

ATTACHMENT C: NOTICE OF EXEMPTION (NOE)

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

From: City of Goleta
130 Cremona Drive,
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: 110, 130, 150 Castilian Drive Tentative Parcel Map and CEQA Exemption

Project Applicant: Steven Welton, SEPPS

Project Location (Addresses and APN):
110, 130, 150 Castilian Drive, Goleta, CA, 93117, County of Santa Barbara;
APN: (073-330-016)

Description of Nature, Purpose and Beneficiaries of Project:
The purpose of the Tentative Parcel Map to subdivide the existing parcel 4.07-acre site into 3 parcels in order for the existing buildings to be placed on individual lots.

Conformance with Lot Size Regulations

| Lot No. | Proposed Area (in acres) | Existing Building | Number Parking Spaces |
|--------------------------|---------------------------------|--------------------------|------------------------------|
| 130 Castilian (Parcel 1) | 1.67 acres | 13,232 SF | 98 |
| 150 Castilian (Parcel 2) | 1.34 acres | 12,653 SF | 53 |
| 110 Castilian (Parcel 3) | 1.06 acres | 13,007 SF | 56 |

The beneficiaries of the Project are the property owners.

Name of Public Agency Approving the Project: City of Goleta

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Name of Person or Agency Carrying Out the Project: Steve Welton (SEPPS, inc.) on behalf of Majestic Industrial Park Castilian, LLC, Property owner.

Exempt Status:

X Categorical Exemption: CEQA Guidelines §15315 (Minor Land Divisions)

Reason(s) why the project is exempt:

The project is exempt from environmental review pursuant to CEQA Guidelines § 15315 (Minor Land Divisions). This project is eligible for a Class 15 Categorical Exemption per Section 15315 of the State CEQA Guidelines as it involves a minor land division. Section 15315 exempts tentative parcel maps provided certain criteria are met. This project meets all of the criteria with no exceptions being required since the property is zoned for commercial use, the proposed subdivision is for four or fewer parcels, and the subdivision is in conformance with the General Plan and zoning requirements. No variances or exception are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location Class 11 are qualified by consideration of where the project is to be located. The proposed 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 law by federal, state, or local agencies given its location and the nature of the site. 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; minor land divisions are not 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 to cause a substantial adverse change in the significance of a historical resource. Additionally, the project site does not contain any identified significant cultural resources and the project does not include any grading.

Consistent with the requirements of the Class 15 exemption and pursuant to CEQA Guidelines §15300.2, Exceptions to the Exemption, the entirety of the

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project falls within the Class 15 Exemption set forth in State CEQA Guidelines Section 15315.

City of Goleta Contact Person and Telephone Number:

Christina McGuire, Associate Planner, (805) 961-7566

| | | |
|-----------|-------|------|
| Signature | Title | Date |
|-----------|-------|------|

If filed by the applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?
Yes No

Date received for filing at OPR:

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