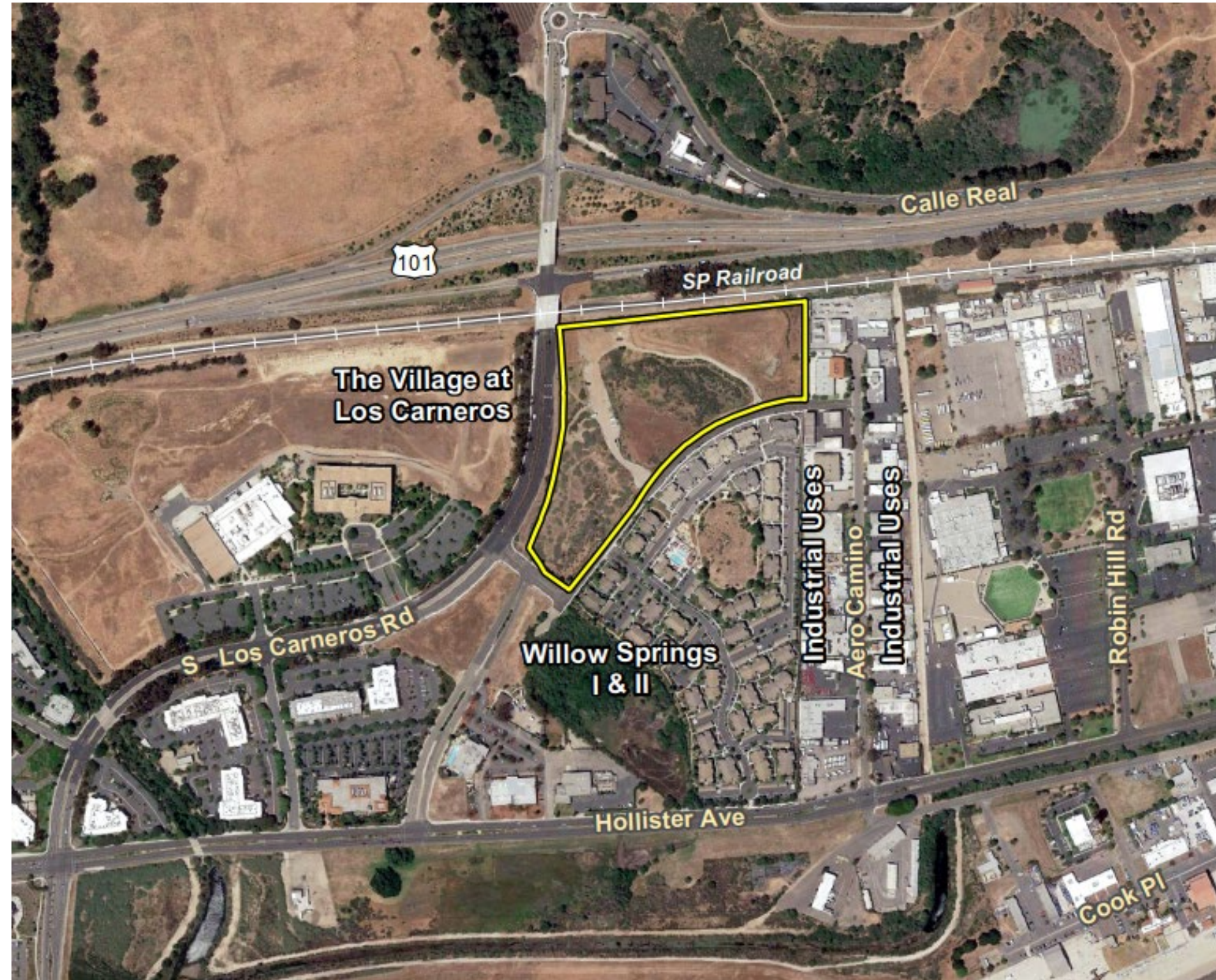


PLANNING COMMISSION HEARING MARCH 28, 2022

Heritage Ridge Residential Project





Project Site

17.36-acre vacant site
north of Camino Vista and
east of S. Los Carneros Rd.

