

## **1.0 INTRODUCTION**

This Environmental Impact Report (EIR) was prepared pursuant to the requirements of the California Environmental Quality Act (“CEQA”; Public Resources Code §§ 21000, *et seq.*) and the CEQA Guidelines (California Code of Regulations, Title 14, §§ 15000, *et seq.*). This EIR was prepared as a Project EIR and evaluates the changes in the environment that would result from the development of the Kenwood Village Project.

### **1.1 PROJECT OVERVIEW**

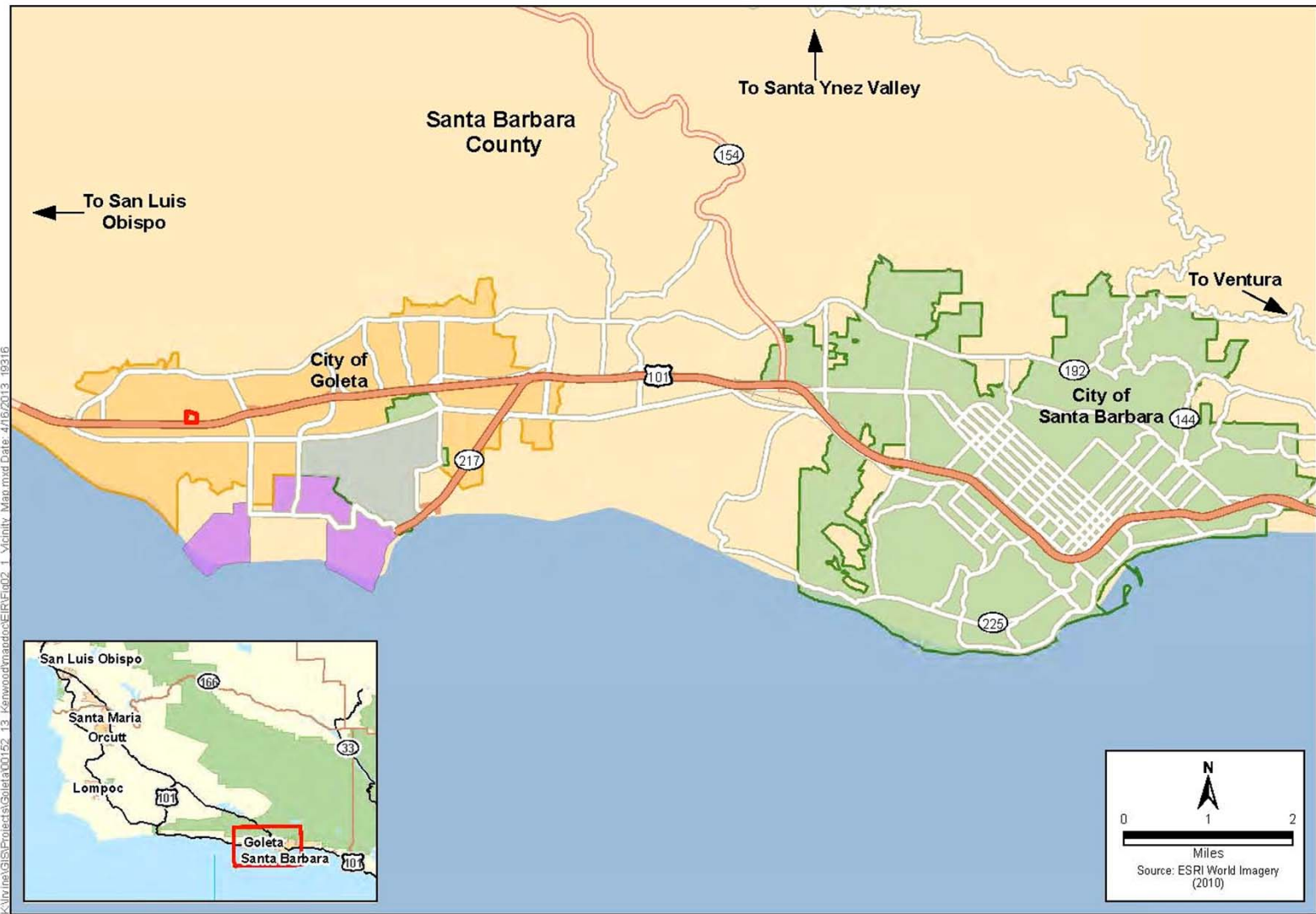
The Kenwood Village Project proposes to develop 60 residential units and other related accessory development on a project site that is approximately 10.1 acres in size and located in western Goleta at 7300 Calle Real, between Baker Lane and Ellwood Station Road (Figure 1.1-1). The project site is vacant and was previously used for agricultural production. El Encanto Creek and residential uses are located adjacent to the west side of the project site. Residential areas are adjacent to the project site to the north and east; and Calle Real, and U.S. Highway 101 are located directly south of the project site. The project site is located approximately 370 feet north of the Union Pacific Railroad line and 145 feet north of the U.S. Highway 101 center median. Additional information regarding the project site and surrounding land uses is provided in EIR Section 4.0, Project Description.

