19, 1982

Nexus Products Company
618 E. Gutierrez Street
Santa Barbara, CA 93103

Re: Nexus Corporation Partial/Final Development Plan
Case No. 82-DP-17; APN 73-150-12

Dear Gentlemen:

The Santa Barbara County Planning Commission at its regular meeting November 17, 1982 upon the motion of Commissioner Philbrick, seconded by Commissioner Wells, and carried by a vote of 4 to 0, took the following action:

1. Found that the review by the Board of Architectural Review should satisfy the aesthetic concerns of the Visual Resources Policy #3 of the Comprehensive Plan.
2. Approved a setback modification to allow construction of a six foot high security wall along portions of the north and east property boundaries instead of providing the required five foot wide planting area along these property lines.
3. Required that special consideration be given to the landscaping along the Hollister Avenue frontage in order to soften the continuous wall effect of the warehouse, Building "A", Phase I.
4. Approved the Partial/Final Development Plan subject to the following conditions:
 - a) The size, shape, arrangement, and location of buildings, walkways, parking areas, and landscaped areas shall be developed in substantial conformity with the approved development plan marked Planning Commission Exhibit B, dated November 17, 1982. Substantial conformity shall be determined by the Planning Director. In the event of disagreement, such determination shall be made by the Planning Commission.

82-DP-17

- b) Uncovered parking spaces and driveways shall be graded, surfaced, and drained in accord with standard requirements of the County Transportation Department and Public Works Department for such improvement.
- c) A landscape plan and irrigation plan, prepared and signed by an individual qualified to do landscape design under the law of the State of California must be approved by the County Landscape Planner. Prior to issuance of building permits, a bond, cash deposit, or assignment of deposit, in an amount to be determined by the Landscape Planner, to assure installation and adequate maintenance for a period of two (2) years, shall be filed with the Clerk of the Board of Supervisors. Upon completion of the installation, a person qualified to do landscape design under the law of the State of California shall furnish to the County Landscape Planner a signed statement certifying that the installation is complete and that all grades approved by the Public Works Department have been maintained. Bonds, cash deposits, or assignments of deposit, will be released two years after the date that the Landscape Planner concurs with the certification of installation provided the landscaping has been adequately maintained.
- d) Uncovered parking areas of more than 3,600 square feet shall be planted with trees placed at suitable intervals in each direction in order to break up the continuity of paved areas. (Article VII, Section 1, Ord. 661).
- e) Compliance with Departmental letters of:
 - (1) Transportation dated October 25, 1982.
 - (2) Fire Department dated August 18, 1982.
 - (3) Public Works dated October 15, 1982.
 - (4) Environmental Health Services dated October 20, 1982.
 - (5) Flood Control dated October 25, 1982.
- f) Before a Land Use Permit (zoning clearance) will be issued by the Planning Department, the applicant must obtain written clearance from all Departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available in the Planning Department.
- g) All signs shall comply with Santa Barbara County Code Chapter 35 (Sign Regulations).
- h) All exterior lighting shall be shielded from shining on any adjacent parcel and shall not constitute a hazard to traffic using adjacent streets.
- i) Prior to the use, occupancy, expansion, erection, alteration, or moving in of structures for which this permit is issued, obtain a Land Use Permit (zoning clearance) from the Planning Department. The Land Use Permit is required by ordinance and is necessary to insure implementation of the conditions required by the Planning Commission.
- j) The design of the garbage pickup areas shall be architecturally compatible with the overall architecture of the project.

- k) Motorcycle parking, bicycle parking (racks) and showers shall be provided for employee use.
- l) Planter islands shall be designed to protect landscaping from pedestrian or vehicular damage.
- m) Working hours at Nexxus Corporation shall be established to minimize departures from and arrivals to the project site during peak traffic hours and in coordination with other firms in the industrial park.
- n) The applicant, through coordination with the Santa Barbara County Ride-sharing Office, shall encourage ride sharing modes for its employees, including but not limited to providing car pool, van pool, and buspool information, financial assistance and possible sponsorship.

CK:AJM:mm

Sincerely,


Albert J. McCurdy
Secretary to the Planning Commission

cc: Deputy County Counsel, Jack Cohan
Department of transportation
Fire Department
Flood Department
Environmental Health Department
Public Works Department
Environmental Review Division
Don Riggs, Agent
✓ Case File, 82-DP-17
Permanent File

FILE COPY

SANTA BARBARA COUNTY PLANNING COMMISSION
STAFF REPORT

PC Date: 11/17/82
Sup. Dist.: Third
Area: Goleta
Staff: Enos

NEXXUS CORPORATION PARTIAL/FINAL DEVELOPMENT PLAN

82-DP-17

OWNER/APPLICANT:
Nexus Products Co.
618 E. Gutierrez Street
Santa Barbara, CA. 93103

AGENT:
Don Biggs
41350 Elm
Murrieta, CA. 92362

Request:

Public hearing to consider the request of Don Biggs agent for Nexus Products, for 1) approval of a Partial/Final Development Plan to construct two buildings (one warehouse/storage and one office) totalling 72,528 sq.ft., 2) approval of a modification to allow a 6 ft. wall on the property boundary instead of the required 5 ft. setback for landscaping.

APN/Location:

73-150-12; located on the northeast corner of the intersection of Hollister Avenue and Coromar Drive, Goleta Area, Third Supervisorial District. (See attached Exhibit "A").

Zoning:

M-1-B

Comprehensive Plan:

Industrial Park

Environmental Review:

82-ND-75, certified October 21, 1982

Deadlines:

One year - August 3, 1983

General Information:

1. Site size: 4.33 acres
2. Present use: Vacant
3. Access: Access will be provided from two driveways leading from Coromar Drive.
4. Water: Coromar Mutual Water Company
5. Sewer: Isla Vista Sanitary District

Project Proposal:

1. The applicant proposes:
 - .To develop a corporate headquarters for Nexus Products, Inc., a local cosmetic firm.
 - .To construct a building "A" (57,312 sq.ft.) and a building "B" (16,720 sq.ft.,

including a 4,896 sq.ft. mezzanine); Building "A" would be used as a warehouse and central distribution center; Building "B" would be used as the headquarters, general office, sales promotion, product shipping and mailing, and an accounting computer center.

.To develop in phases

2. Statistics:

	<u>Proposed</u>	<u>Required</u>
a. Gross site area:	4.33 acre	N/A
b. Building coverage:	71,424 sq.ft. (37.8%)	50% maximum
c. Building square footage,		
Building A:	57,600 sq.ft.	N/A
Building B:	18,720 sq.ft.	N/A
TOTAL:	76,320 sq.ft.	N/A
d. Landscaping:	52,105 sq.ft. (27.6%)	10% minimum
e. Paved area:	65,085 sq.ft. (34.6%)	N/A
f. Parking:	104 spaces	warehouse = 4 spaces office = 23 spaces TOTAL = 27 spaces

3. The applicant is requesting a setback modification to allow construction of a six foot security wall along portions of the north and east property boundaries instead of providing the required five foot wide planting area along all property lines. The proposed wall will enclose a 50 ft. by 90 ft. employee parking and security area on the north side of the proposed warehouse. A climbing vine would be planted to partially cover the wall. Landscaping would be provided along all other property lines, as required.

STAFF ANALYSIS & FINDINGS:

1. The proposed project would be located on the second to the east undeveloped parcel in the Santa Barbara Research Park. All of the surrounding parcels are designated for industrial use under both the Comprehensive Plan (Industrial Park) and the zoning (M-1-B). The surrounding uses are as follows:

North: Genso, Inc.
 South: Delco Electronics
 East: Glenet Coachworks Building (vacant)
 West: Santa Barbara Research Corporation

2. The Nexus Company currently operates its corporate office on Gutierrez Street in downtown Santa Barbara and two warehouses in the Los Angeles area. Nexus intends to relocate all current operations to the proposed facility. The company employs a total of 15 persons, four persons in the warehouse operation and eleven in the office facility. Nexus expects to hire ten new employees as a result of the construction of the new facilities for a total of 25 employees.
3. The proposed project complies with all requirements of the M-1-B zone district. The required amount of parking is based on one space/500 sq.ft. (less area not continuously occupied by employees, e.g., storage areas, restrooms, etc.) for commercial uses and one space/1½ employees on the major shift for industrial

uses. With six employees in the storage warehouse, the total required number of parking spaces is 27. The applicant proposes to provide 104 parking spaces. This number of spaces is more realistic than the required 27 spaces when the existing parking situation within the Research Park and the potential for use of the proposed building at a higher density are considered. Overflow cars from the Santa Barbara Research Corp. facility to the west of the project site currently park on both sides of Coromar Drive due to the lack of parking on their own site.

4. The environmental review for the project (82-ND-75) identified water, growth inducement, traffic, geology/soils, and aesthetics as adverse impacts of the project. No significant or unavoidable impacts were identified for the project. The project will add to the cumulative traffic impacts at both the Storke Rd./Hollister Ave. and Los Carneros/Castillian/Hollister Ave. intersection.
5. CONSISTENCY WITH COMPREHENSIVE PLAN: Visual Resources Policy #3 of the Comprehensive Plan requires that new structures shall be in conformance with the scale and character of the existing development. The applicant is proposing a classical Greek architectural design for the project. The majority of the buildings in the surrounding research park are concrete slab or metal tilt-up buildings with architectural features such as wood slating, contrasting color bands around the top of the building, or exposed concrete columns, which give the park a relatively modern character. The Cienet Coachworks building on the adjacent parcel to the east is an ultra-modern building.

With the Classical Greek architecture (e.g., the embossed frieze and the atrium roof) the proposed buildings will contrast with the existing architecture in the research park.

The proposed buildings conform to the scale of the surrounding development. The final height of the building is 26 ft. with the atrium at 30 ft. The heights of surrounding buildings range from 21 ft. (Santa Barbara Research Corp.) to 26 ft. (Cienet Coachworks).

In addition, staff is concerned with use of the building in the future as the architectural design may be too specific to the needs of this particular client.

The applicant has worked extensively with the Board of Architectural Review to obtain preliminary approval (82-BAR-212, October 22, 1982). Numerous revisions were made to the elevations to produce the approved set. The Greek design is more subtle than the original submittal and more compatible with surrounding architecture. Staff recommends that the Planning Commission review the architectural design of the proposed buildings for consistency with Visual Resource Policy #3 and make comments to the B.A.R. prior to final architectural approval. Staff recommends that the embossed frieze be eliminated from the elevations.

PROCEDURE:

1. The Planning Commission must take a separate action on the requested modification before approving the total project.
2. The Planning Commission's decision is final unless a written appeal is filed within ten (10) days of such action.

STAFF RECOMMENDATION:

1. Approval of the modification request to allow a wall along a portion of the property line instead of providing a 5 ft. planting area along all property lines.
2. Approval of the project as proposed subject to the following conditions:
 1. The size, shape, arrangement, and location of buildings, walkways, parking areas, and landscaped areas shall be developed in substantial conformity with the approved development plan marked Planning Commission Exhibit B, dated November 17, 1982. Substantial conformity shall be determined by the Planning Director. In the event of disagreement, such determination shall be made by the Planning Commission.
 2. Uncovered parking spaces and driveways shall be graded, surfaced, and drained in accord with standard requirements of the County Transportation Department and Public Works Department for such improvement.
 3. A landscape plan and irrigation plan, prepared and signed by an individual qualified to do landscape design under the law of the State of California must be approved by the County Landscape Planner. Prior to issuance of building permits, a bond, cash deposit, or assignment of deposit, in an amount to be determined by the Landscape Planner, to assure installation and adequate maintenance for a period of two (2) years, shall be filed with the Clerk of the Board of Supervisors. Upon completion of the installation, a person qualified to do landscape design under the law of the State of California shall furnish to the County Landscape Planner a signed statement certifying that the installation is complete and that all grades approved by the Public Works Department have been maintained. Bonds, cash deposits, or assignments of deposit, will be released two years after the date that the Landscape Planner concurs with the certification of installation provided the landscaping has been adequately maintained.
 4. Uncovered parking areas of more than 3,600 square feet shall be planted with trees placed at suitable intervals in each direction in order to break up the continuity of paved areas. (Article VII, Section 1, Ord. 661).
 5. Compliance with Departmental letters of:
 - a) Transportation, dated October 25, 1982.
 - b) Fire Department, dated August 18, 1982.
 - c) Public Works, dated October 15, 1982.
 - d) Environmental Health Services, dated October 20, 1982.
 - e) Flood Control, dated
 6. Before a Land Use Permit (zoning clearance) will be issued by the Planning Department, the applicant must obtain written clearance from all Departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available in the Planning Department.
 7. All signs shall comply with Santa Barbara County Code Chapter 35 (Sign Regulations).

