



Date of Notice: May 12, 2016

**NOTICE OF AVAILABILITY OF  
DRAFT SUPPLEMENTAL  
ENVIRONMENTAL IMPACT REPORT,  
AND DRAFT PROJECT  
ENVIRONMENTAL IMPACT REPORT;  
NOTICE OF ENVIRONMENTAL  
HEARING OFFICER HEARING  
Wednesday, June 15, 2016 at 5:30 P.M.**

**KENWOOD VILLAGE GENERAL PLAN AMENDMENT  
CASE NO. 08-205-GPA  
(SCH# 2012081018 FORMERLYSCH# 2012071071;  
City EIR No. 12-EIR-003)  
And  
KENWOOD VILLAGE RESIDENTIAL PROJECT  
CASE NO. 08-205-RZ, VTM, DP  
(SCH# 2012081018; City EIR No. 12-EIR-004)**

**7300 Block of Calle Real, Goleta, CA  
APNs 077-130-006; -019; 077-141-049**

**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"), completed a Draft Supplemental Environmental Impact Report (Draft GPA SEIR) (City EIR No. 12-EIR-003) for the Kenwood Village General Plan Amendment (Kenwood Village GPA) and a Draft Environmental Impact Report (Draft Project EIR) (City EIR No. 12-EIR-004) for the Kenwood Village Residential Project (Project). Detailed descriptions of the Kenwood Village GPA and the Project are provided below. The City invites comments on the adequacy and completeness of the environmental analysis and mitigation measures described in both the Draft GPA SEIR and the Draft Project EIR from Thursday, May 12, 2016 through Monday, June 27, 2016.

A public hearing to take comments on both the Draft GPA SEIR and Draft Project EIR will be held by the City Environmental Hearing Officer on:

**DATE AND TIME: Wednesday, June 15, 2016 at 5:30 P.M.**

**PLACE: Goleta City Hall, Council Chambers  
130 Cremona Drive, Suite B, Goleta, CA 93117**

**DOCUMENT AVAILABILITY and FURTHER INFORMATION:** The Draft GPA SEIR and the Draft Project EIR may be reviewed, or copies may be purchased, on and after Thursday, May 12, 2016 at the City of Goleta Planning and Environmental Review Department, 130 Cremona Drive, Suite B,

Goleta, CA 93117. Hard copies are also available for review at the Goleta Public Library. The Draft GPA SEIR and Draft Project EIR are also posted on the City's website at [www.cityofgoleta.org](http://www.cityofgoleta.org). Copies of the Draft GPA SEIR and the Draft Project EIR are also available for purchase on CD for \$7.00. Documents referenced in the Draft GPA SEIR and the Draft Project EIR are on file with the City and are also available upon request. The previously certified General Plan/Coastal Land Use Plan (GP/CLUP) Final EIR is available for review at the City Hall and on the City's website.

**PUBLIC COMMENT PERIOD:** The public review period begins on Thursday, May 12, 2016 and ends on Monday, June 27, 2016 at 5:00 P.M. All letters should be addressed and mailed to Ms. Kathy Allen, Supervising Senior Planner, City of Goleta, 130 Cremona Drive, Suite B, Goleta, CA 93117 or emailed to [kallen@cityofgoleta.org](mailto:kallen@cityofgoleta.org). **All comments must be received no later than 5:00 P.M. on Monday, June 27, 2016.** Please limit comments to environmental issues, and address comments regarding the Kenwood Village General Plan Amendment Draft Supplemental Environmental Impact Report in one letter and address comments relating to the Kenwood Village Residential Project Draft EIR in a separate letter.