The Project would result in construction of 13 single-family residences, 20 duplexes, and 27 triplexes. Other project-related components include: construction of on-site access roads and drainage facilities; preservation and enhancement of open space areas located on and adjacent to the project site, including habitat associated with El Encanto Creek; development of private recreation facilities; and construction of on-site trails that would be available for use by the public. Proposed trails would be located on the main project site parcel (APN 077-130-006) and two narrow “arm” parcels (077-130-019 and 077-141-049) that extend from the main project parcel to the northwest and northeast. Utility and other services are provided in the project area and are described in EIR Section 4.0, Project Description.

The following discretionary approvals by the City of Goleta are required to implement the Kenwood Village Project:

**General Plan Amendment (GPA).** A GPA is requested to change the land use designations of the main project parcel from Single Family Residential and Agriculture to Planned Residential 6.2 units per acre, which would facilitate the proposed development of 60 new residential units. A density of 6.2 units per acre is required to implement the project based on a total project site area of approximately 10.1 acres minus an unbuildable area of approximately 0.3 acres that is occupied by riparian habitat, which leaves a buildable project site area of approximately 9.8 acres (9.8 acres x 6.2 units per acre = 60 units). The land use designations of the two “arm” parcels would be changed from Planned Residential 8.0 units per acre and Single Family Residential to Planned Residential 6.2 units per acre. The environmental

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Source: ICF, International

**City of Goleta**  
Kenwood Village Project

**Figure 1.1-1**  
Regional Location

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impacts of the requested GPA are addressed separately in the *Kenwood Village General Plan Amendment Supplemental EIR*.

- **Rezone.** A Rezone is requested to change the zoning of the main project parcel from DR-4.6 (Design Residential, 4.6 units and C-1 (Limited Commercial) to PRD (Planned Residential Development). The zoning of the two “arm” parcels would be changed from DR-4.6 (Design Residential, 4.6 units/acre), 7-R-1 (Single-Family Residential, 7,000 square foot minimum lot size), and DR-8 (Design Residential, 8.0 units/acre) to PRD (Planned Residential Development).
- **Vesting Tentative Map.** The proposed map would subdivide the project site into 67 lots that would be used for residential, infrastructure, recreation, and open space purposes.
- **Development Plan.** The Development Plan is required to develop the proposed residential units, on-site roads and trails, open space, landscape areas and other accessory uses and structures.

The Kenwood Village Project also includes a request to reduce the width of a required Streamside Protection Area (SPA) along El Encanto Creek on the western portion of the project site in accordance with the requirements specified by Conservation Element Policy CE 2.2. The proposed request would reduce the width of the SPA from 100 to 50 feet.

## **1.2 PURPOSE AND LEGAL AUTHORITY FOR THIS EIR**

In accordance with CEQA Guidelines § 15121(a), the purpose of an EIR is to serve as an information document that “...will inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project...” This EIR has been prepared as a “Project EIR” pursuant to section 15161 of the CEQA Guidelines. This section states that “...this type of EIR should focus on the changes in the environment that would result from the development. The EIR shall examine all aspects of the project, including planning, construction and operation.”