8. All exterior lighting shall be shielded from shining on any adjacent parcel and shall not constitute a hazard to traffic using adjacent streets.
9. Prior to the use, occupancy, expansion, erection, alteration, or moving in of structures for which this permit is issued, obtain a Land Use Permit (zoning clearance) from the Planning Department. The Land Use Permit is required by ordinance and is necessary to insure implementation of the conditions required by the Planning Commission.
10. The design of the garbage pickup areas shall be architecturally compatible with the overall architecture of the project.
11. Motorcycle parking, bicycle parking (racks) and showers shall be provided for employee use.
12. Planter islands shall be designed to protect landscaping from pedestrian or vehicular damage.
13. Working hours at Nexus Corporation shall be established to minimize departures from and arrivals to the project site during peak traffic hours and in coordination with other firms in the industrial park.
14. The applicant, through coordination with the Santa Barbara County Ridesharing Office, shall encourage ride sharing modes for its employees, including but not limited to providing car pool, van pool, and buspool information, financial assistance and possible sponsorship.

KE:dh



RESOURCE MANAGEMENT DEPARTMENT

DIANNE GUZMAN, AICP
Director

Deputy Directors
Comprehensive Planning -- Kirvii Skinnarland, AICP
Environmental Review -- Albart McCurdy
Current Planning -- Jeff Harris

October 28, 1982

RECEIVED
OCT 28 1982
S. B. COUNTY
RESOURCE MGT. DEPT.

Ms. Karen Enos
Department of Resource Management
Current Planning Division
123 East Anapamu Street
Santa Barbara, Ca 93101

Dear Ms. Enos:

The following Negative Declaration (ND) was determined to be "complete" in the Division of Environmental Review (DER) Public Hearing of October 21, 1982.

Attached is one completed copy of Negative Declaration 82-ND-75.

The purpose of sending you this ND now is to speed up the County processing procedures. Public hearing scheduling and preliminary consideration by your staff, for example, could occur immediately. The applicant may now proceed to the Planning Department to complete the next phase of processing.

As you know, the County Environmental Guidelines presently require a 6-day appeal period before an ND processed with a public hearing can be considered "final"; therefore, discretionary action on this case cannot take place prior to 5:00 p.m. on October 27, 1982 at which time this ND will be "final", absent a competent appeal.

Please remember that any meaningful changes in the Project Description which might occur may require further environmental review by the Division of Environmental Review. Actions which might be taken that have not received proper environmental review are vulnerable to legal action.

Sincerely,
Jeffrey T. Harris

Jeffrey T. Harris, Deputy Director
Division of Environmental Review

JTH:kf
Attachments
cc: Applicant
Agent

REVISED

COUNTY OF SANTA BARBARA
DEPARTMENT OF RESOURCE MANAGEMENT
PROPOSED NEGATIVE DECLARATION

REVISED

DATE DRAFTED: September 27, 1982
APPL: Nexxus Products Co.
AREA: Goleta
PROJ: 82-DP-17
PUBLIC HEARING
DATE: October 21, 1982

NEGATIVE DECLARATION: 82-ND-75

REVISED

The Department of Resource Management (DRM) has prepared this Negative Declaration (ND) pursuant to Section 15083 of the State Guidelines for the Implementation of the California Environmental Quality Act and the County of Santa Barbara Environmental Guidelines. The ND is a written document which briefly describes the potential adverse impacts of a proposed project and why those impacts will not have a significant effect on the physical environment. The issuance of a Negative Declaration indicates there are no significantly adverse impacts associated with the proposed project and therefore the project does not require the preparation of an Environmental Impact Report (EIR).

LEAD DEPARTMENT AND CASE NUMBER: 82-DP-17

PROJECT APPLICANT: Nexxus Products Company, 618 E. Gutierrez St., Santa Barbara, Ca 93103.

PROJECT LOCATION: The project site is located at the northeast corner of Hollister Avenue and Coromar Drive in the Goleta area of the Third Supervisorial District.

PROJECT DESCRIPTION: The applicant proposes to construct a 57,600 sq. ft. warehouse and 18,720 sq. ft. office building on a vacant 4.33 acre parcel. Building A is designed as a warehouse facility to provide a central distribution center for all Nexxus Product line services. Building B is planned and designed as the headquarters and general offices for the corporate executive offices, an accounting computer center, sales promotion and product shipping and mailing. Access would be via a driveway off of Coromar Drive. Water would be provided by Coromar Mutual Water Company while sewer service would be provided by the Isla Vista Sanitary District.

ASSESSOR'S PARCEL NUMBER AND TOTAL ACREAGE: 73-150-12; 4.33 acres.

COMPREHENSIVE PLAN LAND USE AND CURRENT ZONING DESIGNATIONS: The Comprehensive Plan Land Use designation is Industrial Park and current zoning is M-1-B (Restricted Light Industrial District). Subsequent to zoning consistency the designation will change to MRP (Research Park).

ENVIRONMENTAL SETTING: The project site is currently undeveloped and is covered in annual grasses. A number of mature palm and pepper trees are located along the frontage of Hollister Ave. and Coromar Drive. These would all be retained with the proposed project. The site also contains a scattering of pampas grass and coyote bush which would be removed during final grading. The site is relatively flat due to initial grading. Soils consist of Milpitas-Positas fine sandy loam. Surrounding land uses consist of research parks to the north, south and west, with an automobile manufacturing plant to the east. No rare, threatened or endangered species are expected to occur on the project site.

INITIAL STUDY SUMMARY: The staff of the DRM has determined that there are no potentially significant adverse environmental impacts associated with the project as proposed. The areas below were analyzed in the initial study. This study and background information are kept on file in the DRM office and are a part of these findings.

Geologic Processes	<u>XX</u>	Risk of Upset	___	Minerals/Soils	<u>XX</u>
Air Quality	___	Land Use	___	Fire Hazards	___
Water Resources	___	Public Services	___	Recreation	___
Flora	___	Utilities	___	Housing	___
Fauna	___	Transportation/ Circulation	<u>XX</u>	Economics	___
Noise	___	Aesthetics	<u>XX</u>	Archaeological Resources	<u>XX</u>
Polluting Sources	___	Energy	___	Cultural/Ethnic Resources	___
Growth Inducement	<u>XX</u>				

The checks indicate areas of potential impacts which were further investigated and are summarized in the following section or in the Environmental Assessment.

FINDING OF NO SIGNIFICANT IMPACT: It is the finding of the DRM that this project does not have the potential to cause significant adverse environmental impacts for the following reasons:

A large number of commercial and industrial projects have been approved in the Goleta Valley. Due to the current economic climate, many projects have not been constructed. If these approved (and pending) projects are constructed, impacts to traffic, air quality, and housing would be considered cumulatively significant.

Geology/Soils The project site appears to overlie an area of high groundwater which, given a large seismic event, could cause damage to the buildings and potentially to their occupants. Standard conditions from Public Works would assure that no significant impacts would exist.

Water: The west sub-basin of the Goleta Groundwater Basin has a surplus of approximately 300 acre-feet per year (AFY). The project would require a maximum of 3.0 AFY (DER calculations). Coromar Mutual Water Company is required to provide up to 5.0 AFY to this parcel, therefore a net savings of 2.0 AFY could be possible upon actualization of the project. Although the project brings the water basin closer to the threshold of its perennial yield, the impact is seen as incremental and not adverse, but it slightly reduces the resource availability for other future projects.

Growth Inducement: The project applicant has submitted information which shows that the entire warehouse operation would be run by six employees (current facilities are being run by four employees). The office area would eventually contain nineteen employees for a total of 25 employees. The company currently has 15 employees which would require the hiring of 10 new employees. This figure is below the County threshold of significance. Should the two proposed buildings ever be occupied by companies that use the building at a greater employee density than the theoretical number of employees new to the area could increase to approximately 16. While this number would exceed the County housing threshold according to the Regional Growth Impact Study (July, 1980), it is beyond the scope of this specific project and therefore does not constitute a significant project impact.

Traffic: The proposed facility is expected to generate 94 average daily trips (ADT). This is based on employment figures supplied by the applicant and the calculated using the Institute of Traffic Engineers 1979 Trip County Manual. The project could generate 14-19 peak hour trips. These generation figures are less than significant, however the applicant could further reduce traffic impacts by providing staggered work hours which would avoid critical periods during morning and evening peak hours. Current peak hour level of service (LOS) for the Hollister/Castilian intersection is D/E (unstable flows, heavy delays) and the Hollister/Storke intersection is C (stable flow, moderate delays). While these intersections are described as having moderate to heavy delays, they are only for short periods of time, usually 2-3 signal phases during each peak hour (Siemer, September 1982).

Aesthetics: The applicant proposes a Classical Greek architectural design for the exterior of both buildings which would incorporate ornamental embossed fascia and several styles of greek columns. The elevations show the building to be quite massive and very linear. The buildings would each be 24 feet high and have unbroken rooflines. Even though the buildings are set back 20 feet from the curb of Hollister Ave., it appears that foothill and mountain vistas would be blocked along approximately 73% of the street frontage. The project's architectural design does not harmonize with adjacent research parks and would clash sharply with the adjacent Clenet building. The County Board of Architectural Review (BAR) looked at this project twice and is concerned with several aspects previously raised in this report. The BAR has requested that the applicant resubmit more photos of surroundings, make arrangements for the project architect to be present, and submit additional studies of building heights, materials and use of windows. The BAR would only approve the architectural design of this project if they feel the building would be aesthetically pleasing. However, due to the mass and length of the buildings, this impact would remain adverse.

The proposed project might conflict with the Visual Resource Policy #3 of the Comprehensive Plan if it can be determined that the new structures are not "in conformance with the scale and character of the existing community."

DOCUMENT PREPARED BY: Environmental Planner Larry Appel. Please contact Mr. Appel at 963-7171 if you have any questions.

CHANGES IN "PROJECT DESCRIPTION": Any element in the project description that is not met as described shall constitute an action not considered as part of the initial study for this ND. In these cases, the DRM requests a complete reevaluation in light of these element changes. This reevaluation may be subject to all regular fees and conditions.

PUBLIC HEARING: The public hearing will be held at 9:30 a.m. on October 21, 1982 in the Santa Barbara County Administration Building, 123 East Anapamu Street, Santa Barbara, Ca. 93101. If you cannot attend this meeting, please make sure that written testimony reaches this office 24 hours in advance of the hearing. Telephone testimony also will be accepted. Copies of this ND may be obtained at our office. Anyone wishing to see the project file for this ND may do so by visiting our office.

0522R



RESOURCE MANAGEMENT DEPARTMENT

DIANNE GUZMAN, AICP
Director

Deputy Directors
Comprehensive Planning -- Kirvil Skinnerland, AICP
Environmental Review -- Albert McCurdy
Current Planning -- Jeff Harris

MEMO TO: Larry Appel, Environmental Division
FROM: Cherie Jones, Comprehensive Planning *cy*
DATE: October 11, 1982
RE: 82-ND-75, 82-DP-17 Nexus Products Co.
Comments on Draft N.D.

1. Geology/Soils

The first sentence should be "The project site appears to overlie..."

2. Growth Inducement

The date of the Regional Growth Impact Study is July 1980, not 1977.

3. Aesthetics

In the Land Use Element of the Comprehensive Plan under Visual Resource Policies #3, it states:

"In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged."

If the architectural style of the Nexus Products Company conflicts with the above policy, it would be in conflict with the Comprehensive Plan.

NOV 1 1982
RD

RESOURCE MANAGEMENT DEPARTMENT



DIANNE GUZMAN
Director

Deputy Directors
Comprehensive Planning - Kirvil Skinnerland
Environmental Review - Albert McCurdy
Current Planning - Jeff Harris

November 10, 1982

University Exchange Corp.
P.O. Box 2507
Goleta, CA 93118

Re: 82-DP-17

Dear University Exchange Corp.:

The final accounting on the above mentioned project is broken down below. If additional staff review is required we will contact you regarding reimbursement. Please call the undersigned if you need additional information regarding this invoice.

Fixed Costs:	\$ 400.00
Variable Costs:	
Professional Labor	530.00
Site Visit	50.00
Other	-0-
TOTAL COST	1,000.00
DEPOSIT	980.00
REFUND/ AMOUNT DUE	\$ 20.00

Before your project can be forwarded to the _____ for discretionary processing, we require that the amount due of \$ _____ be submitted to our office.

A refund of \$ 20.00 will be sent to whomever deposited the check. Your project has been forwarded to the decision-makers.

Sincerely,

Ruth Reverdy
Accountant

cc:

PLANNING DEPARTMENT

Departmental Sign-Off Sheet

Case No. 82-DR-17

An approved project must comply with all preconstruction conditions prior to the Planning Department issuing zoning clearance (Land Use Permit) for the project. To insure that these conditions are met, the developer, agent, or applicant must have this form signed by an authorized person in each department that required a condition or conditions, and then return the form to the Planning Department when applying for zoning clearance.

Zoning clearance is required before plans can be submitted to the Building Division.

