2.0 PROJECT DESCRIPTION

This section describes the General Plan Amendment (08-205-GPA) that is needed to implement the Kenwood Village Project. Background information regarding the City’s General Plan and the environmental review of the Kenwood Village Project is also provided.

2.1 INTRODUCTION

The Kenwood Village Project proposes to construct 60 residential units and other related accessory development on a project site that is approximately 10 acres in size. Land use entitlements required to implement the Project include: 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).

This Supplemental Environmental Impact Report (SEIR) was prepared to evaluate the environmental impacts of the requested General Plan Amendment (GPA) pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000, et seq.) and CEQA Guidelines (California Code of Regulations, Title 14, §§ 15000, et seq.). The City of Goleta prepared this as a SEIR to the Final Environmental Impact Report (FEIR) for the General Plan/Coastal Land Use Plan (State Clearing House No. 2005031151), which was certified by the City Council in 2006 and evaluated the potential environmental effects of the General Plan/Local Coastal Plan (GP/CLUP) adopted at that time. The environmental impacts of the requested GPA can be analyzed by a Supplemental EIR to the GP/CLUP Final EIR because only minor additions or changes are necessary to make the GP/CLUP Final EIR apply to the GPA (CEQA Guidelines §§ 15162 and 15163).

The environmental impacts of the Kenwood Village residential project are analyzed in a separate project-specific EIR (City EIR No. 12-EIR-004). The Kenwood Village Project EIR was prepared at the same time and in coordination with this SEIR.

2.2 PROJECT LOCATION

The project site is located on approximately 10 acres of vacant property in 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. 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 Parcels 019 and 049 as a public trail. The location of the project site and the approximate boundaries of the three project parcels are depicted on Figure 2.2-1.
Figure 2.2-1
Regional Location

City of Goleta
Kenwood Village General Plan Amendment

Source: ICF, International
2.3 EXISTING LAND USE DESIGNATIONS

The GP/CLUP land use designations for the project site are described on Table 2.3-1. Figure 2.3-1 depicts the existing General Plan land use designations of the project site and the properties in the vicinity of the site.

Table 2.3-1
Existing Project Site Land Use Designations

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

As shown on Figure 2.3-2, The Kenwood Village project site is designated as Agriculture on the Open Space Plan Map (Figure 3-5 in the GP/CLUP Open Space Element). The Agriculture designation on the Open Space Plan Map is characterized as “Open Space for Managed Production of Resources.”

2.4 PROPOSED PROJECT

The Kenwood Village Project proposes to change the existing land use designation of the main project parcel (077-130-006) from its current land use designations of Single Family Residential and Agriculture to Planned Residential 6.2 units per acre. The land use designations of the two “arm” parcels (077-130-019 and 077-141-049) would be changed from Planned Residential 8.0 units per acre and Single Family Residential to Planned Residential 6.2 units per acre.

The proposed land use designation changes would facilitate the development of up to 60 new residential units on the project site. A residential unit density of 6.2 units per acre would allow the development of up to 60 units 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 GPA would also remove the project site from the Open Space Plan Map in the GP/CLUP Open Space Element.
Figure 2.3-1
Existing Land Use Designations
Figure 2.3-2
Existing Open Space Map

City of Goleta
Kenwood Village General Plan Amendment
2.5 GENERAL PLAN BACKGROUND

Government Code §§ 65300, et seq., requires that cities and counties adopt a General Plan to guide their physical development. Goleta’s General Plan serves as a land use “constitution” related to the physical use of resources, to express the community’s preservation and development goals, and to establish public policy relative to the distribution of future public and private land use.

General Plan Adoption. The City released a draft GP/CLUP on May 20, 2006 and released a Draft Program EIR for the GP/CLUP on May 31, 2006. In response to public and agency comments, the City made revisions to the GP/CLUP and EIR and adopted final versions of the GP/CLUP and EIR (2006 Final EIR) in October 2006. The GP/CLUP contains nine elements:

- Land Use
- Open Space
- Conservation
- Safety
- Visual and Historical Resources
- Transportation
- Public Facilities
- Noise
- Housing

General Plan Objectives. As stated in the GP/CLUP Final EIR, the fundamental objectives of the GP/CLUP are to:

1. Ensure a high quality environment by protecting and conserving the community’s cultural, historical, natural, and environmental assets, values, and resources.

2. Provide a sustainable economy that is not solely dependent on growth, but provides for economic prosperity and well-being for the current and future residents.

3. Maintain adequate service standards, including levels of service (LOS) on area highways.

4. Enable income group opportunities to meet current and future housing needs.

These objectives are retained as part of this Supplemental EIR.

Other General Plan Amendments. The GP/CLUP has been amended several times since 2006 in response to City; applicant-initiated; and voter enacted GPAs. Similar to this GPA, the City reviewed the GPAs to determine if any new environmental impacts would result that were not previously contemplated in the 2006 Final EIR. The various CEQA documents
associated with previous GPAs are listed in Table 2.5-1. Once these GPAs were adopted, they amended the City’s GP/CLUP. The GPAs listed on Table 2.5-1 are incorporated by reference into this Revised Draft GPA SEIR. Therefore, the 2006 Final EIR, 2009 Supplemental EIR, and Addenda adopted to date and listed above are hereby collectively referred to as the GP/CLUP Final EIR.

### Table 2.5-1
2006 General Plan/Coastal Land Use Plan and Subsequent EIRs and Addenda

<table>
<thead>
<tr>
<th>GPA No.</th>
<th>Title</th>
<th>Type of Environmental Document</th>
<th>CC Resolution No.</th>
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<tbody>
<tr>
<td>07-200</td>
<td>Track 1 – Housing Element Update</td>
<td>Addendum</td>
<td>09-44</td>
</tr>
<tr>
<td>07-201</td>
<td>Track 2 – Minor Amendments</td>
<td>Addendum</td>
<td>08-30</td>
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<tr>
<td>09-033</td>
<td>Track 2.5 – Building Intensity Standards</td>
<td>Addendum</td>
<td>09-32/09-33</td>
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<tr>
<td>07-202</td>
<td>Track 3 – Substantive Amendments</td>
<td>Supplemental EIR &amp; Addendum</td>
<td>09-59</td>
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<td>03-050</td>
<td>Village at Los Carneros</td>
<td>EIR</td>
<td>EIR – 08-02 GPA – 08-06</td>
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<tr>
<td>07-102</td>
<td>Haskell’s Landing</td>
<td>Addendum (EIR &amp; Supplemental EIR by County)</td>
<td>Addendum – 09-26 GPA – 09-30 &amp; -33</td>
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<tr>
<td>10-123</td>
<td>Housing Element Update</td>
<td>Addendum</td>
<td>Addendum – 10-56 GPA – 10-57</td>
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<tr>
<td>08-196</td>
<td>Montecito Bank and Trust Project</td>
<td>Addendum</td>
<td>Addendum – 11-09</td>
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<tr>
<td>08-128</td>
<td>Willow Springs Phase Two</td>
<td>Addendum &amp; EIR</td>
<td>Addendum– 11-080 &amp; - 081</td>
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<tr>
<td>08-143</td>
<td>Westar Mixed Use Village</td>
<td>Addendum &amp; EIR</td>
<td>Addendum 12-68 GPA – 12/62</td>
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<td>10-043</td>
<td>Village at Los Carneros</td>
<td>Addendum</td>
<td>14-41</td>
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<tr>
<td>14-026</td>
<td>Old Town Village</td>
<td>Addendum</td>
<td>15-49</td>
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