

## 2.0 SUMMARY

### 2.1 PROJECT LOCATION

The project site consists of three assessor parcels and includes a 9.39-acre parcel (APN 077-130-006) that would be used for developing the proposed single-family, duplex and triplex homes, and two narrow “arm” parcels (077-130-019 and 077-141-049) that are 0.53 and 0.17 acres in size respectively. The “arm” parcels would be used to provide public trail improvements to the east and west of the main project parcel. The project site is vacant and located on the 7300 block of Calle Real in western Goleta, between Baker Lane to the east and Ellwood Station Road to the west.

### 2.2 PROPOSED PROJECT

The 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).

**General Plan Amendment.** The requested General Plan Amendment would change the land use designations of the project site from Single Family Residential, Planned Residential (8 units per acre), and Agriculture to “Planned Residential 6.2 units per acre.”

**Rezone.** Multiple zoning classifications currently regulate to the project site. The main project parcel is presently zoned Design Residential 4.6 and Limited Commercial. The “arm” parcels that would be used to provide public trail improvements are zoned Single Family Residential (7-R-1) and Design Residential 4.6 and Design Residential 8.0. The requested Rezone would change the zoning of the three project parcels to Planned Residential Development. The requested zone classification would be consistent with the requested General Plan land use designation.

**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.

**Development Plan.** The Kenwood Village project would construct 13 single-family homes, 20 duplex and 27 triplex homes. All proposed residences would be “for sale” units. The Development Plan also includes on-site access roads and trails, open space and landscape areas.

### 2.3 SUMMARY OF IMPACTS AND MITIGATION MEASURES

A Scoping Document that provided a preliminary evaluation of the environmental impacts that would result from the construction and occupancy of the Kenwood Village Project was prepared and is provided in EIR Appendix A. Based on the conclusions of the Scoping

Document and subsequent review of the Project, the following environmental issue areas are evaluated in this EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Transportation and Traffic
- Water Resources

For each significant impact identified by this EIR, the Lead Agency (the City of Goleta) must make findings required by Section 15091 of the CEQA Guidelines if the public agency plans on approving or carrying out the project. Based on substantial evidence, the Lead agency must determine that either:

1. The project has been changed to avoid or substantially reduce the magnitude of the identified impacts;
2. Changes to the project are within another agency's jurisdiction and such changes have been or should be adopted; or,
3. Specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the final EIR.

### **Significant and Unavoidable Impacts**

The General Plan/Coastal Land Use Plan Final EIR (2006) identified a significant and unavoidable impact resulting from the risk associated with the transport of hazardous materials through the City along U.S. 101 and the Union Pacific railroad tracks. Similar to the analysis conclusion of the General Plan/Coastal Land Use Plan Final EIR, the Kenwood Village Project has a very low potential to be exposed to a transportation-related accidental release of hazardous materials. However, the Kenwood Village Project's project-specific and cumulative 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 is considered to be significant and unavoidable.

### **Impacts That Can be Reduced to a Less Than Significant Level**

This EIR identifies environmental impacts that would result from the developing the Kenwood Village Project and that can be reduced to a less than significant level with the

implementation of proposed mitigation measures. The impacts and mitigation measures identified by this EIR are summarized on Table 2.3-1.

### **Less Than Significant Impacts**

The Scoping Document prepared for the Kenwood Village Project determined that it would not result in significant environmental impacts related to the issue areas listed below. No additional analysis of these environmental issues areas is required.

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

### **Beneficial Impacts**

The Kenwood Village Project would enhance pedestrian circulation in the vicinity of the project site by providing sidewalk and trail improvements on and near the project site.

## **2.4 ALTERNATIVES**

This EIR has evaluated a range of reasonable alternatives to the proposed project. The alternatives evaluated by the EIR are summarized below and the environmentally superior alternative is identified.

**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 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, and agricultural uses and one single-family dwelling on the southern portion of the project site.

**Increased Streamside Protection Area.** This alternative evaluates a modified Project design that provides a 100-foot Streamside Protection 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, and the southern portion of the project site would be developed with neighborhood-serving commercial uses.

