CHAPTER 2
PROJECT DESCRIPTION

2.1 LOCATION AND EXISTING SETTING

The "project site" refers to and encompasses the approximately 14.38 acres currently designated as Assessor's Parcel Number (APN) 077-530-019 in western Goleta at 7400 Cathedral Oaks Road (Figures 2-1 through 2-3). The project site is surrounded by the Glen Annie Golf Course to the north and east, El Encanto Creek to the west, and Cathedral Oaks Road to the south. Within the vicinity of the project are residential and recreational uses, including a multi-family residential development to the west, single-family residences located off of Cathedral Oaks Road to the south, and Glen Annie Golf Course to the north and east. Dos Pueblos Senior High School is approximately 0.5 mile to the southeast of the project site at Cathedral Oaks Road and Alameda Avenue**.**

The land use on this parcel, which is currently a large fallow field with three small buildings, would change from agricultural to residential. However, there is no agricultural activity occurring on the site at this time. The project site currently contains a 2,015-square-foot residence, 726-square-foot garage, and 1,152-square-foot barn. The project site was occupied by an avocado orchard until the late 1990s, a remnant of which is evident on the northern third of the lot. The property is currently used in part for the storage of woodchips and firewood.

2.2 OBJECTIVES

The objectives for the project are to:

1. Develop the property into a residential neighborhood for approximately 60 families.
2. Provide a variety of housing sizes.
3. Provide neighborhood amenities including a walking trail, a children's tot lot, and an open turf area.
4. Incorporate green building measures and sustainable site planning into the development's design.

2.3 PROPOSED PROJECT

"Project" is defined by CEQA Guidelines § 15378 as "the whole of an action which has a potential for resulting in either a direct physical change in the environment, or a reasonably-foreseeable indirect physical change in the environment." In this instance, the project includes a subdivision for 64 lots on a 14.38-acre parcel and development of 60 single-family residences. A retention/detention basin is proposed in the southwest corner of the parcel, and a new storm drain would be installed. Runoff would drain into El Encanto Creek, located to the west of the project site.

Additional improvements would consist of a community picnic area, an asphalt walking trail, an open turf area, and a children's tot lot. Infrastructure improvements would include a looped internal road system with one cul-de-sac and two intersections with Cathedral Oaks Road, installation of stormwater curb extensions, installation of landscaping, and installation of a 5-foot-wide interior sidewalk throughout the subdivision. Permeable paving throughout the

subdivision would capture stormwater runoff and convey it to a series of catch-basins located on either the east or west side of the project.

The residential units to be developed would consist of five residential dwelling types ranging in size from a single-story, 1,765-square-foot floor plan to a two-story, 3,870-square-foot floor plan. The typical roof height would range from 17 feet 9 inches to 23 feet 10 inches. The individual lot size would range from approximately 6,500 square feet to approximately 17,000 square feet.

The landscape plan for the project includes various features for the sustainable management of stormwater and water quality. Stormwater curb extensions and permeable paver parking areas and driveways would provide a way to capture street stormwater runoff for treatment, filtration, and sediment dropout. Above-ground cisterns would be located at each residence to collect precipitation and roof drainage for use as supplemental irrigation. Bioswale and vegetated swale in the open space area and along Cathedral Oaks Road, as well as biofiltration/collection areas, would capture additional stormwater for filtration, infiltration, and sediment dropout. The landscape plan's aesthetic design solutions also call for various screen shrubs, accent trees, and canopy trees.

The project would include underground connections for sewer, water, cable television, gas, and electricity. Water service would be provided by the Goleta Water District.

Preliminary raw[1] earthwork volumes are estimated at 27,500 cubic yards of cut and 23,500 cubic yards of fill. The existing elevation on the property ranges from 145 feet above mean sea level along Cathedral Oaks Road northward to 252 feet above mean sea level at the northeast corner of the property, for an average slope of 7.8 percent. The finished grade elevation would range from approximately 150 feet above mean sea level to approximately 245 feet above mean sea level.

