

3.0 PROJECT DESCRIPTION

The Kenwood Village Project proposes to construct 60 residential units and accessory uses on an approximately 10-acre site located in the Inland Area of western Goleta. This section describes the characteristics of Kenwood Village Project (“the Project”) and the project area.

3.1 PROJECT LOCATION

The project site is located on approximately 10 acres of vacant property on the 7300 block of Calle Real between Baker Lane to the east and Ellwood Station Road to the west. The project site consists of three Assessor Parcels. Assessor Parcel 077-130-006 is approximately 9.39 acres and is the parcel that would be used for the development of the proposed residences. Assessor Parcel 077-130-019 is approximately 0.53 acres, is located north of and adjacent to Parcel 006, and extends to the west approximately 600 feet to Ellwood Station Road. The width of this parcel varies but it is generally about 15 feet wide. The Project includes granting an easement to the City for the purpose of using this parcel as a public trail. Assessor Parcel 077-141-049 is approximately 0.17 acres and is located northeast of parcel 006. Parcel 049 is 10 feet wide and extends eastward approximately 725 feet to Daffodil Lane, which is a private street. The project includes granting an easement to the City for the purpose of using this parcel as a public trail. The location of the project site and the approximate boundaries of the three project parcels are depicted on Figure 3.1-1.

3.2 EXISTING LAND USE DESIGNATIONS AND ZONING

3.2.1 Existing Land Use Designations

The Goleta General Plan/Coastal Land Use Plan (“General Plan”) land use designations for the project site are described on Table 3.2-1. Figure 3.2-1 depicts the General Plan land use designations applied to the project site and the properties in the vicinity of the site.

**Table 3.2-1
 Existing Project Site Land Use Designations**

APN	Size (acres)	Existing Land Use Designations
077-130-006	9.39	Northern portion: Single Family Residential (maximum of 5 units/acre) Southern portion: Agriculture
077-130-019	0.53	Planned Residential (8 units per acre)
077-141-049	0.17	Single Family Residential (maximum of 5 units per acre)

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 Project Parcel

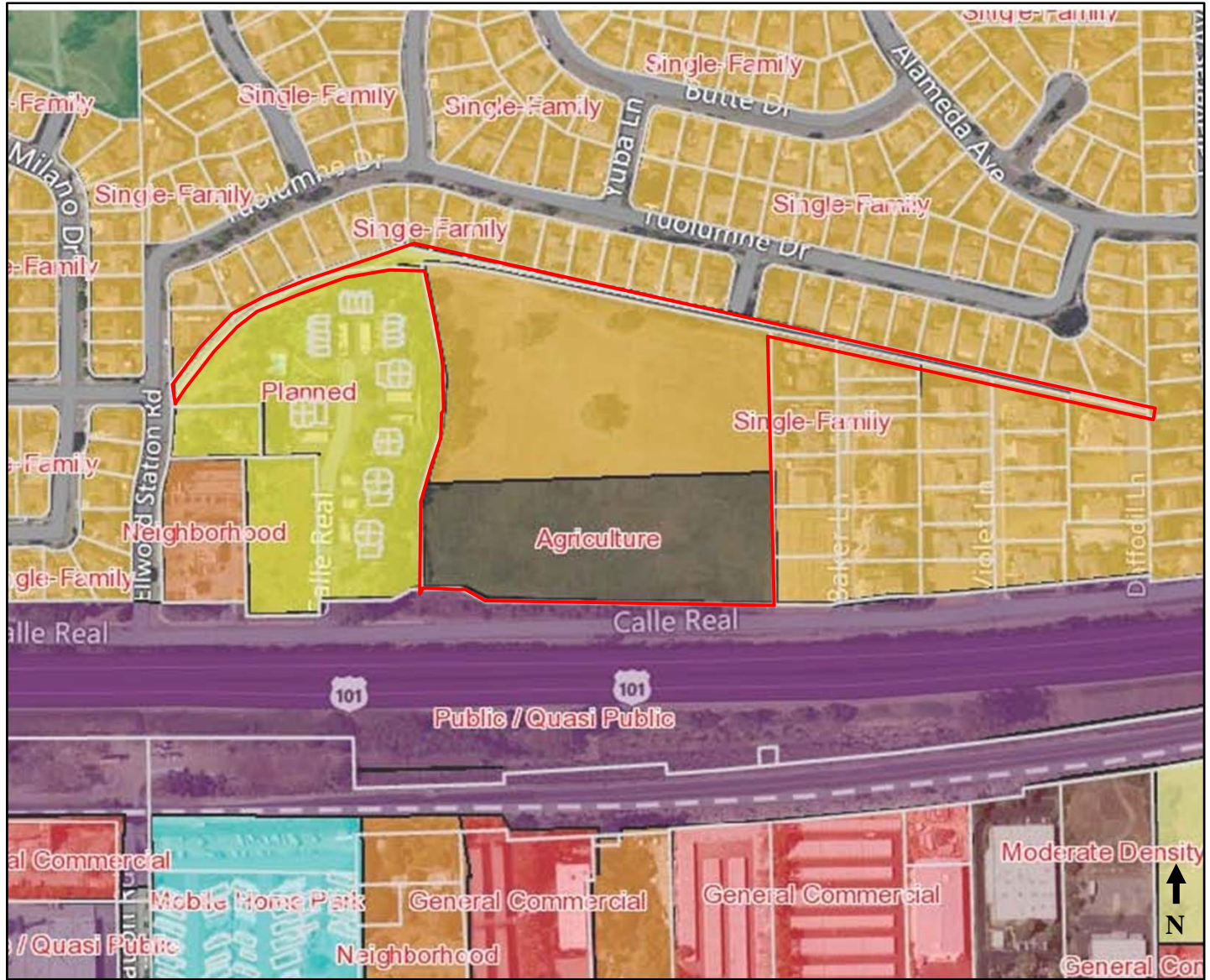
Aerial Photo: Google Earth Pro, 2015

1 inch = Approx. 300 Feet

City of Goleta
Kenwood Village Project

Figure 3.1-1
Project Parcels

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 Project Site

Source: City of Goleta Community View, 2015

City of Goleta
Kenwood Village Project

Figure 3.2-1
General Plan Land Use Designations

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3.2.2 Existing Zoning

The existing zoning designations of the project site as identified by the Goleta Inland Zoning Ordinance are described on Table 3.2-2. Figure 3.2-2 depicts the zoning of the project site and the properties in the vicinity of the site.