**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.

**Environmentally Superior Alternative.** The No Project – No Development Alternative would avoid all of the significant environmental impacts associated with the Kenwood Village Project. The No Project – Development Consistent with Existing Land Use Designations Alternative would result in environmental impacts that are for the most part reduced when compared to the impacts of the Project. Therefore, both of the No Project Alternatives are environmentally superior to the proposed Project. CEQA Guidelines Section 15126.6(e)(2) indicates that “*if the environmentally superior alternative is the ‘no project’ alternative, the EIR shall also identify the environmentally superior alternative among the other alternatives.*”

The Revised On-Site Land Use Alternative would result in increased environmental impacts when compared to the impacts of the Project, primarily due to the substantial increase in traffic and a small increase in water use that would result from the development of commercial uses on the southern portion of the project site consistent with the C-1 zoning that currently exists on that portion of the site. Therefore, this alternative would not be environmentally superior to the proposed project.

The environmental impacts of the Increased Streamside Protection Area Alternative and the Revised Project Design Alternative would both be similar to the impacts of the Project, except both alternatives would result in reduced impacts to biological resources, primarily resulting from increased habitat setbacks and restoration area that would be facilitated by the alternatives. The Increased Streamside Protection Area Alternative, however, would best implement the objectives of the Project because this alternative would be consistent with the Project’s objectives to provide a mix of housing types and sizes on the project site. The Revised Project Design Alternative would provide only townhomes on the project site, which would not fully implement the housing style and size objectives. Therefore, The Increased Streamside Protection Area alternative would be the environmentally superior alternative and would implement all of the objectives of the proposed Project.

## **2.5 AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED**

The primary areas/issues of controversy, based on comments received on the NOP are associated with the change in land use and population growth, including:

- Reduction in land designated as Agriculture and available for agricultural uses within the City.

- Reduction in undeveloped open space within the City.
- Change in visual character of the site from undeveloped and recent history of cultivation to residential neighborhood as viewed from public (nearby roadways) and private viewing areas (adjacent residences).
- Increased traffic on neighborhood streets and other City of Goleta roadways and intersections.
- Increased demand for parking, which may overflow onto neighborhood streets,
- Different types and increased noise levels for adjacent residents.

An issue to be resolved associated with the Project is related to future water service. For the GWD to provide water service for the entire Project, the water service connection restrictions of the SAFE Ordinance and the Stage II and III Water Shortage Emergency Resolutions will need to be lifted. The timing of when those requirements will be lifted is unknown at this time and is predicated on the area receiving sufficient rainfall to meet the criteria outlined by the *GWD Drought Preparedness and Water Shortage Contingency Plan*.

**Table 2.3-1**

**Kenwood Village Project  
Impacts and Proposed Mitigation Measures  
Significant and Unavoidable Impacts (Class I)**

**Hazards and Hazardous Materials**

The General Plan/Coastal Land Use Plan Final EIR (2006) identifies a significant and unavoidable impact resulting from the risk associated with the transport of hazardous materials through the City along U.S. 101 and the Union Pacific railroad tracks. The General Plan/Coastal Land Use Plan Final EIR also concludes that the overall risk associated with the transport of hazardous materials would increase due to buildout of the General Plan and the development of new residences near the freeway and railroad tracks. The potential for an accident-related exposure to hazardous materials at the project site is statistically very low. However, the project-specific and cumulative impacts associated with the introduction of additional population near the freeway and railroad tracks that could be affected by a hazardous material transportation accident is considered significant and unavoidable. Therefore, the Project would result in a significant and unavoidable (Class I) hazardous material transportation impact. The City Council adopted a statement of overriding consideration with respect to this impact as part of its action in certifying the Final EIR for the General Plan.

Although feasible mitigation measures to reduce this impact to a less than significant level are not available, this EIR has identified recommended conditions of approval to notify project site residents of the potential risks associated with hazardous material transportation activities that occur near the project site. Recommended conditions of approval are listed on Table 2.3-2 of this EIR.

