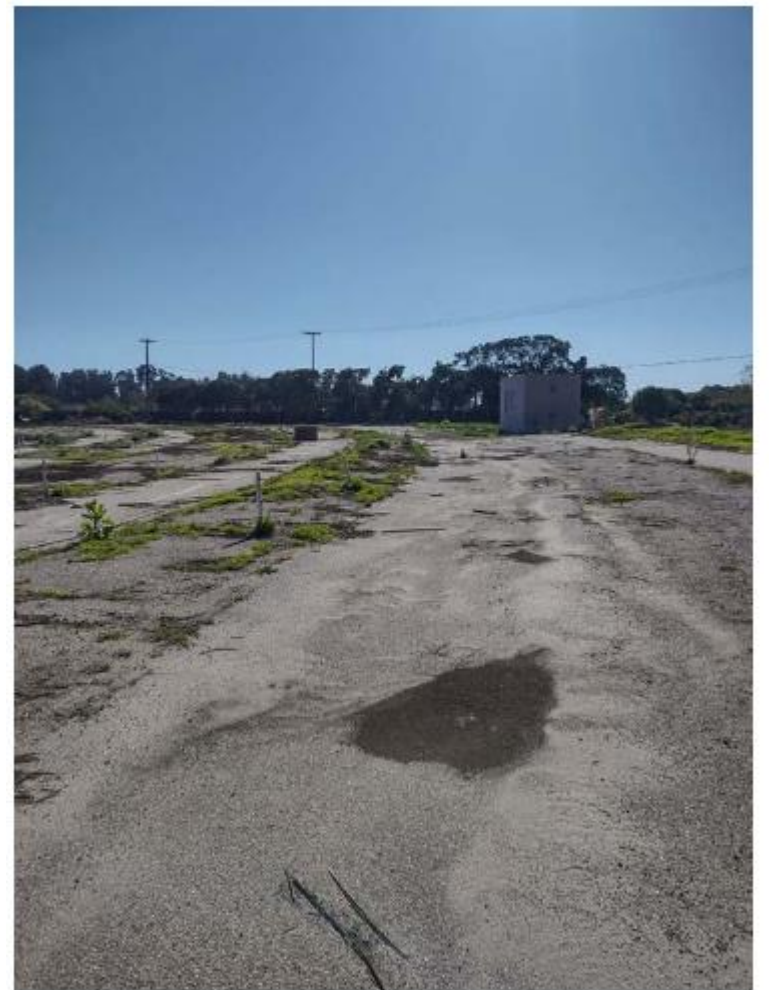


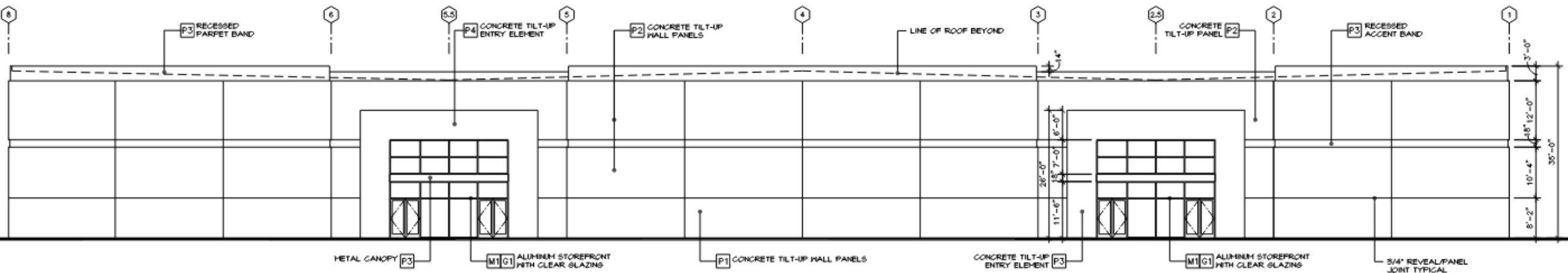


Sywest Industrial Building
907 S. Kellogg

Goleta City Council
July 15, 2025







COLOR / MATERIAL BOARD

January 31, 2023

	P1	CONCRETE TILT-UP PANELS; DUNN-EDWARDS; LOOKING GLASS, DE6376
	P2	CONCRETE TILT-UP PANELS; DUNN-EDWARDS; CLOUDED VISION, DE6380
	P3	CONCRETE TILT-UP PANELS, STEEL CANOPIES; DUNN-EDWARDS; TRADE WINDS, DET 647
	P4	CONCRETE TILT-UP PANELS; DUNN-EDWARDS; RAINY LAKE, DE5852
	M1	ANODIZED ALUMINUM STOREFRONT; ARCADIA; STANDARD CLEAR #11
	G1	GLAZING SOLARBAN; Z50 OPTIBLU, CLEAR GLASS INSULATED GLASS UNIT

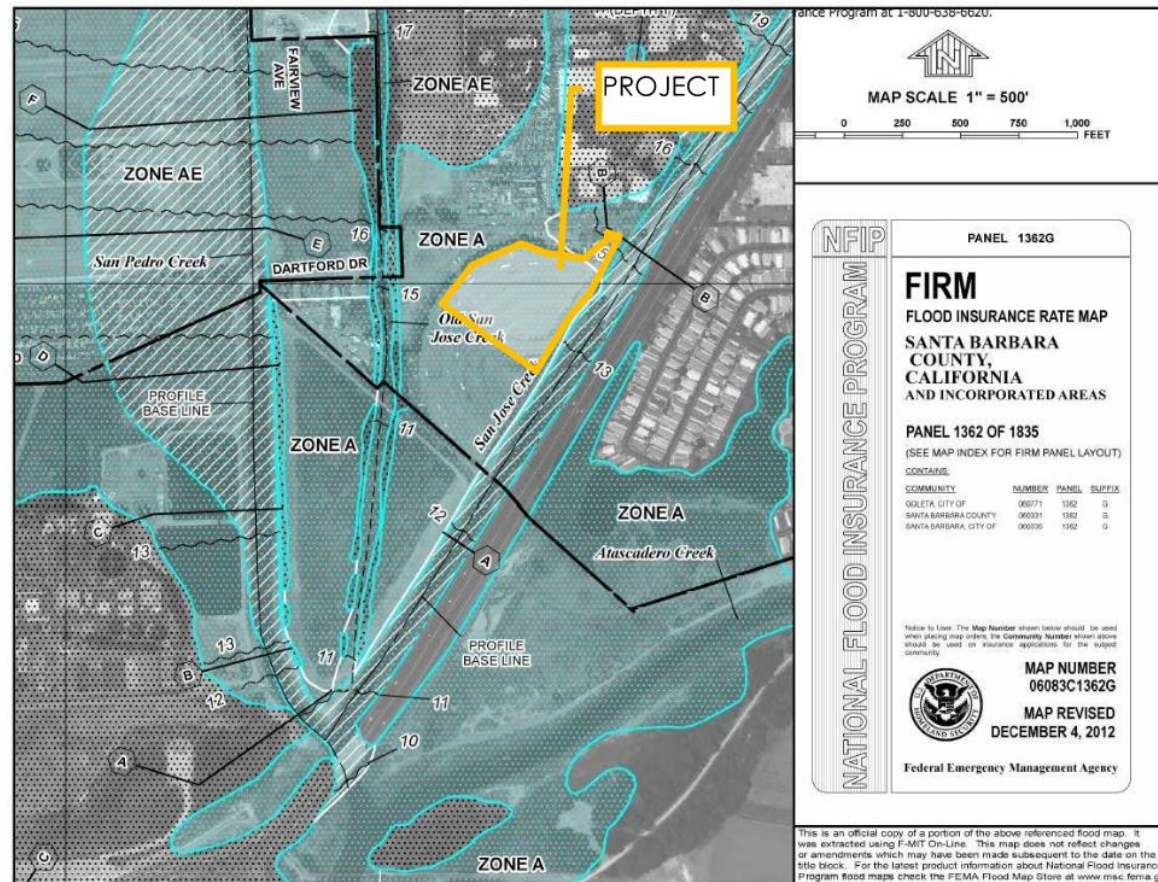
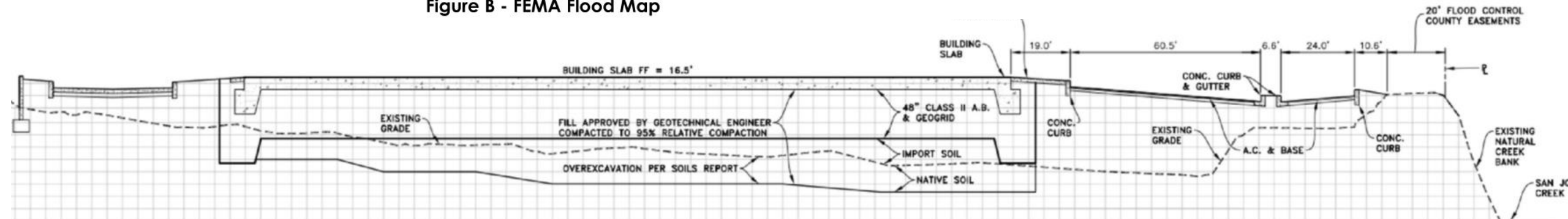