**Table 3.2-2
Existing Project Site Zoning**

APN	Size (acres)	Existing Zoning
077-130-006	9.39	Northern portion: Design Residential 4.6 (DR 4.6); Southern portion: Limited Commercial (C-1)
077-130-019	0.53	Northern portion: Single Family Residential (7-R-1) Southern portion: Design Residential 8 (DR 8)
077-141-049	0.17	Northern portion: Single Family Residential (7-R-1) Southern portion: Design Residential 4.6 (DR 4.6)

3.3 PROJECT SITE AND SURROUNDING LAND USES

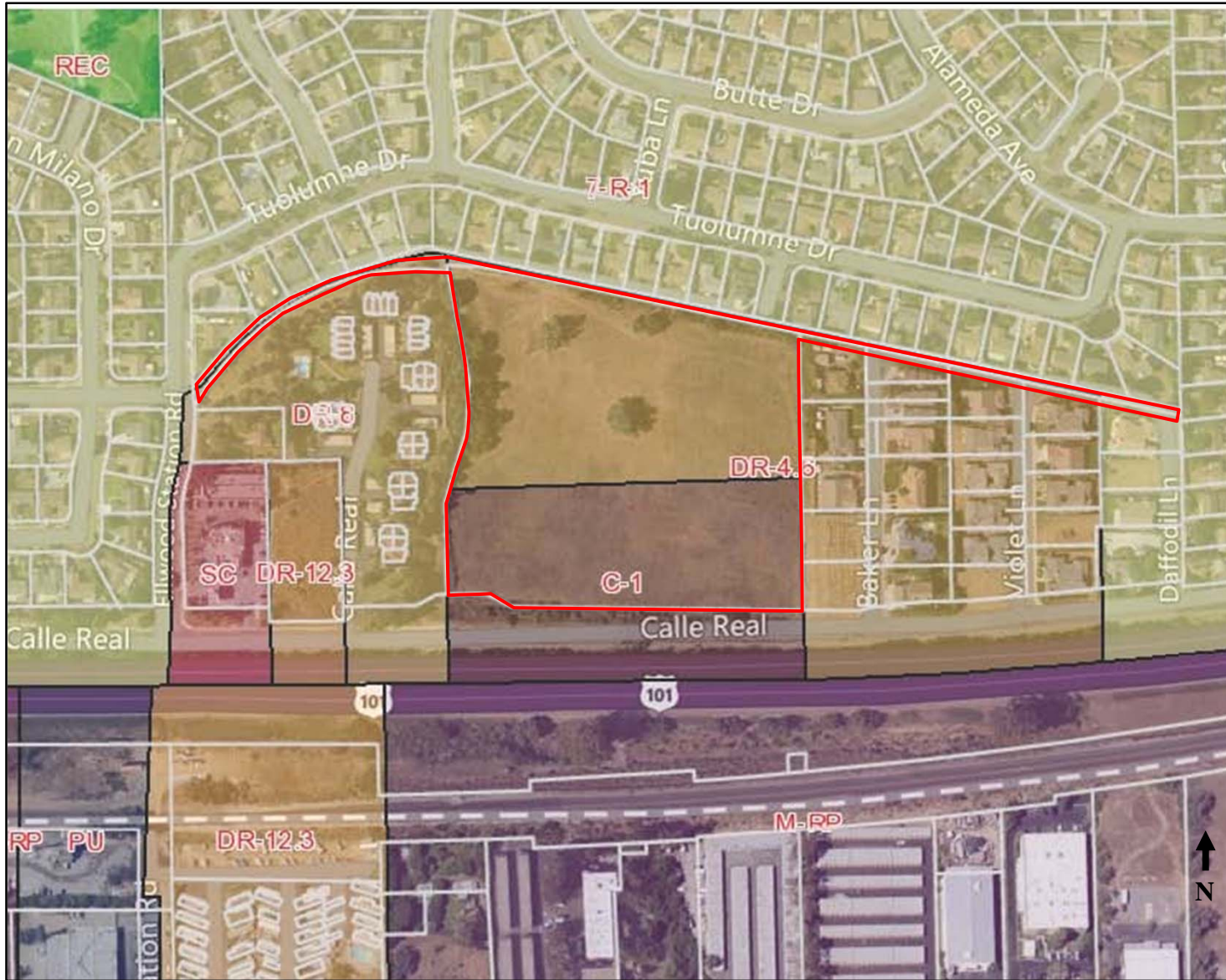
3.3.1 Project Site

Land Use. The project site is currently vacant and no structures have been developed on the site. Parcel 077-130-006 was previously used for agricultural purposes and a review of aerial photos indicates that farming operations ceased sometime around 2005. Photos depicting existing conditions on the project site are provided on Figure 3.3-1.

Topography and Drainage. The project site slopes gently to moderately southward, with relatively level areas in the southern and western portions of the site and sloping areas in the northern and eastern portions. Elevations of the site range from 94 feet above sea level near the northern perimeter of the site to 55 feet at the southwest corner. The average slope of the site is 4.8%. Storm water drainage from the majority of the project site sheet flows in a southwesterly direction to El Encanto Creek, which is an ephemeral drainage located west of and adjacent to the project site. A small portion of the project site drains southerly to a ditch located between the project site and Calle Real, which also drains to El Encanto Creek.

Vegetation. The majority of the project site is covered with non-native annual grasses that are periodically mowed for weed abatement purposes. A variety of mostly weed-type plant species are also found on the site, and several types of non-native trees (10 tamarisk, three palm, two tara, and four other non-natives) are generally located on the central and northern portions of the site. A small stand of three willows and two walnut trees are located in the drainage ditch that is south of the project site and north of Calle Real.

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 Project Site

Source: City of Goleta Community View, 2015

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View of the Kenwood Village project site as seen from a viewpoint near the southwest corner of the project site. Calle Real and the drainage ditch between the road and the project site is on the right side of the photo. Vegetation in El Encanto Creek is on the left side of the photo.



View of the Kenwood Village project site as seen from a viewpoint near the southeast corner of the project site. Calle Real is on the left side of the photo. Residences to the east of the project site can be seen on the right side of the photo.

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El Encanto Creek supports oak-riparian woodland habitat although a high proportion of the vegetation associated with the creek consists of non-native and invasive plants. The creek channel is located west of and adjacent to the project site, however, an area that supports riparian habitat is located on the project site.

Cultural Resources. Recorded archaeologic site CA-SBA-1093 West extends onto the northeast corner of the project site. Reported archaeological resources associated with this site consist of a sparse deposit of shellfish fragments.

3.3.2 Surrounding Land Uses

Land uses near the Project site are described below. Figure 3.1-1 depicts land uses near the project site.

North. Single-family residences in an area zoned 7-R-1 are north of the project site. The residences adjacent to the project site front along Tuolumne Drive and are setback approximately 25 to 40 feet from the project site. Puerto Drive, which is a short street segment between the project site and Tuolumne Drive, currently dead ends at the project site.

South. Calle Real is a two-lane arterial road that is adjacent to the project site. Between the project site and Calle Real is a storm water drainage ditch that supports three willow bushes that meet the City's definition of a wetland. U.S. Highway 101 is located directly south of Calle Real with the Union Pacific Railroad tracks south of U.S. Highway 101. South of the railroad tracks is a mix of commercial uses and a mobile home park approximately 400 feet from the southern boundary of the project site.

East. Three single-family residences and two vacant lots in an area zoned DR-4.6 are adjacent to the project site to the east. The adjacent residences are setback approximately 50-70 feet from the project site.

West. A segment of El Encanto Creek is located west of and adjacent to the project site. El Encanto Creek is designated Environmentally Sensitive Habitat Area (ESHA) by the City's Conservation Element and extends from the foothills of the Santa Ynez Mountains to Devereux Creek, which is a tributary to the Devereux Slough. In the vicinity of the project site, the width of the stream channel ranges from 7 to 12 feet and its east bank varies in height from 3 to 10 feet. The top of the creek's eastern bank is mostly west of and adjacent to the project site, however, a very small portion of the creek bank is located on the site. The creek has been placed in an underground culvert beneath the residential neighborhood north of the project site, and emerges from the culvert through a 5- by 12-foot underground box culvert located northwest of and adjacent to the project site. Near the southwest corner of the project site, water in the creek channel enters a seven-foot diameter concrete underground culvert that extends beneath Calle Real, U.S. 101 and Union Pacific Railroad tracks. The creek resumes surface flows south of the railroad tracks, although much of the channel has been channelized for flood control purposes.

The Brookside condominiums are located west of and adjacent to El Encanto Creek in an area zoned DR-8. A small neighborhood commercial area is located at the intersection of Calle Real and Ellwood Station Road.