**Significant and Mitigable Impacts (Class II)**

**Aesthetics**

**Impact AES-1**      **The proposed noise barrier wall located parallel to the project site’s southern property line would have the potential to result in a significant impact to the visual character of the project site.**

**AES-1a. Noise Barrier Wall Design Review.** The design of the proposed noise barrier walls must be approved by the Planning and Environmental Review Director, or designee (the “Director”) with recommendations from the Design Review Board (“DRB”). At minimum, the Director must consider the following elements related to the design of the wall:

**Significant and Mitigable Impacts (Class II)**

**AES-1a.1.** Wall material(s) and color(s).

**AES-1a.2.** The design and configuration of the wall.

**AES-1a.3.** The adequacy of proposed landscaping to screen views of the wall located parallel to the project site’s southern property line from off-site public viewpoints. At minimum, landscaping materials along the south side of the wall must include a mix of trees, shrubs and vines, and a mix of container sizes that will provide an immediate screening effect. Proposed landscaping must screen approximately 50 percent of the wall’s height and width at installation and be capable of screening approximately 90 percent of the wall’s height and width when landscaping reaches maturity after approximately five years.

**AES-1a.4.** Providing appropriate “defensible space” night lighting on the south side of the wall to discourage vandalism.

**AES-1b. Landscape Installation and Maintenance Agreement.** The permittee must enter into a maintenance agreement, in a form approved by the City Attorney, with the permittee to maintain required landscaping and water-conserving irrigation systems on private property for an appropriate time period set by the City.

**AES-1c Graffiti Removal.** The permittee must execute a maintenance agreement approved by the City Attorney’s Office that requires the Project’s Home Owners Association to promptly remove graffiti that may occur on the project site over the life of the project.

**Impact AES-2 The Project would have the potential to result in significant light and glare impacts to land uses adjacent to the project site.**

**AES-2a. Exterior Lighting Requirements.** All exterior night lighting on the project site must be of low intensity, low-glare design, and be hooded to direct light downward onto the project parcel and prevent spill-over onto adjacent parcels. Exterior lighting fixtures must be kept to the minimum number and intensity needed to ensure public safety. Exterior lighting must be dimmed after 11 p.m. to the maximum extent practical without compromising public safety. Upward-directed exterior lighting is prohibited. All exterior lighting fixtures must be appropriate for the architectural style of the structure and surrounding area. All lighting on streets and homes on the western portion of the project site must be of a style and intensity that does not result in an increase in lighting levels adjacent to El Encanto Creek.

## Significant and Mitigable Impacts (Class II)

### Air Quality

**Impact AQ-1** Due to the proximity of the project site to U.S. 101 and the UPRR railroad tracks, Project residents would have the potential to be exposed to diesel particulate matter and other toxic air contaminants. Potential long-term (70-year) exposures to toxic air contaminants at the project site have the potential to exceed SBAPCD's significance threshold for cancer-related health effects.

**AQ-1a. Indoor Air Quality.** The following indoor air quality measures must be implemented for each residence on the project site:

**AQ-1a.1** Forced air ventilation with filter screens on outside air intake ducts must be provided for all residential units on the project site (MERV 13 or better). The filter screens must be capable of removing at least 85% of the particulate matter including fine particulate matter (PM<2.5 micron).

**AQ-1a.2** For single-family or other residences with separate HVAC systems, a brochure notifying future residents of the need for maintaining the filter screens must be prepared and provided at the time of ownership exchange. In addition, a notice of the diesel particulate matter risk hazard and the need for screen maintenance must be placed in the property title or lease.

**AQ-1a.3** Project CC&Rs must include a notice of the diesel particulate matter risk hazard and the need for screen maintenance must be placed in the property title or lease.

**AQ-1a.4** For residential units with conjoined HVAC (i.e., multi-family units), the agent (i.e., HOA or landlord) is responsible for maintaining the filter screens annually. In addition, a notice of the diesel particulate matter risk hazard and the need for screen maintenance must be placed in the property title or lease.

**AQ-1a.5** Windows and doors must be fully weatherproofed with caulking and weather-stripping that is rated to last at least 20 years.

### Biology

**Impact BIO-1** Construction of the project could result in the destruction of active bird nests and/or loss of breeding fecundity.

**BIO-1a. Nesting Birds and Raptors.** To avoid construction impacts to nesting birds and raptors, vegetation removal and initial ground disturbance should occur outside the bird and raptor breeding season, which is typically February 1 through August 31, but can vary based on location and annual climatic conditions. If construction must begin within this breeding season, then not more than 7 days before ground disturbance and/or vegetation removal commences, a bird and raptor pre-construction survey must be conducted by a City-approved biologist within the disturbance footprint plus a 300-foot buffer,

## Significant and Mitigable Impacts (Class II)

as feasible. If no raptor or other bird nests are observed no further mitigation is required.