Figure B - FEMA Flood Map

Development Agreement

- Height
- SPA



117

PARCEL B
PARCEL MAP 11,950
13 PM 58
APN 071-190-035

LINE TABLE		
LINE	BEARING	DISTANCE
LA	N 89°10'40" W	23.80'
L1	N 89°10'40" W	20.00'
L2	S 00°49'20" W	12.56'
L3	S 33°38'22" W	82.98'
L4	S 28°51'27" W	13.16'
L5	S 44°09'14" W	186.52'
L6	S 45°50'46" E	5.00'
L7	N 44°09'14" E	208.36'
L8	N 33°38'22" E	96.92'

5' WIDE EASEMENT TO COUNTY OF
SANTA BARBARA & SANTA BARBARA
COUNTY FLOOD CONTROL AND
WATER CONSERVATION DISTRICT
PER 2196 OR 507

EASEMENT AREA
±2,082 SQ. FT.



POINT OF BEGINNING
TRUE POINT OF BEGINNING

FLOOD CONTROL CHANNEL
WARD MEMORIAL BOULEVARD

15' WIDE EASEMENT TO COUNTY OF
SANTA BARBARA & SANTA BARBARA
COUNTY FLOOD CONTROL AND
WATER CONSERVATION DISTRICT
PER 1860 OR 759



[Signature]
15 JANUARY 2021

EXHIBIT B
Creek Access Road Graphic

- + Superior to the proposed project (reduced level of impact)
- Inferior to the proposed project (increased level of impact)
- = Similar level of impact to the proposed project

Table 6-15 Impact Comparison of Alternatives

Issue	Proposed Project Impact Classification	Alternative 1: No Project Alternative	Alternative 2: 100-Foot Streamside Protection Area Setback	Alternative 3: Outdoor Storage
Aesthetics				
Scenic vistas	Significant and Unavoidable	No Impact (+)	Significant and Unavoidable (=)	Less Than Significant (+)
Scenic highways	No Impact	No Impact (=)	No Impact (=)	No Impact (=)
Scenic quality	Significant and Unavoidable	No Impact (+)	Significant and Unavoidable (=)	Less Than Significant (+)
Light and glare	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (=)
Air Quality				
Conflicts with an Air Quality Plan	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (=)
Cumulatively considerable increases of criteria pollutants	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (+)
Sensitive receptor exposure to pollutant concentrations	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (+)
Odors	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (+)
Biological Resources				
Effects on candidate, sensitive, or special-status species	Less Than Significant with Incorporation of Mitigation Measures BIO-1, BIO-2, BIO-3, BIO-4, BIO-5 and NOI-1	No Impact (+)	Less Than Significant with Incorporation of Mitigation Measures BIO-1, BIO-2, BIO-3, BIO-4, BIO-5 and NOI-1 (=)	Less Than Significant with Incorporation of Mitigation Measures BIO-1, BIO-2, BIO-3, BIO-4, BIO-5, and NOI-1 (=)
Effects on riparian habitat or sensitive natural communities	Less Than Significant with Incorporation of Mitigation Measures BIO-3, BIO-5, BIO-6, and BIO-7	No Impact (+)	Less Than Significant with Incorporation of Mitigation Measures BIO-3, BIO-5, BIO-6, and BIO-7 (=)	Less Than Significant with Incorporation of Mitigation Measures BIO-3, BIO-5, BIO-6, and BIO-7 (=)
Effects on state- or federally-protected wetlands	Less Than Significant with Incorporation of Mitigation Measures BIO-5, BIO-6, BIO-7, and BIO-8	No Impact (+)	Less Than Significant with Incorporation of Mitigation Measures BIO-5, BIO-6, BIO-7, and BIO-8 (=)	Less Than Significant with Incorporation of Mitigation Measures BIO-5, BIO-6, BIO-7, and BIO-8 (=)
Wildlife movement	Less Than Significant with Incorporation of Mitigation Measures BIO-1, BIO-6, BIO-7, and BIO-9	No Impact (+)	Less Than Significant with Incorporation of Mitigation Measure BIO-1, BIO-6, BIO-7, BIO-9, and NOI-1 (=)	Less Than Significant with Incorporation of Mitigation Measures BIO-1, BIO-6, BIO-7, BIO-9, and NOI-1 (=)
Conflicts with local policies protecting biological resources	Significant and Unavoidable	No Impact (+)	Less Than Significant (+)	Significant and Unavoidable (=)
Conflicts with Habitat Conservation Plans	No Impact	No Impact (=)	No Impact (=)	No Impact (=)
Cultural Resources				
Effects on historical resources	No Impact	No Impact (=)	No Impact (=)	No Impact (=)
Effects on archaeological resources	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (=)
Disturbance of human remains	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (=)

Issue	Proposed Project Impact Classification	Alternative 1: No Project Alternative	Alternative 2: 100-Foot Streamside Protection Area Setback	Alternative 3: Outdoor Storage
Energy				
Wasteful, inefficient, or unnecessary consumption of energy resources	Less Than Significant	No Impact (+)	Less Than Significant (-)	Less Than Significant (+)
Conflicts with a state or local plan for renewable energy or energy efficiency	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (=)
Geology and Soils				
Alquist-Priolo earthquake fault zones	No Impact	No Impact (=)	No Impact (=)	No Impact (=)
Seismic ground shaking	Less Than Significant with Incorporation of Mitigation Measure GEO-1	No Impact (+)	Less Than Significant with Incorporation of Mitigation Measure GEO-1 (=)	Less Than Significant with Incorporation of Mitigation Measure GEO-1 (=)
Liquefaction and Unstable soils	Less Than Significant with Incorporation of Mitigation Measure GEO-1	No Impact (+)	Less Than Significant with Incorporation of Mitigation Measure GEO-1 (=)	Less Than Significant with Incorporation of Mitigation Measure GEO-1 (=)
Landslides	No Impact	No Impact (=)	No Impact (=)	No Impact (=)
Substantial erosion and loss of topsoil	Less Than Significant with Incorporation of Mitigation Measure GEO-1	No Impact (+)	Less Than Significant with Incorporation of Mitigation Measure GEO-1 (=)	Less Than Significant with Incorporation of Mitigation Measure GEO-1 (=)
Expansive soils	No Impact	No Impact (=)	No Impact (=)	No Impact (=)
Use of septic tanks or alternative wastewater disposal systems	No Impact	No Impact (=)	No Impact (=)	No Impact (=)
Destruction of paleontological resources or unique geologic features	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (=)
Greenhouse Gas Emissions				
Generation of GHG emissions	Less Than Significant	No Impact (+)	Less Than Significant (-)	Less Than Significant (+)
Conflicts with plans, policies, or regulations adopted to reduce GHG emission	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (=)
Hazards and Hazardous Materials				
Transport, use, and disposal of hazardous materials	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (=)
Upset and accident conditions involving hazardous material release	Less Than Significant with Incorporation of Mitigation Measures HAZ-1, HAZ-2, HAZ-3, HAZ-4, and HAZ-5	No Impact (+)	Less Than Significant with Incorporation of Mitigation Measures HAZ-1, HAZ-2, HAZ-3, HAZ-4, and HAZ-5 (=)	Less Than Significant with Incorporation of Mitigation Measures HAZ-1, HAZ-2, HAZ-3, HAZ-4, and HAZ-5 (=)
Emit hazardous emissions or handle hazardous materials within 0.25-mile of a school	No Impact	No Impact (=)	No Impact (=)	No Impact (=)
Hazardous materials sites	No Impact	No Impact (+)	No Impact (=)	No Impact (=)
Airport hazards	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (=)
Impairment of or interference with emergency response plans and emergency evacuation plans	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (=)
Exposure of people or structures to risk involving wildland fires	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (=)