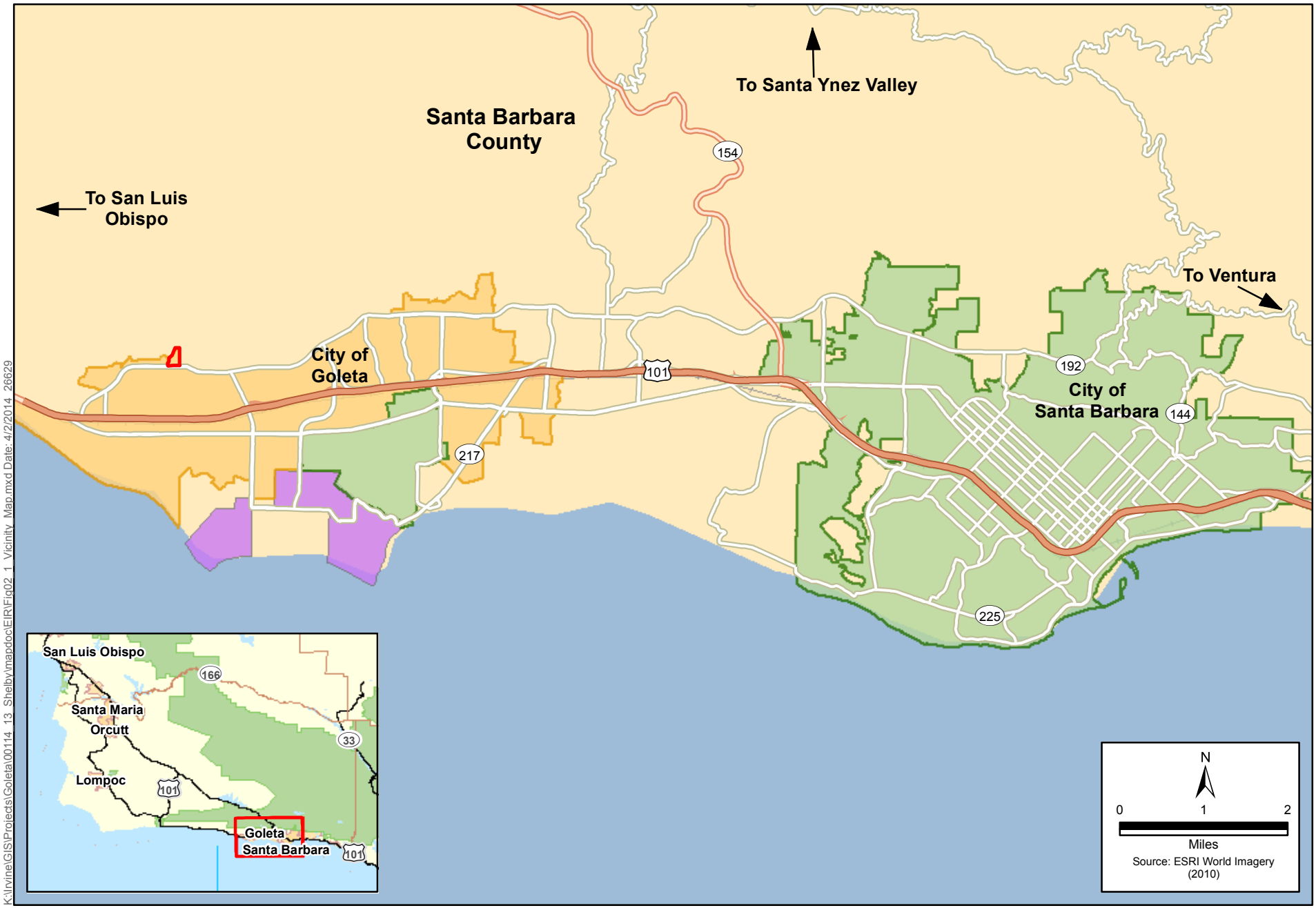
The grading plan for the 60 new homes includes grading up to the property line and installation of a new storm drain that would discharge directly into El Encanto Creek. As currently designed, the buffer between the project and the edge of the riparian corridor of the creek varies in width and would be less than 100 feet in at least two locations. Accordingly, the project would not maintain a minimum 100-foot Streamside Protection Area (SPA) buffer as denoted by the City's General Plan/Coastal Land Use Plan (GP/CLUP) Conservation Element Policy CE 2.2. This policy calls for a 100-foot buffer (measured from the edge of the stream's riparian corridor). The buffer protects the biologic value and function of the stream. It also protects its associated riparian corridor to ensure water quality, prevent stream erosion, preserve stream aquatic values, and provide a riparian corridor for wildlife movement. However, CE 2.2a allows the SPA to vary in width under certain circumstances.