CEQA provides additional guidance regarding the scope of analysis to be provided by an EIR. For example, CEQA Guidelines section 15143 indicates that “an EIR shall focus on the significant effects on the environment. The significant effects should be discussed with emphasis in proportion to their severity and probability of occurrence. Effects dismissed in an Initial Study as clearly insignificant and unlikely to occur need not be discussed further in the EIR unless the Lead Agency subsequently receives information inconsistent with the finding in the Initial Study.”

The CEQA Guidelines also provide guidance regarding the standards of adequacy for an EIR. Section 15151 of the CEQA Guidelines states: “An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to

*make a decision which intelligently takes account of environmental consequences. An evaluation of environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and good faith effort at full disclosure.”*

### **1.3 SCOPE AND CONTENT OF THIS EIR**

#### **1.3.1 Potentially Significant Environmental Impacts**

The environmental issue areas evaluated by this EIR were identified, in part, based on the conclusions of a “Scoping Document” prepared for the Project (Appendix A). The Scoping Document and subsequent analysis concluded that the Project would have the potential to result in significant adverse environmental impacts related to the following environmental issue areas:

- Aesthetics
- Air Quality
- Biological Resource
- Cultural Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Transportation and Traffic
- Utilities and Service Systems (water supply)

#### **1.3.2 Less Than Significant Impacts**

The Scoping Document determined that the Kenwood Village Project would not result in significant environmental impacts regarding the following issue areas.

- Agriculture and Forestry Resources
- Geology and Soils
- Land Use and Planning
- Population/Housing
- Public Services and Recreation
- Utilities and Service Systems (wastewater, solid waste and drainage facilities)

#### **1.3.3 Alternatives**

The Alternatives section of this EIR has been prepared in accordance with the requirements of CEQA Guidelines Section 15126.6 and focuses on alternatives capable of

eliminating or reducing significant adverse environmental effects, while feasibly attaining most of the objectives of the Project. The alternatives that are evaluated in this EIR include:

**No Project – No Development.** The No Project – No Development Alternative assumes that no new development would occur on the project site and the site would remain in its vacant condition.

**No Project –Development Consistent with Existing Land Use Designations.** This alternative evaluates a scenario where future development on the project site (APN 077-130-006) includes uses that are consistent with the site’s existing General Plan land use designations and do not require the approval of discretionary land use permits by the City. Development that is assumed to occur under this scenario includes: one single-family dwelling on the northern portion of the project site, which has a Single Family Residential land use designation; and agricultural uses and one single-family dwelling on the southern portion of the project site, which has an Agriculture land use designation. Agricultural uses on the southern portion of the project site could include row crops and/or greenhouses.

**Increased Streamside Protection Area.** Requirements related to the establishment of a Streamside Protection Area adjacent to the edge of a stream’s riparian corridor, including the segment of El Encanto Creek that is located adjacent to the project site, are specified by General Plan/Coastal Land Use Plan Policy CE 2.2. The policy also indicates that the width of a required Streamside Protection Area may be reduced from a standard width of 100 feet to a minimum width of 25 feet if specified findings can be made. The applicant requests that the width of portions of the on-site Streamside Protection Area be reduced from 100 to 50 feet. This alternative evaluates a modified Project design that provides a 100-foot buffer area on the entire project site.

**Alternative Project Site Land Use.** This alternative would result in the construction of a “mixed use” development on the project site. The northern portion of the project would be developed with residential uses consistent with the site’s Single Family Residential land use designation and Design Residential 4.6 units per acre zoning; and the southern portion of the project site would be developed with neighborhood-serving commercial uses consistent with the site’s C-1 (Limited Commercial) zoning. Implementation of this alternative would require the approval of a General Plan Amendment to change the land use designation of the southern portion of the project site from Agriculture to Community Commercial.

**Alternative Project Design.** This alternative would result in changes to the design of the proposed Project in an effort to eliminate or reduce environmental impacts that would result from the implementation of the Project. The major design revision evaluated by this alternative is that all residences developed on the project site would be townhouse units, instead of the mix of unit types that would be provided by the proposed Project, and all of the townhouse units would be clustered onto the central portion of the site.

