NOTICE OF EXEMPTION (NOE)

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

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

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

Subject: Filing of Notice of Exemption

Project Title:

Development Plan Amendment (DPAM) for the Toyota Dealership at 5611 Hollister Avenue; APN 071-140-083; Case No. 24-0011-DP.

Project Applicant:

Van Tuyl Companies for VAG TSBCA RE LLC

Project Location (Addresses and APNs):

5611 Hollister Avenue, APN 071-140-083

Description of Nature, Purpose, and Beneficiaries of Project:

The proposed project requires a Development Plan Amendment for additional square footage and exterior site improvements to the existing Toyota dealership. The scope of work includes the demolition of the existing unpermitted detached service shop structure within the Streamside Protection Area (SPA) and the construction of a new detached service shop structure outside the SPA. Also proposed is an addition to the service shop that is part of the main building, an attached vehicle delivery canopy, an overhang addition, new landscaping, and façade improvements.

The new net building square footage added for the project will be 4,302 sq. ft.

The Beneficiaries of the Project are Van Tuyl Companies, owner of the Toyota dealership, and VAG TSBCA RE LLC, property owner.

Name of Public Agency Approving the Project (Lead Agency):

City of Goleta

Name of Person or Agency Carrying Out the Project:

Megan Burra of Van Tuyl Companies

Exempt Status:

X Categorical Exemption: *Existing Facilities, Replacement or Reconstruction, and New Construction or Conversion of Small Structures State CEQA Guidelines, §15301, §15302, and §15303*

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.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines §15301(e)(2), §15302(b), and §15303(c) as follows:

- **§15301(e)(2)** – The additions to existing structures are less than 10,000 square feet (2,806 square feet of additions), the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area is not environmentally sensitive. The project is consistent with the Land Use Designation (OT) adopted in the General Plan and the additions to existing buildings are outside the 100-foot SPA buffer area.

- **§15302(b)** – The proposed detached service shop is substantially the same size, purpose, and capacity as the current detached service shop to be demolished. The proposed detached service shop will be 1,446 square feet larger than the current detached service shop, of which approximately 221 square feet are a proposed trash enclosure and compressor enclosure for noise attenuation. The proposed detached service shop will have one additional service bay (nine) and serve the same purpose of servicing vehicles.

- **§15303(c)** – The project involves the construction of new commercial structures not exceeding 10,000 square feet in floor area on a site zoned for such use, not involving the use of significant amounts of hazardous substances, and all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The proposed detached service shop is outside the 100-foot SPA buffer area.

Exceptions to the Exemption:
Moreover, none of State CEQA Guidelines Section 15300.2's exceptions to the Class 32 exemption apply to the project. The exception set forth in State CEQA Guidelines Section 15300.2(a), by its own terms, does not apply to projects that fall within the Class 32 exemption; moreover, the project will not impact an environmental resource of hazardous or critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as technical reports in the record of proceedings demonstrate that the project would not result in significant cumulative impacts; moreover, 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; construction of commercial buildings as urban infill on commercially zoned land next to existing development does not constitute an unusual circumstance. Section 15300.2(d)'s exception does not apply because the project is not located near a highway officially designated as a state scenic highway. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are 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 as there are no buildings of historic significance on the project site nor any nearby that would be impacted by the development and the site has a low potential for discovery of archaeological resources given previous disturbance and the minimal ground disturbance associated with the project.

Consistent with the requirements of the Class 1, 2, and 3 requirements above, and pursuant to CEQA Guidelines *§15300.2, Exceptions to the Exemption,* the entirety of the project falls within the Class 1, 2, and 3 Exemptions set forth in State CEQA Guidelines Section 15301, 15302, and 15303.

City of Goleta Contact Person and Telephone Number:

Brian Hiefield, Senior Planner, (805) 961-7559

Lisa Prasse, AICP Current Planning Manager Date

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