

ATTACHMENT D

97-DP-024 FINDINGS

1.0 CEQA FINDINGS

- 1.1 The Planning Commission has considered the Tiered Negative Declaration together with the comments received and considered during the public review process. The Tiered Negative Declaration reflects the independent judgment of the Planning Commission, has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 The Planning Commission finds that through feasible conditions placed upon the project, the significant impacts on the environment have been eliminated or substantially mitigated.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Secretary of the Santa Barbara County Planning Commission, Mr. Albert J. McCurdy, Planning and Development, located at 123 E. Anapamu Street, Santa Barbara, CA 93101.
- 1.4 Public Resources Code Section 21081.6. requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 ADMINISTRATIVE FINDINGS

2.1 DEVELOPMENT PLAN FINDINGS

Pursuant to Section 35-317.7, a Final Development Plan (97-DP-024) shall be approved only if all of the following findings can be made:

2.1.1 That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed.

The 6.13 acre project site is adequate in size, shape, location, and physical characteristics to accommodate the proposed 68,278 square foot development. The site was determined to be an appropriate location for professional/institutional use during the Goleta Community Plan update. The intensity of development proposed would be similar to that of the adjacent developed parcels, as the project is also a professional/institutional use.

2.1.2 That adverse impacts are mitigated to the maximum extent feasible.

Adverse impacts associated with the project have been mitigated to the maximum extent feasible as discussed in the Proposed Final Tiered Negative Declaration. The Board of Supervisors adopted Findings of Overriding Consideration for significant impacts associated with buildout under the Goleta Community Plan (which included impacts associated with solid waste generation) which could not be reduced to less than significant levels through incorporation of mitigation measures identified in the Community Plan Environmental Impact Report.

2.1.3 That streets and highways are adequate and properly designed.

The street system surrounding the project site is adequate to accommodate the 496 Average Daily Trips (ADT) and 98 p.m. Peak Hour Trips (PHT) which would be generated by the proposed development. As discussed in Section 5.3 of 98-ND-2, the Proposed Final Tiered Negative Declaration to 91-EIR-13, the addition of project-generated traffic to area roadways and intersections would trigger the threshold for project-specific and cumulative traffic impacts at the Patterson Avenue/Hollister Avenue intersection for which a mitigation measure has been required to ensure an improvement to this intersection is completed prior to occupancy of the proposed Mentor II building. This will ensure that area streets are adequate to accommodate project generated and cumulative traffic impacts. The proposed 28 foot wide private access road (Mentor Drive) would be adequate to serve development on the project site and meet Fire Department Standards for emergency access. Proposed access roads would not result in the creation of turning movement conflicts or hazards to pedestrians, cyclists or vehicles on Hollister Avenue.

2.1.4 That there are adequate public services, including but not limited to, fire protection, water supply, sewage disposal, and police protection to serve the project.

As discussed in Section 6.2 of the staff report, adequate public services exist to serve the proposed development. The applicant enjoys water service through the Goleta Water District (GWD) under an existing Water Service Agreement. The Board of Supervisors has determined that water service provided by the GWD would not cause or contribute to groundwater overdraft due to the District's compliance with the *Wright Judgment*.

The project site lies within the service area boundary for the Goleta Sanitary District (GSD). It is also located within the five-minute response zone for Fire Station #12 and existing roadways provide adequate emergency access to the site. Existing police protection services in the Goleta Valley would be adequate to serve the proposed project.

2.1.5 That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas.

The proposed Mentor II development would not be detrimental to the health, safety, comfort, convenience, and general welfare of the surrounding neighborhood. The project site was determined to be an appropriate location for professional/institutional development during the Goleta Community Plan update. All of the existing surrounding land uses were present at the time

this determination was made. Professional/institutional use on the site would be compatible with surrounding professional/institutional land uses and with the existing commercial uses located north of the site across Hollister Avenue. Traffic generated by the proposed project would not substantially affect roadways used by residents of the surrounding area (Hollister Avenue, Patterson Avenue, Calle Real, etc.). The project would result in improved circulation patterns within the adjacent neighborhood as a new left turn lane on Hollister Avenue will be added and a segment of the Hollister Avenue corridor will be widened as proposed in the Goleta Transportation Improvement Plan. Existing pedestrian and bicycle access would be interrupted during construction of the roadway improvements but would be restored prior to occupancy clearance for the proposed development. The proposed development does not have the potential to generate factors such as smoke, odors or noise which could affect the comfort and convenience of residents or other development in the surrounding area. The proposed parking modification requests would reduce the number of parking spaces provided on the Mentor II site but would be adequate to accommodate the anticipated level of parking demand generated by the project based on the analysis included in Section 6.3 of the Planning Commission staff report dated February 24, 1998.

2.1.6 That the project is in conformance with the applicable provisions of Article III and the Comprehensive Plan.

As discussed in Sections 6.2 and 6.3 of the staff report dated February 24, 1998, and amended at the hearing of March 4, 1998, and incorporated herein by reference, the project is in conformance with the applicable provisions of the Article III Zoning Ordinance and the Comprehensive Plan.

2.1.7 That in designated rural areas the use is compatible with and subordinate to the scenic and rural character of the area.

The site is not located in a rural area.

2.1.8 That the project will not conflict with any easements required for public access through, or public use of a portion of the property.

There are no public access easements on the property nor has there been any public use of the property.