<u>NAME OF DEPARTMENT (Agency)</u>	<u>SIGNATURE</u>	<u>DATE</u>
1: Fire		
a) Santa Barbara County	<i>Michael Dawson</i>	<i>1/9/82</i>
b) Monticeto	_____	_____
c) Carpinteria-Summerland	_____	_____
d) Mission Canyon	_____	_____
2. Landscape Planner	_____	_____
3. Flood Control	<i>M. Kato</i>	<i>12/3/82</i>
4. Environmental Health	<i>Chas. W. Buckley</i>	<i>12/13/82</i>
5. Transportation	<i>H. K. Brown</i>	<i>12/16/82</i>
6. Parks	_____	_____
7. Public Works	<i>Raymond Cordray</i>	<i>1/6/83</i>
8. Sanitary District	<i>Frank H. Williams</i>	<i>12-13-82</i>
9. Water District	<i>Robert B. Mauldinball</i>	_____
	<i>President, Conoma Mutual Water Co</i>	<i>12/10/82</i>

*in building
2/18/82*

1/10/83

TO: County Clcrk, Santa Barbara County
FROM: (lead agency) **RESOURCE MANAGEMENT DEPT.**

RE: Notice of Determination

Contact person: **ALBERT J. MCCORDY** Telephone No.: 963-7135
123 East Anapamu Street, Santa Barbara, CA., 93101

State Clearinghouse No.:

Project Title and and Lead Agency Case No.: **NEXXUS DEVELOPMENT PLAN 82-DP-17**

Project Location: **NORTHWEST CORNER OF HOLLISTER AVE. & BROWMAN DR. GOleta**

Project Description: **PARTIAL / FINAL 800. PLANS TO CONSTRUCT A 75,000 SQ. FOOT LIGHT INDUSTRIAL BUILDING WITH RELATED PARKING AND LANDSCAPING**

The ~~Board of Supervisors~~ / Planning Commission / ~~Subdivision Committee~~

approved/~~disapproved~~ the above described project on **NOVEMBER 17, 1982**
and made the following determinations:

1. The project _____ will have a significant effect on the environment.
 will not

2. _____ An Environmental Impact Report _____ -EIR- _____ was prepared for this project pursuant to the provisions of CEQA.

A Negative Declaration **82-ND-75** was prepared for this project pursuant to the provisions of CEQA.

The EIR or Negative Declaration and record of project approval may be examined at: _____
Santa Barbara County Resource Management Dept.

123 E. Anapamu St., Santa Barbara, CA., 93101

3. Mitigation measures were made a condition of the approval of _____
_____ were not

the project.

4. A Statement of Overriding Considerations _____ was adopted for this project.
 was not

Date received for filing _____


Signature

P/C SECRETARY

Title

CC: DER

82-DP-17

COUNTY OF SANTA BARBARA
DEPARTMENT OF RESOURCE MANAGEMENT
PROPOSED NEGATIVE DECLARATION

1 REVISED

DATE DRAFTED: September 27, 1982
APPL: Nexxus Products Co.
AREA: Goleta
PROJ: 82-DP-17
PUBLIC HEARING
DATE: October 21, 1982

NEGATIVE DECLARATION: 82-ND-75

REVISED

The Department of Resource Management (DRM) has prepared this Negative Declaration (ND) pursuant to Section 15083 of the State Guidelines for the Implementation of the California Environmental Quality Act and the County of Santa Barbara Environmental Guidelines. The ND is a written document which briefly describes the potential adverse impacts of a proposed project and why those impacts will not have a significant effect on the physical environment. The issuance of a Negative Declaration indicates there are no significantly adverse impacts associated with the proposed project and therefore the project does not require the preparation of an Environmental Impact Report (EIR).

LEAD DEPARTMENT AND CASE NUMBER: 82-DP-17

PROJECT APPLICANT: Nexxus Products Company, 618 E. Gutierrez St., Santa Barbara, Ca 93103.

PROJECT LOCATION: The project site is located at the northeast corner of Hollister Avenue and Coromar Drive in the Goleta area of the Third Supervisorial District.

PROJECT DESCRIPTION: The applicant proposes to construct a 57,600 sq. ft. warehouse and 18,720 sq. ft. office building on a vacant 4.33 acre parcel. Building A is designed as a warehouse facility to provide a central distribution center for all Nexxus Product line services. Building B is planned and designed as the headquarters and general offices for the corporate executive offices, an accounting computer center, sales promotion, and product shipping and mailing. Access would be via a driveway off of Coromar Drive. Water would be provided by Coromar Mutual Water Company while sewer service would be provided by the Isla Vista Sanitary District.

ASSESSOR'S PARCEL NUMBER AND TOTAL ACREAGE: 73-150-12; 4.33 acres.

COMPREHENSIVE PLAN LAND USE AND CURRENT ZONING DESIGNATIONS: The Comprehensive Plan Land Use designation is Industrial Park and current zoning is M-1-B (Restricted Light Industrial District). Subsequent to zoning consistency the designation will change to MRP (Research Park).

57,600
18,720
4.33 ac

ENVIRONMENTAL SETTING: The project site is currently undeveloped and is covered in annual grasses. A number of mature palm and pepper trees are located along the frontage of Hollister Ave. and Corcoran Drive. These would all be retained with the proposed project. The site also contains a scattering of pampas grass and coyote bush which would be removed during final grading. The site is relatively flat due to initial grading. Soils consist of Milpitas-Positas fine sandy loam. Surrounding land uses consist of research parks to the north, south and west, with an automobile manufacturing plant to the east. No rare, threatened or endangered species are expected to occur on the project site.

INITIAL STUDY SUMMARY: The staff of the DRM has determined that there are no potentially significant adverse environmental impacts associated with the project as proposed. The areas below were analyzed in the initial study. This study and background information are kept on file in the DRM office and are a part of these findings.

Geologic Processes	<u>XX</u>	Risk of Upset	___	Minerals/Soils	<u>XX</u>
Air Quality	___	Land Use	___	Fire Hazards	___
Water Resources	___	Public Services	___	Recreation	___
Flora	___	Utilities	___	Housing	___
Fauna	___	Transportation/ Circulation	<u>XX</u>	Economics	___
Noise	___	Aesthetics	<u>XX</u>	Archaeological Resources	<u>XX</u>
Polluting Sources	___	Energy	___	Cultural/Ethnic Resources	___
Growth Inducement	<u>XX</u>				

The checks indicate areas of potential impacts which were further investigated and are summarized in the following section or in the Environmental Assessment.

FINDING OF NO SIGNIFICANT IMPACT: It is the finding of the DRM that this project does not have the potential to cause significant adverse environmental impacts for the following reasons:

A large number of commercial and industrial projects have been approved in the Goleta Valley. Due to the current economic climate, many projects have not been constructed. If these approved (and pending) projects are constructed, impacts to traffic, air quality, and housing would be considered cumulatively significant.

Geology/Soils The project site appears to overlie an area of high groundwater which, given a large seismic event, could cause damage to the buildings and potentially to their occupants. Standard conditions from Public Works would assure that no significant impacts would exist.

Water: The west sub-basin of the Goleta Groundwater Basin has a surplus of approximately 300 acre-feet per year (AFY). The project would require a maximum of 3.0 AFY (DER calculations). Coromar Mutual Water Company is required to provide up to 5.0 AFY to this parcel, therefore a net savings of 2.0 AFY could be possible upon actualization of the project. Although the project brings the water basin closer to the threshold of its perennial yield, the impact is seen as incremental and not adverse, but it slightly reduces the resource availability for other future projects.

Growth Inducement: The project applicant has submitted information which shows that the entire warehouse operation would be run by six employees (current facilities are being run by four employees). The office area would eventually contain nineteen employees for a total of 25 employees. The company currently has 15 employees which would require the hiring of 10 new employees. This figure is below the County threshold of significance. Should the two proposed buildings ever be occupied by companies that use the building at a greater employee density than the theoretical number of employees new to the area could increase to approximately 16. While this number would exceed the County housing threshold according to the Regional Growth Impact Study (July, 1980), it is beyond the scope of this specific project and therefore does not constitute a significant project impact.

Traffic: The proposed facility is expected to generate 94 average daily trips (ADT). This is based on employment figures supplied by the applicant and then calculated using the Institute of Traffic Engineers 1979 Trip County Manual. The project could generate 14-19 peak hour trips. These generation figures are less than significant, however the applicant could further reduce traffic impacts by providing staggered work hours which would avoid critical periods during morning and evening peak hours. Current peak hour level of service (LOS) for the Hollister/Castillian intersection is D/E (unstable flows, heavy delays) and the Hollister/Storke intersection is C (stable flow, moderate delays). While these intersections are described as having moderate to heavy delays, they are only for short periods of time, usually 2-3 signal phases during each peak hour (Siemer, September 1982).

Aesthetics: The applicant proposes a Classical Greek architectural design for the exterior of both buildings which would incorporate ornamental embossed fascia and several styles of greek columns. The elevations show the building to be quite massive and very linear. The buildings would each be 24 feet high and have unbroken rooflines. Even though the buildings are set back 20 feet from the curb of Hollister Ave., it appears that foothill and mountain vistas would be blocked along approximately 73% of the street frontage. The project's architectural design does not harmonize with adjacent research parks and would clash sharply with the adjacent Clenet building. The County Board of Architectural Review (BAR) looked at this project twice and is concerned with several aspects previously raised in this report. The BAR has requested that the applicant resubmit more photos of surroundings, make arrangements for the project architect to be present, and submit additional studies of building heights, materials and use of windows. The BAR would only approve the architectural design of this project if they feel the building would be aesthetically pleasing. However, due to the mass and length of the buildings, this impact would remain adverse.

The proposed project might conflict with the Visual Resource Policy #3 of the Comprehensive Plan if it can be determined that the new structures are not "in conformance with the scale and character of the existing community."

DOCUMENT PREPARED BY: Environmental Planner Larry Appel. Please contact Mr. Appel at 963-7171 if you have any questions.

CHANGES IN "PROJECT DESCRIPTION": Any element in the project description that is not met as described shall constitute an action not considered as part of the initial study for this ND. In these cases, the DRM requests a complete reevaluation in light of these element changes. This reevaluation may be subject to all regular fees and conditions.

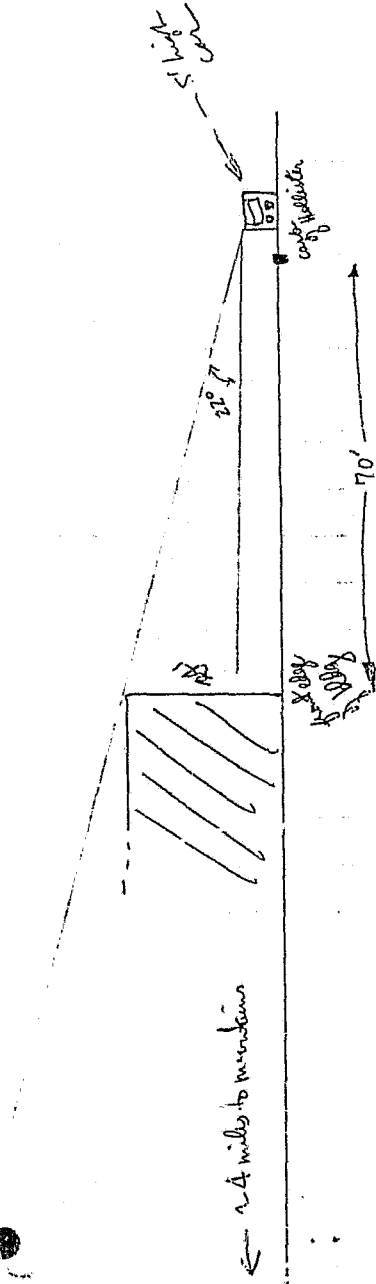
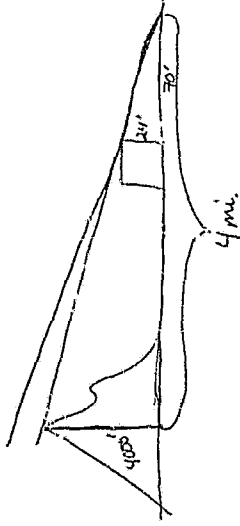
PUBLIC HEARING: The public hearing will be held at 9:30 a.m. on October 21, 1982 in the Santa Barbara County Administration Building, 123 E. t Anapamu Street, Santa Barbara, Ca. 93101. If you cannot attend this meeting, please make sure that written testimony reaches this office 24 hours in advance of the hearing. Telephone testimony also will be accepted. Copies of this ND may be obtained at our office. Anyone wishing to see the project file for this ND may do so by visiting our office.

