



**NOTICE OF PREPARATION
FOR A DRAFT ENVIRONMENTAL IMPACT REPORT
AND NOTICE OF SCOPING MEETING
BY THE ENVIRONMENTAL
HEARING OFFICER
(held in person and virtually)
May 17, 2023 at 5:00 P.M.**

**SYWEST INDUSTRIAL BUILDING PROJECT
NO. 17-121-DP
907 SOUTH KELLOGG AVENUE;
APN 071-190-035**

PURPOSE OF THIS NOTICE: This Notice of Preparation (NOP) is being issued by the City of Goleta for the proposed Sywest Industrial Building Project located in the City of Goleta to advise the public and Responsible Agencies that an Environmental Impact Report (EIR) is being prepared to study the environmental impacts of the above referenced project. Additionally, the purpose is to provide the public and Responsible Agencies an opportunity to comment on the anticipated range of issues to be studied within the EIR. The proposal is for an approximately 71,000-square foot, 35-foot-high industrial building with 102 parking spaces and six loading spaces. The City is the lead agency for the project and will prepare an EIR in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA implementation guidelines. This NOP is being circulated pursuant to California Resources Code Section 211153(a) and CEQA Guidelines Section 15082.

In accordance with CEQA Guidelines Section 15082(b), the NOP is being provided for thirty days and will serve as the baseline for the environmental analysis. The NOP period will commence on April 28, 2023, and will conclude on May 30, 2023.

The Planning and Environmental Review Department of the City of Goleta has determined that an EIR will be prepared for the above referenced project and is seeking input on the scope of the topics to be addressed within the EIR. The City has chosen to not prepare an Initial Study for the project but to proceed directly to the preparation of the EIR. The topics to be analyzed within the EIR are outlined on page two and three of this notice. In addition, an in person and virtual scoping meeting to be conducted by the Environmental Hearing Officer (EHO) will be held on May 17, 2023, as indicated below on page three for the Sywest Industrial Building Project (Project) proposed by Sywest Development.

PROJECT LOCATION: The Project would be located on an existing 11.71-acre site within the Coastal Zone that was formerly occupied by a drive-in theater and swap meet at 907 South Kellogg Avenue within the City of Goleta, California. The proposed project would be developed on approximately 6.75 acres of the northeastern portion of the project site.

The project site is bordered by San Jose Creek and State Route (SR) 217 on the east; by industrial uses to the north; by industrial and residential uses to the west; and by Old San Jose Creek, tidal wetlands, and stormwater infrastructure to the south. Residential properties are located beyond SR 217 to the east. The project is proposed on Assessor's Parcel Number (APN) 071-190-035.

GENERAL PLAN: Service Industrial (IS)

ZONING: Service Industrial (IS) (prior to April 3, 2020, the Zoning was M-1 and M-S-GOL)

In accordance with Section 17.01.040(E)(4) of the Goleta Municipal Code (GMC), the applicant and the City of Goleta (City) have entered into a Development Agreement (and approved by the Coastal Commission on April 6, 2022) because the project was deemed complete prior to September 2019. The Development Agreement permits the continued use of prior zoning standards until either the date the City obtains a certified Local Coastal Program or December 31, 2023, whichever occurs earlier. Because of the adopted Development Agreement, the project is subject to the requirements of the previous zoning code (Article II, Coastal Zoning Code) rather than the City's current zoning code and using all the previous regulations and procedures in place prior to the adoption of Title 17.

PROJECT DESCRIPTION: The proposed project involves the demolition of existing structures including an approximately 3,663 square foot concessions building, freestanding movie screen, three ticket booths, an approximately 200 square foot projector building, pad-mounted transformer, storm drain, and two dewatering wells. The project also involves the construction of a 70,594 square foot industrial warehouse building with 60,939 square feet of landscaping, 102 parking spaces, and six loading zones. The building height will be 35 feet from finished grade. Development of the proposed project would require approximately 600 cubic yards (CY) of soil cut and approximately 38,000 CY of soil fill. Between four to six feet of fill would be used to elevate the proposed building above the 100-year floodplain elevation. In order to elevate the building on fill, the project would require 37,400 CY feet of soil to be imported to the site.

In addition, the proposed project includes a request to reduce the 100-foot Streamside Protection Area buffer at San Jose Creek to 25 feet along the entire project site boundary adjacent to San Jose Creek, as measured from top of bank or the outer limit of wetlands and/or riparian vegetation, (whichever is greater). General Plan/Coastal Land Use Plan Policy CE 2.2, *Streamside Protection Areas*, in the City's General Plan Conservation Element requires a 100-foot buffer from San Jose Creek. However, the City can approve a buffer reduction on a site-specific basis, but not less than 25 feet wide. As part of the project, the applicant will grant the City an easement on the project site for access to San Jose Creek.

