ATTACHMENT 2
DEVELOPMENT PLAN AMENDMENT FINDINGS
Toyota Dealership Improvements
5611 Hollister Avenue; APN 071-140-083
Case No. 24-0011-DP

The Director finds that the findings set forth in Title 17, Section 17.52.070 (Findings of Approval) Common Findings, findings set forth in Title 17, Section 17.52.100.C.2 (Findings of Approval) for a Development Plan Amendment, and associated CEQA findings can be made based on the following reasons:

1.0 Common Findings

1.1 There are adequate infrastructure and public services available to serve the proposed development, including water and sewer service, existing or planned transportation facilities, fire and police protection, schools, parks, and legal access to the lot.

The project will continue to be served by the Goleta Water District, Goleta Sanitary District, the Santa Barbara County Fire Department, and the County Sheriff's Department. These agencies and districts have adequate infrastructure, personnel, and capacity to serve the project. All necessary services are adequate and available to serve the proposed project as demonstrated by the will serve letters and conditions of approval provided by the respective Agencies.

1.2 The proposed project conforms to the applicable regulations of this Title and any zoning violation enforcement on the subject premises has been resolved.

The Goleta Zoning Ordinance designates the property as Old Town (OT). As discussed in the Zoning Consistency Analysis section of the staff report, dated October 6, 2025, incorporated herein by reference, the proposed Development Plan Amendment (DPAM) complies with the intent and purpose of all applicable requirements of the OT zone district and all applicable zoning regulations of Title 17. The existing detached service shop building was constructed within the Streamside Protection Area (SPA) without benefits of city review and permits, and this project will resolve the issue by constructing a new detached service shop outside the SPA. Also, a complaint was received regarding the lack of required signage for the existing disabled parking spaces; however, new signage is currently being prepared and will be installed prior to Zoning Clearance issuance. Note that all proposed new/relocated disabled parking is compliant with required regulations, subject to verification by the Building Division during Building Plan Check. Therefore, this finding can be made.

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

The Toyota dealership is located on one legally created lot. The parcel is approved and recorded as Lot 1 of Parcel Map 32063, Book 67, Pages 26-30 of Parcel Maps Records of Santa Barbara County; therefore, this finding can be made.

1.4 The development is within the project definition of an adopted or certified CEQA document or is statutorily or categorically exempt from CEQA.

The proposed development is exempt from CEQA pursuant to §§15301, 15302, and 15303 – *Existing Facilities (Class 1), Replacement or Reconstruction (Class 2), and New Construction or Conversion of Small Structures (Class 3)*. The reasons for the applicability of the Class 1, 2, and 3 exemptions are provided in Section 3 below and in the Staff Report and in the associated Notice of Exemption. Therefore, this finding can be made.

2.0 Development Plan Amendment Findings

2.1 The findings required for the original approval can still be made, including CEQA findings.

All the original project findings and conditions of approval from 19-074-DP continue to be applicable to the proposed project. The project also complies with the required findings of the current zoning ordinance, Title 17. The property would continue to be used for automobile sales, service, and repair. Compliance with General Plan policies and Zoning Ordinance development standards would be substantially the same with implementation of the project. Additionally, no environmental impacts would occur because of the proposed project.

2.2 The environmental impacts related to the proposed change are substantially the same or less than those identified for the previous approval.

The changes associated with the project will not result in any new impacts not already addressed in the previously prepared environmental documents and as outlined in the Notice of Exemption. The impacts are expected to be the same or less than those identified previously.

3.0 CEQA Findings

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:

- **<u>§15301(e)(2)</u>** – 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.

- **<u>§15302(b)</u>** – 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.

- **<u>§15303(c)</u>** – 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.

The City of Goleta is acting as the Lead Agency and a Notice of Exemption is proposed to be adopted, included as Attachment 1 to the Staff report.

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.