Pre-construction nesting bird and raptor surveys must be conducted during the time of day when bird species are active and be of sufficient duration to reliably conclude presence/absence of nesting birds and raptors within the 300 foot buffer. A report of the nesting bird and raptor survey results, if applicable, must be submitted to the Planning and Environmental Review Director, or designee, for review and approval before the City issues grading permits.

If active raptor or Migratory Bird Treaty Act protected bird nests are found within 300 feet of the project site, their locations must be flagged (if feasible) and then mapped onto an aerial photograph of the project site at a scale no less than 1"=200' and/or recorded with the use of a GPS unit. If active raptor nests are detected the map will include topographic lines, parcel boundaries, adjacent roads, known historical nests for protected nesting species, and known roosting or foraging areas, as required by Conservation Element Policy CE 8.3 of the Goleta Community Plan /Coastal Land Use Plan. If determined to be feasible by the Planning and Environmental Review Director, or designee, the buffer must be 300 feet in compliance with Conservation Element Policy CE 8.4 of the Goleta General Plan/Coastal Land Use Plan. If the 300-foot buffer is determined to be infeasible, the City approved biologist may reduce the buffer distance as appropriate, dependent upon the species and the proposed work activities. If any active non-raptor bird nests are found, a suitable buffer area (varying from 25-300 feet), depending on the particular species found, must be established by the City approved biologist. No ground disturbance can occur within the buffer until the City-approved biologist confirms that the breeding/nesting is completed and all the young have fledged. Alternately, a City approved biologist must monitor the active nest full-time during construction activities within the buffer to ensure project activities are not indirectly impacting protected nesting birds and raptors.

**Impact BIO-2**     **The successful implementation of the proposed habitat restoration plan is required to reduce potential impacts to the streamside vegetation and the biotic quality of El Encanto Creek that may result from the proposed reduction in the width of the on-site Streamside Protection Area. In addition, construction of the proposed storm water bio-retention basin's storm water discharge structure in El Encanto Creek, which would be located in proposed habitat restoration area, would result in short-term impacts to the creek bed and riparian vegetation located in and adjacent to El Encanto Creek.**

**BIO-2a. Final Landscape Plan.** The Project's final landscape plan must include planting details for the proposed habitat restoration area and areas disturbed by the installation of the proposed bio-retention basin structure in El Encanto Creek. At minimum, the final landscape plan must identify the following: (1) temporary and any permanent irrigation systems with installation and operation details; (2) plant type, size, quantities, and the source of the plant materials; (3) planting and staking details; (4) the location of all plantings; and (5) maintenance details. The plant palette must be adhered to throughout the life of the development.

**Significant and Mitigable Impacts (Class II)**

**BIO-2b. Performance Security and Agreement for Restoration.** The Permittee must provide performance securities and enter into agreements, in forms approved by the City Attorney, for installing and maintaining the proposed project site restoration plan. The maintenance period must be a minimum of five (5) years.

**BIO-2c. Regulatory Compliance Permits/Authorizations.** The applicant must obtain Clean Water Act (CWA) regulatory compliance in the form of a permit/authorization from the Army Corps of Engineers (“ACE”) or written documentation from ACE that no permit would be required for the proposed stormwater basin outlet structure. Should a permit be required, the applicant must implement all the terms and conditions of the permit to the satisfaction of the ACE. ACE permits and authorizations require applicants to demonstrate that the proposed project is designed and will be implemented in a manner that avoids and minimizes impacts on aquatic resources. Compliance with ACE permitting would also include obtaining and CWA 401 Water Quality Certification from the Regional Water Quality Control Board, Central Coast Region (RWQCB). In addition, the Corps and RWQCB must approve the proposed SPA restoration plan as compensatory mitigation for unavoidable temporary impacts on El Encanto Creek to achieve the goal of a no net loss of wetland values and functions.