3.4 PROPOSED PROJECT

The Kenwood Village Project includes four major components: a General Plan Amendment (08-205-GPA); a Rezone (08-205-RZ); a Vesting Tentative Map (08-205-VTM); and a Development Plan (08-205-DP).

3.4.1 General Plan Amendment

The Project includes a request to amend the General Plan to change the land use designations of the three project parcels (Table 3.2-1) to “Planned Residential-6.2 units per acre.” Approval of the requested General Plan Amendment is a discretionary action required to implement the Project. While the environmental impacts that would result from the implementation of the Project are evaluated in this EIR, additional analysis of the environmental impacts of the requested General Plan Amendment are provided in a separate EIR titled *Kenwood Village General Plan Amendment Supplemental EIR*.

3.4.2 Rezone

The Project includes a request to change the zoning of the three project parcels (Table 3.2-2) to “Planned Residential Development” (PRD). The proposed zone classification would be consistent with the proposed General Plan land use designation.

3.4.3 Vesting Tentative Map

The proposed Vesting Tentative Map would divide the project site into 60 residential lots and seven (7) lots that would be for private and public access, utilities, public open space, drainage, and common areas. The proposed common areas would accommodate uses such as passive and active recreation areas. The residential lots would include 13 lots for single-family residences ranging in size from 4,246 to 7,770 square feet; and 47 lots that would be created for condominium purposes. The proposed Vesting Tentative Map is depicted on Figure 3.4-1.

3.4.4 Development Plan

The Kenwood Village project would result in the development of 13 single-family homes, 20 duplex homes and 27 triplex homes. All proposed residences would be “for sale” units. The single-family homes would be located on individual lots along the northern and eastern sides of the project site adjacent to existing off-site single family homes, and the attached multi-family homes would be located on the center and southern portions of the site. The proposed Development Plan includes on-site access roads and trails, open space and landscape

OWNER'S STATEMENT
 HE HEREBY APPLIES FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PLAN AND CERTIFY THAT HE AND THE LEGAL OWNER OF THE AUTHORIZED ACRES OF THE LEGAL OWNER OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE.

KENWOOD VILLAGE, LLC
 41700 COW SLIP
 51 GARD LANE PLACE, SUITE 100
 SANTA BARBARA, CA 93117
 (805) 685-3030

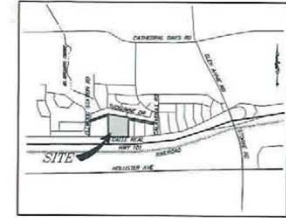
SURVEYOR'S STATEMENT
 PREPARED UNDER THE DIRECTION OF:

ORIS E. FRY - R.C.E. 57970, L.S. 6356
 TRIANGLE SURVEY ASSOCIATES
 220 THUNDER STREET, A
 SAN LUIS OBISPO, CA 94940

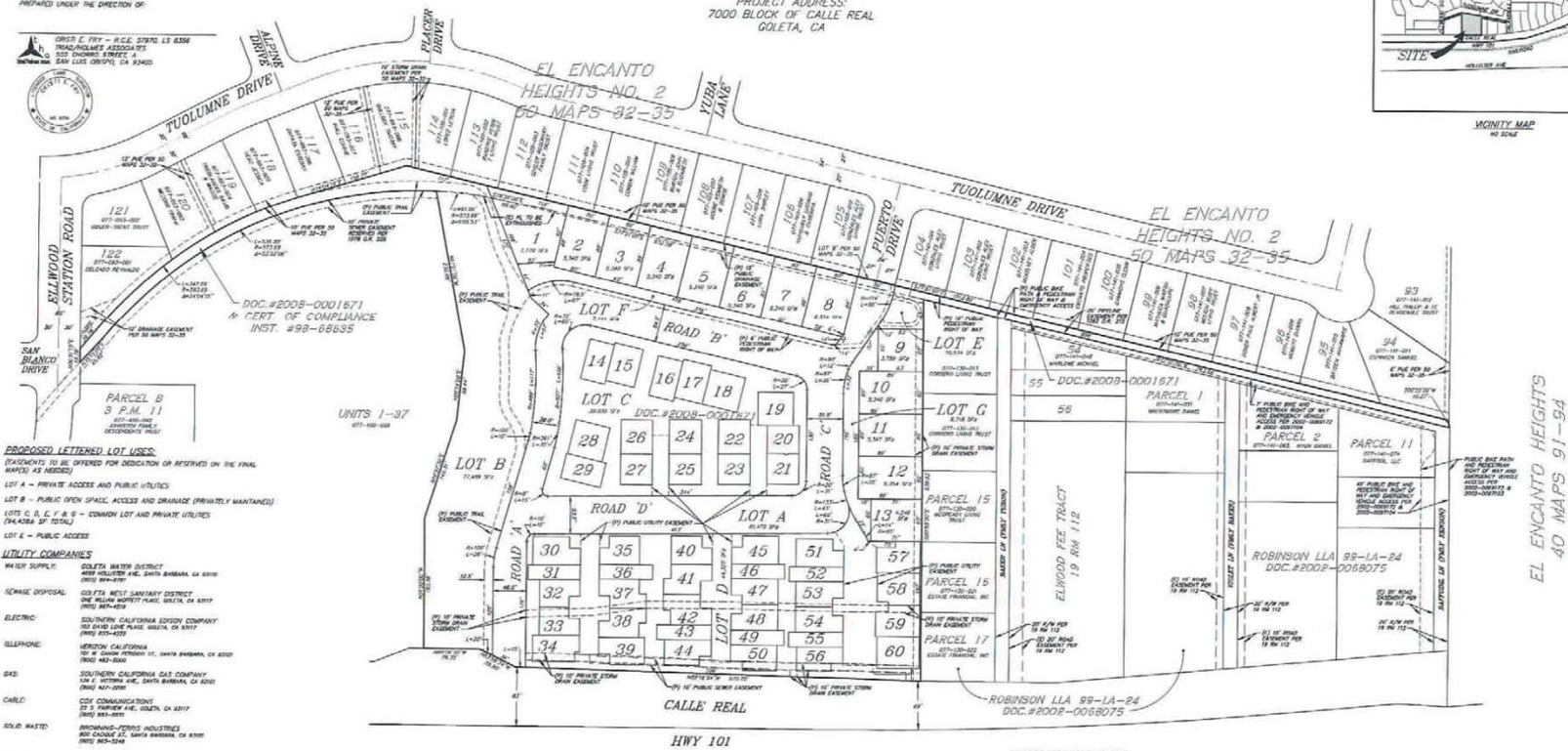


KENWOOD VILLAGE VESTING TENTATIVE TRACT 32,049

A PLANNED DEVELOPMENT
 BEING A SUBDIVISION OF PORTIONS OF THE LOS DOS PUEBLOS RANCHO,
 CITY OF GOLETA, SANTA BARBARA COUNTY, CALIFORNIA
 PROJECT ADDRESS:
 7000 BLOCK OF CALLE REAL
 GOLETA, CA