2.4 REQUIRED APPROVALS

The project requires City approval of the following applications:

- Vesting tentative map (05-154-VTM), as shown on Figure 2-4, to allow division of the existing 14.38-acre parcel, APN 077-530-019, into 64 separate lots, including 60 single-family dwellings and four open space areas.

[1] "Raw" earthwork volumes have not been factored to account for changes in volume due to bulking, over excavation and recompaction, and construction methods.



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Legend

- Project Site
- Goleta
- Santa Barbara
- Santa Barbara Munipal Airport
- University of California

Figure 2-1
Vicinity Map
Shelby Residential Project EIR

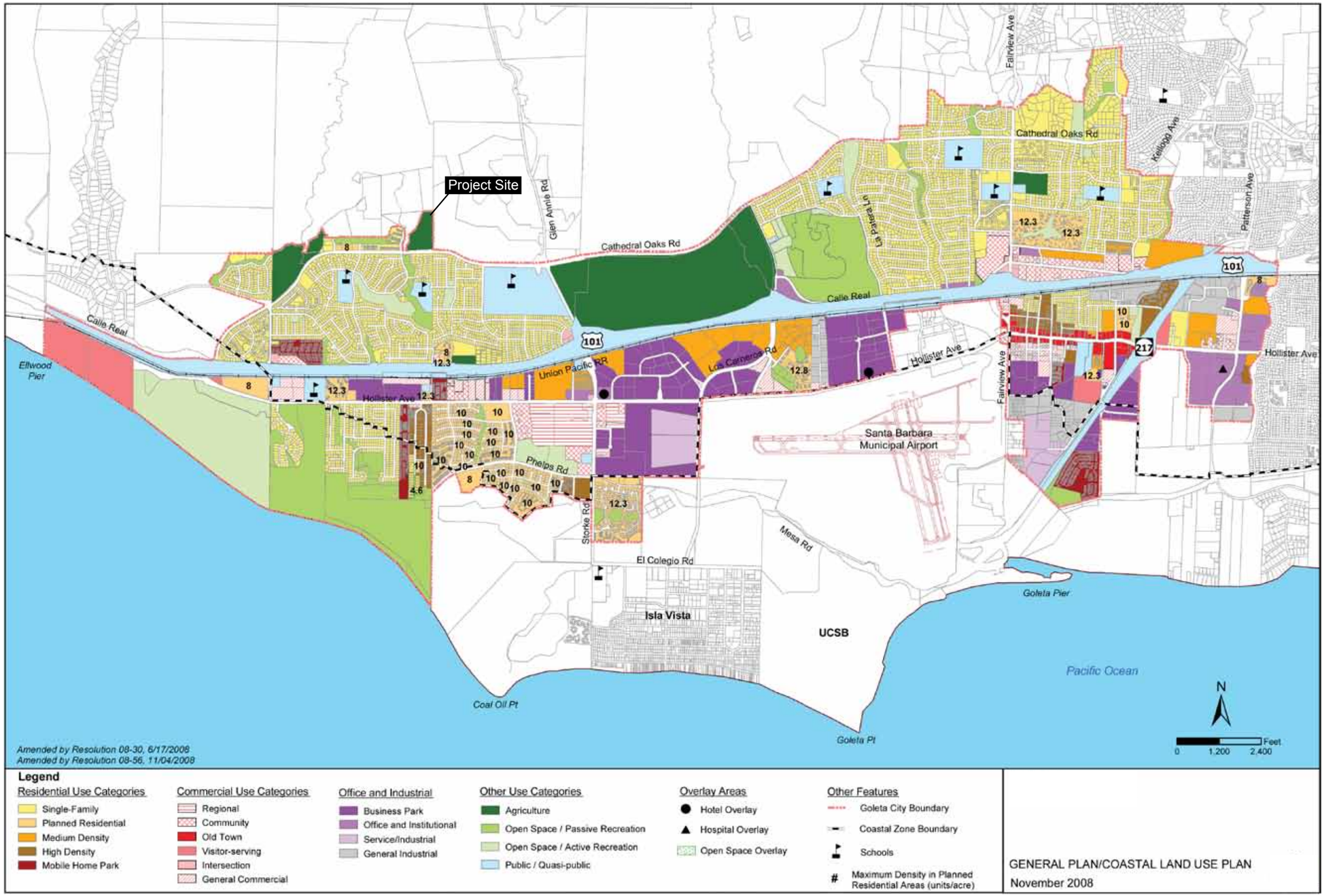

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Figure 2-2
Land Use Plan
Shelby Residential Project EIR

