

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2012081019
Project Title: Shelby Residential ProjectLead Agency: City of GoletaContact Person: Darryl MimickMailing Address: 130 Cremona Drive, Suite BPhone: (805) 961-7572City: Goleta, CAZip: 93117County: Santa Barbara**Project Location:** County: Santa BarbaraCity/Nearest Community: GoletaCross Streets: Cathedral Oaks Road and Northgate DriveZip Code: 93117Longitude/Latitude (degrees, minutes and seconds): 34 ° 44'36" N / -119 ° 8'24" W Total Acres: 14.38 acresAssessor's Parcel No.: 077-530-019Section: 11 Twp.: T4NRange: R29W Base: SBPMWithin 2 Miles: State Hwy #: 101Waterways: El Encanto CreekAirports: Santa Barbara Municipal AirportRailways: Southern Pacific RailroadSchools: S. Coast Montessori, Evergreen, Brandon, Dos Pueblos**Document Type:**CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg DecOther: Revised Draft EIR☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☒ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☒ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☒ Residential: Units 56 Acres 14.38 net ac☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Power: Type _____ MW☐ Educational: _____☐ Waste Treatment: Type _____ MGD☒ Recreational: Open space, continuation of existing Class I trail☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: GHG, Cultural and Tribal Cultural Resources**Present Land Use/Zoning/General Plan Designation:**

Current Land Use and Zoning designation is Agriculture II, 40-acre minimum lot size. Per Builders Remedy, the applicant has identified the land use and zoning designations as RS-7 (Single Family Residential).

Project Description: *(please use a separate page if necessary)*

The project is a qualified housing development project that utilizes the "Builders Remedy" protections of the California Housing Accountability Act and State Density Bonus Law and includes the following proposed components on the project site:

* Demolition of the existing on-site residence, garage, and barn.

* A subdivision of the existing 14.38-net acre parcel into 59 separate lots (via a Vesting Tentative Map).

* Construction and occupancy of 56 single-family dwellings on Lot 1 through Lot 56, of which 11 residences would be income deed restricted for 55 years (4 residences at extremely low income level, 1 residence at lower income level, 3 residences at moderate income level, and 3 residences at above-moderate income levels).

* Use of Lot 57 through Lot 59 for open space containing landscape and stormwater facilities.

The application permit types are a Vesting Tentative Tract Map, Development Plan, and Design Review.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☒ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>5</u>	☒ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>3</u>
☒ Caltrans Planning	☒ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☒ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☒ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>5</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☒ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☒ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☒ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 11.26.2025 Ending Date 1.12.2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants</u>	Applicant: <u>Shelby Family Partnership, LP/Mark Lloyd Consultants</u>
Address: <u>180 North Ashwood Avenue</u>	Address: <u>3 W Carrillo Street</u>
City/State/Zip: <u>Ventura, CA 93003</u>	City/State/Zip: <u>Santa Barbara, CA 93101</u>
Contact: <u>Mattie Magers</u>	Phone: <u>805-680-0711</u>
Phone: <u>805-706-0078</u>	

Signature of Lead Agency Representative: *Darryl Mimick* Date: 11.17.2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.