VICINITY MAP
 NO SCALE

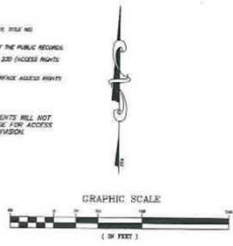


- PROPOSED LETTERED LOT USES:**
 (STATEMENTS TO BE OFFERED FOR DEDICATION OR RESERVED ON THE FINAL MAPS AS NEEDED)
- LOT A - PRIVATE ACCESS AND PUBLIC UTILITIES
 - LOT B - PUBLIC OPEN SPACE, ACCESS AND DRAINAGE (PRIVATELY MAINTAINED)
 - LOTS C, E, F & G - COMMON LOT AND PRIVATE UTILITIES (PARCELS 97 TOTAL)
 - LOT E - PUBLIC COMPANIES
- UTILITY COMPANIES**
- WATER SUPPLY: GOLETA WEST DISTRICT, 4850 HOLLISTER AVE., SANTA BARBARA, CA 93103 (805) 962-8700
 - SEWAGE DISPOSAL: GOLETA WEST SANITARY DISTRICT, 100 MILAN AVENUE, SANTA BARBARA, CA 93101 (805) 962-4351
 - ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY, 700 EVELL LANE, PLACER, CA 95757 (916) 933-4331
 - TELEPHONE: SOUTHERN CALIFORNIA, 707 W. GARDEN STREET, SANTA BARBARA, CA 93101 (805) 465-5000
 - GAS: SOUTHERN CALIFORNIA GAS COMPANY, 124 E. WINTHROP AVE., SANTA BARBARA, CA 93101 (805) 962-5240
 - CABLE: COX COMMUNICATIONS, 77 PARKWAY AVE., GLENNDALE, CA 93027 (916) 943-8851
 - SOLID WASTE: BRONKHORST-FAVRE INDUSTRIES, 800 CHOCOMA ST., SANTA BARBARA, CA 93101 (805) 962-5240

BOUNDARY, TOPOGRAPHIC INFORMATION & FEATURES:
 THE PRELIMINARY BOUNDARY SHOWN HEREON IS RECORD PER 61 A.S. & 30 P.M. 30
 TOPOGRAPHIC INFORMATION PROVIDED BY PUBLIC LAND SURVEYING SURVEY # 2088
 SUPERSEDED BY AUGUST 19, 2008 AND WAS BASED ON STATION CORN 10 CLAW 0 MADE AT
 11.11.2008 - 4.01.2008 (NO. 40)

EXCEPTIONS & EXCLUSIONS:
 THESE EXEMPTIONS, SHOWING RECORD, OBTAINED FROM CHICAGO TITLE COMPANY, TITLE NO.
 04-170004-000 AND SPECIFICALLY SAID TO BE:
 WATER RIGHTS, CLAIMS OF TITLE TO WATER, WHETHER OR NOT DISCOVERED BY THE PUBLIC RECORDS
 REDEMPTION OF ADJACENT ADJACENT RIGHTS TO PRESENT PER 1242 S.B. 232 (SUCCESSION RIGHTS)
 TO ADJACENT PREVIOUS ESTATE MAPS.
 ARE INTEREST TO ALL BE, SAID A MINERAL RIGHTS BELONG BUT WITH NO SURFACE ADJACENT RIGHTS
 AS SHOWN BY PLAN.

NO CONFLICT STATEMENT
 THE SEVERITY OF THE SUBDIVISION AND THE TYPE OF IMPROVEMENTS WILL NOT
 CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS
 THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.



SEE SHEET C2 FOR LOTS 14-60

- SHEET INDEX:**
- C1 - PROJECT DATA AND LOT LAYOUT MAP
 - C2 - LOTS 14-60 AREAS AND DIMENSIONS
 - C3 - PRELIMINARY GRADING AND DRAINAGE PLAN
 - C4 - PRELIMINARY UTILITY PLAN
 - C5 - SECTIONS, DETAILS AND PUBLIC TRAIL CONNECTIONS

PHASED MAP STATEMENT
 NOTICE THAT THE PHASES OF THIS SUBDIVISION MAY BE FILED WITH
 SEPARATE FINAL MAPS PER SUBDIVISION MAP ACT SECTION 66041

DESIGN NOTES:
 ADJACENT PARCELS: 007-120-006, 007-120-010, 007-141-049
 0.52 ACROSS PARCELS 1 = 0.24 AC, PARCELS 2 = 0.53 AC
 EXISTING DRAINAGE: CALLE REAL AND SOUTHWEST TO NATURAL DRAINAGE CHANNELS TO CULVERT UNDER
 SLOPE: SLOPE TO THE SOUTH AND SOUTHWEST TO NATURAL DRAINAGE CHANNELS TO CULVERT UNDER
 CITY OF GOLETA, SANTA BARBARA COUNTY FIRE DEPARTMENT
 GOLETA UNION (K-2) AND SANTA BARBARA (7-12) SCHOOL DISTRICTS
 60
 SHALL BE IN CONFORMANCE WITH STORMWATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK FOR
 CONSTRUCTION PER CALIFORNIA SUSTAINABLE QUALITY ASSOCIATION (CSQA) BMP'S WILL BE PROVIDED
 BY THE OWNER, WHICH WILL BE PREPARED ALONG WITH THE FINAL GRADING PLAN.

PROPOSED DRAINAGE: SHALL BE IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE CITY OF GOLETA

PARCEL NUMBER	EXISTING ZONING DESIGNATION	PROPOSED ZONING DESIGNATION
007-120-006 (NORTHERN PORTION)	REGION RESIDENTIAL 4.0 (R-4.0)	APPROPRIATE HOUSING OVERLAYS
007-120-006 (SOUTHERN PORTION)	REGION RESIDENTIAL 4.0 (R-4.0)	SECTION RESIDENTIAL 10 (S-10) (S.D. 10)
007-120-010 (NORTHERN HALF)	LIMITED COMMERCIAL (L-1)	PLANNED RESIDENTIAL DEVELOPMENT (P-10)
007-120-010 (SOUTHERN HALF)	SECTION RESIDENTIAL 4.0 (R-4.0)	SINGLE FAMILY RESIDENTIAL (R-1)
007-141-049	SECTION RESIDENTIAL 4.0 (R-4.0)	SECTION RESIDENTIAL 4.0 (R-4.0)
007-141-049	SINGLE FAMILY RESIDENTIAL (R-1)	SINGLE FAMILY RESIDENTIAL (R-1)