The applicant must comply with Fish and Game Code § 1600 (Streambed Alteration Agreements) in the form of a completed Streambed Alteration Agreement or written documentation from the California Department of Fish and Wildlife (“CDFW”) that no agreement would be required for the proposed stormwater basin outlet structure and El Encanto Creek SPA restoration plan. Should an agreement be required, the applicant must implement all the terms and conditions of the agreement to the satisfaction of the CDFW. The CDFW Streambed Alteration Agreement process encourages applicants to demonstrate that the proposed project has been designed and will be implemented in a manner that avoids and minimizes impacts in the stream zone. In addition, CDFW would need to approve the proposed SPA restoration plan as compensatory mitigation for unavoidable temporary impacts on El Encanto Creek.

**Impact BIO-3 Construction activities on upland portions of the project site, such as heavy equipment operation and material storage, would have the potential to result in incidental intrusions into the riparian habitat located on the western portion of the project site.**

**BIO-3a. Temporary Construction Fencing.** Temporary protective fencing must be installed along the perimeter of the El Encanto Creek riparian habitat zone before the start of ground disturbing activities, and be maintained in good condition throughout the duration of the construction project. The riparian habitat protection zone is defined as the edge of the canopy dripline or top of bank whichever is furthest from the creek. To the extent possible, construction activities, equipment, vehicles, and personnel must remain outside of the riparian habitat protection zone.

**BIO-3b. Material Storage Requirements.** Soil, construction materials, and equipment cannot be stored within or adjacent to the riparian habitat protection zone.

## Significant and Mitigable Impacts (Class II)

### Cultural Resources

**Impact CUL-1** Ground disturbing operations on the project site have the potential to encounter previously undetected cultural resources associated with recorded archaeological site CA-SBA-1093 West.

**CUL-1a. Construction Monitoring.** All site preparation, ground disturbance, and grading in the northeastern portion of the project site adjacent to the mapped location of CA-SBA-1093 West must be monitored by a qualified archaeologist and Chumash Native American observer (with selection to be reviewed and approved by the Director). This monitoring must encompass the area within 100 feet of the mapped location of the site CA-SBA-1093 West, as well as upland areas of the project site that encompass the location of the former ranch house, which was included in the site boundary by Craig (1980). The monitor(s) must have the following authority:

**CUL-1a.1.** The monitors must be on site on a full-time basis during any site preparation, ground disturbance, and/or grading activities conducted within the specified monitoring areas. The monitors must remain on site until it is determined through consultation with the applicant, the Director, archaeological consultant, and Native American representative that full-time monitoring is no longer warranted. At such time, an alternate monitoring schedule must be identified and agreed upon.

**CUL-1a.2.** The monitors must have the authority to halt any activities impacting known or previously unidentified cultural resources and to conduct an initial assessment of the resources.

**CUL-1a.3.** In the event potential human remains (including a single bone fragment of unknown origin) are uncovered at any time, mitigation requirements established by mitigation measure CUL-1c, as described below, must be carried out.

**CUL-1a.4.** If an artifact is identified as an isolated find, it must be recovered with the appropriate location data.

**CUL-1a.5.** If a feature or concentration of artifacts is identified, the monitors must halt activities in the vicinity of the find, notify the applicant and the City, and prepare a proposal for the treatment of the find(s). This treatment may range from excavation and additional study to avoidance, depending on the nature of the find(s).

**CUL-1a.6.** The monitors must prepare a brief archaeological report documenting the results of the monitoring program and, if needed, will include an inventory of recovered artifacts, features, etc.

**CUL-1a.7.** The monitors must prepare any artifact assemblage recovered for curation with the UCSB Repository for Archaeological Collections.

**CUL-1a.8.** The monitors must file an updated archaeological site survey record for CA-SBA-1093 West with the UCSB Central Coast Information Center.

**Significant and Mitigable Impacts (Class II)**

**CUL-1b. Pre-Construction Meeting.** A pre-construction meeting, funded by the permittee, must be conducted by a qualified archaeologist and Chumash Native American observer (with selection to be reviewed and approved by the Director). The meeting must include the following:

**CUL-1b.1.** Review of the types of archaeological resources that may be uncovered.

**CUL-1b.2.** Samples of common archaeological artifacts and other cultural materials to examine.

**CUL-1b.3.** An explanation of why monitoring is required and identification of monitoring procedures.

**CUL-1b.4.** A description of what would temporarily stop construction and for how long.

**CUL-1b.5.** A description of a potential artifact discovery scenario, such as the discovery of intact human remains or a substantial subsurface deposit.

