



Date of Notice: October 23, 2015

**NOTICE OF AVAILABILITY
REVISED DRAFT SUPPLEMENTAL
ENVIRONMENTAL IMPACT REPORT,
REVISED DRAFT PROJECT
ENVIRONMENTAL IMPACT REPORT, &
NOTICE OF ENVIRONMENTAL
HEARING OFFICER HEARING
Wednesday, December 2, 2015 at 5 P.M.**

**SHELBY GENERAL PLAN AMENDMENT
CASE NO. 05-154-GPA
(SCH# 2012071071; City EIR No. 12-EIR-003)
And
SHELBY RESIDENTIAL PROJECT
CASE NO. 05-154-OA-RZ,VTM,DP,DA
(SCH# 2012081019; City EIR No. 12-EIR-005)**

**7400 Cathedral Oaks Road, Goleta, CA
APN 077-530-019**

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"), completed a Revised Draft Supplemental Environmental Impact Report (Revised Draft GPA SEIR) (City EIR No. 12-EIR-003) for the Shelby General Plan Amendment (Shelby GPA) and a Revised Draft Environmental Impact Report (Revised Draft Project EIR) (City EIR No. 12-EIR-005) for the Shelby Residential Project (Project). Detailed descriptions of the Shelby GPA and the Project are provided below. The City invites comments on the adequacy and completeness of the environmental analysis and mitigation measures described in both the Revised Draft GPA SEIR and the Revised Draft Project EIR from Monday, October 26, 2015 through Monday, December 14, 2015.

A public hearing to take comments on both the Revised Draft GPA SEIR and Revised Draft Project EIR will be held by the City Environmental Hearing Officer on:

DATE AND TIME: Wednesday, December 2, 2015 at 5 P.M.

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

DOCUMENT AVAILABILITY and FURTHER INFORMATION: The Revised Draft GPA SEIR and the Revised Draft Project EIR may be reviewed, or copies may be purchased, on and after Monday October 26, 2015 at the City of Goleta Planning and Environmental Review Department, 130 Cremona Drive, Suite B, Goleta, CA 93117. Hard copies are also available for review at the Goleta Public Library. The Revised Draft GPA SEIR and Revised Draft Project EIR are also posted on the City's website at www.cityofgoleta.org. Copies of the Revised Draft GPA SEIR and the Revised Draft

Project EIR are also available for purchase on CD for \$7.00. Documents referenced in the Revised Draft GPA SEIR and the Revised Draft Project EIR are on file with the City and are also available upon request. The General Plan/Coastal Land Use Plan Final EIR is also available for review at the same locations as the Revised Draft GPA SEIR.

PUBLIC COMMENT PERIOD: The public review period begins on Monday, October 26, 2015 and ends on Monday, December 14, 2015 at 5:00 P.M. All letters should be addressed and mailed to Ms. Lisa Prasse, Current Planning Manager, or Ms. Jan Hubbell, Contract Planner, City of Goleta, 130 Cremona Drive, Suite B, Goleta, CA 93117 or emailed to lprasse@cityofgoleta.org or jhubbell@cityofgoleta.org. **All comments must be received no later than 5:00 P.M. on Monday, December 14, 2015.** Please limit comments to environmental issues, and address comments regarding the Shelby General Plan Amendment Revised Draft Supplemental Environmental Impact Report in one letter and address comments relating to the Shelby Residential Project Revised Draft EIR in a separate letter.

PROJECT DESCRIPTION SUMMARY: The Projects consider approval of the following:

1. A General Plan Amendment (05-154-GPA) to change the Shelby property designation on the Land Use Plan Map (Figure 2-1 in the Land Use Element of the GP/CLUP) from Agriculture to Single-Family Residential and remove the property's designation as Agriculture on the Open Space Plan Map (Figure 3-5 in the Open Space Element of the GP/CLUP).
2. A Rezone (05-154-RZ) to change the zoning designation of the project site from AG-II-40 (Agriculture II, 40-acre minimum parcel size) to 7-R-1 (Single Family Residential, 7,000-square-foot minimum lot size).
3. A Zoning Ordinance Text Amendment (05-154-OA) to the 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 Vesting Tentative Map (05-154-VTM) to allow division of the existing 14.38-net acre (15.8 gross acres) project site parcel (APN 077-530-019) into 64 separate lots, for 60 single family dwellings and four lots for open space and stormwater purposes.
5. A Development Plan (05-154-DP) pursuant to GMC § 35-317 to allow construction 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, 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. The Development Plan also includes setback modifications.
6. A Development Agreement (05-154-DA) between the property owner and the City of Goleta regarding time frame for development, applicable regulations, and contributions by the property owner to fund projects at the City's discretion. As defined, the Development Agreement does not result in any physical impacts, beyond those anticipated with the Project, that warrant CEQA analysis.

Location: The property affected by the Shelby GPA and proposed residential project (Shelby property) is located at 7400 Cathedral Oaks Road in the City of Goleta, Santa Barbara County (APN 077-530-019). Access to the Shelby property is from Cathedral Oaks Road. The 14.38- net acre Shelby property 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.

ENVIRONMENTAL REVIEW FINDINGS: The Revised Draft GPA SEIR and the Revised Draft Project EIR were prepared in accordance with all laws, including CEQA. The Revised Draft GPA SEIR identifies and discusses potential impacts, mitigation measures, monitoring requirements, and residual impacts for identified subject areas. All effects on the environment identified in the 2006 General Plan Final EIR were evaluated in relation to the Shelby GPA. **New potentially significant effects on the environment in one issue area (cumulative biological resources) were identified as a result of the Shelby GPA. The new potentially significant unavoidable (Class I) biological impacts have been identified as loss of raptor foraging area and the biological impacts resulting from the reduction of the SPA buffer if granted. These additional impacts are from a cumulative standpoint, not resulting from the GPA alone.**

The Shelby GPA would result in incremental increases to previously identified impacts in the 2006 General Plan Final EIR. The previously identified significant and unavoidable impacts (Class I) outlined in the 2006 General Plan Final EIR are in the areas of aesthetics/visual resources, agriculture and farmland, air quality (cumulative), hazards and hazardous materials, noise, and transportation/circulation. Incremental increases to potentially significant but mitigable impacts (Class II), and less than significant impacts (Class III), identified in the 2006 General Plan Final EIR would remain in the areas of: aesthetics/visual resources, agricultural and farmland, air quality, biological resources, cultural resources, geology, soils, and mineral resources, hazards and hazardous materials, land use and recreation, noise, population and housing, public services and utilities, transportation/circulation, and water resources. These impacts remain classified as Class II or Class III.

The Revised Draft Project 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 a scenic corridor, Cathedral Oaks Road) and biological resources (cumulative loss of raptor foraging habitat). 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, transportation and traffic, and utilities and services systems (water supply).

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").

If you have any questions regarding the project, please contact Ms. Lisa Prasse or Ms. Jan Hubbell as indicated above or at 805-961-7543.

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't. 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 before the meeting will enable the staff to make reasonable arrangements.

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