**PROJECT DESCRIPTION SUMMARY:** The Projects consider approval of the following:

1. A General Plan Amendment (08-205-GPA) to change the three existing Land Use designations currently placed on the site as shown on the Land Use Plan Map (Figure 2-1 in the Land Use Element of the GP/CLUP). The Land Use designation changes would be from Single Family Residential and Agriculture to Planned Residential-6.2 units per acre for the main parcel (APN 077-130-006), from Planned Residential 8.0 units per acre and Single Family Residential to Planned Residential 6.2 units per acre for the smaller parcels (APN 077-130-019 and 077-141-049). The GPA would also remove that portion of the property (3 acres) that has an Agriculture designation from the Open Space Plan Map (Figure 3-5 in the Open Space Element of the GP/CLUP). If the General Plan Amendment is enacted, then there would be a single Land Use designation on the property of Planned Residential-6.2.
2. A Rezone (08-205-RZ) to change the four existing zoning designations of the project site to one zoning designation. The proposed change is from DR 4.6 (Design Residential 4.6), DR 8 (Design Residential 8), 7-R-1 (Single Family Residential, 7,000-square-foot minimum lot size) and C-1 (Limited Commercial), to PRD (Planned Residential Development). If the Rezone is enacted, then there would be a single zoning designation on the property of PRD.
3. A Vesting Tentative Map (08-205-VTM) to allow division of the existing 9.8-net acres (10.1 gross acres) project site parcels (APNs 077-130-006; -019; 077-141-049) into 67 separate lots, for 60 residential lots and seven lots for private and public access, utilities, public open space, drainage and common areas. The residential lots would include 13 lots for single-family residences and 47 lots created for condominium purposes.
4. A Development Plan (08-205-DP) pursuant to GMC § 35-317 to allow construction of 13 single-family residences, 20 duplex residences and 27 triplex residences. The Development Plan includes on-site access roads and trails, open space, landscape areas and recreation areas. A bio-retention pond is proposed in the southwest corner of the project site, and a network of catch basins and storm drains would be installed to convey runoff through the project site to the bio-retention pond. Water conveyed to the bio-retention pond in excess of the pond capacity would drain into El Encanto Creek, located to the west of the project site. Infrastructure improvements would include a looped internal road system with driveways that provide access to the homes. The project entrance road would be from a new driveway from Calle Real. A second access would be provided at Puerto Drive. The second access would be controlled by an electric gate that can only be operated by the project site residents and emergency personnel. Preliminary raw earthwork volumes are estimated at 41,000 cubic yards of cut and 50,000 cubic yards of fill and the importation of 9,000 cubic yards of fill.

**Location:** The property affected by the Kenwood Village GPA and proposed residential project is located at the 7300 block of Calle Real in the City of Goleta, Santa Barbara County (APN 077-130-06, -019 and 077-141-049). Access to the Kenwood Village property is from Calle Real. The 9.8- net acre Kenwood Village property is between Baker Lane to the east and Ellwood Station Road to the west.

**ENVIRONMENTAL REVIEW FINDINGS:** The Draft GPA SEIR and Draft Project EIR were prepared in accordance with all laws, including CEQA. The Draft GPA SEIR identifies and discusses potential impacts, mitigation measures, monitoring requirements, and residual impacts for identified subject areas. All effects on the environment identified in the 2006 General Plan Final EIR were evaluated in relation to the Kenwood Village GPA. **The Kenwood Village GPA increases the severity on an existing Class I impact on the environment in one issue area (cumulative hazards and hazardous materials) as a result from the introduction of additional residents near the U.S. 101 and the Union Pacific Railroad (UPRR) tracks who could be affected by a hazardous material transportation accident. This additional impact is from a cumulative standpoint, not resulting from the GPA alone. Depending on the City Council's decision regarding the request to reduce the 100 foot Streamside Protection Area (SPA) buffer adjacent to El Encanto Creek, the potential impact on biological resources would be either a significant impact (Class I) or an impact that can be mitigated (Class II).**

The Kenwood Village GPA would result in incremental increases to previously identified impacts in the 2006 General Plan Final EIR. The previously identified significant and unavoidable impacts (Class I) outlined in the 2006 General Plan Final EIR are in the areas of aesthetics/visual resources, agriculture and farmland, air quality (cumulative), hazards and hazardous materials, noise, transportation/circulation and water quality. Incremental increases to potentially significant but mitigable impacts (Class II), and less than significant impacts (Class III), identified in the 2006 General Plan Final EIR would remain in the areas of: aesthetics/visual resources, agriculture and farmland, air quality, biological resources, cultural resources, greenhouse gas emissions, geology, soils and mineral resources, hazards and hazardous materials, land use and recreation, noise, population and housing, public services and utilities, transportation/circulation, and water resources. These impacts remain classified as Class II or Class III.

The Draft Project EIR identifies and discusses potential impacts, mitigation measures, monitoring requirements, and residual impacts for identified subject areas. **Significant and unavoidable project specific and cumulative impacts (Class I) are identified to hazards and hazardous material exposure impacts resulting from the introduction of additional population near the freeway and railroad tracks that could be affected by a hazardous material transportation accident. Depending on the City Council's decision regarding the request to reduce the 100 foot Streamside Protection Area (SPA) buffer adjacent to El Encanto Creek, the potential impact on biological resources would be either a significant impact (Class I) or an impact that can be mitigated (Class II).** Potentially significant, but mitigable, impacts on the environment (Class II) are anticipated in the areas of: aesthetics and visual resources, air quality, biological resources, cultural resources, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, transportation and traffic, and utilities and service systems (water supply).

**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").

**QUESTIONS:** If you have questions regarding the project, please contact Ms. Kathy Allen at 805-961-7545.

NOTE: If you challenge the City's final action on this project in court, you may be limited to only those issues you or someone else raised in written or oral testimony and/or evidence provided to the City of Goleta Planning and Environmental Review Department on or before the date that the public comment period ends (Gov't. Code § 65009, (b)(2)).

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the hearing, please contact the City Clerk at (805) 961-7505. Notification at least 48 hours before the meeting will enable the staff to make reasonable arrangements.

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