Issue	Proposed Project Impact Classification	Alternative 1: No Project Alternative	Alternative 2: 100-Foot Streamside Protection Area Setback	Alternative 3: Outdoor Storage
Hydrology and Water Quality				
Violate water quality standards, waste discharge requirements, or degrade surface or groundwater quality	Less Than Significant with Incorporation of Mitigation Measures GEO-1, BIO-3, and HAZ-3	No Impact (+)	Less Than Significant with Incorporation of Mitigation Measures GEO-1, BIO-3, and HAZ-3 (=)	Less Than Significant with Incorporation of Mitigation Measures GEO-1, BIO-3, and HAZ-3 (=)
Decrease groundwater supplies or interfere with groundwater recharge	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (+)
Result in substantial erosion or siltation	Less Than Significant with Incorporation of Mitigation Measure GEO-1	No Impact (+)	Less Than Significant with Incorporation of Mitigation Measure GEO-1 (=)	Less Than Significant with Incorporation of Mitigation Measure GEO-1 (=)
Result in on-or off-site flooding	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (=)
Exceed the capacity of stormwater drainage systems or provide substantial additional polluted runoff	Less Than Significant with Incorporation of Mitigation Measure GEO-1 and BIO-3	No Impact (+)	Less Than Significant with Incorporation of Mitigation Measure GEO-1, BIO-3, and HAZ-3 (=)	Less Than Significant with Incorporation of Mitigation Measure GEO-1, BIO-3, and HAZ-3 (=)
Impede or redirect flood flows	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (=)
Risk release of pollutants due to project inundation	Less Than Significant with Incorporation of Mitigation Measure GEO-1	No Impact (+)	Less Than Significant with Incorporation of Mitigation Measure GEO-1 (=)	Less Than Significant with Incorporation of Mitigation Measure GEO-1 (=)
Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan	Less Than Significant with Incorporation of Mitigation Measures GEO-1, HAZ-3, and BIO-3	No Impact (+)	Less Than Significant with Incorporation of Mitigation Measures GEO-1, HAZ-3, and BIO-3 (=)	Less Than Significant with Incorporation of Mitigation Measures GEO-1, HAZ-3, and BIO-3 (=)
Land Use				
Physically divide an established community	No Impact	No Impact (=)	No Impact (=)	No Impact (=)
Conflict with land use plans, policies, or regulations adopted to avoid or mitigate an environmental effect	Significant and Unavoidable	No Impact (+)	Significant and Unavoidable (=)	Significant and Unavoidable (=)
Noise				
Result in substantial temporary or permanent ambient noise increases	Less Than Significant with Incorporation of Mitigation Measure NOI-1	No Impact (+)	Less Than Significant with Incorporation of Mitigation Measure NOI-1 (-)	Less Than Significant with Incorporation of Mitigation Measure NOI-1 (+)
Generate excessive groundborne vibration or groundborne noise levels	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (=)
Expose residents or employees to excessive airport noise	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (=)
Public Services				
Result in the need for new or physically altered fire protection facilities	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (+)
Result in the need for new or physically altered police protection facilities	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (+)
Result in the need for new or physically altered school facilities	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (+)
Result in the need for new or physically altered other public facilities	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (+)

Issue	Proposed Project Impact Classification	Alternative 1: No Project Alternative	Alternative 2: 100-Foot Streamside Protection Area Setback	Alternative 3: Outdoor Storage
Transportation and Circulation				
Conflict with a program, plan, ordinance, or policy addressing the circulation system	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (=)
Conflict or be inconsistent with CEQA Guidelines section 15064.3(b)	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (=)
Substantially increase hazards due to geometric design features or incompatible equipment	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (=)
Result in inadequate emergency access	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (=)
Tribal Cultural Resources				
Cause a substantial adverse change in the significance of a tribal cultural resources	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (=)
Utilities and Service Systems				
Require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (=)
Have sufficient water supplies to serve the project in normal, dry, and multiple dry years	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (+)
Be adequately served by a wastewater treatment provider	Less Than Significant	No Impact (+)	Less Than Significant (=)	Less Than Significant (+)
General solid waste in excess of State or local standards or of the capacity of local infrastructure and Comply with federal, state, and local management and reduction statutes and regulations related to solid waste	Significant and Unavoidable	No Impact (+)	Significant and Unavoidable (=)	Significant and Unavoidable (=)
+ Superior to the proposed project (reduced level of impact) - Inferior to the proposed project (increased level of impact) = Similar level of impact to the proposed project				



Distance:

Proposed project further from 217 from existing structures

Not pictured:
Winslowe ~142'

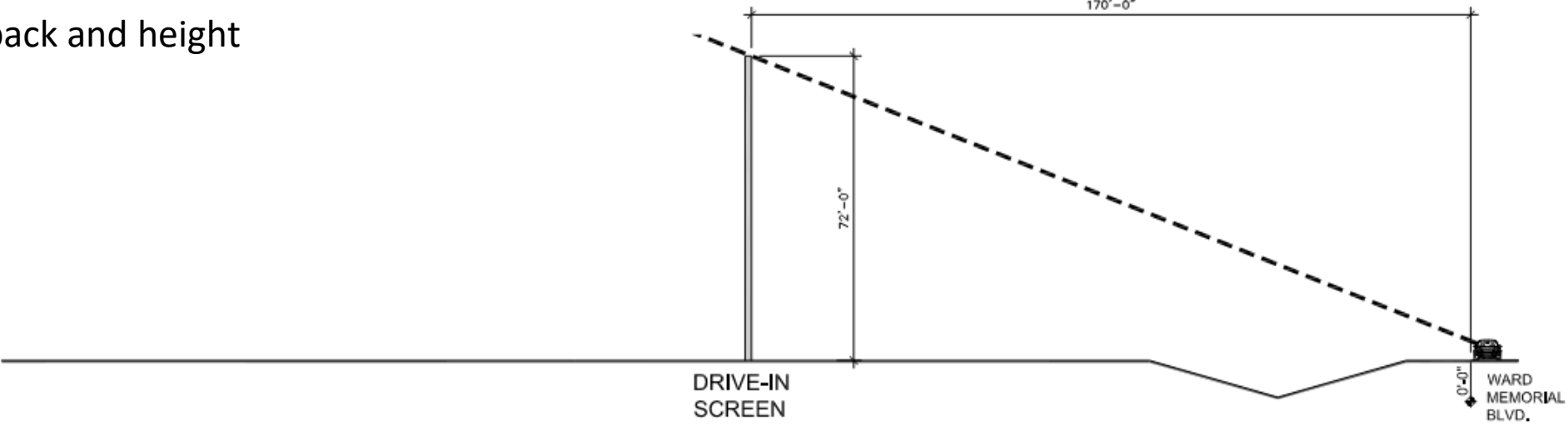
Comparable Height and Setback Attributes			
Property / Address	Building Height	Setback Distance (approx)	Adjacent Roadway
SyWest Development Proposal (Subject) 907 S Kellogg Avenue	35'	255 ft	Ward Memorial (Hwy 217)
Residence Inn - Goleta 6350 Hollister Road	36 ft	155 ft	Hollister Avenue
Winslowe / Old Town Mixed Use Project 5668 Surfrider Way	40 ft	142 ft	Ward Memorial (Hwy 217)
Calle Real Hotel 5955 Calle Real	35 ft	130 ft	N. Fairview Avenue offramp
Marriott Courtyard - Goleta 401 Storke Road	3 Story	79 ft	Storke Road
Cabrillo Business Park - Decker 6693 Hollister Road	30 ft	79 ft	Hollister Avenue
Direct Relief (City of Santa Barbara) 6100 Wallace Becknell Road	45 ft	59 ft 398 ft	Frederick Lopez Road Hollister Avenue
Kellogg Crossing / Schwan Self-Storage 10 South Kellogg Avenue	35 ft	50 ft	Hwy 101 / Hwy 1

Height:

Proposed project is within range

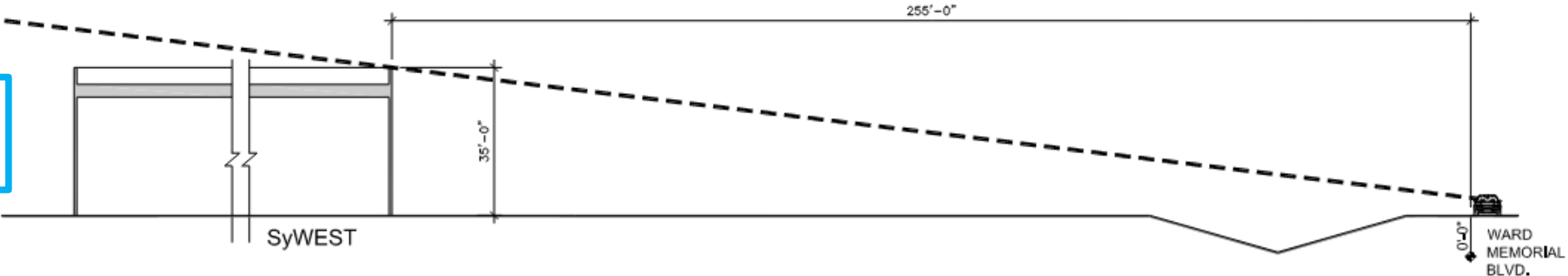
** method of measurement is from center of roadway to building, Google Maps unless otherwise noted.*

