

# HERITAGE RIDGE



# Timeline/History

- May 13 2014: Design Review Board Meeting
- April 6, 2015: Notice of Preparation (“NOP”) of an EIR was distributed for a 30-day public-review period
- June 17, 2016 to August 8, 2016: The original Draft EIR for the Project was circulated for a 52-day public review period
- February 9, 2021: Design Review Board Meeting
- May 14, 2021 to June 28, 2021: Revised Draft EIR, which reflected Project changes since preparation of the original Draft EIR, was circulated for a 45-day public review period

# Timeline/History

- January 2022: A Final EIR, which included public comments on the original Draft EIR and the Revised Draft EIR, was prepared
- February 2, 2022: Parks & Rec Commission Meeting
- March 28, 2022: Planning Commission Hearing #1
- April 25, 2022: Planning Commission Hearing #2
- November 14, 2022: Planning Commission Hearing #3
- March 7, 2023: City Council Hearing

# Project Goals

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- Consistency w/ City Goals, Policies & Development Standards
  - Provide Needed Housing
  - Construct 2-Acre Public Park
  - Environmental Sensitivity
    - Design Quality

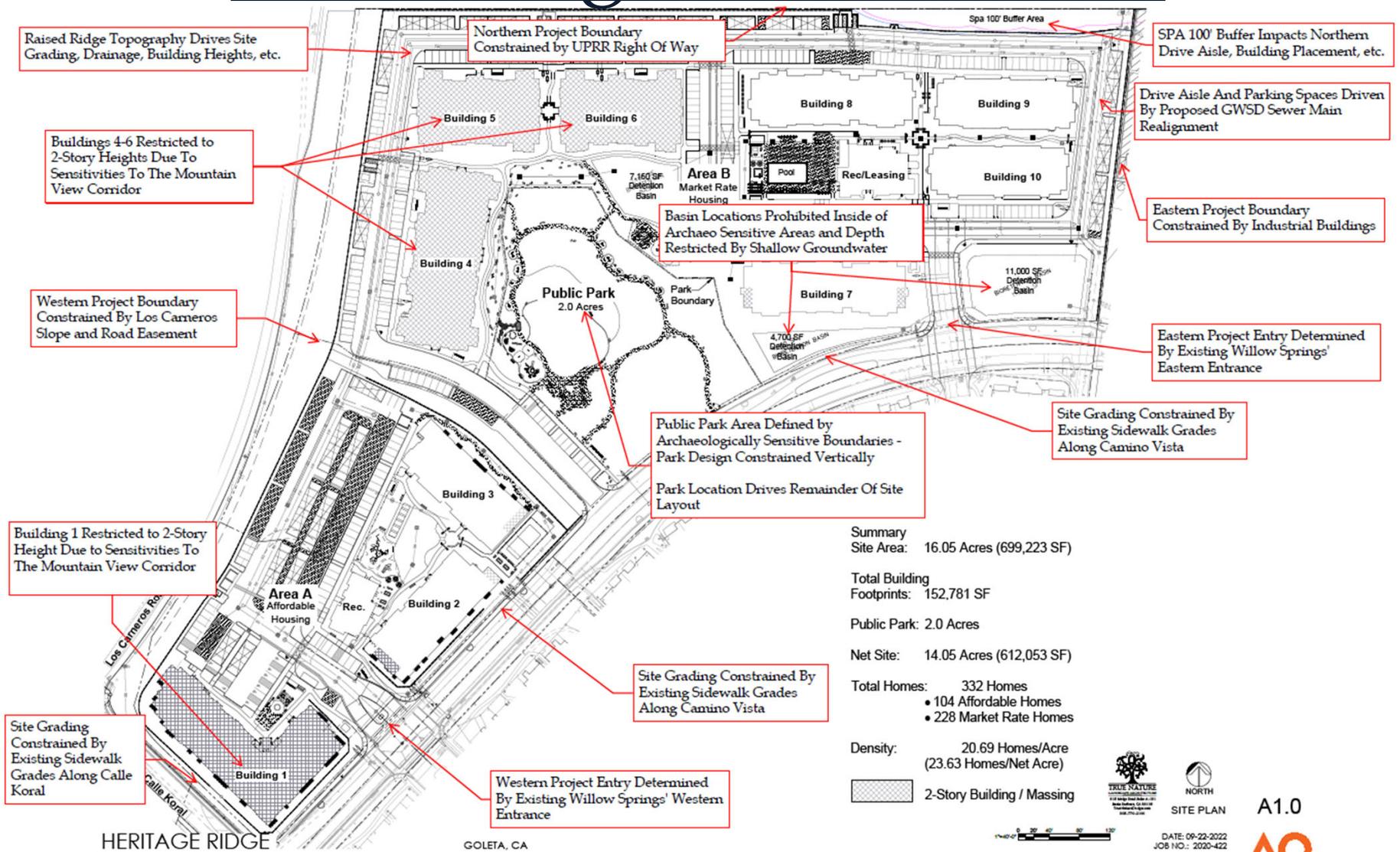
# Key Challenges & Resolutions

- Improvement of architectural design
- Sensitivity to view corridor (Mass, Bulk & Scale Reduction)
- Affordable Housing
- Off-Site Improvements
  - *SD Connection/Repair*
  - *Water Main Realignment*
  - *Camino Vista Road Widening*

# Key Challenges & Resolutions

- Infill Site w/ Constraints
- Park Improvement Enhancements
- Park Parcel Boundary Adj. – Lower City Cost
- Streamside Protection Area
- Native Vegetation Areas
- Protection of cultural resources
- Easement dedications and vacations

# Site Design Constraints



Summary

Site Area:	16.05 Acres (699,223 SF)
Total Building Footprints:	152,781 SF
Public Park:	2.0 Acres
Net Site:	14.05 Acres (612,053 SF)
Total Homes:	332 Homes
	• 104 Affordable Homes
	• 228 Market Rate Homes
Density:	20.69 Homes/Acre (23.63 Homes/Net Acre)
	■ 2-Story Building / Massing



A1.0

DATE: 09-22-2022  
 JOB NO.: 2020-422  
**AO ARCHITECTS**  
 144 NORTH ORANGE ST., ORANGE, CA 92866  
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hasbarco