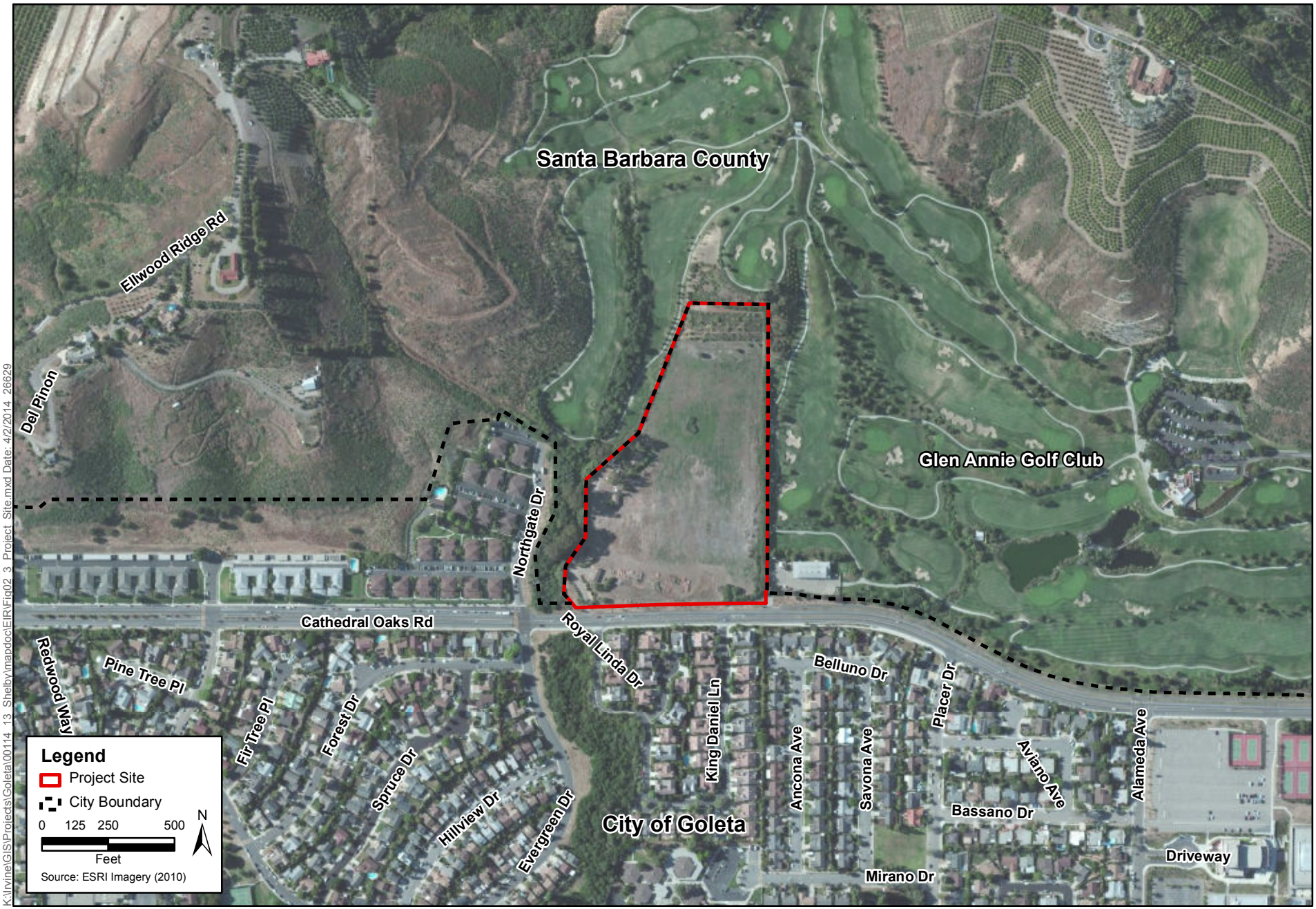

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Figure 2-3
Project Site
Shelby Residential Project EIR