EIR SCOPE OF ANALYSIS: The EIR is intended to provide decision-makers and the public with information that enables them to consider the environmental consequences of the proposed project. The EIR would identify potentially significant effects, and any feasible means of avoiding or reducing the effects through project redesign, the imposition of mitigation measures, or implementation of alternatives to the project. The EIR will address the key issue areas listed in CEQA Guidelines Appendix G Checklist and cumulative impacts, which are:

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|--------------------------|-------------------------------|
| Aesthetics | Air Quality |
| Biological Resources | Cultural Resources |
| Energy | Geology/Soils |
| Greenhouse Gas Emissions | Hazards & Hazardous Materials |
| Hydrology/Water Quality | Land Use/Planning |
| Noise | Public Services |
| Transportation | Tribal Cultural Resources |
| | Utilities and Service Systems |

For the issue of Aesthetics, the EIR will evaluate the potential aesthetic impacts of approximately four to six feet of fill material over a wide area to raise the proposed building's finished floor height and surrounding area above the 100-year floodplain elevation.

For the issues of Hazards & Hazardous Materials, the EIR will analyze the potential impacts of the on-site development in relationship to the Santa Barbara Airport clear zone and airport approach zone as outlined in General Plan Safety Element Policy SE 9 and both the recently adopted Airport Land Use Plan and the previous Airport Land Use Plan.

For the issue area Hydrology/Water Quality, the EIR will analyze the potential impacts of sea-level rise and coastal hazards based on the project site's proximity to the ocean and the tidal waters of the Goleta Slough.

In addition, the EIR will consider the following issues which are anticipated to have a less than significant finding:

- Agriculture and Forestry Resources
- Mineral Resources
- Population/Housing
- Parks and Recreation
- Wildfire

The issues of Agriculture and Forestry Resources, Mineral Resources, Population and Housing, Parks and Recreation, and Wildfire will be addressed but limited in scope due to their low significance to the Project or lack of presence of resources at the Project site.

ENVIRONMENTAL HEARING OFFICER (EHO) HEARING: The City of Goleta Environmental Hearing Officer will conduct an in person and virtual public scoping meeting regarding the list of topics to be studied within the draft EIR. The EHO hearing has been scheduled as follows:

MEETING DATE AND TIME:

May 17, 2023 at 5:00 P.M.

PLACE

**Goleta City Hall – Council Chambers
(in person and via Zoom)
130 Cremona Drive, Goleta, CA, 93117**

VIRTUAL LINK:

https://us06web.zoom.us/webinar/register/WN_z-E45D_ZTEy0eOISGv2dTg#/registration

On May 17, 2023, the EHO will only be receiving comments and is not the decision maker. Either the Planning Commission or the City Council will be the decision maker on this project for the City depending on the level of impacts identified in the eventual Final EIR. The review and action of the California Coastal Commission will also be needed.

Interested people are encouraged to provide public comments during the public hearing in person or virtually through the Zoom teleconference, by following the instructions listed below. Written comments may be submitted prior to the hearing by e-mailing Kim Dominguez, Management Assistant for Planning and Environmental Review at kdominguez@cityofgoleta.org. Written comments will be distributed to the Environmental Hearing Officer and published on the City's CEQA page for the project.

TELECONFERENCE PARTICIPATION VIA ZOOM:

- Join the meeting using the link below.
- You must have audio and microphone capabilities on the device you are using to join the meeting.
- When you join the meeting make sure that you join the meeting with audio and follow the prompts to test your speakers and microphone prior to joining the meeting.

TO SPEAK ON THE ITEM USING ZOOM:

- The Clerk will call the item and staff will begin with a presentation.
- Click on the Raise Hand icon if you would like to speak on the item.
- The Clerk will call your name when it's your turn to speak.
- When your name is called, you will be prompted to unmute yourself.
- When your time is up, you will be muted.

JOIN THE ZOOM TELECONFERENCE AT:

URL: https://us06web.zoom.us/webinar/register/WN_z-E45D_ZTEy0eOISGv2dTg#/registration

Webinar ID: 818 1673 3242

Passcode: 754654

Join via audio: US: [+14086380968,,81816733242#,,,,*754654#](tel:+14086380968,,81816733242#,,,,*754654#) or
[+16694449171,,81816733242#,,,,*754654#](tel:+16694449171,,81816733242#,,,,*754654#)

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+1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 646 931 3860 or
+1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or
+1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or
+1 564 217 2000 or +1 646 876 9923

ADDITIONAL PUBLIC PARTICIPATION ALTERNATIVES: Submit your comment via email at least 24 hours prior to the meeting. Please submit your comments to Brian Hiefield, Associate Planner, at: bhiefield@cityofgoleta.org. Your comments will be placed into the record and distributed appropriately.

NOTICE OF PREPARATION PUBLIC COMMENT PERIOD: The public comment period begins on April 28, 2023, and ends on May 30, 2023 (30 days). All letters should be addressed to Brian Hiefield, Associate Planner, City of Goleta, 130 Cremona Drive, Goleta, CA 93117 or bhiefield@cityofgoleta.org. The NOP period ends on **May 30, 2023, at 4:00 P.M.** Please limit comments to environmental issues. When possible, please use email to submit public comment. NOTE: In compliance with the Americans with Disabilities Act, if you need assistance to participate in the hearing, please contact the City Clerk's Office at (805) 961-7505 or cityclerkgroup@cityofgoleta.org. Notification at least 48 hours prior to the hearing will enable City staff to make reasonable arrangements.

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