RED TAIL MULTIFAMILY  
LAND DEVELOPMENT, LLC  
SEARCHING FOR OPPORTUNITY



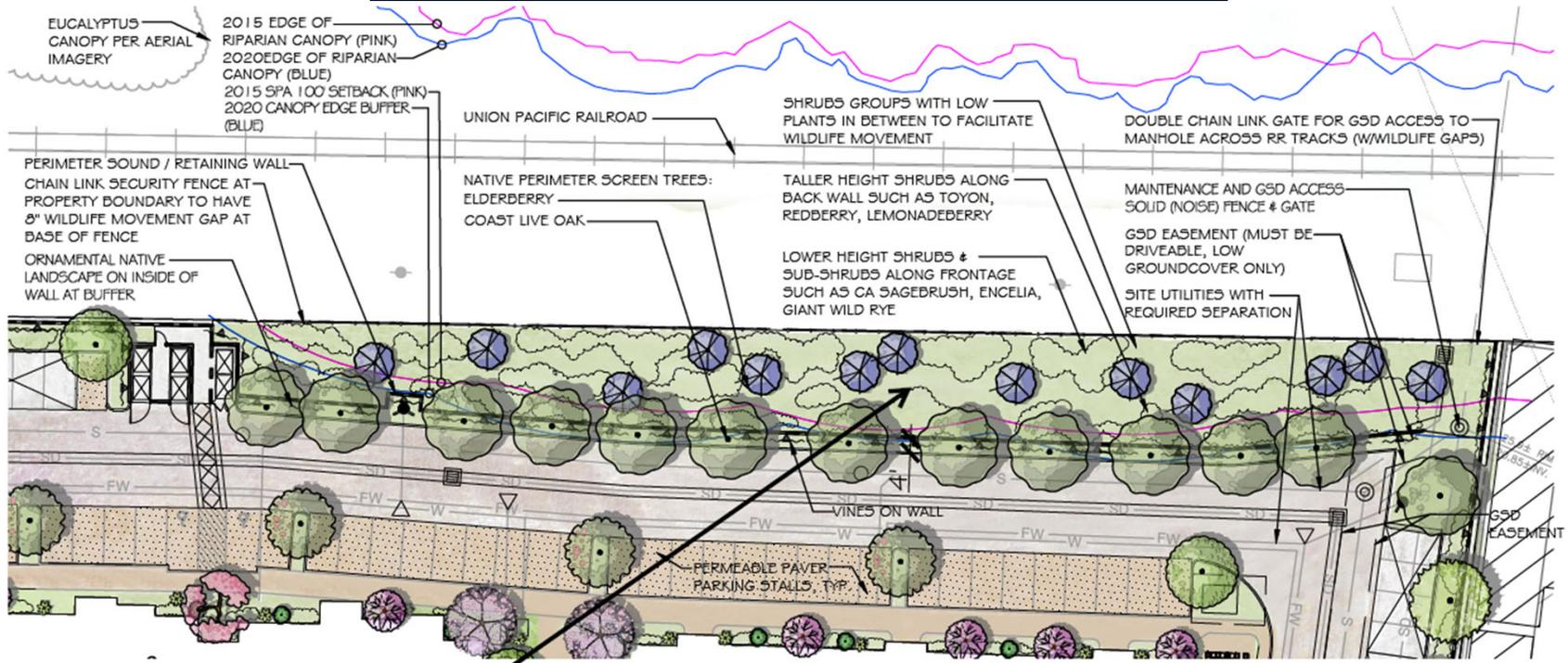
The Towbes Group®

# Environmental

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- **EIR Conclusions**
  - *Meets 100' SPA Buffer*
  - *EIR - Biological Impacts Less Than Significant*
  - *No ESHA*
  - *No Threatened & Endangered Species*

# SPA Buffer Detail



## PLANT PALETTE SPA BUFFER

ALL PLANTS TO BE PROPAGATED FROM LOCALLY COLLECTED GENETIC MATERIAL FROM GOLETA SLOUGH WATERSHED

~10,000sf + Landscape Area Outside of Wall

Botanical	Common	Water Use*
<i>Lupinus succulentus</i>	Arroyo Lupine	Low
<i>Rhus integrifolia</i>	Lemonade Berry	Low
<i>Salvia spinesa</i>	White Sage	Very Low
<i>Salvia leucophylla</i>	Purple Sage	Low
<i>Salvia mellifera</i>	Black Sage	Very Low
<i>Sambucus nigra ssp. acaulis</i>	Blue Elderberry	Low
<i>Stipa pulchra</i>	Purple Needle Grass	Very Low
<i>Quercus agrifolia</i>	Coast Live Oak	Very Low