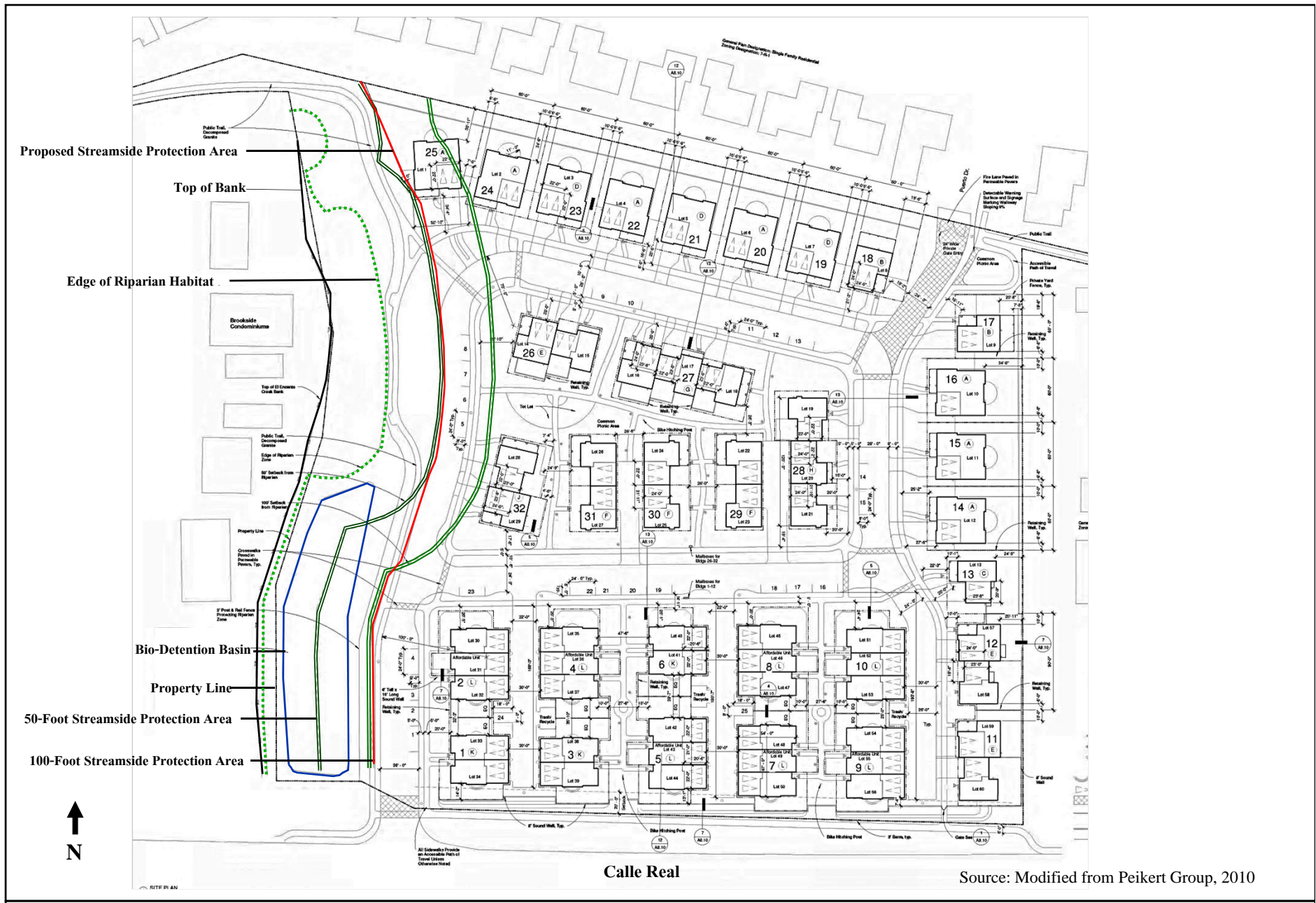
areas, and recreation areas. The development characteristics of the proposed Project are summarized on Table 3.4-1, and the proposed Project’s site plan is depicted on Figure 3.4-2. Additional project design information is provided in Section 3.5, below.

The City’s Housing Element includes an Inclusionary Housing Policy (HE 2.5) that specifies requirements related to the provision of affordable housing. The project proposes to implement the City’s Affordable Housing Policy requirements by providing three units that are affordable to moderate income households, and providing three units affordable to upper moderate income households. The Project has proposed to pay in lieu fees for the very low and low income requirements.

**Table 3.4-1
 Kenwood Village Proposed Development**

Building Coverage			
Unit Type	Sq. Ft.	Acres	Number of Units
Single-Family	23,257	0.53	13
Duplex	23,886	0.55	20
Triplex	31,938	0.73	27
Total	79,081	1.81	60
Site Coverage			
Project Component	Sq. Ft.	Acres	Percentage of Site
Building Coverage	79,081	1.8	18
Roads/Driveways	80,464	1.8	18
Walkways/Sidewalks	26,623	0.6	6
Private Yards	76,628	1.8	18
Common Open Space	174,117	4.0	40
<i>Restoration Area</i>	<i>51,976</i>	<i>1.2</i>	<i>12</i>
<i>Passive and Active Recreation</i>	<i>3,000</i>	<i>0.1</i>	<i>1</i>
<i>Common Landscape</i>	<i>119,141</i>	<i>2.7</i>	<i>27</i>
Total	--	10	100

Conservation Element Policy CE 2.2 (Streamside Protection Areas) requires that a 100-foot upland buffer be provided on both sides of a creek, measured from the top of the creek bank or the outer limit of associated wetlands and/or riparian vegetation. The policy also provides criteria for when a reduction in the required buffer area may be considered. To facilitate the proposed Development Plan, the Project includes a request to reduce the width of the El Encanto Creek Streamside Protection Area on a portion of the project site. The proposed Streamside Protection Area would generally be 50 to 105 feet in width. Proposed structures that would be closer than 100 feet to edge of riparian vegetation would include one (1) single-family residence located in the northwest corner of the project site, and a 270-foot long segment of the project site access road. The yard areas of two (2) duplex residences would also be located in the 100-foot wide Streamside Protection Area. The 100-foot and the proposed Streamside Protection Areas are depicted on Figure 3.4-2.



City of Goleta
Kenwood Village Project

Figure 3.4-2
Site Plan

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3.5 PROPOSED PROJECT DESIGN

3.5.1 Architectural Design

The architectural design of the proposed residences would combine craftsman style with the rural history of Goleta, and would use a mix of materials including stucco, board and bat, wood siding and shingles. A total of 11 architectural styles have been proposed for the single- and multi-family homes. Typical examples of the design of proposed residences are provided on Figures 3.5-1 through 3.5-4.

The proposed homes would have hip roofs with exposed rafter tails, wooden brackets and gable pediment decoration, shutters and other decorative window treatments. The single-family homes would range in size between 1,691 – 2,555 net square feet (excluding the garage) and would be 1.5- and two stories. The duplex and triplex units would range in size between 1,337 – 1,765 net square feet (excluding the garage) and would be two stories. Maximum building heights at the roof line would be 21' 11" for 1.5-story single-family homes and 26' 11" for two-story homes. The maximum building height at the roof line for multi-family buildings would be 27 feet.

3.5.2 Site Access and Circulation

Vehicle Access. The primary access to the project site would be from a new driveway along Calle Real near the southwest corner of the site. A second vehicle access would be provided at Puerto Drive, which extends southward from Tuolumne Drive and currently dead ends at the project site's northern perimeter. This access would be controlled by an electric gate that can only be operated by project site residences and emergency personnel.

The project site roads would be private streets, and would generally consist of a looped road with driveways that provide access to the homes. The project site entrance road would be 36 feet wide with parking on one side. The internal access road would be 28 feet wide with parking on one side, and would narrow to a minimum width of 24 feet in areas where no on-street parking is provided.

Emergency Access. The proposed driveway connection to Puerto Drive would provide emergency secondary access to the project site.

Public Trails. The proposed Project would provide three new trail segments that would be available for use by the public. The first segment would begin at Calle Real and extend northward through the project site along the east side of the proposed El Encanto Creek Streamside Protection Area. The trail would then connect to the northernmost sidewalk on the project site and continue eastward to the northeastern corner of the site. At this point, the trail would connect to the second proposed trail segment, which would be located on Assessor Parcel



Front



Left



Back



Right



Front



Left



Back



Right

City of Goleta
Kenwood Village Project

Figure 3.5-2
1.5-Story Single-Family Residence – Typical Elevations



Front



Left



Back



Right

City of Goleta
Kenwood Village Project

Figure 3.5-3
Duplex Building – Typical Elevations



Front



Left



Back



Right

077-141-049. The trail provided on this “arm” parcel would extend eastward to Daffodil Lane. The trail located in the Streamside Protection Area would also connect to the third proposed trail segment, which would be a located on Assessor Parcel 077-130-019. The trail on this “arm” parcel would extend to the west to Ellwood Station Road. The Streamside Protection Area trail would be constructed of crushed rock and the two “arm” parcel trails would be for bicycle and pedestrian use. The locations of the proposed trails are depicted on Figure 3.5-5.