0522R

$$\begin{array}{r} 13 \\ 5280 \\ \hline 4 \\ \hline 21120 \end{array}$$

$$\frac{24}{70} = \frac{x}{21120}$$

$$x = 7241$$



CONSENT NOTIFICATION

arent Planning

for ND's and EIR's

Karen Enos

WITH a Public Hearing

(Optional for Non-County Departments)

SUBJECT: 82-ND-75, 82-DE-17, Nexxus Products Co., AP#73-150-12, Goleta area, Third Super-
visorial District.
Written Comments Due: October 15, 1982
Public Hearing Date: October 21, 1982

PLEASE RETURN TO: Department of Resource Management, Division of Environmental
Review before the deadline for written comments, PLEASE RETURN
ALL EIR'S TO THIS OFFICE.

FROM:

Please Check One:

This Department has enclosed comments with this notification.

This Department has no comments concerning this document.

Director
Planning - Landscape Planner
Asst. Dir.
Air Pollution Control Director
Department of Transportation Planner
Wild Resource Control Officer
Land Control
Public Works/Planning
Water Department / Environmental Division
Dept. of Education/John N. Hanning
Director
Dept. Admin.
Dept. - Office of Regional Programs
Public Works Dept.
Area Planning Council

RECEIVED
SEP 30 1982
RESOURCE MGT. DEPT.

COUNTY OF SANTA BARBARA
DEPARTMENT OF RESOURCE MANAGEMENT
PROPOSED NEGATIVE DECLARATION

DATE DRAFTED: September 27, 1982
APPL: Nexus Products Co.
AREA: Goleta
PROJ: 82-DP-17
PUBLIC HEARING
DATE: October 21, 1982

NEGATIVE DECLARATION: 82-ND-75

The Department of Resource Management (DRM) has prepared this Negative Declaration (ND) pursuant to Section 15083 of the State Guidelines for the Implementation of the California Environmental Quality Act and the County of Santa Barbara Environmental Guidelines. The ND is a written document which briefly describes the potential adverse impacts of a proposed project and why those impacts will not have a significant effect on the physical environment. The issuance of a Negative Declaration indicates there are no significantly adverse impacts associated with the proposed project and therefore the project does not require the preparation of an Environmental Impact Report (EIR).

LEAD DEPARTMENT AND CASE NUMBER: 82-DP-17

PROJECT APPLICANT: Nexus Products Company, 618 E. Gutierrez St., Santa Barbara, Ca 93103.

PROJECT LOCATION: The project site is located at the northeast corner of Hollister Avenue and Coromar Drive in the Goleta area of the Third Supervisorial District.

PROJECT DESCRIPTION: The applicant proposes to construct a 57,600 sq. ft. warehouse and 18,720 sq. ft. office building on a vacant 4.33 acre parcel. Building A is designed as a warehouse facility to provide a central distribution center for all Nexus Product line services. Building B is planned and designed as the headquarters and general offices for the corporate executive offices, an accounting computer center, sales promotion, and product shipping and mailing. Access would be via a driveway off of Coromar Drive. Water would be provided by Coromar Mutual Water Company while sewer service would be provided by the Isla Vista Sanitary District.

ASSESSOR'S PARCEL NUMBER AND TOTAL ACREAGE: 73-150-12; 4.33 acres.

COMPREHENSIVE PLAN LAND USE AND CURRENT ZONING DESIGNATIONS: The Comprehensive Plan Land Use designation is Industrial Park and current zoning is M-1-B (Restricted Light Industrial District). Subsequent to zoning consistency the designation will change to MRP (Research Park).

ENVIRONMENTAL SETTING: The project site is currently undeveloped and is covered in annual grasses. A number of mature palm and pepper trees are located along the frontage of Hollister Ave. and Coromar Drive. These would all be retained with the proposed project. The site also contains a scattering of pampas grass and coyote bush which would be removed during final grading. The site is relatively flat due to initial grading. Soils consist of Milpitas-Positas fine sandy loam. Surrounding land uses consist of research parks to the north, south and west, with an automobile manufacturing plant to the east. No rare, threatened or endangered species are expected to occur on the project site.

INITIAL STUDY SUMMARY: The staff of the D.M has determined that there are no potentially significant adverse environmental impacts associated with the project as proposed. The areas below were analyzed in the initial study. This study and background information are kept on file in the DRM office and are a part of these findings.

Geologic Processes	<u>XX</u>	Risk of Upset	___	Minerals/Soils	<u>XX</u>
Air Quality	___	Land Use	___	Fire Hazards	___
Water Resources	___	Public Services	___	Recreation	___
Flora	___	Utilities	___	Housing	___
Fauna	___	Transportation/ Circulation	<u>XX</u>	Economics	___
Noise	___	Aesthetics	<u>XX</u>	Archaeological Resources	<u>XX</u>
Polluting Sources	___	Energy	___	Cultural/Ethnic Resources	___
Growth Inducement	<u>XX</u>				

The checks indicate areas of potential impacts which were further investigated and are summarized in the following section or in the Environmental Assessment.

FINDING OF NO SIGNIFICANT IMPACT: It is the finding of the D.M that this project does not have the potential to cause significant adverse environmental impacts for the following reasons:

Geology/Soils The project site appears to overly an area of high groundwater which, given a large seismic event, could cause damage to the buildings and potentially to their occupants. Standard conditions from Public Works would assure that no significant impacts would exist.

Water: The west sub-basin of the Gole'a Groundwater Basin has a surplus of approximately 300 acre-feet per year (AFY). The project would require a maximum of 3.0 AFY (DER calculations). Coromar Mutual Water Company is required to provide up to 5.0 AFY to this parcel, therefore a net savings of 2.0 AFY could be possible upon actualization of the project. Although the project brings the water basin closer to the threshold of its perennial yield, the impact is seen as incremental and not adverse, but it slightly reduces the resource availability for other future projects.

Growth Inducement: The project applicant has submitted information which shows that the entire warehouse operation would be run by six employees (current facilities are being run by four employees). The office area would eventually contain nineteen employees for a total of 25 employees. The company currently has 15 employees which would require the hiring of 10 new employees. This figure is below the County threshold of significance. Should the two proposed buildings ever be occupied by companies that use the building at a greater employee density, then the theoretical number of employees new to the area could increase to approximately 16. While this number would exceed the County housing threshold according to the Regional Growth Impact Study (1977), it is beyond the scope of this specific project and therefore does not constitute a significant project impact.

Traffic: The proposed facility is expected to generate 94 average daily trips (ADT). This is based on employment figures supplied by the applicant and then calculated using the Institute of Traffic Engineers 1979 Trip County Manual. The project could generate 14-19 peak hour trips. These generation figures are less than significant, however the applicant could further reduce traffic impacts by providing staggered work hours which would avoid critical periods during morning and evening peak hours. Current peak hour level of service (LOS) for the Hollister/Castilian intersection is D/E (unstable flows, heavy delays) and the Hollister/Storke intersection is C (stable flow, moderate delays). While these intersections are described as having moderate to heavy delays, they are only for short periods of time, usually 2-3 signal phases during each peak hour (Sierax, September 1982).

Aesthetics: The applicant proposes a Classical Greek architectural design for the exterior of both buildings which would incorporate ornamental embossed fascia and several styles of greek columns. The elevations show the building to be quite massive and very linear. The buildings would each be 24 feet high and have unbroken profiles. Even though the buildings are set back 20 feet from the curb of Hollister Ave., it appears that foothill and mountain vistas would be blocked along approximately 73% of the street frontage. The project's architectural design does not harmonize with adjacent research parks and would clash sharply with the adjacent Clenet building. The County Board of Architectural Review (BAR) looked at this project twice and is concerned with several aspects previously raised in this report. The BAR has requested that the applicant resubmit more photos of surroundings, make arrangements for the project architect to be present, and submit additional studies of building heights, materials and use of windows. The BAR would only approve the architectural design of this project if they feel the building would be aesthetically pleasing. However, due to the mass and length of the buildings, this impact would remain adverse.

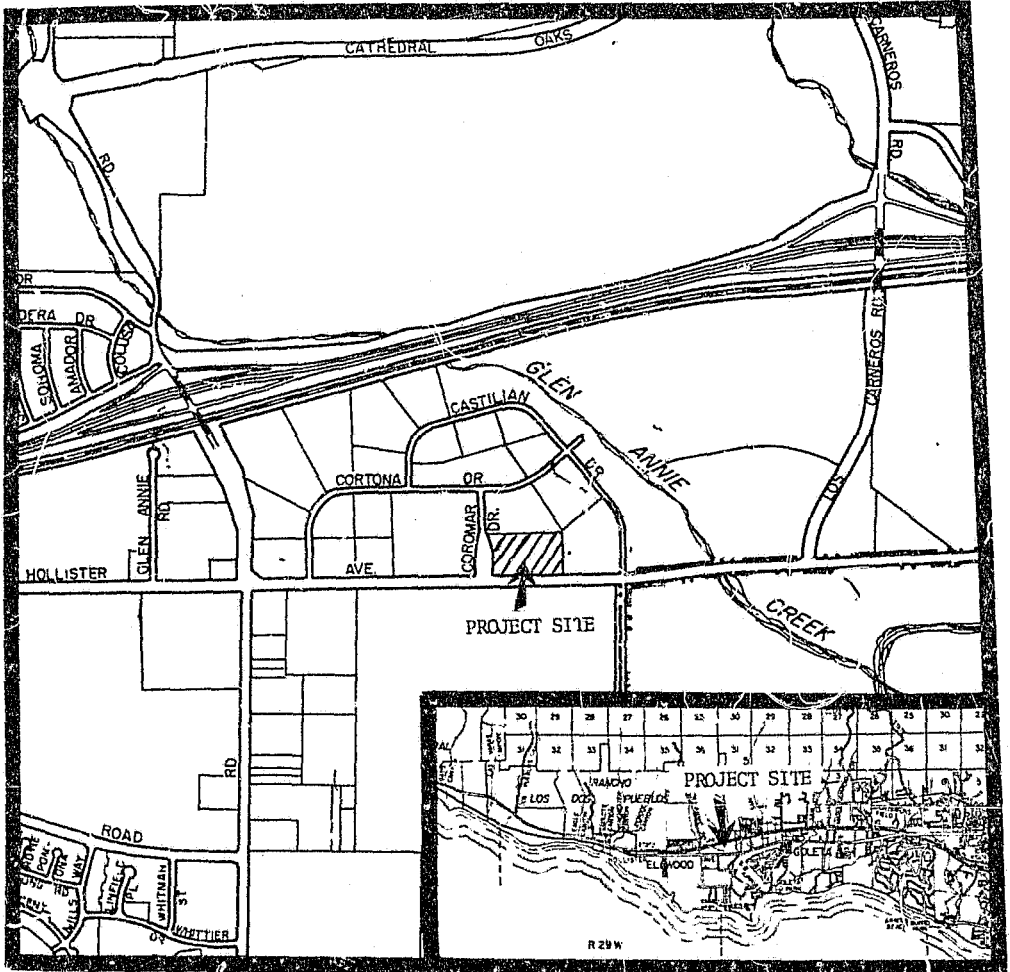
DOCUMENT PREPARED BY: Environmental Planner Larry Appel. Please contact Mr. Appel at 953-7171 if you have any questions.

CHANGES IN "PROJECT DESCRIPTION": Any element in the project description that is not met as described shall constitute an action not considered as part of the initial study for this ND. In these cases, the DPM requests a complete reevaluation in light of these element changes. This reevaluation may be subject to all regular fees and conditions.

PUBLIC HEARING: The public hearing will be held at 9:30 a.m. on October 21, 1982 in the Santa Barbara County Administration Building, 123 East Anapamu Street, Santa Barbara, Ca. 93101. If you cannot attend this meeting, please make sure that written testimony reaches this office 24 hours in advance of the hearing. Telephone testimony also will be accepted. Copies of this ND may be obtained at our office. Anyone wishing to see the project file for this ND may do so by visiting our office.

0522R

82-ND-75
Nexus Products Company
82-EP-17



Hong Impacts

1) Applicant's estimates

warehouse : 6

office : $\frac{2519}{3125}$

currently had 14 employees

need to hire $17 \times .27 = 5 \frac{1}{2} \div 1.4 = 3.57 = 4$

2) REGIS

warehouse: $57,600 \div 1000 \text{ sq/emp} = 57.6$

$\div 576 \times .27 \text{ new} = 15.5 \div 1.4 = 11 \frac{1}{2}$

office: $18,720 \div 275 = 68$

$68 \times .27 = 18 \div 1.4 = 13$

~~124~~

24

1000



RESOURCE MANAGEMENT DEPARTMENT

DIANNE GUZMAN
Director

Deputy Directors
Comprehensive Planning - Kirvill Skinnerland
Environmental Review - Albert McCurdy
Current Planning - Jeff Harrie

RE: Edward's Water Diversion / Reservoir

DATE OF RECEIPT:
Application: 5/14/82
Additional Materials: 8/25/82
9/8/82, 9/16/82
DATE OF THIS NOTICE: 10/7/82

James Doggett, et al.
136 El Camino
Beverly Hills, CA 90212

DETERMINATION OF APPLICATION COMPLETENESS

- Your project will require environmental review under the California Environmental Quality Act (CEQA) and the Santa Barbara County Guidelines for implementation of CEQA.