VESTING TENTATIVE MAP
NO. 32,045
FOR

(05-154-GPA/RZN/TM 32,045)

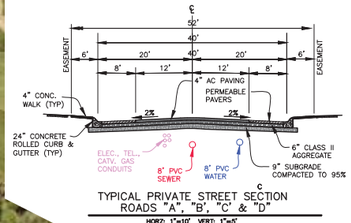
JUNE 2012 P.N. 01-023.01 SHEET 2 OF 5 SHEETS

MAP SHEET LEGEND

SEE SHEET 1 FOR TITLE SHEET, NOTES, PROJECT STATISTICS AND VICINITY MAP

SEE SHEET 2 FOR OVERALL TENTATIVE MAP AREA

SEE SHEET 3, 4 & 5 FOR DETAILED TENTATIVE MAP LOTS, AND EASEMENTS



TYPICAL PRIVATE STREET SECTION
ROADS "A", "B", "C" & "D"

HORZ: 1"=10' VERT: 1"=5'

LEGEND

(10)	PROPOSED LOT
(A)	EASEMENT NOTE PER SHEET 1
	EXISTING PROPERTY LINE
	PROPOSED LOT LINE
	EASEMENTS
130	EXISTING CONTOUR
S	EXISTING SEWER LINE
W	EXISTING WATER LINE
OHW	EXISTING OVERHEAD WIRE
	POWER POLE

L&P CONSULTANTS
3 WEST CARRILLO STREET
SUITE 201
SANTA BARBARA, CA 93101
(805) 962-4611
01-023.01 VTM-2 GP

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Source: L & P Consultants, June 2012

Figure 2-4
Vesting Tentative Map
Shelby Residential Project EIR

- A rezone (05-154-RZ) to change the zoning designation of the project site from AG-II-10 (Agriculture II, 40-acre minimum parcel size) to 7-R-1 (Single Family Residential, 7,000-square-foot minimum lot size).

- A zone text amendment (05-154-OA) to Goleta Municipal Code (GMC) § 35-219.6 to change the minimum lot width of parcels in the 7-R-1 zone district from 65 feet to 60 feet.

- A Development Plan (05-154-DP) pursuant to GMC § 35-317 to provide project-specific development standards.

Refer to Figures 2-5, 2-6, and 2-7. The applicant is also requesting amendments to the City's GP/CLUP as part of a separate project under CEQA (Case No. 05-154-GPA). A separate Supplemental Environmental Impact Report (SEIR) for the Shelby General Plan Amendment is being prepared by the City and is incorporated by reference (City EIR No. 12-EIR-003; "Shelby GPA SEIR").

2.5 SITE INFORMATION

TABLE 2-1
SITE INFORMATION

Existing General Plan Land Use Designation	Agriculture	
Zoning Regulations, Existing Zone District	Agriculture II, 40-acre minimum lot size	
Site Size	14.38 acres	
Present Use and Development	Large fallow field containing a 2,015-square-foot residence, 726-square-foot garage, and 1,152-square-foot barn	
Surrounding Uses/Zoning	North	Glen Annie Golf Course—Zoning: AG-II-100 (Agriculture II) (), County of Santa Barbara
	South	Cathedral Oaks Road
	East	Glen Annie Golf Course—Zoning: AG-II-100 (Agriculture II) (), County of Santa Barbara
	West	El Encanto Creek and multi-family residential properties—Zoning: DR-8 (Design Residential)
Access	Existing Roadway	Cathedral Oaks Road
	Proposed Driveways	Private, internal road system with two intersections with Cathedral Oaks Road
Utilities and Public Services	Water Supply	Goleta Water District
	Sewage	Goleta West Sanitary District
	Power	Southern California Edison
	Natural Gas	Southern California Gas Company
	Fire	Santa Barbara County Fire Department Station #11
	School Districts	Goleta Union School District; Santa Barbara Unified School District

