

Attachment A
DRB & CEQA Findings
Google Generators and Improvements
301 Mentor Dr (APN 071-140-079)
Case No. 23-0001-SCD, 23-0007-DRB, 23-0007-ZC

DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)

A. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.

The improvements are proposed to support the internal remodel of a portion of the building to support a laboratory facility and will help Google operate the facility more efficiently. The proposal is compatible with the surrounding area given that the improvements listed in the project description are appropriate upgrades to the existing research facility, are of a size and placed in such a manner and/or are screened from view to not detract from the campus, are well below the OI zone district height limit of 35 feet. For these reasons, the proposal is compatible.

B. Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.

The proposed site improvements outlined in the project description will help Google operate and enhance their facility. The proposed development would not drastically change the site layout since the new structures are situated adjacent to or on an existing two-story building and will not impede the circulation flow on the campus. The project would result in fewer parking spaces but the remaining spaces are more than enough to accommodate the parking spaces required of the development on-site on an OI zoned parcel given the mix of uses. No signage is proposed as part of this project. The placement and operation of the proposed improvements are appropriate for a research facility located in the General industrial zone district.

C. The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.

The proposed site improvements are utilitarian in nature to assist with Google operations and comply with the requirements of the IG zone district. The new equipment paint colors will contrast with the dark grey building (301 Mentor Dr) and the other Google Buildings across Mentor Drive while matching Google's color branding scheme.

D. There is harmony of material, color, and composition on all sides of structures.

The proposed site improvements are utilitarian in nature to assist with Google operations. The proposed colors will contrast with the dark grey building while matching Google's color branding scheme. As such, there will continue to be harmony of materials on the property.

E. Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.

The proposed outdoor mechanical/electrical equipment will be screened as shown on the plans. The proposed rooftop equipment will be obscured by the existing rooftop screening. The proposed backup generators will be painted with colors matching Google's branding to contrast from the dark grey building. As such, the proposed equipment has been integrated into the design of the site.

F. The site grading is minimized and the finished topography will be appropriate for the site.

No grading is proposed as part of this project.

G. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.

The subject parcel is developed with Google infrastructure. No specimen or protected trees are proposed for removal. Seven (7) non-native Tipuana Tipu trees are proposed for removal. Some view the tree as an invasive weed known for its aggressive root system.

H. The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.

No landscaping is proposed as part of this project. Other than the seven trees to be removed, no landscaping will be affected by the project.

I. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.

No exterior lighting is proposed as part of this project. The existing lighting will be unaffected by this project.

J. The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.

The proposed project is in an industrial neighborhood without residential structures. The proposed improvements respect the privacy of the adjacent industrial neighbors by grouping the proposed development adjacent to the existing structure as much as possible. The proposed site improvements do not affect private views of the mountains or the ocean.

K. The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6)

There are no additional design standards as expressly adopted by the City Council that are applicable to this project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

L. The development or project is within the project description of a proposed or adopted California Environmental Quality Act document (i.e., Environmental Impact Report, Mitigated Negative Declaration, or Negative Declaration) or is statutorily or categorically exempt from California Environmental Quality Act.

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.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under Section 15301 of the CEQA Guidelines and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA Guidelines per Section 15301 because the project is the interior and exterior improvements to an existing building. The proposed improvements meet the criteria of Section 15301 as the applicant proposes conversion of office space into laboratory space. The property will continue to be served by existing streets and driveways and will not change the demand on the existing infrastructure services. Further, the project would not alter any biological resources, cultural resources, geologic resources, or site drainage and would not impact visual resources. Therefore, given the minor nature of improvements, the project will not have a significant effect on the environment.

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 and the project is not located in or 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. 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; interior and exterior improvements and new electrical equipment is not considered unusual for a research facility. 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 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. Additionally, the projects site does not contain any identified significant cultural resources and no grading is proposed.