Your project is categorically exempt from environmental review.
- Your project has been evaluated by staff and found to be:

Complete for processing. The one year processing period begins 10/6/82.

Complete for processing, but please see attached advisory information. The one year processing period begins _____.

Incomplete. The one year processing period will not begin. Please see the attached sheet for information needed to complete your application.
- Case numbers assigned 82-MP-4.
- Your application has been accepted for FAST TRACK processing, and will have priority before other applications, since 25 percent or more of your project is proposed as low and moderate income affordable units.

For assistance regarding environmental issues, please call the Division of Environmental Review at 963-7171. For assistance concerning current planning issues, please contact the Current Planning Division at 963-7135.

Division of Environmental Review
105 East Anapamu Street, Room 103
Santa Barbara, Ca 93101
Dave Doerner - Environmental Specialist
cc: Robert Swalley
1815 State St., Suite C
Santa Barbara, CA 93101

~~KAREN~~
Current Planning Division
123 East Anapamu Street
Santa Barbara, Ca 93101
Karen Enos - Case Planner



COURT HOUSE

Santa Barbara County Flood Control and Water Conservation District and Santa Barbara County Water Agency

123 E. Anapamu Street
Santa Barbara,
California 93101
(805) 963-7125

JAMES M. STUBCHAER
Flood Control Engineer
Water Engineer-Manager

ROBERT L. PARTIE
Assistant Flood Control Engineer

October 15, 1982

County of Santa Barbara
Planning Commission
123 E. Anapamu Street
Santa Barbara, CA 93101


Re: 82-DP-17, A/P #73-150-12

Gentlemen:

This District recommends that approval of the above referenced project be subject to the following conditions:

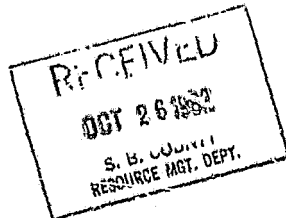
Flood Control shall review and approve the drainage and grading plans for the development.

Very truly yours,


Robert L. Partie
Assistant Flood Control Engineer

RLP:rs

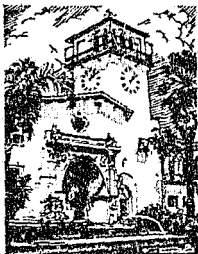
cc: University Exchange Corp., P.O. Box 2507, Goleta 93117
Lenvik & Minor, 4 E. Canonali St., S.B. 93101
Surveyors
Grading
Transportation



COUNTY OF SANTA BARBARA

Department of Transportation

COURT HOUSE, SANTA BARBARA, CALIFORNIA 93101



LELAND R. STEWARD
DIRECTOR OF TRANSPORTATION

HAROLD L. PURDY
DEPUTY DIRECTOR

WILLIAM G. MENCHEN
DEPUTY DIRECTOR

RECEIVED

OCT 25 1982

S. B. COON,
RESOURCE MGT. DEPT.

TELEPHONE
ADMINISTRATION/ENGINEERING
(805) 963-7178

MAINTENANCE/CONSTRUCTION
(805) 964-0768

October 25, 1982

Planning Commission
County of Santa Barbara
County Engineering Building
123 East Anapamu Street
Santa Barbara, California

Re: 82-DP-17 - Nexus
Products Company
Hollister Avenue
& Coromar Drive
Assessor's Parcel
No. 73-150-12

Dear Commissioners:

This Department recommends the following conditions for the above referenced project:

1. Applicant shall construct County Standard Concrete Sidewalks along the frontage of subject property on Hollister Avenue and Coromar Drive.
2. Applicant shall construct driveways, at the locations shown on the Development Plan, to the satisfaction of the Director of Transportation.
3. Applicant shall enter into a recordable agreement with the County, with surety, to pay this development's proportionate share of the entire cost to signalize the U.S. 101/Storke Road/Calle Real/Glen Annie Road interchange. The payment, as determined by the Department of Transportation, shall be made to the County. As these monies are received by the Department of Transportation, they shall be paid over to the developer(s) who initially pays for the signalization, minus administrative costs, as a reimbursement.

Planning Commission

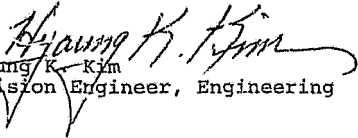
Hyoung K. Kim

- 2 -

4. Occupancy shall be denied until the above conditions have been complied with.

Very truly yours,

Leland R. Steward
Director of Transportation

By: 
Hyoung K. Kim
Division Engineer, Engineering

HKK/BCS/bs

cc: Nexxus Products Company
Don Biggs
Sandy Scott
Flood Control
County Counsel
Building Department
Public Works - Development Division



Laren

COUNTY OF SANTA BARBARA • HEALTH CARE SERVICES

LAWRENCE HART, M.D., M.P.H.
Director and Health Officer

TO: Department of Resource Management
Attn: Current Planning Division

FROM: Chester Auckly
Environmental Health Services

DATE: October 20, 1982

SUBJECT: Case No. 82-DP-17 Goleta Area

RECEIVED
OCT 21 1982
S. E. J. J. J.
RESOURCE MGT DEPT.

Applicant: Nexxus Products Co.
618 E. Gutierrez St.
Santa Barbara, CA 93103

Property Location: Asses. Jr's Parcel No. 73-150-12; zoned M-1-B;
at Hollister Avenue & Coromar Drive, Goleta

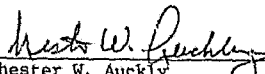
Case No. 82-DP-17 represents a request for the approval of a Final Development Plan to allow the construction of two buildings totaling 72,528 square feet including the loading dock area of product warehouse storage and general offices for the company.

Domestic water is proposed to be provided by the Coromar Mutual Water Company. Sewage disposal is proposed to be provided by the Isla Vista Sanitary District.

Providing the Planning Commission grants the applicant's request, Environmental Health Services recommends the following be included as Conditions of Approval:

1. Prior to the Issuance of a Zoning Clearance, Environmental Health Services shall approve written notice from the Coromar Mutual Water Company that said company can and will provide domestic water service upon demand and without exception and that all financial arrangements guaranteeing extension of said service have been made to the satisfaction of the company, and Environmental Health Services.
2. Prior to the Issuance of a Zoning Clearance, Environmental Health Services shall approve written notice from the Isla Vista Sanitary District that said district can and will provide municipal sewage collection and disposal upon demand and without exception and that all financial arrangements guaranteeing said extension of said service have been made to the satisfaction of the district, and Environmental Health Services.

CWA:vh
cc: Nexxus Products Co., Applicant
Don Biggs, Agent
Coromar Mutual Water Co.
Isla Vista Sanitary Dist.
MAIN OFFICE


Chester W. Auckly
Environmental Health Specialist

BRANCH OFFICES

315 Camino del Remedio
Santa Barbara, CA 93110
(805) 964-8848

500 West Foster Rd.
Santa Maria, CA 93455
(805) 937-6365

100 East Locust Ave.
Lompoc, CA 93436
(805) 736-6621

1745 Mission Dr.
Solvang, CA 93463
(805) 488-5544

PRESIDENT

Randolph G. Poncedel



MANAGER
FRANK H. STEVENS



SECRETARY
KENNETH A. HENDRICKSON

ISLA VISTA SANITARY DISTRICT

P. O. BOX 4
GOLETA, CALIFORNIA 93115
(805) 968-2617

October 19, 1982

Santa Barbara County Health Care Services
Department of Environmental Health
4440 Calle Real
Santa Barbara, California 93110

Subject: AP No. 073-150-12, Hollister Avenue and Coromar Drive

Gentlemen:

82-DP-17 82-PAC-212

This is to advise you that the subject parcel can and will be served by the Isla Vista Sanitary District at such time as ALL District conditions are complied with.

Very truly yours,

[Signature]
Frank H. Stevens
General Manager

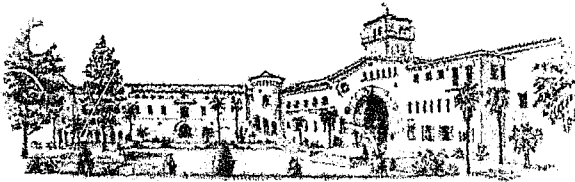
FHS:d1

copies: County Building Department
County Planning Department
Diversified Engineering
District files

RECEIVED
OCT 21 1982
S. B. COUNTY
RESOURCE MGT. DEPT.

COUNTY OF SANTA BARBARA

123 E. ANAPAMU ST.
SANTA BARBARA,
CALIFORNIA 93101
AREA CODE 805
963-7115



VERNON BUGH
Assistant Director
(Technical Services)

EDWARD J. MARIN
Assistant Director
(Facilities Management)

DEPARTMENT OF PUBLIC WORKS

CHARLES F. WAGNER
Director

October 15, 1982

Planning Commission
County of Santa Barbara
123 East Anapamu Street
Santa Barbara, CA, 93101

Re: Case No. 82-DP-17, request of Nexxus Products Company for office, warehouse buildings, and parking.
Assessor's Parcel No. 73-150-12

Commissioners:

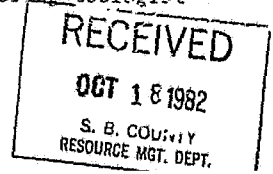
If the above request is approved, the following requirements should be included as conditions:

1. Prior to issuance of a building permit, a grading permit (s) will be required for the development of this, or these, parcel (s). This plan to include a drainage plan that will be coordinated through the County Flood Control Department.
2. The A.C. paving over the mainly traveled routes for refuse pickup will be reviewed for its structural adequacy for truck wheel loading.
3. A preliminary soils report of the area prepared by a civil engineer registered by the State may be required after field investigation and prior to the issuance of building permits. Said report shall include data regarding the distribution, stability and expansive nature of existing soils and conclusions and recommendations for grading procedures and design criteria for corrective measures.

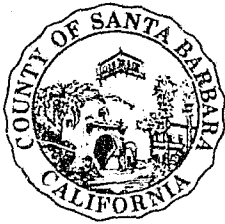
Very truly yours,

Ray M. Coudray
Ray M. Coudray
Senior Engineering Geologist

RMC:lsm
cc: Nexxus Products Co.
Lenvik & Minor Architects
Building & Safety Div. - Santa Barbara



Karen



COUNTY OF SANTA BARBARA

FIRE DEPARTMENT

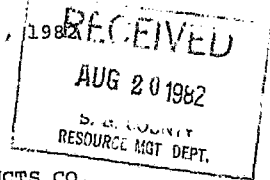
440 CATHEDRAL OAKS ROAD

SANTA BARBARA, CALIFORNIA 93110

Telephone (805) 964-3534

RICH PETERSON
FIRE CHIEF

August 18, 1982



S. B. Co. Dept. of Resource Management
123 East Anapamu Street
Santa Barbara CA

RE: 82-DP-17 AP 73-150-12 NEXXUS PRODUCTS CO.

The above item is within the Santa Barbara County Fire Protection District, and to comply with standards established for this area, we submit the following:

All portions of the commercial structures shall be protected by a calculated, approved automatic fire sprinkler system. The system shall be supervised to the Santa Barbara County Dispatch Center, and shall be installed in accordance with National Fire Protection Association Pamphlet # 13. Plans for the proposed system are to be submitted to this office for approval prior to installation.

A fire department connection shall be installed at the property line on Coromar Drive adjacent to the existing fire hydrant. One standard fire hydrant shall be installed to provide exterior protection for this project. The hydrant shall be located at the North property line adjacent to building "A". The hydrant shall be of the type approved by the Santa Barbara County Fire Department, Fire Protection Division and acceptable to Coromar Mutual Water Company.

The hydrant and main supplying same shall be installed in accordance with standards established by the Insurance Service Office and American Water Works Association and shall supply a minimum of 1,500 gallons per minute under normal flow pressure.

Before final approval is given by this Department, a letter must be received from Coromar Mutual Water Company stating that financial arrangements have been made with them guaranteeing the installation of the necessary water mains, sprinkler system connections, and fire hydrant. The fire flow shall be tested by this Department to assure compliance with Paragraph 5 prior to certificate of occupancy.

Access driveway for automotive ingress and egress shall be a minimum of 20 feet in width.

