



Date of Notice: April 25, 2014

**NOTICE OF AVAILABILITY  
DRAFT ENVIRONMENTAL IMPACT REPORT  
AND  
NOTICE OF ENVIRONMENTAL HEARING OFFICER  
PUBLIC HEARING ON DRAFT EIR  
THURSDAY, MAY 22, 2014 at 5:30 P.M.**

**SHELBY RESIDENTIAL PROJECT  
CASE NO. 05-154-OA-RZ-VTM-DP  
7400 Cathedral Oaks Road, Goleta, CA  
APN 077-530-019  
(SCH# 2012081019)  
City EIR No. 12-EIR-005**

**NOTICE IS HEREBY GIVEN** that the City of Goleta (City), as Lead Agency under the California Environmental Quality Act (CEQA, Pub. Resources Code, §§ 21000 et seq.), has completed a Draft Environmental Impact Report (City EIR No. 12-EIR-005; Draft EIR), for the Shelby Residential Project (project). A detailed 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 from April 25, 2014 through June 9, 2014.

A public hearing to take comments on the Draft EIR will be held by the City Environmental Hearing Officer on:

**DATE AND TIME: Thursday, May 22, 2014 at 5:30 P.M.**

**PLACE: Goleta City Hall, Council Chambers  
130 Cremona Drive, Suite B, Goleta, California 93117**

**DOCUMENT AVAILABILITY and FURTHER INFORMATION:** The Draft EIR and related documents may be reviewed, or a copy may be purchased, on and after Friday, April 25, 2014 at the City of Goleta Planning and Environmental Review Department, 130 Cremona Drive, Suite B, Goleta, CA 93117. A hard copy is also available for review at the Goleta Public Library. The Draft EIR is also posted on the City's website at [www.cityofgoleta.org](http://www.cityofgoleta.org). Copies of the Draft EIR and its Executive Summary are also available for purchase on CD for \$7.00 and in hard copy for \$0.21/page black/white or \$0.26/page color. Documents referenced in the Draft EIR are also available upon request.

**PUBLIC COMMENT PERIOD:** The public review period begins on Friday, April 25, 2014 and ends on Monday, June 9, 2014 at 5:00 P.M. All letters should be addressed and mailed to Mr. Shine Ling, Associate Planner, City of Goleta, 130 Cremona Drive, Suite B, Goleta, CA 93117 or emailed to [sling@cityofgoleta.org](mailto:sling@cityofgoleta.org). **All comments must be received no later than 5:00 P.M. on Monday, June 9, 2014.** Please limit comments to environmental issues, and ensure that comments address the Shelby Residential Project Draft Environmental Impact Report. Comments relating to the General Plan Amendment proposed by the applicant should be addressed in a separate letter (see associated General Plan Amendment SEIR, below).

**PROJECT DESCRIPTION SUMMARY:**

**Location:** The project site is located at 7400 Cathedral Oaks Road in the City of Goleta, Santa Barbara County (APN 077-530-019). Access to the project is from Cathedral Oaks Road. The 14.38-acre project site is bounded on its north and east by the Glen Annie Golf Course, on its west by El Encanto Creek, and on its south by Cathedral Oaks Road and residential development.

**Project Elements:** 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. Preliminary raw earthwork volumes are estimated at 27,500 cubic yards of cut and 23,500 cubic yards of fill.

**Required Approvals:** The project requires City approval of the following applications:

1. A vesting tentative map (05-154-VTM), to allow division of the existing 14.38-acre project site parcel (APN 077-530-019) into 64 separate lots, including 60 single family dwellings and four open space areas.
2. 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).
3. 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.
4. A Development Plan (05-154-DP) pursuant to GMC § 35-317 to provide project-specific development standards.

**ENVIRONMENTAL REVIEW FINDINGS:** The Draft EIR identifies and discusses potential impacts, mitigation measures, monitoring requirements, and residual impacts for identified subject areas. Significant and unavoidable project specific and cumulative impacts (Class I) are identified to aesthetic and visual resources (impact on foothill and mountain views from Cathedral Oaks Road, a scenic corridor). Potentially significant, but mitigable, impacts on the environment (Class II) are anticipated in the areas of: aesthetics and visual resources, biological resources, cultural resources, hydrology and water quality, and transportation and traffic. The Draft EIR has been prepared pursuant to all laws, including CEQA. Further, the project site is not listed on any hazardous waste facilities or disposal sites as enumerated under Section 65962.5 of the Government Code.

**ASSOCIATED GENERAL PLAN AMENDMENT SEIR:** The environmental impacts of the General Plan Amendment requested for the project site are analyzed in a separate Supplemental EIR (Shelby GPA SEIR; City EIR No. 12-EIR-003). The Shelby GPA SEIR was prepared at the same time and in coordination with this Draft EIR. The Shelby GPA SEIR analyzes the amendments to the Land Use Plan Map and Open Space Plan Map of the City's General Plan/Coastal Land Use Plan. The Shelby GPA would result in no incremental increases to any Class I, II, or III agricultural and farmland impacts identified in the City's General Plan/Coastal Land Use Plan Final EIR. If you are commenting on both this Draft EIR and the Draft Shelby GPA SEIR, please provide separate letters that address comments respectively for each EIR.

If you have any questions or would like a copy of the Executive Summary of the Draft EIR or the entire Draft EIR, please contact Mr. Shine Ling at the above address, at (805) 961-7548, or [sling@cityofgoleta.org](mailto:sling@cityofgoleta.org).

NOTE: If you challenge the City's final action on this project in court, you may be limited to only those issues you or someone else raised in written or oral testimony and/or evidence provided to the City of Goleta Planning and Environmental Review Department on or before the date that the public comment period ends. (Gov. Code, § 65009,(b)(2))

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the hearing, please contact the City Clerk at (805) 961-7505. Notification at least 48 hours prior to the meeting will enable the staff to make reasonable arrangements.