Modeling of setback and height

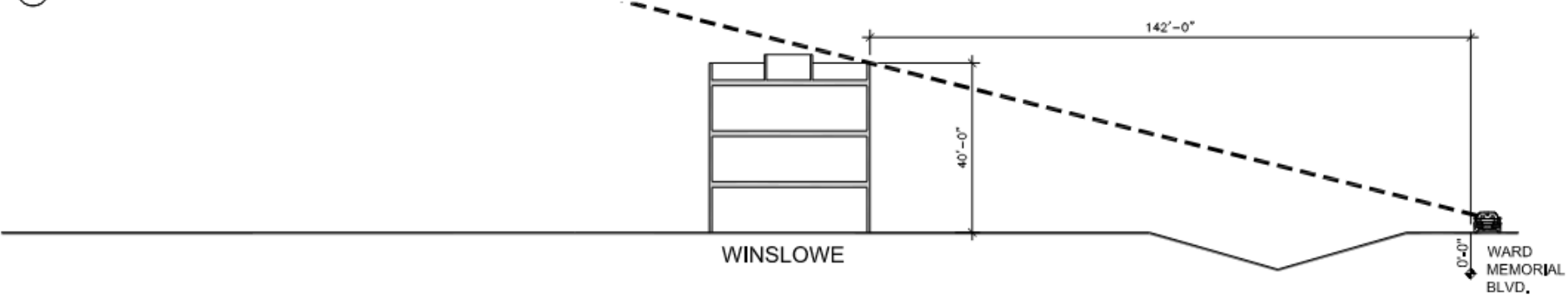


(A) SITE SECTION - EXISTING DRIVE-IN SCREEN

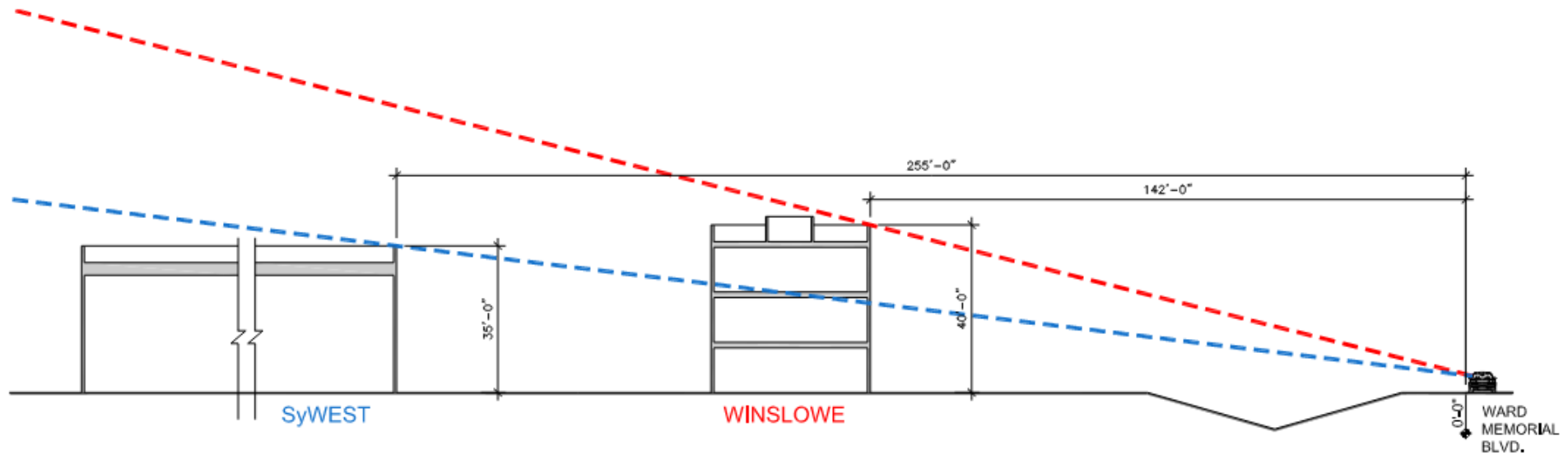
Modeled
with 25' SPA



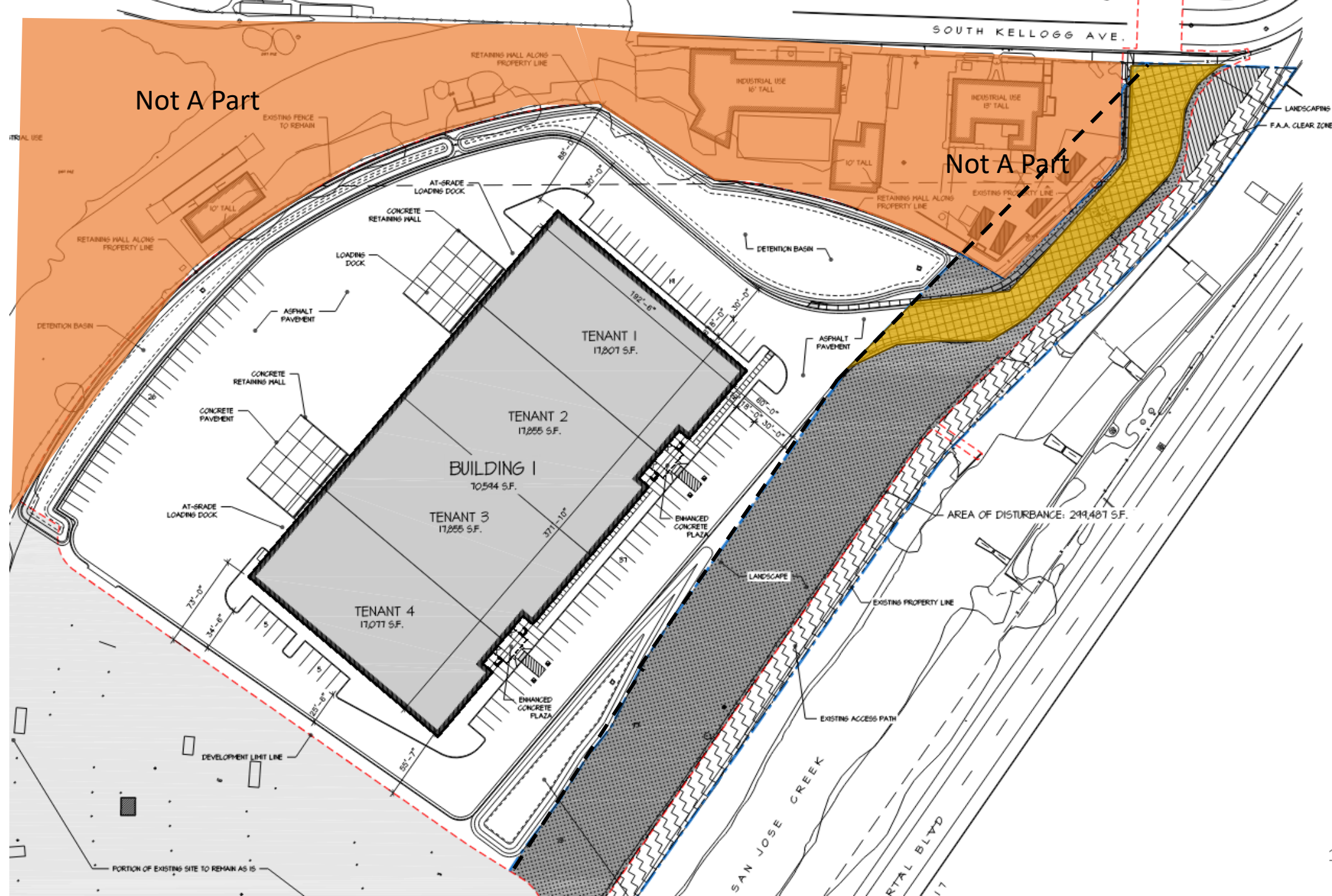
(B) SITE SECTION - PROPOSED BUILDING

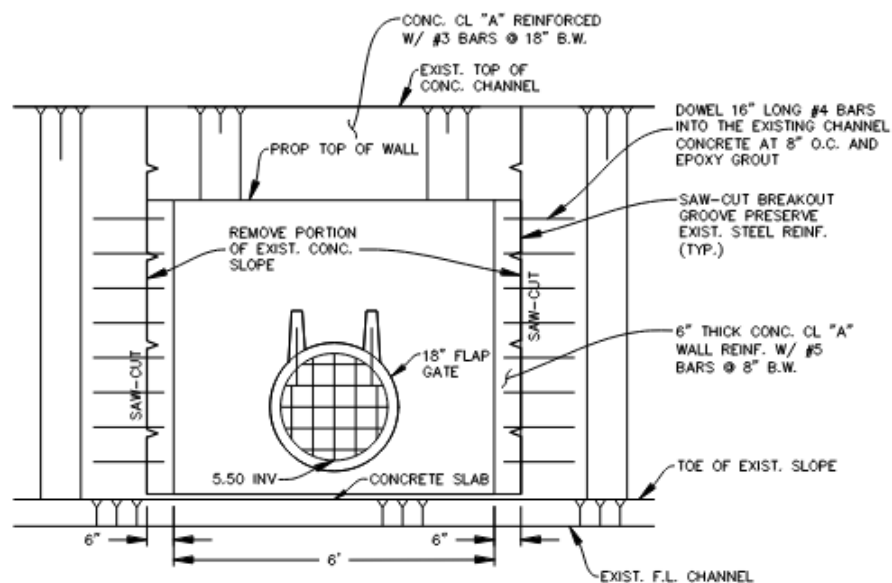


(C) SITE SECTION - EXISTING WINSLOWE TOWNHOUSES

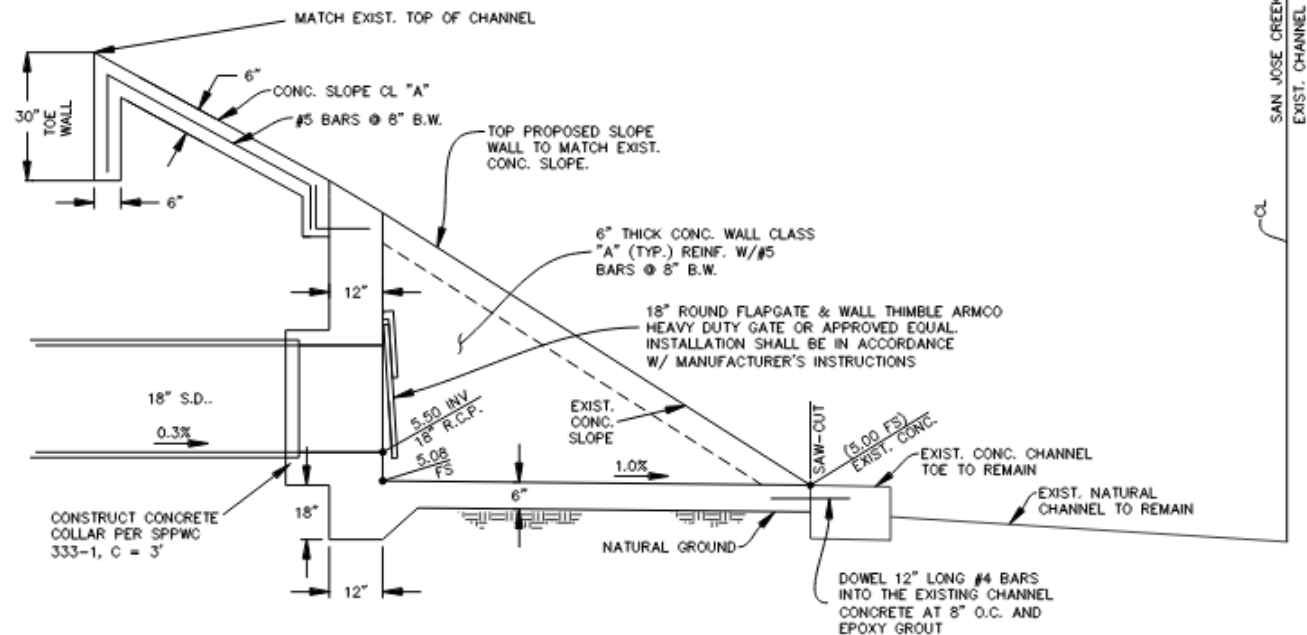


① SITE SECTION - EXISTING WINSLOWE TOWNHOUSES AND PROPOSED BUILDING





H DRAINAGE OUTFALL ELEVATION
3 1 SCALE: NTS



I CROSS-SECTION OF CREEK CHANNEL
1 2 SCALE: NTS

BIO-3: Tidewater Goby and Southern California Steelhead Habitat Protection

To avoid and minimize impacts to jurisdictional aquatic resources, tidewater go habitat, and Southern California steelhead critical habitat the Applicant/Permit

- A. Develop and receive approval from the Planning and Environmental Review designee of a Toxic Materials Control and Spill Response Plan for materials used/stored on-site, such as petroleum-based products, fuel and lubricants, and potentially toxic materials prior to the issuance of the Zoning Clearance for construction