Warren E. Dawson
Warren E. Dawson, Captain
Fire Protection Division

cc: applicant, county counsel, building, surveyor, health

SUBDIVISION COMMITTEE MEETING DATE 10-14-82 CONTINUED FROM _____ REASON _____
ITEM B-7 CASE NUMBER 82-DP-17 NAME NEXXUS Int'l Bldg AGENT Walter Dixon

DEADLINE: ONE YEAR _____ WAIVED TO _____ 50 DAY _____ WAIVED TO _____

BASIC PROPOSAL _____

LCP COMP PLAN: _____ ZONING _____ LOCATED _____

HISTORY: _____

ENVIRONMENTAL DOCUMENT: ND - Planning, 10-21-82 SPECIAL TREATMENT _____

IMPACTS: _____

SEWER: _____

WATER: _____

CONCERNS: Traffic & intersection signalization
discussed by Dixon & Brent Simer

PUBLIC COMMENTS: _____

CONDITIONS: FLOOD yes ^{agreement} ENVIRON HEALTH yes FIRE yes

DRM _____ PUB. WKS yes TRANS. yes PARKS N/C

LANDSCAPE PLANNER _____ SURVEYOR ✓

PROPOSED ACTION _____

ACTION TAKEN: _____

ADDITIONAL COMMENT: _____



RESOURCE MANAGEMENT DEPARTMENT

DIANNE GUZMAN, AICP
Director

Deputy Directors
Comprehensive Planning — Kirvil Skinnerland, AICP
Environmental Review — Albert McCurdy
Current Planning — Jeff Harris

. Mr. Don Biggs
. 41350 Elm
. Murrieta, CA. 92362

RE: 82-DP-17; Nexxus Corporation Partial/Final Development Plan

Dear Mr. Biggs:

The above-referenced project has been scheduled as follows:

1. The Subdivision Committee agenda of October 14, 1982 at 1:30 P.M. The meeting will be held at the Santa Barbara County Engineering Building in Room 17 (Planning Commission Hearing Room) at 123 East Anapamu Street, Santa Barbara, CA.
2. The Board of Architectural Review Agenda of N/A at 9:30 A.M. Such meeting will be held at Santa Barbara County Engineering Building in Room 17 (Planning Commission Hearing Room) at 123 East Anapamu Street, Santa Barbara, CA.

We urge that you attend any scheduled meeting to respond to questions which may arise. If you are unable to attend any meeting, please contact this office at (805) 963-7135 during the office hours of 8:00 A.M. to 5:00 p.m. Monday through Friday.

Sincerely yours,

Handwritten signature of Karen L. Enos in cursive script.

Karen L. Enos
Project Planner

KLE:dh



RESOURCE MANAGEMENT DEPARTMENT

DIANNE GUZMAN
Director

Deputy Directors
Comprehensive Planning - Kirvli Skinnerland
Environmental Review - Alber? McCurdy
Current Planning - Jeff Harris

RE: Nexus Products Facility

DATE OF RECEIPT:
Application: July 20, 1982

Additional Materials: _____

July 27, 1982

DATE OF THIS NOTICE: August 4, 1982

DETERMINATION OF APPLICATION COMPLETENESS

1 Your project will require environmental review under the California Environmental Quality Act (CEQA) and the Santa Barbara County Guidelines for implementation of CEQA.

Your project is categorically exempt from environmental review.

2. Your project has been evaluated by staff and found to be:

Complete for processing. The one year processing period begins August 3, 1982.

Complete for processing, but please see attached advisory information. The one year processing period begins _____.

Incomplete. The one year processing period will not begin. Please see the attached sheet for information needed to complete your application.

3. Case numbers assigned E2-DP-17.

4. Your application has been accepted for FAST TRACK processing, and will have priority before other applications, since 25 percent or more of your project is proposed as low and moderate income affordable units.

For assistance regarding environmental issues, please call the Division of Environmental Review at 963-7171. For assistance concerning current planning issues, please contact the Current Planning Division at 963-7135.

Division of Environmental Review
105 East Anapamu Street, Room 103
Santa Barbara, CA. 93101

Larry Appel
Environmental Specialist

cc: Nexus Products

Karen L. Enos
Current Planning Division
123 East Anapamu Street
Santa Barbara, CA. 93101

Karen L. Enos
Case Planner

COUNTY OF SANTA BARBARA

OFFICE MEMORANDUM

To KAREN, LARRY, FILE
From GREG

Date 6/1/82 WHAT IS SO RARE AS A DAY IN JUNE?
Re UNIV. EXCH., SR-PP-17 - -
PRELIMINARY QUESTIONS

- ANY PROPOSED TENANTS?
- ANY HOUSING IMPACT MITIGATION PROPOSED?
- DATA SOURCE FOR THE ONE EMPLOYEE PER 400 FT² USED FOR GROUND FLOOR OF BLDG. B (P. 2 PROJ. DESCRIPTION)?
- (EDITORIAL) BUILDINGS ARE USUALLY WITH A CAPITAL UGH!
- JUSTIFICATION OF PROJECT IN VIEW OF LARGE NUMBER OF APPROVED, ALBERT LARGELY UNCONSTRUCTED, SIMILAR PROJECTS? (ESPECIALLY PERTINENT IF THIS IS SPECULATIVE)
THAT IS, NO PROPOSED TENANTS

ORAL messages waste your time and the time of the other person; they often cause annoying interruptions and are apt to be misunderstood or forgotten. Put it in writing.

RESOURCE MANAGEMENT DEPARTMENT



DIANNE GUZMAN
Director

Deputy Directors
Comprehensive Planning - Kirvli Skinnarland
Environmental Review - Albert McCurdy
Current Planning - Jeff Harris

RE: B2-DP-17

DATE OF RECEIPT:

Application: 5-19-82

Additional Materials: _____

DATE OF THIS NOTICE: 6-4-82

Lewick & Minor
4 East Yonanoli St.
Santa Barbara, CA
93101

DETERMINATION OF APPLICATION COMPLETENESS

- Your project will require environmental review under the California Environmental Quality Act (CEQA) and the Santa Barbara County Guidelines for implementation of CEQA.
 Your project is categorically exempt from environmental review.
- Your project has been evaluated by staff and found to be:
 Complete for processing. The one year processing period begins _____.
 Complete for processing, but please see attached advisory information. The one year processing period begins 6-4-82.
 Incomplete. The one year processing period will not begin. Please see the attached sheet for information needed to complete your application.
- Case numbers assigned B2-DP-17.
- Your application has been accepted for FAST TRACK processing, and will have priority before other applications, since 25 percent or more of your project is proposed as low and moderate income affordable units.

For assistance regarding environmental issues, please call the Division of Environmental Review at 963-7171. For assistance concerning current Planning issues, please contact the Current Planning Division at 963-7135.

Lawrence W. Poppel
Division of Environmental Review
105 East Anapamu Street, Room 103
Santa Barbara, Ca 93101

Karen L. Eros
Current Planning Division
123 East Anapamu Street
Santa Barbara, Ca 93101

cc: University Exchange Corp.
P.O. Box 2507, Gilboa CA 95118

SUPERSEDED

SANTA BARBARA COUNTY ENVIRONMENTAL RESOURCES DEPARTMENT

APPLICATION REVIEW

ITEMIZED LIST OF FINDINGS CAUSING PROJECT TO
BE DEEMED INCOMPLETE FOR FURTHER PROCESSING
(ATTACHMENT TO STATEMENT OF NON-EXEMPTION)

Case No(s). 02-DP-17 Date 6/4/82

ITEMS TO BE CORRECTED AND/OR FURNISHED IN ORDER FOR PROJECT TO BE
ACCEPTED AS COMPLETE:

Advisory:

1. Do you have any proposed tenants?
2. Do you propose any housing mitigation measures?
3. What is your source of information for one employee per 400 ft²?
4. Do you intend to file for preliminary or Final Board of Architectural Review at this time? Should you want Final review you must submit final working drawings.
5. Why are you filing for a Final Development Plan when you are requesting approval for such a large industrial building with no specific tenants?
6. FOR YOUR INFORMATION:

Your Assessor's Parcel No. is 73-150-72 not 73-150-20, and the zoning is M-1-B.

NOTE: ALL REQUESTED AND CORRECTED INFORMATION MUST BE SUBMITTED TO THE LEAD DEPARTMENT. NEVER SUBMIT INFORMATION DIRECTLY TO DER.

Date 6/4/82

Lawrence W. Appel
Environmental Specialist

cc: Case File

Karen R. Enos

DER 4/30/79

7. The showers do not appear on the floor plan. Will showers be available to all employees? For 225 employees it seems as though more bicycle parking could be provided.

CASE NO. 82-PP-17
DATE: 10/25/82

TO: Ann

Planning Commission Hearing Date November 17, 1982
Press Publication Date S. B. NEWS PRESS 11/6
Mail-out Distribution Date 11/3

4-82

CASE NO. 82-PP-17

THE FOLLOWING ATTACHMENTS MUST BE ATTACHED TO THE STAFF REPORT BEFORE DISTRIBUTION.

- 15067 letter from DER, Date _____
- ND 82 -ND- 755 (100) *Sh. to come from DER. Distribute letter to Planning Commission*
- EXHIBITS (A) B C D E
- DEPARTMENT LETTERS (CIRCLE)
- D.O.T.
- FIRE
- FLOOD
- HEALTH
- PUBLIC WORKS
- OTHER: _____

SANTA BARBARA COUNTY PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

Case No. 82-DP-17

DATE: November 17, 1982
TIME: 10:00 a.m.
PLACE: Room 17, Santa Barbara County Engineering Building, 123 East Anapamu Street, Santa Barbara, CA, 93101
SUBJECT: Public hearing to consider the request of Don Biggs, agent for Nexxus Products, for 1) approval of a Partial/Final Development Plan to construct two buildings (one warehouse/storage and one office) totalling 72,528 sq.ft., 2) approval of a modification to allow a 6 ft. wall on the property boundary instead of the required 5 ft. setback for landscaping. APN 73-150-12; located on the northeast corner of the intersection of Hollister Avenue and Coromar Drive, Goleta Area, Third Supervisorial District.

Albert J. McCurdy

SANTA BARBARA COUNTY PLANNING COMMISSION
ALBERT J. MCCURDY, SECRETARY

TO BE PUBLISHED FOR ONE EDITION ONLY IN
THE SANTA BARBARA NEWS PRESS, SATURDAY, NOVEMBER 6, 1982.

The Commission will accept written comments and interested persons may appear to support or oppose the proposal. If written comments are filed, seven (7) copies should be provided a week in advance for distribution to Commission members and staff. Continuances will not be granted unless there are exceptional circumstances. This matter may be dropped from the Planning Commission agenda unless the applicant is present and ready to proceed on the date set herein.

The provisions of the Zoning Ordinance may prohibit re-application within one (1) year if the application is denied.

All letters should be addressed to: Santa Barbara County Planning Commission, 123 East Anapamu Street, Santa Barbara, California, 93101.

CERTIFICATE OF NOTICE BY MAIL

CASE #

82-DR 17

1. Dawn Heuckle, do hereby certify:

2. That I am a citizen of the United States, over the age of eighteen years, a resident of the County of Santa Barbara, State of California, employed in the Planning Department of said County, at the County Courthouse, Santa Barbara, California.

2. That on the 28th day of October, 1982, copies of the attached form of notice of public hearing were enclosed in sealed envelopes with postage thereon fully prepaid in the United States Post Office mail box at Santa Barbara, California, addressed to owners of property within 300 feet of the property described in the attached form of notice as the names and addresses of said owners appear on the last adopted tax roll of the County of Santa Barbara, as set out hereinbelow.

3. I certify under penalty of perjury that everything set out herein is true and correct.

LIST OF ADDRESSES

(See attached list)

NAME

ADDRESS

S. B. News Press, P.O. Box NW, S.B., CA. 93102

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of

October, 1982, at Santa Barbara, California.

Dawn Heuckle

Philbrick

Moved for approval of D.P. as requested
for the Huppas Bldg. 82-0P-17 along
with greater approval for the wall
being placed in the exhibit with
the request that special consideration
be given to the escaping dog
Hollister to soften the continuous
front wall of the warehouse

2nd. Wells

- Finding that the review by the
Architectural Board should
safely the aesthetic concerns

File Forest Service Proj

STATEMENT OF CONSIDERATION OF FINAL EIR CERTIFIED

AFTER FEBRUARY 11, 1974

To: Division of Environmental Review: Resource Management Department

From: Resource Management Dept
(Lead Department)

1. The Board of Supervisors is the
(Planning Commission/Board of Supervisors/other body/
administrative official)

decision maker on the project described in 82-EIR-19.

2. The following person or persons, the decision maker, certify by their signatures that they have considered the information contained in the said Final EIR in making their decision on the project:

Proposed Forest Service Project

[Signature]
K. E. [unclear]

W. B. Walker

[Signature]

[Signature]

Dated: 9/19/83

NOTE: Send one copy to DER and retain one copy for your department files.

In the Superior Court of the State of California In and for the County of Santa Barbara

In the Matter of . . . COUNTY OF SANTA BARBARA . . .
RESOURCE MANAGEMENT . . .
NOTICE OF PUBLIC HEARING CASE NO# 82-DP-71

RECEIVED
NOV 10 1982
S. B. COUNTY
RESOURCE MGT. DEPT.

