EXHIBIT A
APPROVAL FINDINGS

RAF PACIFICA Warehouse and Office Building
(Lot 19 of Lot Line Adjustment No. 14-070-PCR-LLA)
355 Coromar Dr; APN 073-610-036
Case No. 21-0042-ZC Project Clearance

1.0 PROJECT CLEARANCE FINDINGS

Pursuant to sections VII.A and VII.B of the Cabrillo Business Park Specific Plan (City of Goleta Ordinance No. 13-04; Case No. 12-163-SP), the Planning and Environmental Review Director finds the following:

1.1 The proposed development conforms to the applicable policies of the General Plan and the applicable provisions of the zoning regulations within the GMC [Goleta Municipal Code}.

As described in Exhibits B and E, conditioned in Exhibit C and D, and incorporated herein by reference, the project conforms to all applicable provisions of the General Plan and Cabrillo Business Park Specific Plan. These provisions are consistent with and implement the General Plan and applicable provisions of the City's Inland Zoning Ordinance (GMC Chapter 35, Article III).

1.2 The proposed development is located on a legally created lot.

The proposed development is located on a legally created lot identified as Assessor's Parcel Number 073-610-036, described as Lot 19 of Lot Line Adjustment No. 14-070-PCR-LLA, being a portion of Lots 5, 6, 9, and 19 of Final Map No. 32,046.

1.3 The subject property is in compliance with all laws, rules, and regulations pertaining to subdivisions, permitted uses, design guidelines, development standards, and any other applicable provisions of this Specific Plan, including, without limitation, the Maximum Development Yield.

As described in Exhibits B and E, conditioned in Exhibit C and D, and incorporated herein by reference, the project conforms to all applicable provisions of the Cabrillo Business Park Specific Plan. In summary, the project will conform to the following:

- Cabrillo Business Park Design Guidelines

- *Site Design Standards.* The project will continue the campus-like configuration of buildings within the Cabrillo Business Park and placement of building location is substantially consistent with applicable development standards.

- *Building Standards*. The facades will feature a streetscape and massing with architectural projections and cladding to emphasize prominent building corners and entrances while minimizing large expanses of blank walls, consistent with the Development Plan;

- *Landscape Standards.* The project consists of drought-tolerant natives and Mediterranean-type species around the perimeter of the entire property and conforms to the minimum landscaping coverage identified in the Cabrillo Business Park Specific Plan;

- *Sign Standards.* The project, as conditioned, is consistent with the Overall Sign Plan set in place as part of the original Development Plan approval for the Cabrillo Business Park. Lease space 1 has an option for a wall sign or canopy sign due to the glass architectural projection. The canopy sign proposed for lease space 3 (rather than a wall sign) is required due to the glass architectural projection not being conducive to a wall sign in this location and is consistent with the Overall Sign Plan;

- *Lighting Standards.* The project features downward facing, exterior lighting of low intensity and of low glare;

- *Setbacks.* The project meets the setbacks stated within the CBP Specific Plan;

- *Building Height.* The building meets the maximum height of 35 feet and the mechanical screening (two feet) is below the maximum additional 6 feet for mechanical screening.

- Development Standards

  - *Permitted Uses.* The project's office and warehouse uses are permitted on the project site by the CBP Specific Plan.

  - *Parking and Loading.* The project meets the parking requirements set forth within the CBP Specific Plan. The

combined office and warehouse uses for this project require 136 parking spaces. The permittee is proposing 189 parking spaces.

1.4 *The project's vehicle trips would not exceed the Vehicle Trip Allowance (VTA) as set forth in Exhibit CBP-3 of the Cabrillo Business Park Specific Plan (or as modified through a Transfer of Vehicle Trip Allowance).*

The project will generate a total of 53 PM peak hour trips (PHT). This represents an increase of 11 PM PHT as compared to the Vehicle Trip Allowance (VTA) for Lot 19 associated with the previous approval of Case No. 14-070-PCR-LLA-OSP. Development on Cabrillo Business Park Lot 14 presently has a VTA of 105 PM PHT with an actual trip generation rate of 22 PM PHT and a surplus of 83 PM PHT. This project includes a VTA transfer of 11 PM PHT from Lot 14 to Lot 19 to accommodate the increased trip generation for the proposed development (43 PM PHT+ 11 PM PHT = 53 PM PHT). The project will not result in an increase in vehicle trips beyond the Maximum Development Yield of 1,078 PM PHT.

1.5 *The project would not (when taken together with other approved Individual Projects) exceed the Maximum Development Yield.*

As noted above in Finding 1.4, the project will not result in an increase in vehicle trips beyond the Maximum Development Yield of 1,078 PM PHT. This accounts for the sum of Vehicle Trip Allowances for all approved Individual Projects as of the date of issuance of the Project Clearance for this project.

1.6 *The necessary Fees, Conditions and Dedications relative to traffic improvements have been scheduled consistent with the provisions of this Specific Plan, including the Cumulative Trip Thresholds.*

The project (when considered with other approved PCRs) will trigger the need for Mitigation TR-7 (Los Carneros & El Colegio) off-site infrastructure improvements. CBP's responsibility for these off-site infrastructure improvements is limited to the financial reimbursement amounts set forth in the Cabrillo Business Park Development Agreement (CBP DA), which are due at Building Certificate of Occupancy issuance. The project will be subject to payment of Development Mitigation Impact Fees (DIFs) pursuant to the CBP Development Agreement and applicable City DIF ordinances.