activities whichever is permitted first. The plan shall specify and refueling of equipment and vehicles during construction shall occur in designated staging areas that are at least 100 feet from San Jose Creek and

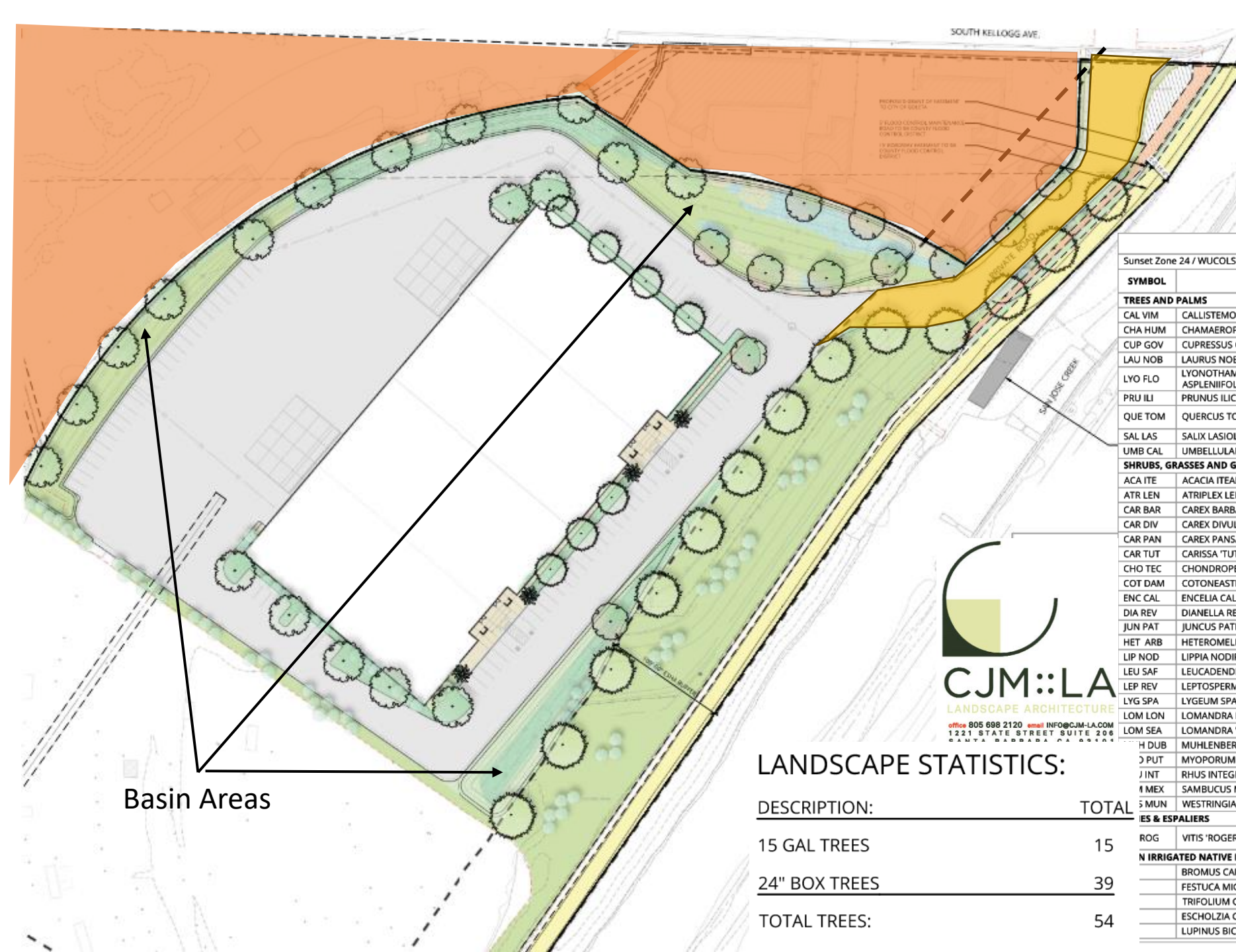
BIO-4: Preconstruction Semi-Aquatic Species Survey

Prior to the start of construction activities for the project, and prior to other construction activities occurring within 100 feet of the project, a City-approved biologist (retained by the Applicant/Permitter) shall conduct a survey for semi-aquatic species (e.g., California Red-legged frog, tidewater goby, and steelhead) within a 100-foot buffer from the project area. The survey shall be completed within seven days in dry conditions or within 14 days in upland amphibian migration (e.g., during or immediately following high humidity). The survey shall include the development of a survey protocol for San Jose Creek and Old San Jose Creek, and the buffer areas are more likely to harbor special-status wildlife than other areas. The biologist shall submit a summary of the survey results to the City.