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FINAL DEVELOPMENT PLAN

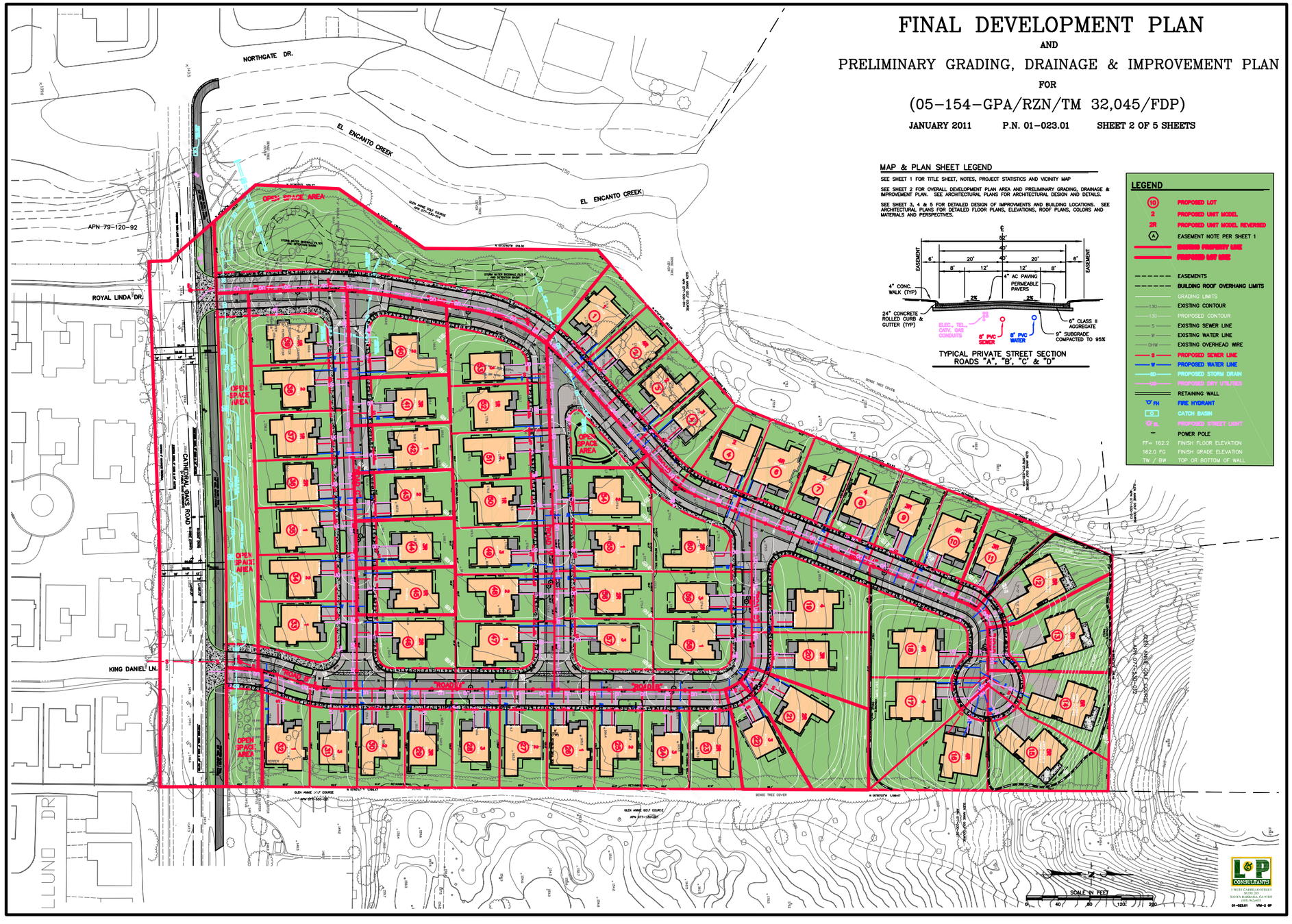
AND

PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN

FOR

(05-154-GPA/RZN/TM 32,045/FDP)

JANUARY 2011 P.N. 01-023.01 SHEET 2 OF 5 SHEETS



MAP & PLAN SHEET LEGEND

SEE SHEET 1 FOR TITLE SHEET, NOTES, PROJECT STATISTICS AND VICINITY MAP

SEE SHEET 2 FOR OVERALL DEVELOPMENT PLAN AREA AND PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN. SEE ARCHITECTURAL PLANS FOR ARCHITECTURAL DESIGN AND DETAILS.