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA } ss.
County of Santa Barbara

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Santa Barbara News-Press, a newspaper of general circulation, printed and published daily in the City of Santa Barbara, County of Santa Barbara, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Santa Barbara, State of California, under date of June 9, 1952, Case Number 47171; that the notice herein mentioned was set in type not smaller than nonpareil and was preceded by words printed in black-face type not smaller than nonpareil, describing in general terms the purport and character of the notice intended to be given; that the notice, of which the annexed is a printed copy, has been published in each regular issue of said Santa Barbara News-Press on the following dates, to-wit:

NOVEMBER 6

all in the year 19 82

I hereby certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed this 6th day of . . . NOVEMBER . . . 19 . . . 82 . . . at Santa Barbara, CA.

A. H. Ne... ..
Signature

SANTA BARBARA COUNTY
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
Case No. 82-DP-71
DATE: November 17, 1982
TIME: 7:00 a.m.
PLACE: Room 17, Santa Barbara County Engineering Building, 122 East Anapamu Street, Santa Barbara, CA 93101
SUBJECT: PUBLIC HEARING to consider the request of Don Kings, agent for Parvus Products, for the approval of a Partial Final Development Plan to construct two buildings (one warehouse/office and one office) totaling 74,528 sq. ft. 21 approved as a condition to allow a 6 ft. width of the property boundary subject to the requirements in setback for landscaping. APN 22-258-152 located on the northeast corner of the intersection of Hollister Avenue and Coronar Drive, Santa Arba, Third Supervisorial District.
SANTA BARBARA COUNTY
PLANNING COMMISSION
ALBERT J. MCCURDY
Secretary
Rev. 6-7421

TELEPHONE CONTACT FILE MEMO

- 10' Buses
for bark oak
- JAC Columns
- modern
- arch. specific to the client

PERSON CONTACTED: Ken Minor

DATE: 8/25/82

TIME: _____

SUBJECT: Nexus 82-OP-17

DISCUSSION: Architectural compatibility of the proposed Nexus bldg. with scale & character of existing research park.

1) character - ^{use} is no set style or character of research park. made up of bldgs tilt up, concrete, slab bldgs, & more modern concrete w/ bands of color along top of bldg., some metal.

- especially bldg Cortana/Holzner (SPEC): exposed columns, horizontal band

2) scale - bldgs w/in 1/4 mile of Nexus same height & size.

- break up of proposed project into 2 bldgs reduces impact of size of project

3) style - "Classic" not "Greek"

- eliminated fluted columns

- frieze → highlighted subtly, main body in adobe, embossing and darker adobe.

10/15/02

Parting =

1) warehouse:

57,600

~~- 1,440~~

~~56,160~~

~~÷ 500 = 112~~

6 employees = 1.5

2) office:

18,720

- 7,256

11,464

÷ 500 = 23

- a) 1st floor coffee rm 4 restrooms = 456¢
 - b) mail room = 205
 - c) 1st floor restrooms = 288
 - d) 2nd floor coffee 4 restrooms = 551
 - e) 2nd floor supply room = 132
 - f) kitchen = 1728
 - g) foyer = 360
 - h) conf rm. = 3456
- 7256

TELEPHONE CONTACT FILE MEMO

PERSON CONTACTED: Bob Mendenhall

DATE: 8/10/82

TIME: 10:30

SUBJECT: 82-00-17

DISCUSSION:

he called regarding determination of completeness of case
letter dated 8/4/82. Don Biggs had called him re:
scheduling, loss of time. Emphasized why ^{this case} not running on
time of previous submittal (deemed complete 6/4/82)

I explained to him:

- 1) project originally submitted by Mendenhall
- 2) deemed complete 6/4/82
- 3) Mendenhall notified us (8/2) that was
in process of selling property, new client would
submit new application, elevations, floor plan
submitted letter asking for temporary hold of project
- 4) At that time I had explained we would take in
new information, evaluate it and then deem it complete
for processing
- 5) New info submitted July 20, 1982, w/ update 7/17/82
A month and a half delay!
- 5) Deemed complete August 2, 1982 - that we have all
info and are ready to go

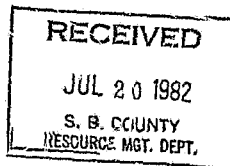


DIVERSIFIED ENGINEERING

28061 Front Street, Suite 1 • P.O. Box 583 • Temecula, California 92390 • (714) 676-6634

July 19, 1982

County of Santa Barbara
Department of Resource Management
123 E. Anapamu Street
Santa Barbara, California 93101



Attention: Ms. Karen Enos

Subject: Development Plan 82-DP-17

Dear Karen:

This letter is being submitted with the revised application for the subject Development Plan review. As you may recall the original submittal was made by Mr. Robert Mendenhall on behalf of the Santa Barbara Research Park for lot 20 of Tract 10212 which is located in the subject Industrial Park.

The Nexus Products Corporation has since that time purchased and closed escrow for the property and therefore the original development plan is no longer valid. Per your suggestion we had Mr. Mendenhall write a letter requesting a hold on finalizing the submittal until such time that we could resubmit a revised development plan on behalf of the new owners, the Nexus Products Corporation.

Enclosed please find all of the applications and plans that you had requested relative to commencing the revised criteria for the new owners, all within the time frame required by the ordinance. We have included additional comments relative to our development plans which should help clarify our development and timing. The warehouse plans will be ready for plan check as soon as the Development Plan is approved as these people are extremely serious about their expansion program.

Hopefully we have enclosed all of the necessary information and we will be most appreciative for any extra effort you and the Planning Staff can put forth to ensure an early approval to our development plan program.

Very truly yours,

DIVERSIFIED ENGINEERING

Walter B. Dixon

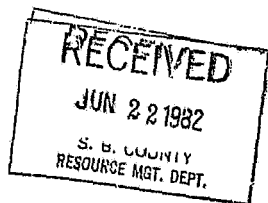
/bw

UNIVERSITY EXCHANGE CORPORATION

P. O. BOX 2507 • GOLETA, CALIFORNIA 93018

June 22, 1982

County of Santa Barbara
Resource Management Department
123 East Anapamu Street
Santa Barbara, CA 93101



Attention: Ms. Karen L. Enos

Subject: 82-DP-17 - Development Plan Application

Dear Karen:

As I discussed with you on the telephone, please accept this letter to place processing of 82-DP-17 on temporary hold.

The reason is that University Exchange Corporation and Nexxus Products Company have entered into a Purchase and Sale Agreement for the land. Nexxus wishes to have a little time to review the plans and submit their modifications.

Thank you for your consideration.

Yours very truly,


Robert W. Mendenhall
Vice President

RWM:jb

cc: Lenvik & Minor
Four E. Yananoli St.
Santa Barbara, CA 93101

DEVELOPMENT PLAN APPLICATION

Santa Barbara County Resource Management Department

LANDOWNER'S NAME Nexus Products Co. PHONE (714) 963-8821

LANDOWNER'S ADDRESS 618 E. Gutierrez Street, Santa Barbara, CA 93103 Zip Code _____

APPLICANT'S NAME SAME PHONE _____
(Write same if owner)

APPLICANT'S ADDRESS SAME Zip Code _____

AGENT'S NAME Don Biggs PHONE (714) 677-5216
(Write same if owner)

AGENT'S ADDRESS 41350 Elm, Murrieta, CA 92362 (714) 677-5218 Zip Code _____

PROJECT NAME Nexus Products Facility

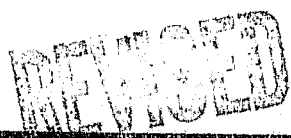
PROJECT ADDRESS Hollister Ave. & Coronar Dr., Goleta
(If no street address, reference to known streets or landmarks)

- Assessor's Parcel No.(s) 73-150-12 Area (sq.ft./acres) 4.33
- Ordinance (circle one) 453; 538; (661) Sign (Chapt. 35)
- Type Plan (circle one) (Revised) Development Plan; Partial; Final;
Precise; Overall Sign; Reclamation; Major Project
- Zoning M-1-B Comp. Plan Designation Industrial Park
- Project (Describe use as fully as possible; attach additional sheet if necessary)
See attached Project Description

6. Are modifications being requested from any provisions of the specific zoning?
(circle one) yes; (no.) If yes, list modifications _____

DO NOT WRITE BELOW THIS LINE

CASE NO.: 82-OP 11 PROJECT PLANNER: _____
 SUBMITTAL DATE: _____ RELATED CASES: _____
 RECEIPT NO.: _____
 FEE PAID: _____
 ACCEPTED FOR PROCESSING: _____



7. Has project site had previous environmental review or Planning Commission action? (yes;) no. If yes, give case no.(s). 82-DP-17 (6-4-82)
8. Do you have any other application (or Subdivision) pending? yes; (no.) If yes, give project name or case no. or tract No. _____
9. Is property in escrow? yes; (no.) Closing date _____
10. Do you need the approval of any agency other than the Planning Commission before project may be implemented? yes; (no.) If yes, explain; if permits have been obtained, specify when, case no.(s), and agency representative handling project. _____
11. Is your project in any public? _____
 a) Water District? (yes;) no; Name Goleta County Water District
 b) Sanitary District? yes; no; Name Isla Vista Sanitary District
12. Does either the (water) or sanitary district have a declared moratorium? (yes;) no. If yes, is your project exempt? yes; (no.) If exempt: attach a can and will serve letter from district. Served by Coromar Mutual
13. Will water for domestic use come from water well? (yes;) no. Spring? yes; no. Creek? yes; no. Coromar District Wells
 a) Will it be on-site? yes; (no.) (If yes, show location on site plan and distance from septic system) not on property
 b) Does it exist? (yes;) no.
14. Will sewage disposal be by private septic system with leach lines? yes; (no;) with dry wells yes; no.
 a) Will it be on-site? yes; no. (If yes, show location on site plan)
 b) Does it exist? yes; no.
 c) Will it be within 200 ft. of any water course or water well? yes; no. (Show 200 ft. radius line on site plan)
15. Method of Fire Protection:
 a) Existing Standard Hydrant (yes;) no.
 b) Proposed Standard Hydrant yes; no.
 c) Driving Distance to hydrant? _____ on the property
 d) On-site Fire Water Storage Tank? yes; no. If yes, tank capacity _____ (Show location on site plan)
 e) Driving distance from tank to structure? _____
 f) Interior sprinkler systems proposed? (yes;) no; Does not apply
16. Has water availability certificate been submitted to Fire Department? yes; (no.) Date _____
17. Describe access for Fire Trucks from Hollister to Coromar Dr. with ingress to property by two commercial driveways _____
18. Terrain? (Flat;) Steep; Undulating; Give % Slope less than 1%
19. Will grading be necessary? (yes;) no. If yes, cubic yards to be moved: _____ Approx. 2000 cubic yards of fill to drain at 1%
20. Is special drainage design required? yes; (no.)
21. Does your project front on an existing public street? (yes;) no. If yes, are new driveway openings required? (yes;) no. (Show on site plan)

22. Does your project require the opening, or extension of a public street? yes; (no.) (Show on site plan)
23. Does any portion of your project require private easement for access? yes; (no.) (Show on site plan)
24. Are there any existing structures or uses on the property? yes; (no.) If yes, list uses and show structures on site plan. _____
25. Does your project require use of any existing structures? yes; (no.) If yes, indicate on site plan; include pump house, power poles, septic systems, water treatment facilities, etc.
26. Will the project be developed in phases? (yes;) no. If yes, give construction schedule Phase I immediately, Phase II upon completion of Phase I _____
27. Do you own any contiguous parcels of land? yes; (no.) If yes, show contiguous parcels on site plan and show use.
28. Does any existing use(s) have employees? yes; (no.) If yes, how many? _____
29. Will this project require additional employees? (yes;) no. If yes, how many? approximately 14 initially, 25 maximum
30. Has the Development Plan been prepared to show all information required by the specific zone district? (yes;) no. If no, how does it differ: _____

31. Submit a set of three photos; taken from three vantage points which illustrate the project close-up, mid-field, and entire property. Label, date and attach to heavy paper. Color photos preferred, NO XEROX COPIES ACCEPTED.
Refer to photos submitted with application for 82-DP-17 (6-4-82)

Chatter Box
Signature of Landowner or Authorized Agent

Date 7/20/82

COUNTY OF SANTA BARBARA
ENVIRONMENTAL RESOURCES DEPARTMENT (DER)
APPLICATION FORM
(Use for all Project Proposals)

I AM APPLYING FOR: (Check appropriate boxes)

1. Tentative Parcel Map (4 lots or less) "Major Project" Building Permit
 Tentative Tract Map (5 lots or more) Development Plan
 Conditional Use Permit Petroleum Permit
 Zone Change General Plan Change
 Other (Specify) _____

2. PROJECT NAME: Nexus Products Facility
PROJECT ADDRESS: Hollister Ave. & Coromar
City/Town: Goleta Zip Code: _____

3. PROJECT DESCRIPTION: (What is it you propose?) Include source of potable water and means of sewage disposal. Include the location of the site and exact distance to nearest major intersections. Be very specific and give complete details. Attach a separate page or pages for this answer. Please write only on one side of each page attached.