Approval Requests

- **General Plan Amendment** to remove an Environmental Sensitive Habitat Area designation;
- **Vesting Tentative Map** to consolidate 13 lots into 4 lots;
- **Development Plan** for 332 units (104 affordable units and 228 market rate); and
- **Certification of an Environmental Impact Report**



Background

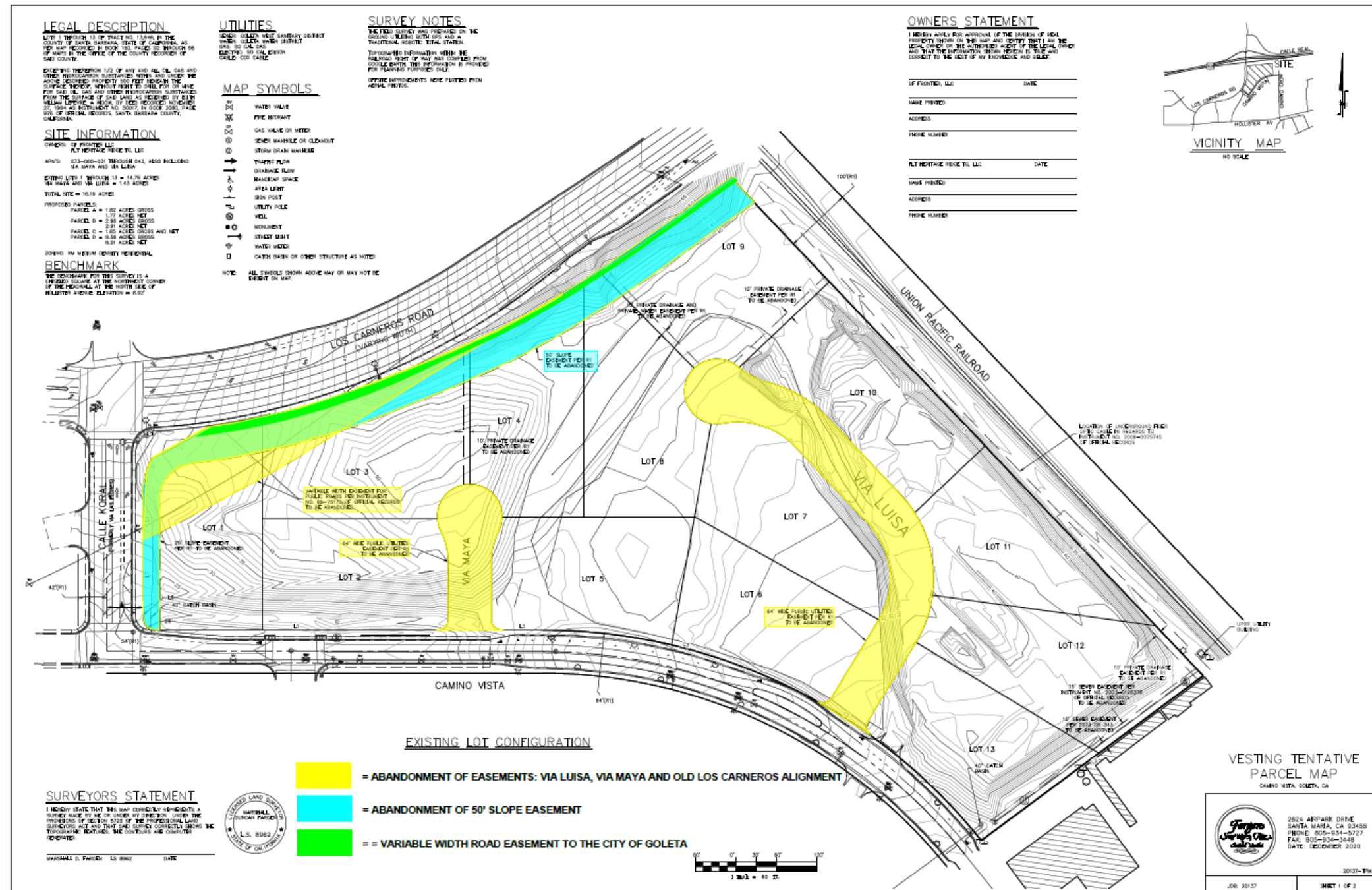
- Submitted in 2014 as 360 units (132 senior, 228 market-rate)
- Application deemed complete in 2014 (processed under old code)
- Draft EIR circulated in 2016
- Revised in 2019 as 332 units (104 affordable, 228 market-rate)
- New design to DRB in 2020 and 2021
- Revised Draft EIR circulated in 2021
- Final EIR prepared January 2022



Project Description

General Plan Amendment remove ESHA designation of Coastal Sage Scrub from the site.

Vesting Tentative Map and Roadway/Slope easement vacations merge 13 existing lots and re-subdivide into four lots; vacate three road and slope/landscape easements; and dedicate area adjacent to Los Carneros.



Project Description (cont.)