SEE LH-1 FOR ORNAMENTAL NATIVE PLANT PALETTE



**TRUE NATURE**  
LANDSCAPE ARCHITECTURE

315 Metzger Road Ste A-151  
Santa Barbara, CA 93109  
TrueNatureDesign.com  
805-770-2100

## Heritage Ridge

Goleta, California  
Red Tail Multifamily Land Development, LLC

## PRELIMINARY SPA BUFFER EXHIBIT

PROJECT# 1313  
09/22/2022 KJT

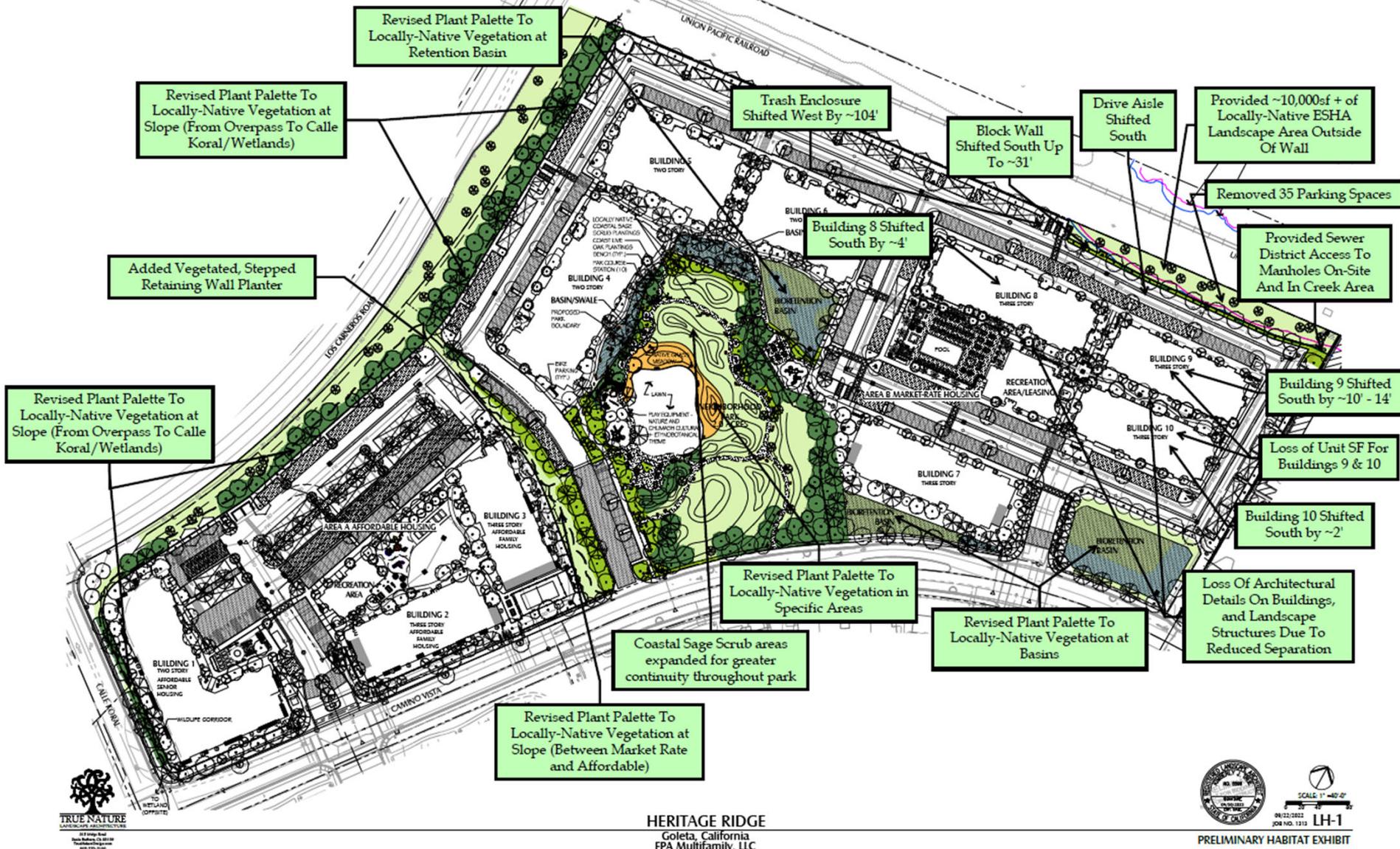


SCALE: 1" = 30'-0"



L-H2

# EDC Site Changes Summary



# Environmental Revisions Summary

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- Enhancement of vegetation design for Los Carneros Wildlife Corridor
- Revised plant palette to locally-native vegetation including expanded Coastal Sage Scrub areas throughout development
  - Protection of 100' SPA Setback

# Neighborhood Public Park Highlights

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- Protection of Cultural Sensitivities
- Consistent w/Original Intent of CC/Gen Plan
- Meets City's General Plan Definition for Neighborhood Park
- Includes Park Elements Focal in City's Parks Needs Assessment

# Landscape Architecture & Park Design

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## Address key issues including:

- **Site Design**
  - *Landscape Approach*
  - *Constraints of Site*
  - *MWELO Regulations*
- **Park Design**
  - *Cultural Sensitivities*
  - *Collaboration w/ City*



# Celebration Of Cultural History



GRNA GOAL : Ensure protection of areas associated with Native American culture & sites