3.5.3 Parking

Each proposed residence would have a two car garage, and on-street parking would be provided to meet guest parking requirements. Parking statistics for the Project are provided on Table 3.5-1. In addition to vehicle parking, bicycle parking posts would be provided throughout the site to accommodate visitors.

**Table 3.5-1
 Parking Statistics**

Unit Type	Spaces Required	No. of Spaces Provided
Single Family	2 covered/unit x 13 units = 26 spaces	26 enclosed
Duplex	2 covered/unit x 20 units = 40 spaces	40 enclosed
Triplex	2.5/unit x 27 units = 67.5 spaces	68 (54 enclosed, 14 on-street)
Guest	1 space/for each 5 triplex units = 6 spaces	11 on-street
TOTAL	140 spaces	145 spaces

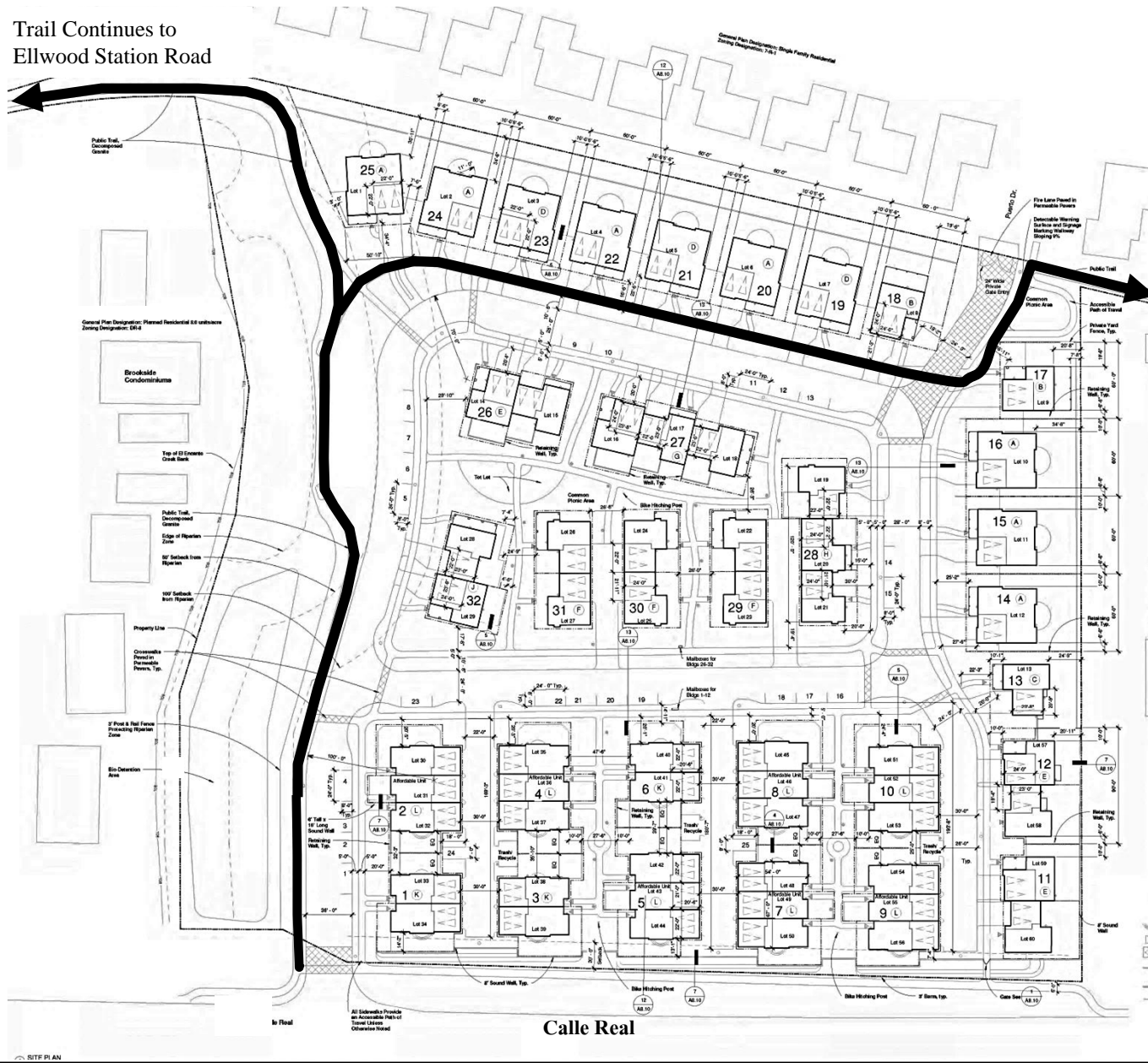
3.5.4 Grading

The topography of the project site is irregular and elevations range from 94 feet above sea level along the site’s northern perimeter to 55 feet along the southern perimeter. Grading of the site has been proposed to create level building pads, on-site roads, and to provide adequate drainage. Preliminary grading plans estimate the Project would require 41,000 cubic yards of cut, 50,000 cubic yards of fill, and the importation of 9,000 cubic yards of fill. In general, most excavation would occur in the northern portion of the project site and most fill would occur in the southern portion of the site. The maximum cut depth would be approximately 13 feet and the maximum fill depth would be approximately 11 feet. A one- to six-foot high retaining wall would be constructed along the northern perimeter of the project site, and three- to four-foot high walls would be located throughout the site (Lots 9-18, 32, 37, 41, 47, 53, and 57-60) to create useable yard areas.

3.5.5 Storm Water Drainage

The major components of the proposed project’s storm water drainage system include a bio-retention basin designed to retain storm water from a 95th percentile storm event; vegetated bio-swales, and a network of catch basins and storm drains that capture and convey runoff. Each

Trail Continues to
Ellwood Station Road



Trail Continues to
Ellwood Station
Road

of these drainage system components are described below and the proposed drainage plan is depicted on Figure 3.5-6.

Bio-Retention Pond. A vegetated bio-retention pond would be located in the southwest corner of the project site in the designated Streamside Protection Area. The basin would occupy an area of approximately 0.35 acres, have 5:1 (h:v) side slopes, and would be a maximum of two feet deep. The majority of the post-development storm water runoff from the project site would be directed by storm drains to the bio-retention pond. Water conveyed to the pond in excess of the 95th percentile 24-hour storm event would be discharged from the pond in a controlled manner onto a rip-rap energy dissipater that would be constructed in El Encanto Creek. The basin's discharge outlet would be set above the ordinary high water elevation of the creek and no stream bank stabilization is proposed.

Bio-swales. Approximately 70 percent of the runoff from project site's impervious surfaces would be directed to vegetated bio-swales. The bio-swales would flow to the proposed bio-retention basin.

Storm Drains. A network of catch basins and storm drains would be used to convey runoff through the project site and most runoff from the site would be directed to the proposed bio-retention basin. Mechanical filtration devices, such as catch basin inserts, would be installed at basins that intercept runoff from project site roadways. The project also proposes to fill the existing off-site ditch along Calle Real and replace it with a storm drain pipe.

3.5.6 Recreation Facilities

Active and passive recreation areas would be provided on-site for project residents. Active recreation areas would include a tot lot area at the center of the Project, and a common picnic area in the northeast corner of the site. Proposed trails in the Streamside Protection Area and the project site's "arm parcels" (see Section 3.5.2, above) would also provide active recreation opportunities for residents and the public. The primary on-site area for passive recreation would be along El Encanto Creek where a trail and benches would be provided. In addition to proposed common areas and facilities, each proposed residence would have a private yard.

