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.

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\(^1\) "Raw" earthwork volumes have not been factored to account for changes in volume due to bulking, over excavation and recompaction, and construction methods.
Figure 2-1
Vicinity Map
Shelby Residential Project EIR

Legend
- Project Site
- Goleta
- Santa Barbara Municipal Airport
- University of California
- Santa Barbara

Source: ESRI World Imagery (2010)
Figure 2-3
Project Site
Shelby Residential Project EIR

Legend
- Project Site
- City Boundary

Source: ESRI Imagery (2010)
• 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 |
Landscape Hydrology Plan
Shelby Residential Project EIR

Source: Katie O'Reilly Rogers Inc. November 2010

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

BIOSWALE / VEGETATED SWALE
- located in open space area and along cathedral oaks road

BIOFILTRATION / COLLECTION AREAS
- located in open space areas and in front yards throughout site

RAIN BARREL / CISTERN
- above-ground barrel or cistern for each home
- connect to downspout

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
