



**NOTICE OF AVAILABILITY OF  
DRAFT ENVIRONMENTAL IMPACT REPORT &  
NOTICE OF ENVIRONMENTAL  
HEARING OFFICER HEARING**  
Tuesday, October 29, 2024, at 5:00 P.M.

**SYWEST INDUSTRIAL BUILDING PROJECT  
CASE NO. 17-121-DP  
Located 907 South Kellogg Avenue;  
APN 071-190-035**

**ATTENTION:** The meeting will be held in person and via the Zoom platform.

**NOTICE IS HEREBY GIVEN** that the City of Goleta (City), as Lead Agency under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; "CEQA"), has completed a Draft Environmental Impact Report (Draft EIR) for the Sywest Industrial Building Project (Project). A general description of the Project is provided below. The City invites comments on the adequacy and completeness of the environmental analysis and mitigation measures described in the Draft EIR during the public review period **from October 10, 2024, through November 25, 2024.**

A meeting to take comments on the adequacy of Draft EIR will be held by the City Environmental Hearing Officer (EHO) on:

**DATE AND TIME:** Tuesday, October 29, 2024, at 5:00 P.M.

**LOCATION:** Goleta City Hall, 130 Cremona Drive, Goleta, CA, 93117 and Teleconference Meeting; this meeting will be held in person and via Zoom (with detailed instructions for participation included on the posted agenda and below.)

The EHO is not a decision maker for this Project and will only be receiving comments regarding the adequacy of the analysis contained with the DEIR. The City Council will be the City's decision maker on the adequacy of the analysis within the EIR and on the merits of this Project after receiving a recommendation from the Planning Commission. No hearing dates before either the Planning Commission or the City Council have been set at this time. Notice of the public hearings before the Planning Commission and City Council will be provided in the future under separate cover. As the site is located in the Coastal zone, review and action of the California Coastal Commission will also be needed and will occur at a future date.

**PROJECT DESCRIPTION SUMMARY:** The Project's primary components include the following:

- 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 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. Additionally, the request includes a 75-foot streamside protection area buffer reduction (from 100' to 25').

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 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 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.

The project was filed by Sywest Development, property owner.

**LOCATION AND ZONING:** The 11.77-acre project site is located at 907 South Kellogg Avenue (Assessor's Parcel Number [APN] 071-190-035) in Goleta, California. The project site is within the Coastal Zone. The project site is bordered by San Jose Creek and State Route (SR) 217 to the southeast. Tidal wetland and stormwater infrastructure is located to the south of the project site.

In accordance with Section 17.01.040(E)(4) of the Goleta Municipal Code (GMC), the applicant and the City of Goleta (City) entered into a Development Agreement on May 18, 2021 (which was ratified by the Coastal Commission on April 6, 2022 and revised three times since that date). Because of the adopted Development Agreement, the project is subject to the requirements of the previous zoning code (Article II, Coastal Zoning Code) and City regulations/procedures that were in place prior to the adoption of Title 17 rather than the City's current zoning code. As such, the zoning designations for the purposes of this project are Light Industry (M-1) and Service Industrial-Goleta (M-S-GOL) (Article II, Coastal Zoning Code). The site has a General Plan/Coastal Land Use Plan Land Use designation of Service/Industrial.

**PUBLIC REVIEW OF THE DRAFT EIR:** The Draft EIR is available for a 45-day public review period from **October 10, 2024 to November 25, 2024**. The Draft EIR is available on the City's website at <https://www.cityofgoleta.org/your-city/planning-and-environmental-review/ceqa-review/sywest>. The Draft EIR analyzes the impacts of the Project on the topics of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation and Circulation, Tribal Cultural Resources, and Utilities and Service Systems and analyzes three alternatives to the Project. CEQA checklist topics not listed were issue areas that were determined through the Notice of Preparation and EIR scoping process that the Project would not have a significant effect on.

The Draft EIR concludes that the Project will have **significant and unavoidable project specific and cumulative impacts (Class I)** in the areas of; Aesthetics (project-level impacts), Biological Resources (project-level impacts), Land Use (project-level impacts), and Utilities and Service Systems (solid waste) (project-level and cumulative impacts).

The Draft EIR concludes that the Project will have **potentially significant, but mitigable, impacts on the environment (Class II)** in the areas of: Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, and Noise.

**CORTESE LIST:** The Project site is not listed on any hazardous waste facilities or disposal sites identified by Government Code § 65962.5 (the "Cortese list").

**DOCUMENT AVAILABILITY and FURTHER INFORMATION:** The Draft EIR will be posted on October 10, 2024, on the City's website at [www.cityofgoleta.org](http://www.cityofgoleta.org). Hard copies of the Draft EIR will be available for review at Goleta City Hall's Zoning Counter, the Goleta Public Library, and the Goleta Community Center. For more information about this project, contact project planner Brian Hiefield at 805-961-7559 or [bhiefield@cityofgoleta.org](mailto:bhiefield@cityofgoleta.org). Para consultas en español, comuníquese con Marco Martínez al (805) 9562-5500 o [mmartinez@cityofgoleta.org](mailto:mmartinez@cityofgoleta.org).

**DRAFT EIR PUBLIC COMMENT PERIOD:** The public review period begins on **October 10, 2024, and ends on November 25, 2024, at 5:00 P.M.** All letters should be addressed to Brian Hiefield, Associate Planner, City of Goleta, 130 Cremona Drive, Goleta, CA 93117 or [bhiefield@cityofgoleta.org](mailto:bhiefield@cityofgoleta.org). **All comments must be received no later than 5:00 P.M. on November 25, 2024.** Please limit comments to environmental issues only. When possible, please use email to submit public comment.

**ELECTRONIC PARTICIPATION:** Please register for the EHO hearing on Tuesday October 29, 2024, at 5:00 pm via the link below:

**Webinar Link:** [https://us06web.zoom.us/webinar/register/WN\\_jV1sQEsrRc6JZwZMByJ8Zg](https://us06web.zoom.us/webinar/register/WN_jV1sQEsrRc6JZwZMByJ8Zg)

**Webinar ID:** 840 1143 9753

**Passcode:** 689786

**Join via audio:** US: [+14086380968](tel:+14086380968), [84011439753](tel:+184011439753)#, ..., \*689786# or [+16694449171](tel:+16694449171), [84011439753](tel:+184011439753)#, ..., \*689786#

**Or, dial:** US: +1 408 638 0968 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 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 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592

After registering, you will receive a confirmation email containing information about joining the webinar. You will be connected to audio using your computer's microphone and speakers (VoIP). A headset is recommended. You can also select the option to use your telephone, but you must use the Zoom software to interact with the meeting. Select "Use Telephone" after joining the webinar to use your telephone. Oral comments during a meeting may be made by electronic participation only.

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 Caitlin Colyer, Planning Commission Clerk for Planning and Environmental Review at [ccolyer@cityofgoleta.org](mailto:ccolyer@cityofgoleta.org). Written comments will be distributed to the Environmental Hearing Officer and published on the City's CEQA page for the project.

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](mailto:cityclerkgroup@cityofgoleta.org). Notification at least 48 hours prior to the hearing will enable City staff to make reasonable arrangements.

NOTE: If you challenge the nature of the above action in court, you may be limited to only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City on or before the date of the hearing (Government Code Section 65009 (b)(2)).

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