BIO-5: Biological Monitor and Worker Education

A City-contracted biological monitor (funded by the City) shall monitor the status of plant and wildlife species with the potential for impacts present during all work within 100 feet of San Jose Creek and Old San Jose Creek to ensure compliance with applicable regulations and responsible for the following:

- A. Ensuring that procedures for verifying compliance with applicable measures are followed.



Basin Areas

LANDSCAPE STATISTICS:

DESCRIPTION:	TOTAL
15 GAL TREES	15
24" BOX TREES	39
TOTAL TREES:	54

PRELIMINARY PLANT PALETTE

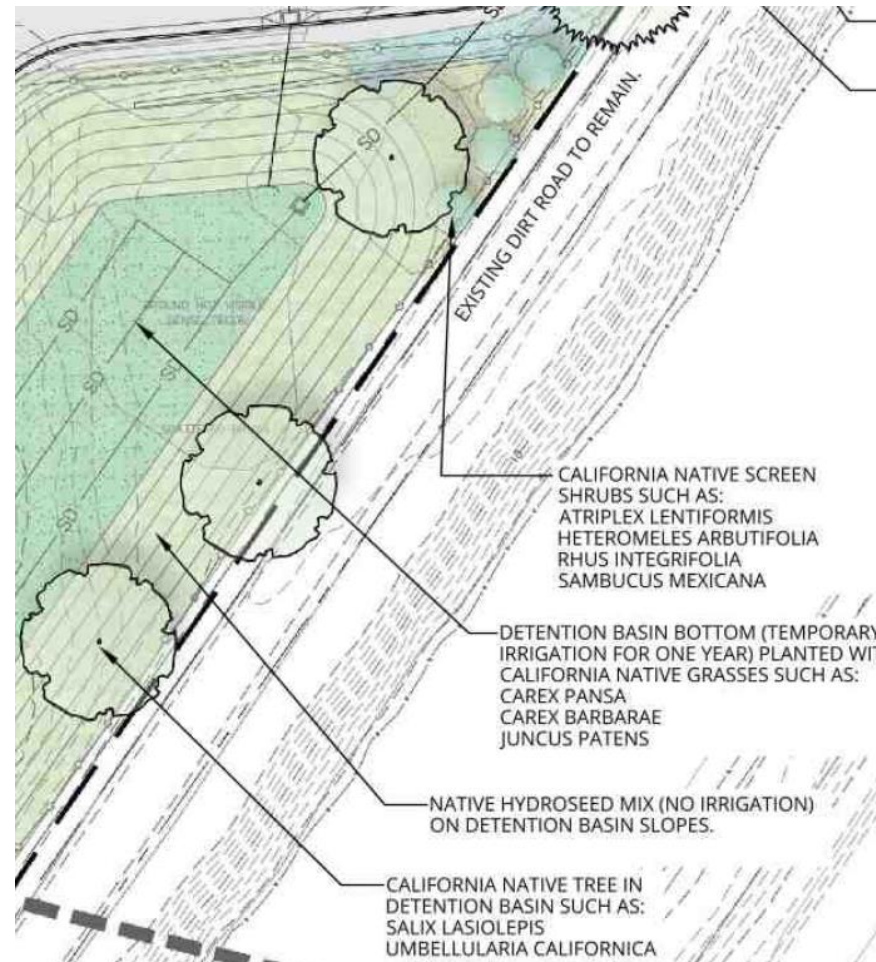
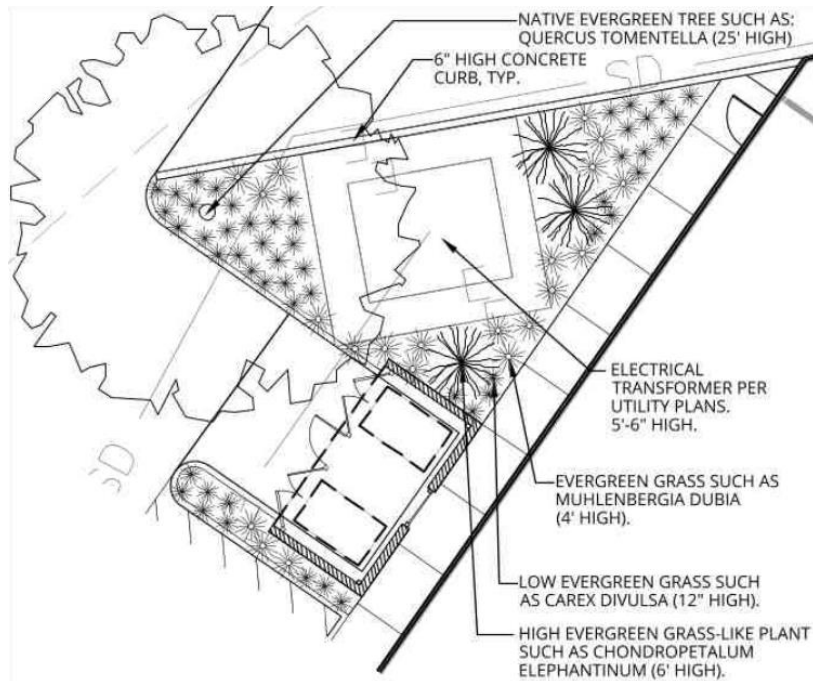
Sunset Zone 24 / WUCOLS South Coastal Region

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WU
TREES AND PALMS					
CAL VIM	CALLISTEMON VIMINALIS	WEeping BOTTLEBRUSH	15 GAL	STD.	L
CHA HUM	CHAMAEROPS HUMILIS VAR. ARGENTEA	BLUE ATLAS PALM	24" BOX	MULTI-TRUNK	L
CUP GOV	CUPRESSUS GOVENIANA SSP. GOVENIANA*	GOWEN CYPRESS	15 GAL		L
LAU NOB	LAURUS NOBILIS	BAY LAUREL	15 GAL	L.B.	
LYO FLO	LYONOTHAMNUS FLORIBUNDUS SUBSP. ASPLENIIFOLIUS*	CATALINA IRONWOOD	24" BOX	STD.	L
PRU ILI	PRUNUS ILICIFOLIA SUBSP. LYONII*	CATALINA CHERRY	15 GAL	STD.	L
QUE TOM	QUERCUS TOMENTELLA*	ISLAND OAK	24" BOX	MULTI-TRUNK	L
SAL LAS	SALIX LASIOLEPIS*	ARROYO WILLOW	5 GAL		L
UMB CAL	UMBELLULARIA CALIFORNICA*	CALIFORNIA BAY	15 GAL	NATURAL	L
SHRUBS, GRASSES AND GROUNDCOVERS					
ACA ITE	ACACIA ITEAPHYLLA	WILLOW WATTLE	5 GAL	6'-0" O.C.	L
ATR LEN	ATRIPLEX LENTIFORMIS*	SALT BUSH	1 GAL.	4'-0" O.C.	VL
CAR BAR	CAREX BARBARAE*	SANTA BARBARA SEDGE	1 GAL	24" O.C.	L
CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	4" POT	18" O.C.	L
CAR PAN	CAREX PANSA*	CALIFORNIA MEADOW SEDGE	4" POT	18" O.C.	L
CAR TUT	CARISSA 'TUTTLE'	NATAL PLUM	5 GAL	4'-0" O.C.	L
CHO TEC	CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH	5 GAL	5'-0" O.C.	L
COT DAM	COTONEASTER DAMMERI 'CORAL BEAUTY'	PROSTRATE COTONEASTER	1 GAL	4'-0" O.C.	L
ENC CAL	ENCELIA CALIFORNICA*	COAST SUNFLOWER	1 GAL	4'-0" O.C.	VL
DIA REV	DIANELLA REVOLUTA 'BABY BLISS'	BABY BLISS FLAX LILY	1 GAL	24" O.C.	L
JUN PAT	JUNCUS PATENS*	CALIFORNIA RUSH	1 GAL	2'-0" O.C.	L
HET ARB	HETEROMELES ARBUTIFOLIA*	TOYON	15 GAL	6'-0" O.C.	L
LIP NOD	LIPPIDIA NODIFLORA	KURAPIA	FLAT	2'-0" O.C.	L
LEU SAF	LEUCADENDRON 'SAFARI GOLDSTRIKE'	YELLOW CONEBUSH	15 GAL	6'-0" O.C.	L
LEP REV	LEPTOSPERMUM REEVESII	DWARF TEA TREE	5 GAL	3'-0" O.C.	L
LYG SPA	LYGEUM SPARTUM	ESPARTO GRASS	1 GAL	30" O.C.	L
LOM LON	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL	4'-0" O.C.	L
LOM SEA	LOMANDRA 'SEASCAPE'	SEASCAPE MAT RUSH	1 GAL	30" O.C.	L
MUH DUB	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	3'-0" O.C.	L
MYO PUT	MYOPORUM 'PUTAH CREEK'	PROSTRATE MYOPORUM	1 GAL	5'-0" O.C.	L
RHU INT	RHUS INTEGRIFOLIA*	LEMONADEBERRY	5 GAL	10'-0" O.C.	VL
SAM MEX	SAMBUCUS MEXICANA*	ELDERBERRY	5 GAL	7'-0" O.C.	L
WEST MUN	WESTRINGIA 'MUNDI'	DWARF COAST ROSEMARY	5 GAL	36" O.C.	L
VINES & ESPALIERS					
ROG	VITIS 'ROGER'S RED' *	ROGERS RED GRAPE	5 GAL	TRAIN ON FENCE	L
IRRIGATED NATIVE HYDROSEED MIX					
	BROMUS CARINATUS 'CUCANMONGA'	CUCAMONGA BROME	SEED		VL
	FESTUCA MICROSTACHYS	SMALL FESCUE	SEED		VL
	TRIFOLIUM CILIOLATUM	TREE CLOVER	SEED		VL
	ESCHOLZIA CALIFORNICA	CALIFORNIA POPPY	SEED		VL
	LUPINUS BICOLOR	BICOLOR LUPINE	SEED		VL