3.5.7 Riparian Restoration and Site Landscaping

Habitat Restoration and Enhancement. Proposed habitat restoration and enhancement activities would consist of two main components: restoration of approximately 300 feet of the east bank of El Encanto Creek; and planting native vegetation in the proposed Streamside Protection Area. The proposed bio-retention basin would be planted with native landscaping that would also provide habitat, however, the value of that habitat would be periodically diminished by required maintenance activities such as sediment removal and vegetation management. Figure

3.5-7 depicts the locations of the proposed restoration and enhancement areas, and also identifies the shrubs, trees and groundcovers that would be planted.

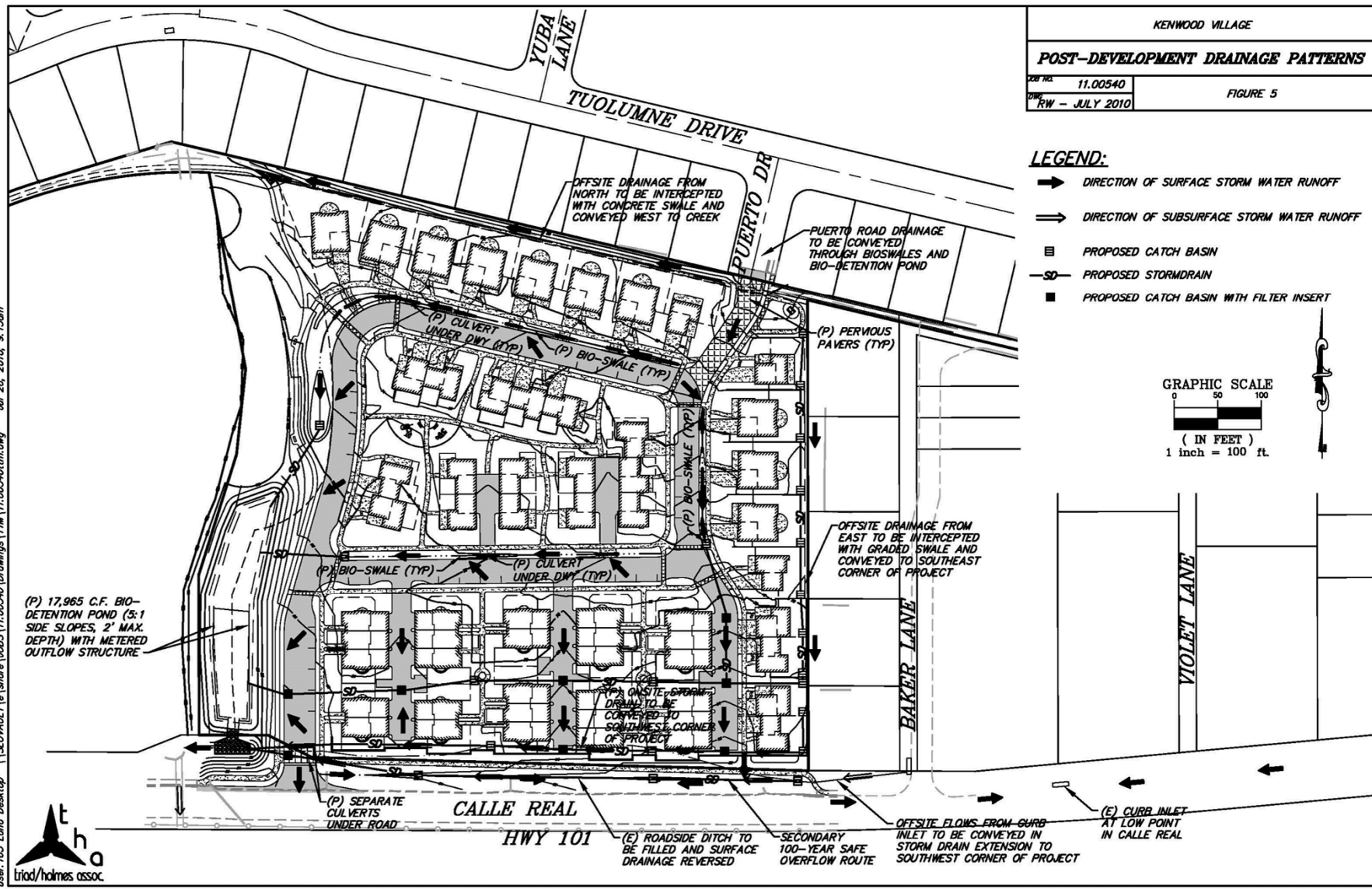
Creek Restoration. Riparian restoration activities are proposed for the east bank of El Encanto Creek, which is located adjacent to the project site. Proposed restoration activities would occur between the creek's flowline and the top of creek bank over a distance of approximately 300 feet upstream from Calle Real. Proposed restoration would include removal and control of invasive, non-native plants; and planting native trees, shrubs, and ground cover.

Streamside Protection Area. Proposed habitat enhancement in this area would consist of planting transitional upland trees, shrubs and herbaceous species that are typically associated with coast live oak woodland, riparian, chaparral, and coastal sage scrub communities. A public trail, which is an allowed use in a designated Streamside Protection Area, would be located along the eastern edge of the proposed Streamside Protection area. A trail would be constructed along the eastern edge of the Streamside Protection area and a three-foot high post and rail fence would be located west of and adjacent to the trail.

Bio-Retention Basin. The bio-retention basin would be landscaped with native trees and herbaceous species, with trees placed on the perimeter of the basin for shade, habitat value, and aesthetic appeal. Since the basin would periodically be inundated by storm water runoff, hydrophytic plant species (plants that grow in water or very moist ground) would be planted in the basin's interior.

The proposed restoration plan for the project site also specifies methods that would be used for weed control, plant propagation, planting and seeding, site maintenance, and monitoring. Performance criteria for planted tree and shrub survival and coverage are also specified. In addition, if requested by the Santa Barbara County Flood Control District, the applicant would offer an access easement to the District that would allow them access to El Encanto Creek for maintenance purposes.

Site Landscaping. The proposed landscape plan for the project site includes a mix of evergreen and deciduous trees, shrubs, and ground covers that would be planted throughout the site. The proposed preliminary landscape plan and plant palette is depicted on Figure 3.5-8. Landscape trees would also be planted along the proposed "arm parcel" trails. All irrigation systems, except in turf area, would use low-volume drip irrigation and bubbler systems, and proposed turf areas would be planted with native grasses or low water-use turf varieties. A weather-based irrigation controller and rain sensor would be used, and open space common areas would be managed as pesticide-free areas.



Source: Triad/Holmes Associates, 2010



Source: Storrer Environmental Services, 2010

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Figure 3.5-8
Preliminary Landscape Plan

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3.5.8 Noise Barrier Walls

The Project includes the construction of two noise barrier walls to reduce on-site noise associated with Calle Real, U.S. Highway 101, and the Union Pacific Railroad. The proposed noise barrier walls include:

- An eight-foot high wall adjacent to the southern perimeter of the project site. This wall would also extend northward along eastern project site property line for a distance of approximately 175 feet, and northward adjacent to proposed Building 1 on the western portion of the project site for a distance of 15 feet.
- A six-foot high, 16-foot long wall along the southern side of the private yard for Lot 31 in proposed Building 2.

