ATTACHMENT 2
Tentative Parcel Map (TPM) Findings and CEQA Finding
Parcels Parcel Map No. 32,058
110, 130, 150 Castilian Drive
APN 073-330-016

Case No. 22-0001-SUB

1.0 Subdivision Findings

The Zoning Administrator finds that the findings set forth in GMC §§ 16.02.020 et seq. and Government Code §§ 66473.1, 66473.5, 66474 and 66474.6 can be made for approval based on the following reasons:

1.1 The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision (Gov Code §66473.1).

The three proposed parcels are already fully developed and the proposed lot lines reflect the existing development pattern and does not hinder the ability of the buildings to add photovoltaic cells to the site. Further, the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. Future passive or natural heating or cooling opportunities for the existing buildings on the parcels will not be affected by the subdivision of the property into three lots given the lot orientations and the existing development on site.

1.2 The proposed map and subdivision, together with the provisions for its design and improvement, is consistent with the general plan and any specific plan (Gov. Code § 66474(a)-(b)).

The proposed map is consistent with applicable General Plan policies as the lots will have adequate size, shape, access, and parking to facilitate the continued viability of the business park/ office buildings in a safe manner. (The General Plan land use designations applicable to the project site are Business Park). The existing on-site uses and development intensity are consistent with the Business Park designation and will continue to be so with the individual parcels. The subdivision layout and design will also accommodate the existing and future Business Park uses on each of the proposed parcels as they comply with lot size requirements. The subdivision's creation of separate lots would not affect the lots' compatibility with the adjoining R and D buildings, which are the prevalent on the west side of Tecolotito Creek. Lastly, there is no Specific Plan applicable to the project site.

1.3 The site is physically suitable for the type of development proposed (Gov. Code § 66474 (c)).

The site continues to be physically suited to accommodate the existing development on each of the proposed parcels, given the size, shape, orientation,

and access provided. The property is already developed and the parcel map creates separate lots for each existing building. The property is generally level with existing utilities serving the existing buildings onsite. The site has direct access onto Castilian Drive and Cortona Drive and the City will require a reciprocal shared parking and access agreement between each of the parcels, which is required to be recorded prior to Final Map recordation. Adequate access, parking, and other physical attributes of the property will continue to suitably accommodate this existing development and the subdivision of the property will not alter these attributes. The subdivision does not grant any new development entitlements.

1.4 The site is physically suited for the proposed density of development (Gov. Code § 66474 (d)).

The site is physically suited for the existing development and no new development is proposed presently. The existing lot is of sufficient size to support the commercial uses and existing building density, given its size, shape, land use designations, provision of utilities, and orientation. The subdivision will not change the allowed density of business park/office development onsite as the existing Business Park land use designations are not being affected by this subdivision. The three lots will allow each building to be on an individual parcel, which will be linked together via parking and access agreements as outlined in the Conditions of Approval included in Attachment 3 to the Staff Report, incorporated herein by reference.

1.5 The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (Gov. Code § 66474 (e)).

The design of the subdivision will not cause substantial damage or substantially and avoidably injure fish or wildlife or their habitat as the site is currently developed and no changes are proposed to increase the area of onsite development. Further, the proposed project site is located in an urbanized area adjacent to Tecolotito Creek to the east; however, no new structural development is proposed with this application. As the proposal involves just the subdivision of land around the existing buildings, there is no additional land development proposed. As such, the subdivision does not create the potential for impacts to rare, threatened, endangered or otherwise sensitive habitats or plant or animal species. As discussed in Section 2.0 below, the subdivision is unlikely to cause substantial damage or substantially and avoidably injure fish or wildlife or their habitat.

1.6 The design of the subdivision or type of improvements is not likely to cause serious public health problems (Gov. Code § 66474 (f)).

The design of the subdivision is unlikely to cause serious public health problems because the subdivision and existing development will continue to be served by water and sewer services. The changes required by Goleta West Sanitary District are in order to meet their requirements that each parcel have its own sewer lateral.

In addition, this subdivision creates lots for the three existing buildings; the existing access points, internal circulation, and the number of parking spaces will remain unchanged. These improvements have been in place for many decades and have functioned well in serving the site. Further, the Santa Barbara County Fire Department and City of Goleta Public Works Department reviewed the project and continue to approve the existing access and layout. Therefore, the design of the subdivision or type of improvements are unlikely to cause serious public health problems.

1.7 The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision (Gov. Code § 66474 (g)).

The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. According to the Title Report by Chicago Title Company provided by the applicant dated January 21, 2022, there are several private and public easements granted through the subject property for which this proposed subdivision will not conflict. Public sidewalks are provided along Castilian Drive and Cortona Drive to provide circulation around the site for pedestrians in a safe manner.

1.8 The governing body of any local agency shall determine whether discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with §13000) of the Water Code. (Gov. Code § 66474.6)

The existing on-site buildings are connected to the sanitary sewer system and the subdivision will not affect these connections. Continued discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements prescribed by a California Regional Water Quality Control Board (RWQCB) pursuant to Division 7 (commencing with §13000) of the Water Code. As under the existing conditions, wastewater will be collected and treated by the Goleta West Sanitary District (GWSD). The proposed subdivision will not increase the amount of wastewater produced on site. The discharge of waste from the subdivision will not be in violation of existing requirements prescribed by the RWQCB.

2.0 CEQA Findings

The Zoning Administrator finds the proposed subdivision exempt from the California Environmental Quality Act ("CEQA") 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 project falls within the Class 15 Exemption set forth in State CEQA Guidelines Section 15315.