BIO-9: Landscape Chemical and Pest Management Plan

Prior to issuance of a Zoning Clearance for the building construction, the applicant shall submit a Landscape Chemical and Pest Management Plan for review and approval by the Planning and Environmental Review, or designee, for review and approval. The Management Plan shall specify a prohibition of the use of pesticides (including but not limited to herbicides, insecticides, and fungicides) unless approved by the Planning and Environmental Review (or designee). All pesticides, herbicides, and insecticides used at the project site shall be those designated for use in the San Jose and Old San Jose areas and are prohibited within 100 feet of San Jose and Old San Jose. Pesticides shall be applied with techniques that avoid over-spraying and control.



BIO-6: Landscaping: Invasive Species

Non-native, invasive plant species shall not be used in the project. The California Invasive Plant Species List (Cal-IPC 2023, or its successor) shall prohibit the use of non-native invasive plants in conjunction with the Design Review Board for the building construction.

BIO-7: Invasive Species Control Plan

The City-approved biologist (retained by the applicant) shall develop an Invasive Species Control Plan for all construction equipment and materials. The Invasive Species Control Plan, with the contractor(s), shall also include, but not be limited to, the following: introduction of invasive weed species:

- Imported fill material shall be obtained from a source free of invasive plant species.
- Stockpile topsoil shall be redeposited on-site or at a landfill for disposal in order to minimize the introduction of invasive species.

New & Revised Conditions

-  Lighting
-  Solid Waste Diversion
-  Access/Sea Level Rise Condition

Transportation Demand Management

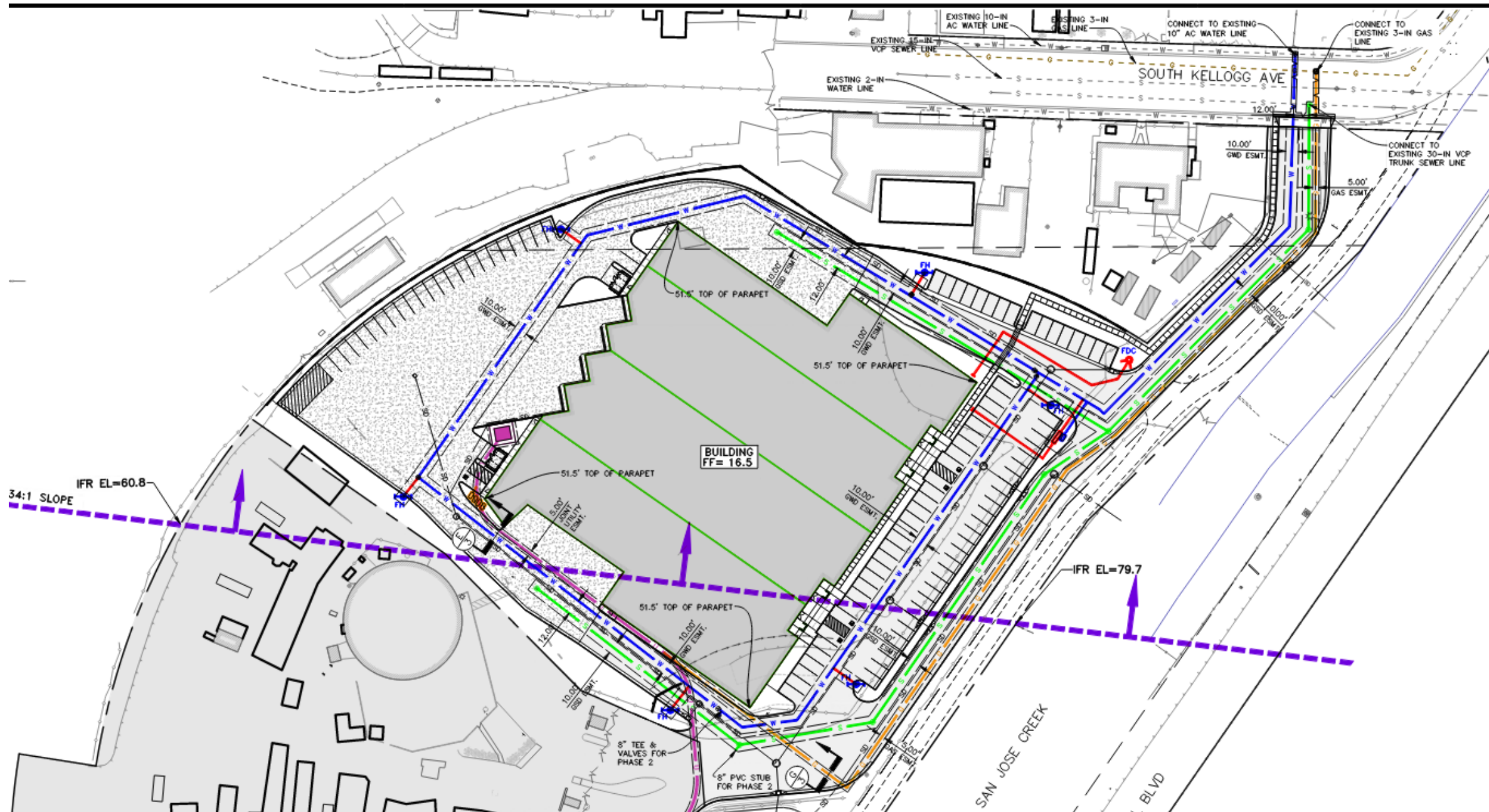
The City's General Plan policies regarding this topic do not support this additional requirement.

The project EIR does not identify any Vehicle Miles Traveled impacts that would cause concerns over emissions.

Therefore, staff do not believe there is a nexus to require this additional condition

Questions?