#### **1.4 GENERAL PLAN AMENDMENT SUPPLEMENTAL EIR**

As indicated in Section 1.1 above, the Project applicant requests amendments to land use designations regulating the project site by City's General Plan/Coastal Land Use Plan. A separate Supplemental EIR for the GPA is being prepared by the City and is incorporated by reference.<sup>1</sup> The Supplemental EIR was prepared concurrently and in coordination with this Project EIR. Decision-makers will consider the Supplemental EIR before taking action on the proposed GPA. After decision-makers take action on the GPA, they can then decide whether to approve the Kenwood Village Project. Therefore, for the purposes of this Project EIR, it is assumed that decision-makers have rendered a decision on the GPA and the land is already designated for residential use.

#### **1.5 LEAD AGENCY**

The Kenwood Village Project requires the discretionary approval of the City of Goleta Planning Commission and City Council. Therefore, the City is the Lead Agency responsible from the completion of this EIR.

#### **1.6 OTHER REQUIRED PERMITS AND APPROVALS**

- Before the start of construction activities, the Project must obtain coverage under the General Permit for Discharges of Stormwater Associated with Construction Activity from the State Water Resources Control Board.
- Encroachment permits from the City are required for driveway and drainage facility improvements proposed to occur in City right-of-way areas along Calle Real.
- The California Department of Fish and Wildlife will require a Streambed Alteration Agreement for the construction of a proposed storm water discharge pipe in the El Encanto Creek channel adjacent to the project site.
- The project site must be annexed into the Goleta West Sanitary District and the annexation must be approved by the Santa Barbara County Local Agency Formation Commission (LAFCO).

#### **1.7 NOTICE OF PREPARATION and EIR REVIEW**

A Notice of Preparation (NOP) and the associated EIR Scoping Document were circulated for review and comment by the public, agencies, and organizations as required by CEQA. The NOP and comments received on the NOP are provided in EIR Appendix B. The

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<sup>1</sup> The SEIR is available for review during normal business hours at the City of Goleta offices located at 130 Cremona Drive. The SEIR is also available online at: [www.cityofgoleta.org/](http://www.cityofgoleta.org/)



NOP was sent to the State Clearinghouse at the Governor's Office of Planning and Research to officially solicit statewide agency input on the project. A public notice for the NOP was published in the *Santa Barbara News Press* on July 26, 2012 to solicit comments. The public review period for the NOP began on July 23, 2012 and ended on September 6, 2012. A total of 15 comment letters were received in response to the NOP for the Kenwood Village Project EIR and the Kenwood Village GPA SEIR. In general, the NOP comments were in regard to the evaluation of project-related impacts to cultural and biological resources; the evaluation and mitigation of project-related air quality impacts; general concerns regarding the evaluation of Project's environmental impacts; and concerns related to the need for the housing that would be provided by the Project. This EIR has taken into consideration the comments received in response to the NOP, including comments received during a public scoping meeting on August 8, 2012.

Pursuant to CEQA and the CEQA Guidelines, this Draft EIR is being circulated for public review for a period of at least 45 days. The comments on the Draft EIR will be addressed in the Final EIR and will be available for general public review at the Goleta Public Library and at the City of Goleta Planning and Environmental Review office. The Draft EIR will also be posted online at the City of Goleta's website ([www.cityofgoleta.org/](http://www.cityofgoleta.org/)). Interested agencies and members of the public are invited to provide written comments on the Draft EIR during the 45-day comment period to the City at the following address:

Ms. Kathy Allen, Supervising Senior Planner  
City of Goleta Planning and Environmental Review Department  
130 Cremona Drive, Suite B Goleta, CA 93117  
[kallen@cityofgoleta.org](mailto:kallen@cityofgoleta.org)

After completing the 45-day review period, the City will review and prepare written responses to each comment as required by CEQA and the CEQA Guidelines. A Final EIR will then be prepared, incorporating all of the comments received, responses to the comments, and changes to the Draft EIR that result from the comments received. All responses to comments submitted on the Draft EIR by public agencies will be provided to those agencies at least ten days before final action on the Project. In addition, all persons who commented on the Draft EIR will be notified of the availability of the Final EIR and of the date of the Planning Commission and City Council public hearings concerning certification of the Final EIR. If the City Council certifies the Final EIR, the City Council will make the necessary findings required by CEQA and the CEQA Guidelines regarding the extent and nature of the impacts as presented in the Final EIR.

Public input is encouraged at all public hearings before the City concerning the Project.