The locations of the proposed noise barrier walls are depicted on Figure 3.5-9. A landscape area approximately five (5) to 15 feet in width would be provided along the south side of the wall adjacent to Calle Real. This area would be planted with trees, shrubs and groundcovers that would serve to screen views of the wall. A two-foot high berm would also be constructed along the base of the southern wall, which would reduce its apparent height as seen from Calle Real to approximately six feet.

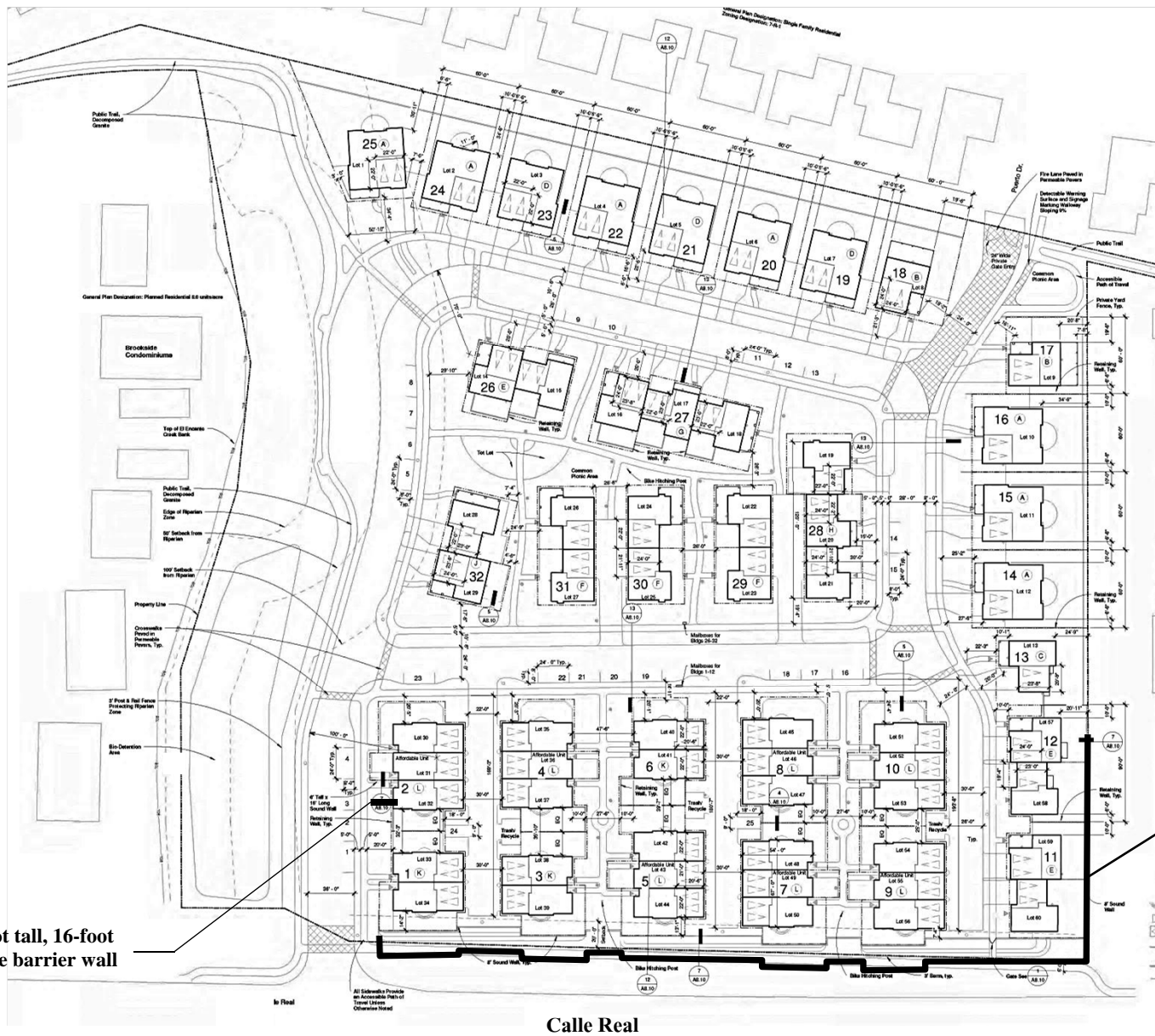
3.5.9 Lighting

Proposed nighttime exterior lighting would include street lights, site lighting along walkways and between buildings, and wall-mounted lights on residences. Proposed light fixtures would have a Craftsman style appearance.

3.5.10 Utilities and Services

The Project would include underground connections for sewer, water, cable television, gas, and electricity. Water service would be provided by the Goleta Water District and waste water service would be by the Goleta West Sanitary District. Each of the utility and service providers that would serve the proposed Project are identified below:

- Water Supply: Goleta Water District (GWD)
- Sewage: Goleta West Sanitary District (GWSD)
- Electricity: Southern California Edison
- Natural Gas: Southern California Gas Co.
- Cable: Cox Communications
- Telephone: Verizon California
- Solid Waste: Browning-Ferris Industries
- Fire Protection: Santa Barbara County Fire Protection District



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Figure 3.5-9
 Proposed Noise Barrier Walls

- School Districts: Goleta Union School District (K-6) and Santa Barbara School Districts (7-12)

3.5.11 Home Owners Association and Conditions, Covenants and Restrictions

The Project includes the formation of a Home Owners Association (HOA) that would have various responsibilities, including the maintenance of open space area and common facilities on the project site. The Project also includes the preparation and recordation of Conditions, Covenants and Restrictions (CC&Rs) that would establish policies, rules and procedures applicable to the Project that would be enforced by the HOA.

3.5.12 Project Construction

It is estimated that project-related construction activities would occur over a period of approximately 12-18 months. Construction worker parking, and material and equipment staging would occur on the project site.

3.6 PROJECT OBJECTIVES

The objectives of the Kenwood Village Project are to:

1. Revise the project site's existing land use designation and zoning classifications to allow multiple types of residential units to be developed on the site.
2. Develop a traditional-style neighborhood affordable to the local workforce that incorporates a variety of housing sizes and types and that creates a sense of place and community while respecting and integrating natural resources on site.
3. Complete the development of an existing neighborhood with a variety of housing sizes and types for approximately 60 families.
4. Develop the project site such that it minimizes the potential for compatibility conflicts with neighboring properties.
5. Provide recreation opportunities for use by both the residents of the site and the public.
6. To support the health of Goleta's technology industry, provide a program for advance notification of availability of units to employees of local technology companies prior to offering units for sale to the general public.

3.7 REQUIRED APPROVALS

The Project requires City approval of the following applications:

- Vesting tentative map (08-205-VTM) to allow the division of Assessor Parcels 077-130-006, 077-130-019 and 077-141 into 67 separate lots, including 60 residential lots and seven access, utility open space, drainage, and common area lots.
- A rezone (08-205-RZ) to change the zoning of the project site from DR 4.6 (Design Residential 4.6 units per acre), C-1 (Limited Commercial), 7-R-1 (Single Family Residential), and DR-8 (Design Residential 8 units per acre) to PRD (Planned Residential Development).
- A Development Plan (08-205-DP) pursuant to Goleta Municipal Code § 35-317 to provide project-specific development standards.

The applicant is also requesting a General Plan Amendment (08-205-GPA) to the City's GP/CLUP as part of a separate project under CEQA. The requested GPA would change the land use designations of the project site from Single Family Residential (maximum of 5 units per acre), Agriculture, and Planned Residential (maximum of 8 units per acre) to Planned Residential 6.2 units per acre.

The Project would also be required to obtain the following 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 service area and the annexation must be approved by the Santa Barbara County Local Agency Formation Commission (LAFCO).