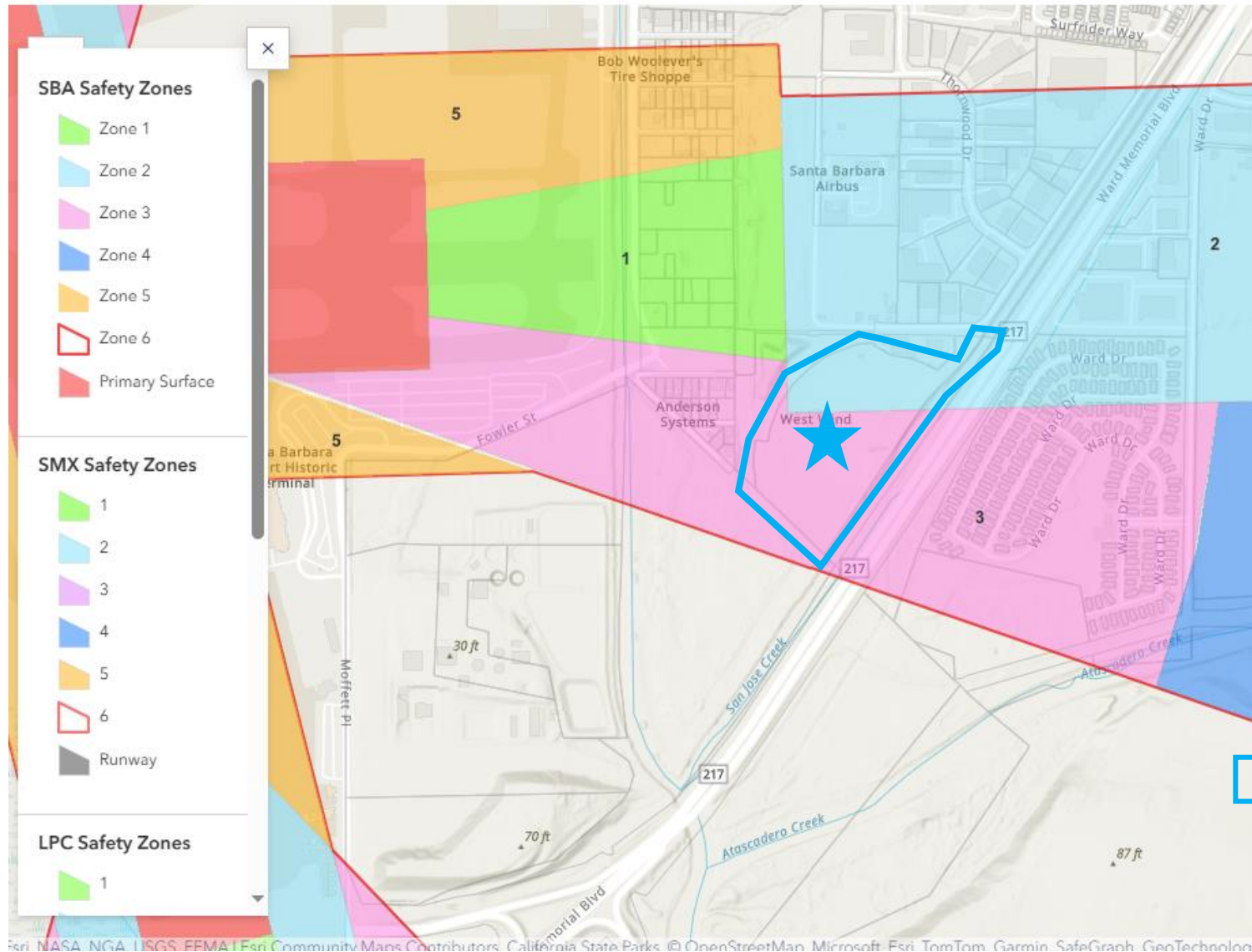
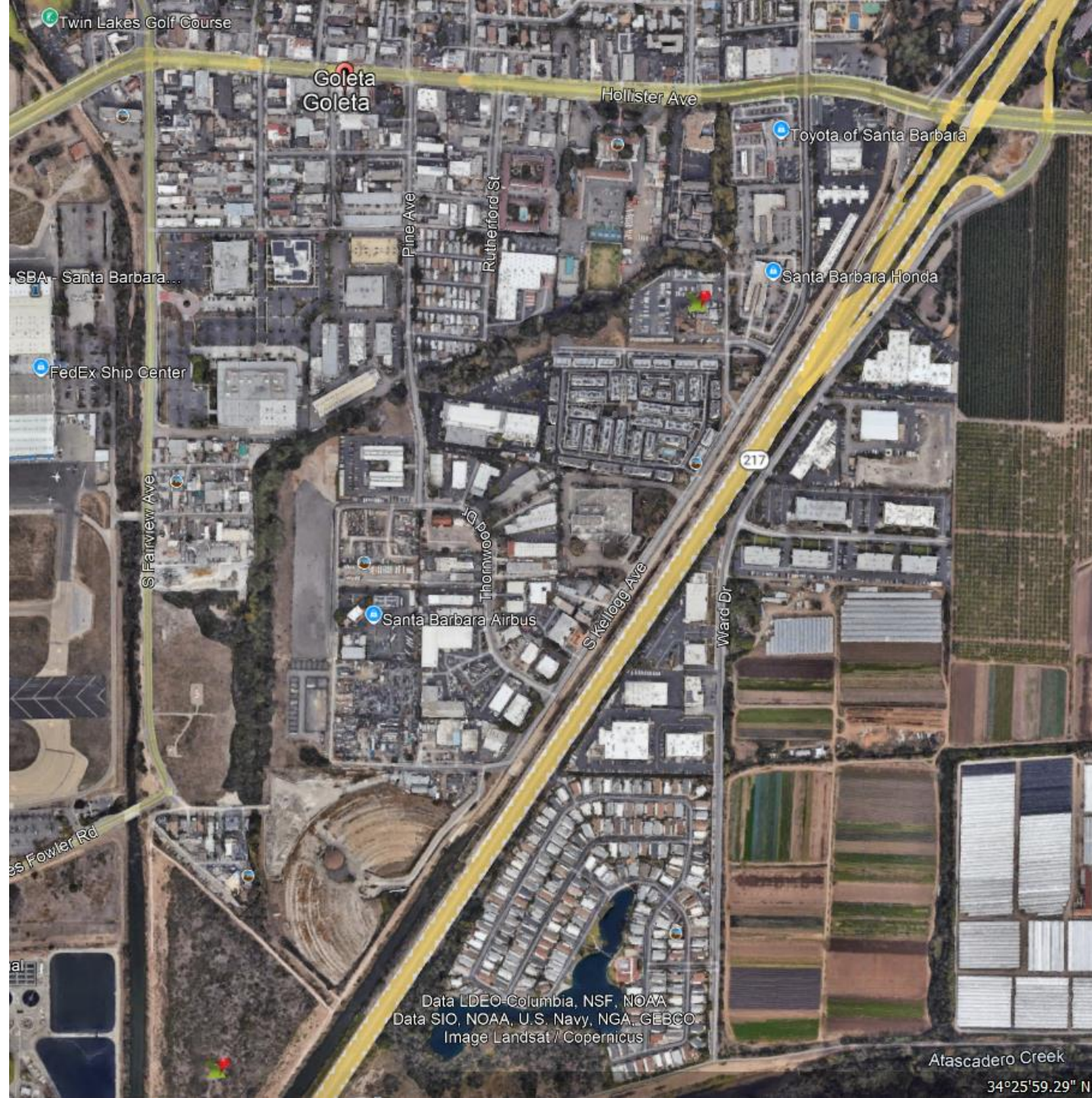


TABLE 3-2 SANTA BARBARA AIRPORT SAFETY COMPATIBILITY CRITERIA (CON'T)							
Land Use Types / Typical Uses	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses
	1	2	3	4	5	6	
Multiple land use categories and compatibility criteria may apply to a land use action							<ul style="list-style-type: none">Maximum Intensity and Lot Coverage limits apply to all conditionally compatible uses, unless such development would be subject to "Infill" or "Nonconforming" provisions.Numbers below refer to zones in which additional specified conditions (i.e., those beyond the maximum intensity and lot coverage limits) are applicable.No development may occur within a Runway Safety Area (RSA) or Object Free Area (OFA).¹
Maximum Intensity (People/Acre – sitewide average) Nonresidential Development	0	80	150	200	150	No limit	
Intensity with Risk Reduction (People/Acre – sitewide average) Nonresidential Development ²	n/a	120-160	210-300	300-400	210-300	No limit	
Maximum Lot Coverage (Building footprint/site size) Applicable to all Conditionally Compatible Development	0%	50%	60%	70%	70%	100%	
Office, Commercial, Service, and Lodging Uses (on't)							
Low-Hazard Storage: mini-storage, greenhouses	I	C	C	C	C	C	2: Maximum 5 rooms
Lodging and Visitor-Services: hotels, motels, RV parks, time-shares Bed & Breakfast Establishments	I	CC	CC	CC	CC	C	
Live/Work Units	I	CC	CC	CC	CC	C	
Government Buildings	I	CC	CC	CC	I	C	
Adult-Oriented Business	I	CC	CC	CC	CC	C	
Industrial, Manufacturing, and Warehouse Uses							
Processing and Above Ground Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >60,000 gallons):	I	I	I	I	I	CC	6: Must comply with all federal, State, and local standards; permitting agencies shall evaluate need for special measures to minimize hazards if facility struck by aircraft
Limited Industrial	I	CC	C	C	C	C	
Oil and Gas Facilities	I	I	I	I	I	CC	6: Must comply with all federal, State, and local standards; permitting agencies shall evaluate need for special measures to minimize hazards if facility struck by aircraft
Storage or Use of Hazardous Materials (flammable, explosive, corrosive, or toxic)	I	CC	CC	CC	CC	C	
Repair Services	I	CC	CC	CC	CC	C	2, 3, 4, 5: Defer to local zoning requirements and County fire code.
Wholesale Trade, Warehouse, Storage, and Distribution	I	C	C	C	C	C	
Manufacturing: custom manufacturing; heavy manufacturing; research & development and technology; cannabis manufacturing and testing	I	CC	CC	CC	CC	C	
Industrial Outdoor Storage (except hazardous uses)	I	C	C	C	C	C	
Construction and Material Yards	I	C	C	C	C	C	
Automobile Wrecking/Junk Yard	I	C	C	C	C	C	
Vehicle/Equipment Facilities	I	I	CC	CC	I	C	





- Twin Screens Drive-In (1966) was found **not** eligible under all NRHP, CRHR, and City designation criteria.
- Lacks significant historical associations, architectural merit, and integrity.
- Not eligible for designation at the local level; not subject to local regulations such as the Historic reservation Ordinance and the General Plan.
- Less than significant impact on historical resources under CEQA.