4. NAME OF APPLICANT: Nexus Products Co.
MAILING ADDRESS: 618 E. Gutierrez St.
City/State: Santa Barbara Zip Code 93103

5. NAME OF AGENT: Don Biggs
MAILING ADDRESS: 41350 Elm St. Murrieta, CA 92362
City/State: Murrieta, CA Zip Code 92362

6. NAME OF LANDOWNER: Nexus Products Co.
MAILING ADDRESS: 618 E. Gutierrez St.
City/State: Santa Barbara, CA Zip Code 93103

7. NAME OF ENGINEER/SURVEYOR/ARCHITECT: Diversified Engineering
MAILING ADDRESS: 28061 Front St. Suite #1, P. O. Box 583,
City/State: Temecula, CA Zip Code 92390

8 a. DAY PHONE: Where Applicant may be reached: area code 805 963-8821

b. DAY PHONE: Where Landowner can be reached: area code 805 963-8821

c. DAY PHONE: Where Agent can be reached: area code 714 677-8128 5218

d. DAY PHONE: Where Engineer/Surveyor/Architect can be reached:

(714) 676-5684
Engineer

() same
Surveyor

() same
Architect

9. ASSESSOR'S PARCEL NUMBER(S) FOR PROJECT:

73-150-12

10. GROSS SIZE OF PROPERTY: 4.33 acres/or _____ square feet

NET SIZE OF PROPERTY: 4.33 acres/or _____ square feet

RECEIVED

JUL 20 1982

S. B. COUNTY
RESOURCE MGT. DEPT.

COUNTY OF SANTA BARBARA
ENVIRONMENTAL RESOURCES DEPARTMENT (DER)
APPLICATION FORM
(Use for all Project Proposals)

I AM APPLYING FOR: (Check appropriate boxes)

1. Tentative Parcel Map (4 lots or less) "Major Project" Building Permit
 Tentative Tract Map (5 lots or more) Development Plan
 Conditional Use Permit Petroleum Permit
 Zone Change General Plan Change
 Other (Specify) _____

2. PROJECT NAME: Nexus Products Facility
PROJECT ADDRESS: Hollister Ave. & Coromar
City/Town: Goleta Zip Code: _____

3. PROJECT DESCRIPTION: (What is it you propose?) Include source of potable water and means of sewage disposal. Include the location of the site and exact distance to nearest major intersections. Be very specific and give complete details. Attach a separate page or pages for this answer. Please write only on one side of each page attached.

4. NAME OF APPLICANT: Nexus Products Co.
MAILING ADDRESS: 618 E. Gutierrez St.
City/State: Santa Barbara zip Code 93103

5. NAME OF AGENT: Don Biggs
MAILING ADDRESS: 41350 Elm St. Murrieta, CA 92362
City/State: Murrieta, CA zip Code 92362

6. NAME OF LANDOWNER: Nexus Products Co.
MAILING ADDRESS: 618 E. Gutierrez St.
City/State: Santa Barbara, CA zip Code 93103

7. NAME OF ENGINEER/SURVEYOR/ARCHITECT: Diversified Engineering
MAILING ADDRESS: 28061 Front St. Suite #1, P. O. Box 583,
City/State: Temecula, CA zip code 92390

8.a. DAY PHONE: Where Applicant may be reached: area code (805) 963-8821

b. DAY PHONE: Where Landowner can be reached: area code (805) 963-8821

c. DAY PHONE: Where Agent can be reached: area code (714) 677-8128 5218

d. DAY PHONE: Where Engineer/Surveyor/Architect can be reached:

(714) 676-5684 () same () same
Engineer Surveyor Architect

9. ASSESSOR'S PARCEL NUMBER(S) FOR PROJECT:
73-150-12

10. GROSS SIZE OF PROPERTY: 4.33 acres/or _____ square feet
NET SIZE OF PROPERTY: 4.33 acres/or _____ square feet

RECEIVED

JUL 20 1982

S. B. COUNTY
RESOURCE MGT. DEPT.

PROJECT SITE HISTORY

11. Has this project site ever received any kind of DER review or Planning action before (zoning violations, building permits issued, etc.)? If so, please describe and give all county and DER case number identification.

None

LAND USE INFORMATION (The County Planning Department can assist you with this information.)

12. a. General Plan designation(s) of site: Industrial Park
 b. Zoning designation(s) of site: M-1-13
 c. Supervisorial District(s): Third

13. Describe any contiguous properties owned by the applicant/agent/owner and any proposed development plans or possible future applications proposed for these contiguous properties.

None

14. Give the following information for your project (itemize by structure where applicable):

	Square Footage		% of Property	
	Existing	Proposed	Existing	Proposed
a) Structure(s):	0	72528	0	38.45%
b) Landscaping:	0	52105	0	27.63%
c) Roads and Walkways:	0	63981	0	33.92%
d) Agricultural Lands	0	0	0	0
e) Open Space/Undeveloped/Wastelands:	0	0	0	0
f) Other				

g. After all necessary permits have been approved, give anticipated construction schedule for the project. If in phases, give anticipated construction schedule for all phases.

Within 30 days of all required approvals

	Existing	Proposed
h. Human population on property (Proposed here means expected once project is implemented)	0	0
i. Number of structural units:	0	2
j. Maximum height of structure(s) in stories:	0	2
k. Number of on-site parking spaces:	0	102
l. Number of water wells on property	0	0
m. Number of septic systems on property	0	0
n. Give expected sale price or rental price of units or building <u>buildings will not be for sale.</u>		

15. How much grading will occur on the property? How will it affect the existing topography? What is the present degree of slope where the project is to be located? (Give quantities as accurately as possible.)

The existing contours provide less than 1% cross fall.

Import will be brought in to create a minimum 1% drainage pattern throughout the site amounting to approximately 2000

cubic yards and should not alter the present site appreciably.

16. Describe any past, present, or proposed farming on any part of the property [type of crop, number of acres, years grown].

None

17. Describe any unstable soil areas (landslides, highly erodible areas, etc.) on the site. What relationship will your project have with such areas?

None

18. Describe any creeks (wet or dry), drainages, ponds, or places where water collects on the property. What is the flooding potential on these areas and the site in general. Are there flood control structures on or planned for the site? Explain. How will your project affect and be affected by these areas?

None

19. Describe existing improvements on the site (sewer, septic tank, water meter, water well, water storage tanks, power lines, telephone, etc.). Please give engineering details on septic tanks and water wells (capacity, current demand, proposed demand, etc.). Submit most recent well pump test and water quality analysis (for each well). Name the service districts serving the property currently and/or service districts that agree to serve the proposed project.

Sewer service by Isla Vista Sanitary District in Coromar Dr.
and a 10 inch water main exists to the property from Coromar

Mutual Water Co.

20. Describe wildfires that have occurred both ON the property and IN the immediate vicinity. Give year and acres burned. How will your project affect the fire hazard/fire risk on and off the site?

None

21. Describe the road system now developed on the site and major access routes (width, ingress, egress, surface, etc.). Describe the proposed road improvements, extensions, and new routings.

Access to the property will be from two driveways fronting on
Coromar Dr. as access is denied from Hollister Avenue

22. Describe the existing traffic affecting the on- and off-site traffic circulation/movement. How will your project affect or be affected by this situation? Be specific. Give current and projected traffic counts for when the project is completed. Use diagrams if useful. When submitting information, distinguish between truck, car, pedestrian, equestrian, and bicycle traffic.

The Nexxus Facility will employ less than 25 persons as opposed to
an estimated 225 persons anticipated for the initial development
plans as previously submitted by the University Exchange Corporation.
There will be no significant impact upon the daily traffic movement
near the site.

23. Describe any noise sources that now affect the site (aircraft, highway noise, etc.). How will your project affect and be affected by the ambient noise situation? Give details.

Existing aircraft noise that is generated by runway 7 at the airport, not all airport traffic uses this runway. Road noise from Hollister will have little effect upon our development as our activities all take away from Hollister.

24. Has the property ever been considered for annexation to the nearest city? Do you anticipate annexation in the near future?

No

25. Describe any historical, paleontological, archaeological artifacts located on or near the property. How will the project affect these artifacts? Are there any sacred and/or ceremonial sites on the property? If so, please describe.

None - Initial site development and grading was accomplished when the subdivision was created many years ago.

26. **PHOTOGRAPHS OF SITE:** Include one set of four or more color photographs of the project site. Color photographs must show the project site in the rear field and the edges of the property in the far field. Use the cardinal directions when taking snapshots (north, south, east and west). Label and date all photographs. Take a picture from a vantage point which permits a good view of the whole site. Where the project is the "whole" property, take all photographs from different vantage points that tell the most about the site. Affix all photographs to a separate sheet of heavy paper and attach the separate sheet with photographs to the application. ONLY COLOR PHOTOGRAPHS WILL BE ACCEPTED. XEROX COPIES OF PHOTOGRAPHS WILL NOT BE ACCEPTED.

Should have been included with original submittal

27. **CERTIFICATION OF ACCURACY AND COMPLETENESS:** I hereby certify that to the best of my knowledge the information in this application and all attached answers and exhibits is true, complete, and correct. All signatures must be completed. If one or more of these signatures are the same, simply re-sign. Thank you.

Diversified Engineering Dexter B. Dixon 7/20/82
Print name and sign - preparer of this form Date

Nexus Products Co., Inc. Thomas R. Kelly 7-20-82
Print name and sign - applicant Date

Don Biggs Don Biggs 7-20-82
Print name and sign - agent Date

Nexus Thomas R. Kelly 7-20-82
Print name and sign - landowner Date

(NOTE: If additional comments, maps, reports and alike are included, please check appropriate items.)

- Additional comments Reports Maps No other info. except for required photos.

PROJECT

Nexxus Products Corporation
Hollister Avenue and Coromar Drive
Goleta, California
APN# 73-150-12

PROJECT DESCRIPTION

SITE

This project is located on the northeast corner of the intersection of Hollister Avenue and Coromar Drive in Goleta. The 4.33 acre site was created when the industrial park was created and is surrounded by light industrial uses. Santa Barbara Research Center is across Coromar Drive to the west, Ronco Corporation is to the north, Clenat Motors to the east and Delco Electronics is to the south across Hollister Avenue.

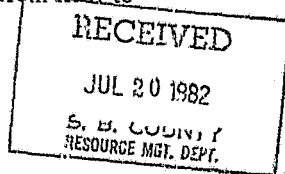
The parcel is generally flat with approximately a one percent slope to the southeast draining to Hollister Avenue. The site was initially graded during the development of the industrial park.

DEVELOPMENT DESCRIPTION

The proposed project consists of two buildings totaling 72,528 square feet including the loading dock area of product warehouse storage and general offices for the Company.

Building A is being designed as a warehouse facility to provide a central distribution center for all Nexxus Product line services. The building consists of 57,312 square feet of floor space less the exterior walls and structural members. The building height will be approximately 20 feet from floor to ceiling. The warehousing space when filled will generate a great deal of business for the community.

Building B is being planned and designed as the headquarters and general offices for the Nexxus Corporation. Executive Offices, an accounting computer center, sales promotion, and product shipping and mailing will be directed from the Phase II offices. The building will be approximately 13,536 square feet in total size with a second floor mezzanine area set aside for the executive office suites. This building will be approximately 20 feet from floor to ceiling.



On-site parking for 102 automobiles is provided in addition to dock level truck service facilities. Parking is screened from Hollister Avenue by the buildings and large planting areas and landscaped earth mounds.

An outdoor lunch area is planned on the south side of the building to encourage employees to remain on site during lunch time.

UTILITIES

Water - The project is in the Goleta County Water District. However, the property is served with both potable water and fire protection by the Coromar Mutual Water Company with an eight inch main entering the site at the northeast corner of the property. An allocation of five (5) acre feet of water per year (1.15 AFY/acres x 4.33 acres) was provided in the design of the Coromar Mutual Water Company.

Sewer - The parcel is in the Isla Vista Sanitary District with sewer lines currently stubbed to the property.

Electrical - Southern California Edison Company will serve power to the proposed project.

Telephone - Telephone service will be provided by General Telephone.

Natural Gas - Southern California Gas Company has main lines in adjacent streets for service to the project.

TRAFFIC

The previous submittal by the Santa Barbara Research Park used a trip generation factor of 6 vehicle trips per 1000 square feet of space involving some 225 employees. We do not believe there will be any appreciable increase in traffic as the company only employs approximately 14 people at the present time and their projections based upon their growth factor indicates that a maximum of 25 people along with complete computerization will be all of the personnel required to be 100% efficient for many years to come.