

NOTICE OF DETERMINATION (NOD)

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

☒ 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



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Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

Sywest Industrial Building

Case No. 17-121-DP

Project Title

Application File Number

#2023040690

Brian Hiefield, Associate Planner/ 805-961 -7559

State Clearinghouse Number

Lead Agency Contact/Telephone No.

William Viera, Sywest Development

415-448-8321

Project Applicant CPntact

Telephone No.

907 S. Kellogg, Goleta CA 93117; Santa Barbara County; APN 071-190-035

Project Location (include County)

Project Description:

The City of Goleta has chosen to approve an alternative design from the one originally proposed called "Alternative 2: 100-Foot Streamside Protection Area Setback" ("Alternative 2") which has fewer impacts than the proposed project. The components of Alternative 2 include:

- Demolition of the existing drive-in theater, including the freestanding movie screen, concessions stand, projector building, two drive-through ticket booths, one walk-in ticket booth, and an agricultural box, and removal of one of the dewatering wells.
- Construction of a 70,594 square foot industrial warehouse building with 60,939 square feet of landscaping, 101 parking spaces, six loading zones, and 10 bicycle parking spaces. The maximum building height would be 35 feet measured from the finished grade with the site being raised 4-6 feet to elevate the finished floor of the building out of the floodplain. The industrial warehouse building could be divided into up to four sections and would be available for use by up to four tenants.
- Observation of the 100' Streamside Protection Area buffer from San Jose Creek
- Access to and from the project site would continue to be provided from South Kellogg Avenue via an existing access road that runs along the northeast project boundary. The east curb of the existing driveway would be widened in order to provide an adequate maneuvering area for delivery trucks to enter and exit the project site.
- Stormwater runoff from the majority of the project site would be directed to a detention basin constructed at the southern border of the development area with a new 18-inch outfall to be constructed in the existing San Jose Creek concrete channel wall. Stormwater runoff from the northeastern portion of the project site would be directed to a vegetated drainage swale located along the eastern side of the entry driveway prior to discharge to the existing storm drain outlet located

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approximately 115 feet south of the intersection of South Kellogg Avenue and the entry driveway.

- The project site is within a mapped 100-year floodplain. Between 4 to 6 feet of fill would be used to elevate the proposed building above the 100-year floodplain elevation. Development of the proposed project would require approximately 600 cubic yards (CY) of soil cut and approximately 38,000 CY of soil fill.

This is to advise that the City Council of the City of Goleta has approved the above-described project on July 15, 2025, and has made the following determinations regarding the above- described project:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Statement of Overriding Considerations was adopted for the project.
5. Findings were made pursuant to the provisions of CEQA Section 15091.
6. The project does require discretionary approval from a state agency.

This is to certify that the final EIR with comments and responses and record of project approval is available to the general public at the City of Goleta, Planning and Environmental Review Department, 130 Cremona Drive, Suite B, Goleta CA 93117.



Lisa Frasse, AICP
Signature (Public Agency)

7/15/2025

July 15, 2025
Date

Current Planning Manager
Title

Date Received for filing at OPR: _____

Authority cited: Section 21083, Public Resources Code
Reference: Sections 21000-21174, Public Resource Code