**CUL-1b.6.** An explanation of reporting requirements and responsibilities of the construction supervisor.

**CUL-1b.7.** A discussion of prohibited activities, including unauthorized collecting of artifacts.

**CUL-1c. Discovery of Human Remains.** Before any site preparation, ground disturbance, grading, and/or construction activities, the permittee and construction crew must meet on site with the local Chumash representative(s) identified as the Most Likely Descendant (MLD) by the State Native American Heritage Commission. The MLD, permittee, Lead Agency, and project archaeologist (selection to be reviewed and approved by the Director) must discuss procedures. These procedures must include those identified by Public Resources Code § 5097.98, CEQA Guidelines § 15064.5, and the Cultural Resource Guidelines of the City of Goleta *Environmental Guidelines and Thresholds Manual*. The Santa Barbara Sheriff-Coroner must be contacted if human remains are discovered. Satisfactory disposition of the remains must be agreed upon by all parties so as to limit future disturbance.

**Impact CUL-2** **Ground disturbing operations on the project site have the potential to encounter potentially significant fossil resources.**

**CUL-2a. Discovery of Paleontological Resources.** All site preparation, ground disturbance, and grading of the project site must be spot-monitored on a part-time basis by a qualified paleontologist (with selection to be reviewed and approved by the Director). The Director and the project paleontologist must develop a schedule of regular part-time monitoring. This schedule can be increased, reduced, or eliminated as warranted by observed field conditions during construction. If fossils

### Significant and Mitigable Impacts (Class II)

are exposed during grading and excavation, and found by the project paleontologist or construction personnel, the following actions must be taken:

- CUL-2a.1.** Follow appropriate notification procedures, which may include, without limitation, contacting the Santa Barbara Museum of Natural History.
  - CUL-2a.2.** Assessment of the find, usually in the field by the project paleontologist, and determination if the find is significant.
  - CUL-2a.3.** Procedures for avoiding additional ground disturbance in the vicinity of the find until it is assessed, and if deemed necessary by the project paleontologist, the find is recovered. Construction-related excavations may continue in other areas away from the discovery.
  - CUL-2a.4.** Provisions for continued monitoring of project construction consistent with the requirements of mitigation measure CUL-2.a while the find is being recovered.
  - CUL-2a.5.** Post-field initial study and curation preparation and subsequent curation at the Santa Barbara Museum of Natural History or a similar institution.
- CUL-2b. Pre-construction Meeting.** A pre-construction meeting, funded by the permittee, must be conducted by a qualified paleontologist (with selection to be reviewed and approved by the Director). The meeting must include the following:
- CUL-2b.1.** Review of the types of fossil resources that may be uncovered.
  - CUL-2b.2.** Samples of common fossils to examine.
  - CUL-2b.3.** A description of what would temporarily stop construction and for how long.
  - CUL-2b.4.** A description of a reasonable “worst-case” new discovery scenario, such as the discovery of a large mammalian invertebrate fossil.
  - CUL-2b.5.** An explanation of reporting requirements and responsibilities of the construction supervisor.
  - CUL-2b.6.** A discussion of prohibited activities, including unauthorized collecting of fossils.

### Hazards and Hazardous Materials

- Impact HAZ-1** Former farming operations on the project site could have used agricultural chemicals such as herbicides and pesticides. As a result, there is a potential that residual concentrations of agricultural chemicals exists in project site soils that would be disturbed by grading and construction activities.

## Significant and Mitigable Impacts (Class II)

**HAZ-1a. Soil Management Plan.** Prior to the issuance of a grading permit, a soil management plan for the project site must be prepared and implemented to the satisfaction of the Director. The objective of the soil management plan is to provide guidance for the proper analysis, handling, on-site management, and disposal/treatment of soil that is identified as being impacted due to the former use of agricultural chemicals on the project site. The plan must identify practices that are consistent with applicable regulations and standards including, without limitation, to the requirements of the California Division of Occupational Safety and Health, and the local Certified Unified Program Agency soil remediation standards.

