

NOTICE OF EXEMPTION (NOE)

To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth St. Rm. 212
Sacramento, CA 95812-3044

From: City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101



Subject: Filing of Notice of Exemption

Project Title:

Pacific Oaks Apartments Leasing Office Addition and Site Improvements
Case No. 23-0002-SCD and 23-0013-DRB

Project Applicant:

Kaitlyn Earnest and Steve Fort, agents for Pacific Oaks LP, property owner.

Project Location (Address and APN):

7170 Davenport Road
Goleta, CA 93117
County of Santa Barbara
APN: 073-230-050

Description of Nature, Purpose, and Beneficiaries of Project:

The proposal includes a Substantial Conformity Determination to 69-M-125 and 72-M-071 to facilitate a 213-gross/189-net square foot addition and remodel of the existing 409-square foot leasing office at a 103,586-square foot apartment complex. The project also proposes color changes to existing apartment buildings and site improvements, including the following: new walkways, new trash enclosures, stormwater improvements, new exterior lighting fixtures, new landscaping including the removal and replacement of trees, and new dog areas. The applicant proposes 300 cubic yards of cut, 150 cubic yards of fill, and 150 cubic yards of export for grading. Additionally, 81 trees of various non-native species are proposed for removal and 132 new native trees are proposed. No increase in the number of residential units or employees is proposed. The purpose of the project is to refresh and update buildings, improve amenities and leasing operations, update landscaping and drainage, improve the pedestrian experience, and make certain accessibility upgrades.

The beneficiary of the project is the property owner.

Name of Public Agency Approving the Project:

City of Goleta

Name of Person or Agency Carrying Out the Project:

Pacific Oaks LP, Property Owner

Exempt Status:

Categorical Exemption: § 15301 and 15304(b) landscaping.

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Reason(s) why the project is exempt:

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq.: State CEQA Guidelines), and the City’s Environmental Review Guidelines, the project has been found to be exempt from CEQA under Sections 15301(a) and 15304(b) and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA Guidelines per Sections 15301 and 15304(b) because the applicant proposes exterior alterations, a small addition to the leasing office, minor site improvements, and to revise and update the landscaping to be more locally and climate appropriate.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines Section 15300.2 apply to the project. The exceptions set forth in State CEQA Guidelines Section 15300.2(a), Location. Class 1 and 4 are qualified by consideration of where the project is to be located, as the project is not located in and will not have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to federal, state, or local law. Other than painting, no changes including to landscaping are proposed within the 100’ Streamside Protection Area for El Encanto Creek. Section 15300.2(b)’s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)’s exception does not apply because there are no “unusual circumstances” that apply to the project; revised landscaping and site improvements are not considered unusual. Section 15300.2(d)’s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)’s exception does not apply because the project site does not contain hazardous waste and is not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)’s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource. Additionally, the project’s site does not contain any identified significant cultural resources.

For these reasons, the project has been found exempt from CEQA and the adoption of a NOE is recommended for consideration as noted above.

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

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



Associate Planner

Signature	Title	Date
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If filed by the applicant:

1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project?

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Yes

No

Date received for filing at OPR: _____

Note: Authority cited: Section 21083 and 211110, Public Resources Code
Reference: Sections 21108, 21152.1, Public Resources Code