# Neighborhood Park - Defined

## General Plan Definition of Neighborhood Park:

- ✓ • Typical service area radius = 0.5 mile
- ✓ • Typical size = < 10 acres (2-3 acre noted in GP for this property)
- ✓ • Easily accessible to surrounding population (by walk/bike)
- ✓ • Provides on-site parking\*
- ✓ • Typical facilities include playgrounds, picnic tables, open areas, lawns or grassy areas and benches



Examples of some proposed amenities



Goleta General Plan 3.0 Open Space, OS 6.4 Neighborhood Park; Table 3-1 Planned New Parks "C", Neighborhood Park noted for Willow Springs Phase II (Heritage Ridge)

## Additional Elements

- ✓ • Fitness Par Course
- ✓ • Cultural Educational Features
- ✓ • \*Parking (13 Spaces)

# Anticipated Levels of Affordability

Income Levels: 32\* Units @ Low & 70 @ Very Low

\*(102 Affordable & 2 Manager's Units)

- **Senior Affordable – 41 Units**

- *1 Unit For Onsite Manager*
- *10 Units For Veterans*
- *10 Units For Seniors (Medical Needs)*
- *10 Units For Seniors (Unhoused & Mental Health Needs)*
- *10 Units For Seniors (Lower Income)*

- **Family Affordable – 63 Units**

- *1 Unit For Onsite Manager*
- *12 Units For Households With Veterans*
- *12 Units For Households With A Member W/ Sig. Medical Needs*
- *14 Units For Households With A Member With Mental Health Need*
- *12 Units For Households Currently Experiencing Homelessness*
- *12 Units For Lower Income Households*

# RHNA

**Table 3. 6<sup>th</sup> Cycle RHNA – Goleta and SBCAG Region**

	Goleta	SBCAG Region
RHNA allocation 2023-2031 (housing units)	1,837	24,856

Source: SBCAG, 7/15/2021

**Table 4. 6<sup>th</sup> RHNA by Income Category – Goleta**

Very Low	Low	Moderate	Above Moderate	Total
682	324	370	461	1,837

Source: SBCAG, 7/15/2021

104 Affordable Units Meet City's RHNA

Requirements at Low and Very Low  
Income Levels = **10%** of 6<sup>th</sup> Cycle Low  
and Very Low Numbers

# Affordable Critical Path Funding/Financing

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- HASBARCO - \$12M in funding received to date
- Super-NOFA to be released April 2023
- Need Entitlements to pursue Tax Credits and Super-NOFA

# Affordable Assurances

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- 104 Affordable units (31% of Project total)
- Deed Restrict 2 Affordable Parcels
- Entitled Affordable Project
- Grade Pad/Infrastructure: Affordable Parcel
- Minimum Amts of Low & Very Low Units

# Affordable Assurances (cont.)

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- Sell To County Housing Authority
- Outside Close Date 6/1/2025
- Housing Authority Close w/o Tax Credits
- Back-Up Provisions on Sale & Construction
- Provide Surety via Quimby Fee Holdback
- Affordable Covenants & Regulatory Agmt

# Site Video Rendering



# Summary of Key Project Attributes

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- Increase To Much-Needed Rental Housing Supply
  - *Includes 31% Affordable Housing*
- Top Quality Architecture
  - *Reduced Scale & Massing – Improved View Corridor*
- Thoughtful Landscape Design
  - *A Neighborhood Park With Passive & Active Elements*
- Land Dedication For City's Circulation Element & Bikeway Plan
- Centrally Located
- Street Frontage Improvements
  - *Los Carneros Storm Drain*
  - *Water Main Relocation*
  - *Camino Vista Road Widening*

# Summary of Key Project Attributes (cont.)

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- Reduction of environmental impacts
  - 100% Avoidance of SPA
  - Locally-Native Landscape Planting
  - Improvement of view corridor
  - Reduction of export
- Home-Based Childcare
- Architectural design - Reduction of scale & massing
- City's Development Standards
- Affordable Housing - 104 Units
- 2-acre Public Park
- Land Dedications