To confirm the absence or presence of hazardous substances associated with former agricultural operations, a soil sampling and testing strategy shall be identified and implemented. The soil management plan must identify the following:

1. Methods and standards for identifying impacted soil.
2. Procedures for impacted soil excavation and storage.
3. Proposed impacted soil treatment or disposal methods.
4. Verification sampling to confirm that applicable soil remediation standards have been achieved.

When necessary, identified contaminated soil must be remediated under the supervision of an environmental consultant licensed and approved by the Director to oversee such remediation and under the direction of the lead oversight agency (Santa Barbara County Public Health Department).

## Hydrology and Water Quality

**Impact HWQ-1**      **The use of pedestrian trails and open space areas on the project site by dog owners would have the potential to result in downstream pathogen-related water quality impacts to Devereux Creek.**

**HWQ-1a. Pet Waste Source Control Measure.** The Storm Water Quality Protection Plan and Maintenance Agreement prepared for the Project must include provisions for the Project's Homeowner's Association to provide and maintain "mutt mitt" dispensers and trash receptacles on the project site. At minimum, dispensers and trash receptacles are to be provided at each of the three public path entrance/exit points on the project site.

## Noise

**IMPACT N-1**      **Project-related construction activities would result in short-term increases in noise levels at sensitive receptors located near the project site, and along roadways used to haul fill soil to the project site.**

**N-1a. Construction Timing.** Construction activity and equipment maintenance is limited to the hours between 8 AM and 5 PM, Monday through Friday. No construction can occur on Federal and State holidays (e.g., New Year's Day Presidents' Day Memorial Day

**Significant and Mitigable Impacts (Class II)**

Independence Day Labor Day Thanksgiving Day Christmas Day). Non-noise generating construction activities such as interior painting are not subject to these restrictions.

- N-1b. Construction Vehicle Travel Route.** Construction vehicles and haul trucks must utilize roadways that avoid residential neighborhoods and sensitive receptors where possible.
- N-1c. Equipment Location and Shielding.** Stationary noise sources such as generators or pumps must be located at least 200 feet away from noise-sensitive land uses as feasible. Electrical power must be used to run air compressors and similar power tools.
- N-1d. Construction Noise Complaint Line.** The permittee must provide a non-automated telephone number for local residents and employees to call to submit complaints associated with construction noise.
- N-1e. Equipment Noise.** Trucks and other engine-powered equipment must include noise reduction features such as mufflers and engine shrouds that are as effective as originally installed by the manufacturer.
- N-1f. Back-up beepers.** Back-up beepers for all construction equipment and vehicles must be adjusted to the lowest sound levels feasible, consistent with safety, provided that OSHA and Cal/OSHA’s safety requirements are not violated. These settings must be maintained throughout project construction
- N-1g. Material and Vehicle Storage.** Material storage and construction vehicle staging areas must be located at least 200 feet away from noise-sensitive land uses if feasible.
- N-1h. Acoustical Blankets.** Construction fencing along the north, east and west project site property lines must be lined with acoustical blankets during grading/demolition and construction to minimize noise impacts to nearby sensitive receptors.

**Impact N-2 Exterior noise levels at outdoor living areas on the southern portion of the project site have the potential to exceed the City’s threshold standard of 65 dBA CNEL.**

- N-2a. Proposed Sound Barrier Walls.** The Project proposes to construct noise barrier walls located along the project site’s southern boundary, and on the west side of proposed building No. 2, as indicated on the Project’s site plan. The proposed noise barrier walls must be of solid masonry construction with no gaps, and must be eight feet above nearby finished building pad elevations. Any gates in the sound barrier walls must be eight feet tall and constructed of wood that is at least 1.5 inches thick and overlapped sufficiently to prevent gaps due to shrinkage.

**Impact N-3 Interior noise levels in residential units on the southern portion of the project site have the potential to exceed the City’s threshold standard of 45 dBA CNEL.**

- N-3a. Interior Noise Attenuation.** Each of the following noise reduction design and construction measures are required for the south-facing walls of first floor units, and the east-, south- and west-facing walls of second floor units included in buildings 1, 2, 3, 5, 7, 9 and 11. Additional information regarding the implementation of the specified building requirements is provided in the Sound Level Assessment included in Appendix F.

