



**NOTICE OF AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT &
NOTICE OF ENVIRONMENTAL
HEARING OFFICER (EHO) MEETING
Tuesday, January 6, 2026, at 5:00 P.M.**

**SHELBY RESIDENTIAL PROJECT
CASE NOS. 05-154-DP-DRB
LOCATION: 7400 CATHEDRAL OAKS ROAD;
ASSESSOR PARCEL NUMBER 077-530-019**

ATTENTION: The EHO meeting will be held in person and via the Zoom platform.

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"), has completed a Revised Draft Environmental Impact Report (Draft EIR) for the Shelby Residential Project (Project) (SCH# 2012081019). A general 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 Revised Draft EIR during the public review period **from November 26, 2025, through January 12, 2026.**

A meeting to receive comments on the adequacy of the Revised Draft EIR will be held by the City Environmental Hearing Officer (EHO) on:

DATE AND TIME: Tuesday, January 6, 2026, at 5:00 P.M.

LOCATION: Goleta City Council Chambers, 130 Cremona Drive, Goleta, CA, 93117 and Teleconference Meeting; this meeting will be held in person and via Zoom (with detailed instructions for participation included on the posted EHO agenda posted at least 72 hours before the meeting.)

The EHO is not a decision-maker for this Project and will only receive comments regarding the adequacy of the environmental impact analysis included in the Draft EIR. The City Council will be the City's decision-maker regarding the adequacy of the analysis within the Draft EIR and on the merits of this Project after receiving recommendations from the Design Review Board (DRB), and the Planning Commission. No hearing dates before the DRB, the Planning Commission or the City Council have been set at this time. Separate notices for these public hearings before these review bodies will be provided in the future.

PROJECT DESCRIPTION SUMMARY: The project is a qualified housing development project that utilizes the "Builder's Remedy" protections of the California Housing Accountability Act and includes the following primary 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
- Construction and occupancy of 56 single-family dwellings on Lot 1 through Lot 56, of which eleven units will be income deed restricted for a duration of 55 years. The income restricted units will be in the following categories: four residences at extremely low-income level, one residence at lower income level, three residences at moderate income level, and three residences at above-moderate income levels.
- Use of Lot 57 through Lot 59 for open space containing landscape and stormwater facilities.

Given the project is a Builder's Remedy Project, the project will be evaluated for consistency with the regulations of the RS-7 zone district. Components of the proposed project which are not consistent with the RS-7 zone will be evaluated consistent with California Density Bonus Law. As part of the proposed project, the project applicant is requesting one (1) concession and four (4) waivers pursuant to Government Code Section 65915(a):

Concession

- Encroachment into the required 100-foot SPA buffer of approximately 7,786 square feet (0.18 acres) in the rear yards of Lots 1 through 8, portions of the houses on Lots 1 and 2, and for portions of the sidewalk in Lot 38. To compensate for SPA buffer encroachment, the proposed project design includes 0.21 acres of additional open space.

Waivers

- Four waivers from the RS-7 zone district standards:
 - Proposed lot widths of 60 feet which is less than the 65 feet required per the RS -7 standards on Lots 1 through 9, lots 20 through 30, 32 through 36, 39, 40, 47, 48, 51, and 55.
 - Proposed rear yard setbacks less than the 25 feet required per the RS-7 standards on lots 1 through 12, 14, 17 through 19, 21 through 29, and 31 through 56.
 - Reduced side yard setbacks on certain lots to allow for a second story to extend closer to the edge of the property line on lots 5 through 9, 20, 22 through 30, 31, 33 through 37, 40, 43, and 47 through 56.
 - Floor area of 35 houses exceeding the maximum permitted floor area from 208 square feet to 1,539 additional square feet. These floor-area exceedances would occur on Lots 1 through 14, 20 through 23, 25 through 29, 32, 34, 36, 40, 41, 45, 46, 48, 50, 52, and 55.

The project was filed by Mark Lloyd of L & P Consultants, on behalf of the Shelby Family Partnership, property owner.

