

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023040690

Project Title: Sywest Industrial Building

Lead Agency: City of Goleta

Contact Name: Brian Hiefield

Email: bhiefield@cityofgoleta.org Phone Number: 8005-961-7559

Project Location: City of Goleta Santa Barbara County  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The project involves the 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 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.

Also proposed is a reduction to the Streamside Protection Area Buffer from 100' to 25'. The project includes the demolition of all existing structures on the site, including a concessions building, movie screen, ticket booths, projector building, pad mounted transformer, storm drain, and two dewatering wells.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

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 (mitigation measures: geotechnical design considerations, drainage improvements), Hazards and Hazardous Materials (mitigation measures: asbestos abatement, lead-based paint abatement, groundwater investigation and disposal, soil remediation, Site Management Plan), Hydrology and Water Quality (mitigation measures: Tidewater Goby & Southern California Steelhead habitat protection, geotechnical design considerations, groundwater investigation and disposal), and Noise (mitigation measure: Construction Noise Control Plan).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

- Streamside Protection Area reduction from 100' to 25' (Surfrider)
- Use local workforce for construction/greenhouse gas reduction (Southwest Carpenters)
- Protocols to prevent spread of Covid-19 and other infectious diseases (Southwest Carpenters)

Provide a list of the responsible or trustee agencies for the project.

- California Coastal Commission
- California Department of Fish and Wildlife
- Central Coast Regional Water Quality Control Board
- Federal Emergency Management Agency
- National Marine Fisheries Service
- Santa Barbara County Flood Control District
- Santa Barbara County Fire District
- United States Army Corps of Engineers
- United States Fish and Wildlife Service
- Goleta Sanitary District
- Goleta Water District