SEE SHEET 3, 4 & 5 FOR DETAILED DESIGN OF IMPROVMENTS AND BUILDING LOCATIONS. SEE ARCHITECTURAL PLANS FOR DETAILED FLOOR PLANS, ELEVATIONS, ROOF PLANS, COLORS AND MATERIALS AND PERSPECTIVES.

TYPICAL PRIVATE STREET SECTION
ROADS "A", "B", "C" & "D"

LEGEND

(10)	PROPOSED LOT
2	PROPOSED UNIT MODEL
2R	PROPOSED UNIT MODEL REVERSED
(A)	EASEMENT NOTE PER SHEET 1
	EXISTING PROPERTY LINE
	PROPOSED LOT LINE
	EASEMENTS
	BUILDING ROOF OVERHANG LIMITS
	GRADING LIMITS
130	EXISTING CONTOUR
130	PROPOSED CONTOUR
S	EXISTING SEWER LINE
W	EXISTING WATER LINE
OHW	EXISTING OVERHEAD WIRE
S	PROPOSED SEWER LINE
W	PROPOSED WATER LINE
SD	PROPOSED STORM DRAIN
UG	PROPOSED DRY UTILITIES
	RETAINING WALL
FH	FIRE HYDRANT
CB	CATCH BASIN
SL	PROPOSED STREET LIGHT
	POWER POLE
FF= 162.2	FINISH FLOOR ELEVATION
162.0 FG	FINISH GRADE ELEVATION
TW / BW	TOP OR BOTTOM OF WALL

L&P CONSULTANTS
77 WEST CARRILLO STREET
SUITE 200
SANTA BARBARA, CA 93101
(805) 963-6411
01-023.01 VTM-2 SP

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Source: L & P Consultants, January 2011

Figure 2-5
Development Plan
Shelby Residential Project EIR

Source: Katie O'Reilly Rogers Inc. November 2010

Figure 2-6
Landscape Plan
Shelby Residential Project EIR

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STORMWATER CURB EXTENSION

- mid-block application / can be staggered or placed symmetrically
- provides a safer traffic environment / traffic calming effect
- provides a more aesthetically pleasing streetscape

typical **curb extension***

Stormwater Curb Extension in On Parking Zone Plan View*

RAIN BARREL / CISTERN

- above-ground barrel or cistern for each home
- connect to downspout

typical **rain barrels**

SMALL RWS CISTERN

*Graphics courtesy of S**an Mateo County Green Streets and Parking Lots Design Guidebook**, First Ed., Jan. 2009
*Graphics courtesy of G**reen Streets: Innovative Solutions for Stormwater and Stream Crossings**, First Ed., June 2002

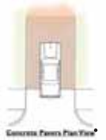
PERMEABLE PAVING @ DRIVEWAYS & PARKING AREAS

- 7' application on both sides of street, with a 20' driveable area inbetween
- creates a "perceived narrowing" of the street / traffic calming effect
- provides a more maintenance-friendly driveway (no cracking)
- provides a more aesthetically pleasing front yard and streetscape

typical streetscape with p**ermeable pavig***
plan view

typical streetscape with p**ermeable pavig***

Grass Center Strip Plan View



Concrete Pavers Plan View*

typical driveway with combination **permeable paving and grass strip***

BIOFILTRATION / COLLECTION AREAS

- located in open space areas and in front yards throughout site

typical **depressed collection areas** for passive recreation use

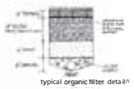
BIOSWALE / VEGETATED SWALE

- located in open space area and along cathedral oaks road

typical street with v**egetated swale** within parkway*

typical **bioswale** in residential setting

typical **bioswale** detail*^



typical organic filter detail^

THE OFFICE OF KATIE O'REILLY ROGERS INC

TM 32,045 7400 Cathedral Oaks Road Landscape Hydrology Plan November 24, 2010

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Source: Katie O'Reilly Rogers Inc. November 2010

Figure 2-7
Landscape Hydrology Plan
Shelby Residential Project EIR