LOCATION AND ZONING: The 14.38-net acre site is located at 7400 Cathedral Oaks Road (Assessor's Parcel Number 077-530-019) in Goleta, California. The project site is surrounded by the Glen Annie Golf Course to the north and east; El Encanto Creek, Northgate Road, and multi-family residential development to the west; and Cathedral Oaks Road and single-family residences to the south. The project site is designated AG-40 (Agriculture, 40-acre minimum) by the City of Goleta's General Plan/Coastal Land Use Plan and the City of Goleta Zoning Ordinance. The project is a qualified housing development project that utilizes the "Builder's Remedy" protections of the California Housing Accountability Act. Accordingly, pursuant to California Government Code section 65589.5(f)(6)(A), because there are no general plan designation or zoning classification that allow the density and unit type proposed by the applicant, the project applicant has identified the RS-7 zone district as the most analogous zone to the proposed project. Lastly, portions of the project site are designated as Environmentally Sensitive Habitat Area in the City of Goleta's General Plan/Coastal Land Use Plan Conservation Element.

PUBLIC REVIEW OF THE DRAFT EIR: The Draft EIR is available for a 45-day public review period from **November 26, 2025, to January 12, 2026**. The Draft EIR is available on the City's website at <http://www.cityofgoleta.org/your-city/planning-and-environmental-review/ceqa-review/shelby-residential-development-project>

The Draft EIR analyzes the impacts of the Project on the topics of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation and Circulation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The EIR also analyzes three alternatives to the Project. CEQA Guidelines Appendix G checklist topics not evaluated by the

Draft EIR include issue areas that were determined through the Notice of Preparation and EIR scoping process to not have the potential to be significantly affected by the Project.

The Draft EIR concludes that the Project will have **significant and unavoidable project specific and cumulative impacts (Class I)** in the area Transportation and Traffic.

The Draft EIR concludes that the Project will have **potentially significant, but mitigable, impacts on the environment (Class II)** in the areas of Biology and Resources, Tribal Cultural Resources, Geology and Soils, Hazardous Materials, Hydrology and Water Quality, Noise, Wildfire, and Cultural Resources.

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”).

DOCUMENT AVAILABILITY and FURTHER INFORMATION: The Draft EIR will be posted on November 26, 2025, on the City’s website at <http://www.cityofgoleta.org/your-city/planning-and-environmental-review/ceqa-review/shelby-residential-development-project> Hard copies of the Draft EIR will be available for review at Goleta City Hall’s Zoning Counter, the Goleta Valley Library Express, and the Goleta Community Center. For more information about this project, contact project planner Darryl Mimick at 805-961-7572 or dmimick@cityofgoleta.gov. Para consultas en español, comuníquese con Marco Martinez al (805) 9562-5500 o mmartinez@cityofgoleta.gov.

DRAFT EIR PUBLIC COMMENT PERIOD: The public review period begins on **November 26, 2025, and ends on January 12, 2026**, at 5:00 P.M. All letters should be addressed to Darryl Mimick, Supervising Planner, City of Goleta, 130 Cremona Drive, Goleta, CA 93117 or dmimick@cityofgoleta.gov. **All comments must be received no later than 5:00 P.M. on January 12, 2026.** Please limit comments to environmental issues only. When possible, please use email to submit public comments.

ELECTRONIC PARTICIPATION: Information regarding how to participate in the EHO meeting to be held on January 6, 2025, at 5:00 pm will be provided on the EHO Agenda which will be posted at least 72 hours in advance of the meeting date at <http://www.cityofgoleta.org/your-city/planning-and-environmental-review/ceqa-review/shelby-residential-development-project>

Interested persons are encouraged to provide public comments during the public hearing in person or virtually through the Zoom teleconference, by following the instructions listed in the agenda. Written comments may be submitted prior to the hearing by emailing permeetings@cityofgoleta.gov. Written comments will be distributed to the Environmental Hearing Officer and published on the City’s CEQA page for the project.

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

NOTE: If you challenge the nature of the above action in court, you may be limited to only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City on or before the date of the hearing (Government Code Section 65009 (b)(2)).

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