Development Plan – 332 apartment units (104 affordable, 228 market-rate) and 2-acre public park



March 28, 2022 - PLANNING COMMISSION

Affordable Units

Voluntarily proposed the 104 affordable housing units at the low and very low-income range:

Senior Affordable (41 units)

- 1 unit for an onsite resident manager
- 10 units for veterans
- 12 units for seniors who are unhoused with significant medical needs
- 8 units for seniors who are unhoused and have mental health and other needs
- 10 units for lower income seniors in need of affordable housing
-

Family Affordable (63 units)

- 1 unit for an onsite resident manager
- 12 units for households with veterans
- 12 units for households in need of housing with a family member with significant medical needs
- 14 units for households in need of housing with a family member who has mental health and other needs
- 12 units for households currently experiencing, or at risk of, homelessness
- 12 units for lower income households in need of affordable housing

Public Park

General Plan designation of two-acre public park

- Grassy lawn area;
- Playground and tot lot;
- Picnic area;
- Perimeter walking/jogging path;
- 10 fitness equipment stations;
- Meadow with native grasses;
- Educational features of Chumash village renditions; and
- Native interpretive garden.



California Environmental Quality Act (CEQA)

- **Draft EIR**
 - Circulated for public review in June 2016
 - Environmental Hearing Officer meeting in July 2016 to receive public comments
 - Administrative Draft Final EIR completed in 2018 but not certified by the City
- **Revised Draft EIR**
 - Prepared in 2021 to address project design changes
 - Circulated for 45-day public review period on May 14, 2021
 - Environmental Hearing Officer meeting in June 2021 to receive verbal public comments
- **Final EIR**
 - Prepared in January 2022



Project Changes

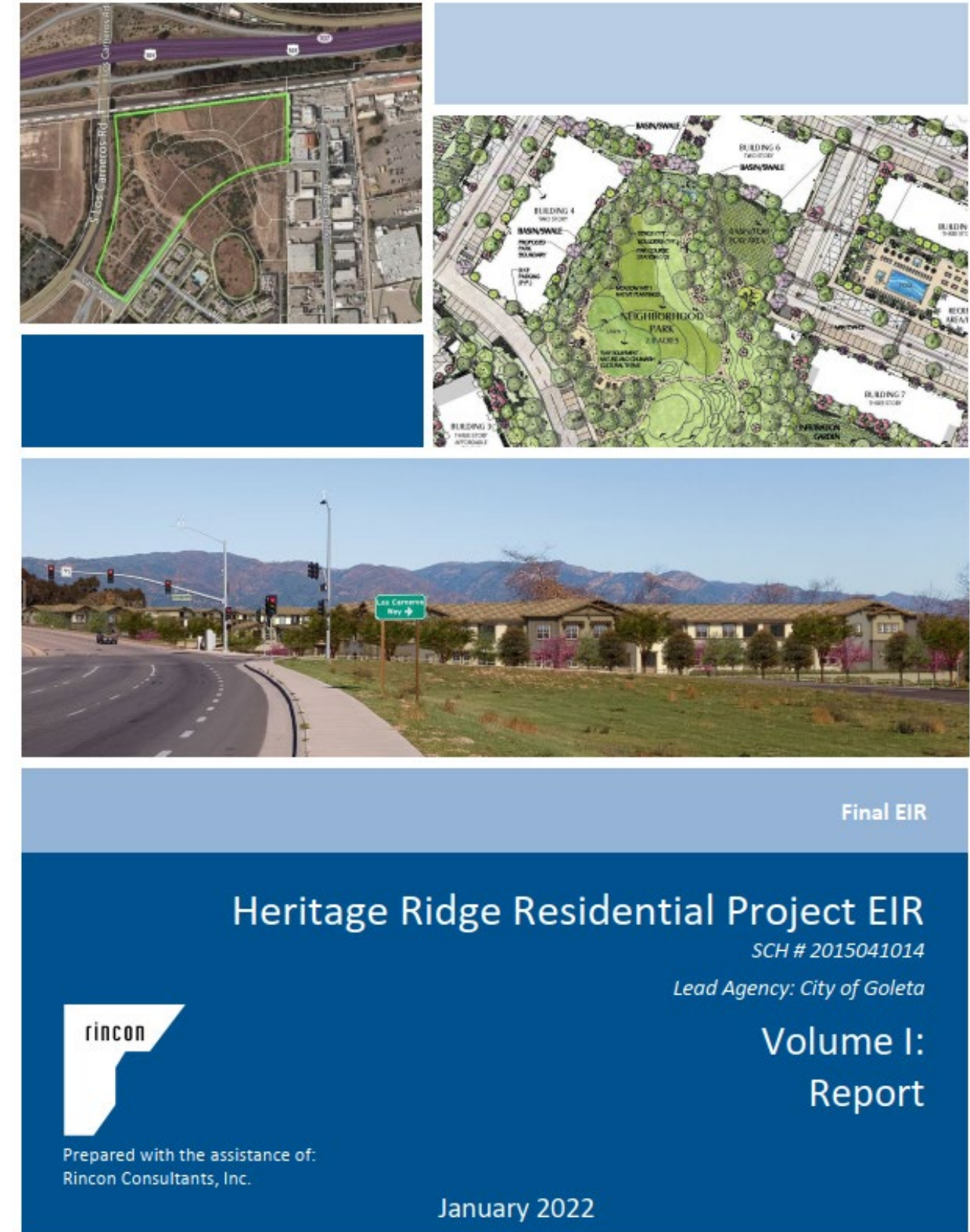
- **Changes between 2016 Draft EIR and 2021 Revised Draft EIR**
 - Reduction in number of units (360 to 332 units)
 - Change in architectural style and height reduction
 - Increased right-of-way along Los Carneros Road
 - Building setback shift along Los Carneros Road
 - Request for a SPA setback reduction from Los Carneros Creek of up to 33 feet along a portion of the northern property line
 - Merger of 13 lots into 4 lots (instead of 3 lots)
- **Changes between 2021 Revised Draft EIR and 2022 Final EIR**
 - Revised grading plan to reduce export (115,000 to 92,000 cubic yards)
 - Parking spaces reduced (543 to 507 spaces)
 - Open space increased (5.68 to 6.23 acres)
 - Meets the SPA buffer setback from Los Carneros Creek (100-foot)

