

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2012081019

Project Title: Shelby Residential Project

Lead Agency: City of Goleta

Contact Name: Darryl Mimick, Supervising Planner

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Project Location: 7400 Cathedral Oaks Road, Goleta, CA 93117
City

Santa Barbara
County

Project Description (Proposed actions, location, and/or consequences).

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 eleven residences would be deed restricted for 55 years (4 at extremely low income level, 1 at lower income level, 3 at moderate income level, and 3 at above-moderate income level).
- * 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project would result in a significant unavoidable impact related to transportation and traffic (VMT). Mitigation Measure TRA-1 includes a VMT reduction plan, including payment of traffic mitigation fees to fund alternative modes of transportation.

Potentially significant impacts that can be reduced to less than significant with mitigation include: biological resources, cultural and tribal cultural resources, geology and soils (including paleontological resources), hazardous materials, hydrology and water quality, noise, and wildfire. Mitigation Measures include:

- BIO-1 preconstruction special-plant surveys and avoidance; BIO-2 rare plant protection plan; BIO-3 habitat restoration and and rare plant mitigation; BIO-4 biological monitoring and worker education; BIO-5 bat roost avoidance and protection; BIO-6 pre-construction nesting bird surveys and avoidance; BIO-7 protection of environmentally sensitive habitat areas; BIO-8 tree protection measures,
- CUL-1 archaeological monitoring; CUL-2 worker environmental awareness program training; CUL-3 procedures for unanticipated discovery of cultural resources
- GEO-1 geotechnical design; GEO-2 paleontological resources mitigation
- HAZ- 1 asbestos-containing materials abatement; HAZ-2 lead based paint abatement
- NOI-1 construction noise control plan

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Issues raised by agencies and the public during the EIR scoping process involve potential impacts related to agricultural land conversion, air quality, biological resources, hydrology and water quality, land use and planning, noise, recreation, transportation, utilities and service systems, and tribal cultural resources.

Provide a list of the responsible or trustee agencies for the project.

State Water Resources Control Board--coverage under the General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities, Order No. 2022-0057-DWQ, NPDES No. CAS000002 (Construction Stormwater General Permit)

Central Coast Regional Water Quality Control Board--issuance of a Clean Water Act Section 401 Water Quality Certification

California Department of Fish and Wildlife--issuance of a Lake and Streambed Alteration Agreement

Goleta Water District--issuance of a Can and Will Serve Letter

Santa Barbara County Fire Department--review and approval of the project site plans