### Significant and Mitigable Impacts (Class II)

1. Walls that enclose habitable spaces must be constructed with a sound transmission class rating of 50 or better.
2. Windows must be double-glazed, installed in accordance with the recommendations of the manufacturer, fully gasketed, and have a sound transmission rating of 38 or better.
3. Doors must be solid core with sound dampening and fully gasketed, sealed jambs and grouted frames, with an overall sound transmission class rating of 36 or better.
4. Wall and roof penetrations must be located on the north, west or east building elevations wherever possible. If vents are required to be located facing south, a 90-degree bend must be incorporated into the design of the ductwork or vent opening to attenuate noise. Any fireplaces must be provided with a closable damper.
5. All construction openings and joints through walls, ceilings or roof insulation for items such as electrical outlets, pipes, vents, ducts, and flues must be insulated and sealed with putty pads, and a resilient, non-hardening acoustical sealant, as appropriate, to be air tight and maintain sound isolation.
6. Specified residential units shall be provided with an air conditioning or mechanical ventilation system so that windows and doors may remain closed.

### Transportation and Traffic

#### Impact TRF-1

**Construction of the Project would result in a short-term increase in truck traffic on local roadways resulting from the importation of soil to the project site. The temporary increase in truck traffic would have the potential to result in roadway and intersection operation and safety impacts.**

**TRF 1a. Construction Transportation Plan.** The permittee must prepare and implement a Construction Transportation Plan that designates truck routes, schedules, and the need for any special flag persons or other control measures to direct traffic during peak volume periods. Soil-hauling and other construction-related truck trips must be scheduled outside peak travel periods to the extent feasible (including, without limitation, peak periods for Dos Pueblos High School). Areas on the project site areas must be designated for storage of construction equipment and materials, and adequate sight distance at the project site entrance driveway on Calle Real must be maintained throughout the construction period. On-site parking areas must be designated for construction worker vehicles. Traffic control plans will be developed to address any traffic disruption on Calle Real such as temporary lane closures. An on-site construction manager must be identified, and the construction manager's contact information (telephone number, email, website, etc.) must be prominently posted at site entrances, so that the public can contact the construction manager to address any construction traffic issues.

**TRF 1b. Construction Activity Notification.** The permittee must provide all adjacent property owners/residents with a construction activity schedule and construction routes as well as the name and telephone number of a contact person responsible for the construction schedule at least 14 days before commencement of construction activities. Any alterations or additions require a minimum seven day

**Significant and Mitigable Impacts (Class II)**

notification before the change is implemented.

**Impact TRF-2**      **Landscaping planted near the project site access driveway along Calle Real could have the potential to interfere with the sight distance of vehicles exiting the project site as it matures and becomes larger.**

**TRF 2a. Final Landscape Plan Review.** Landscaping installed adjacent to the project site access driveway along Calle Real must consist of low-growing plants that will not cause visibility obstructions for motorists exiting the project site. The final landscape plan must be approved by the Planning and Environmental Director, or designee (the “Director”) with recommendations from the Design Review Board (“DRB”).

**Beneficial Impacts (Class IV)**

**Transportation and Traffic**

The Kenwood Village Project would enhance pedestrian circulation by providing sidewalk and trail improvements adjacent to the project site.

**Table 2.3-2**

**Kenwood Village Project  
Recommended Conditions of Approval**

**Hazards and Hazardous Materials**

1. The permittee must develop response procedures to be implemented in the event that a release of hazardous materials has the potential to adversely affect project site residents. Appropriate response procedures may include, without limitation, measures for sheltering in place, and measures for the evacuation of the project site. The response procedures must be approved by the Director of Planning and Environmental Review before to issuance of a building permit.
2. The permittee must develop a notice to property owners regarding the potential risks of upset associated with the Project's location near the UPRR and U.S. 101. The notice to property owners must be reviewed and approved by the Director of Planning and Environmental Review and the City Attorney, and then recorded before issuance of a building permit.

**Water Resources**

3. **Can and Will Serve Letter.** The Owner/Applicant must provide a Can and Will Serve Letter from the Goleta Water District indicating that adequate water is available to serve the project.