# Project Contribution Values

<u>Offering</u>	<u>Red Tail Cost</u>	<u>Value To City</u>
Affordable Housing	\$7,000,000 in Land Value \$70,000,000 in Finished Value	RHNA Goals - 104 Affordable \$7,000,000
Streamsides Protection Area	\$700,000 Prop. Value Decrease \$375,000 Finish Value Decrease Loss of Open Space - Bldgs 9 & 10 \$1,375/yr Maintenance Costs	Project Support
Development Impact Fees	\$3,000,000 <i>(RT only)</i>	\$3,000,000
Architectural Re-Design	\$250,000	Attractive & Complementary Community
Storm Drain Improvements	\$125,000	\$125,000
Water Realignment	\$125,000	\$125,000
Camino Vista Road Widening	\$175,000	\$175,000
Public Park - Native Vegetation	\$25,000 Establishment & Monitoring \$125,000 Long-Term Maintenance	\$125,000 1.2 Acres of Native Vegetation
Park Parcel Boundary Adj.	\$2,000/yr Maintenance	Maintenance-Free Parking Area

# COA: VTM # 17

## Reimbursable Costs Of Park Construction

- PLACEHOLDER

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## Reimbursable Costs Of Park Construction

PLACEHOLDER

# COA: VTM # 17

## Reimbursable Costs Of Park Construction

### Proposed Condition Re-Wording

- Reimbursement is available for only the following costs that are reasonably incurred, including construction documents prepared after entitlement of the Project, prevailing wage labor, playground and physical park amenities, **softscape, construction equipment, and** materials, professional survey services, and professional construction management, **performance bond**, and inspection and testing services, **and certain efforts related to cultural resources within the park boundaries, including, but not limited to: Phase 3 Data Recovery (CR-1(a)), Surface Preparation and Fill Soils within CA-SBA-56 (CR-1(b)), Excavations within Northern Midden Area (CR-1(c)), Monitoring (CR-1(d)), Continued Chumash Consultation (CR-1(e)), Human Remains (CR-1(f)), and Chumash Heritage Monument (CR-2(b)).** Park improvement costs that are not reimbursable include but are not limited to, accounting, legal and other professional services, overhead and administrative charges; ~~costs incurred as a result of requirements by the Environmental Impact Report of the Project, including but not limited to the Project's mitigation and monitoring report; and costs incurred as a result of private settlement agreements and negotiations with third parties.~~

# COA: DP # 47.b

## Park Turnover

- PLACEHOLDER

# COA: DP # 47.b

## Park Turnover

### Proposed Condition Re-Wording

- “The Permittee of Lot 4 will be responsible for the installation and implementation of the plan. **Once Permittee has completed construction on the park, and the Permittee shall maintain the park until for 90 days after at which time, the City will accept title to the park. During the 90 days, the City will engage with the Permittee for the City’s standard inspection and final sign-off procedure, for which, acceptance of completion of the park and acceptance of title will not be unreasonably delayed or withheld.**”
- “On the 91st day after the City accepts title to the park, the City will assume responsibility for Park maintenance, at which time the Permittee shall be released of all obligations...”

# COA: DP # 50.B

## Parking

- PLACEHOLDER

# COA: DP # 50.B

## Parking

- PLACEHOLDER

# COA: DP # 50.B

## Parking

### Requested Removal of Condition

- ~~“If construction of the affordable units on Lots 1 and 2 has not commenced prior to the issuance of the final Certificate of Occupancy for the last building of market rate units currently planned to be Building 6, then Permittees of Lot 4 must provide 369 parking spaces (required spaces for market rate unit without any density bonus benefit) on Lot 4 or elsewhere approved for parking on Lots 1 and/or 2 as shown on the Development Plan and approved by the Design Review Board. If the 31 spaces cannot be provided on Lot 4, then Permittees must submit for a Substantial Conformity Determination (SCD) application showing the siting of the parking spaces on Lots 1 and/or 2 with the associated driveway access, pedestrian path, lighting, and landscaping creating a safe connection to Lot 4. Any parking spaces located on Lots 1 and/or 2 must be within 500 feet of the closest point of Market Rate Building 6, on Lot 4.”~~

# Q&A and Appendices

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