Architectural Style and Height



Environmental Impact Report

- An informational document
- Discloses information about effects a proposed project could have on the environment
- Identifies mitigation measures
- Describes feasible alternatives to the proposed project
- Must be certified prior to project approval



EIR Summary

Significant Unavoidable Impacts:

- Cultural and Tribal Cultural resources (cumulative)
- Noise (short-term construction noise impacts)
- Utilities and service systems (solid waste project-level and cumulative)

Less than Significant with Mitigation

- Aesthetics and visual resources (lighting)
- Biological resources (nesting/foraging birds, indirect habitat impacts, wildlife linkage)
- Cultural resources (impacts on Native American Site #CA-SBA-56)
- Geology and soils (liquefaction potential, expansive and erodible soils)
- Hydrology and water quality (alteration of drainage patterns/increased impermeability)



EIR Topic Areas of Discussion

- Noise (short-term construction and long term)
- Utilities & Services Systems
- Geology & Soils
- Hydrology & Water Quality
- Aesthetics & Visual Resources
- Cultural Resources
- Biological Resources

Cultural and Tribal Cultural Resources

- Intact archaeological resources on the site (CA-SBA-56)
- Tribal consultation conducted pursuant to Senate Bill 18
- Assembly Bill 52 consultation not applicable; however, additional informal consultation offered in 2021 as a courtesy
- Meetings with Barbareño Band of Chumash Indians
Agreed proposed mitigation would reduce project-level impacts to less than significant

Cultural and Tribal Cultural Resources

Required mitigation:

- Phase 3 Data Recovery
- Surface preparation/fill soils for capping the archaeological resources
- Limits on excavation depth
- Use of local Chumash Consultants during grading
- Barbareño Band of Chumash Indians approval of Landscaping Plan and Chumash Heritage Monument Plan
- Procedures for discovery of unanticipated human remains occur during construction

Even with mitigation, the project would contribute to significant and unavoidable cumulative impacts to CA-SBA-56 due to previous impacts from Willow Springs I and II

Biological Resources

- Construction impacts to nesting birds
- Indirect impacts to off-site sensitive and riparian communities from introduction of invasive species
- Indirect impacts to local wildlife linkage (e.g., lighting, chemicals, pets)
- Required mitigation:
 - Nesting season avoidance or pre-construction nesting bird surveys
 - Prohibition of non-native invasive species in landscaping and erosion control seed mix
 - Lighting Plan minimizing lighting and shielding from Los Carneros Creek , Los Carneros Wetland, and the on- and off-site wildlife linkage
 - Landscape Chemical and Pest Management Plan
 - Domestic pet predation, feline disease, and wildlife corridor education
- With mitigation, impacts to biological resources would be less than significant

Biological Resources – Public Comments

Encroachment into the Los Carneros Creek SPA buffer

- Project redesigned to provide a 100-foot SPA setback

Coastal Sage Scrub ESHA

- General Plan Amendment to remove ESHA designation
- On-site coyote brush scrub and quail brush scrub habitats do not meet ESHA definition

Biological Resources – Public Comments

Wildlife movement

- Wildlife linkage limited to smaller urban adapted wildlife
- Project not changing existing wildlife linkage width
- Wildlife would be shielded from project by proposed soundwall
- Lights directed away from wildlife linkage

White-tailed kite

- White-tailed kite forage on the site, no on-site nesting habitat present
- Foraging habitat is not ESHA
- Loss of 13.29 acres of low-quality disturbed ruderal non-native grassland and shrubland habitat
- Small acreage of foraging habitat compared to larger core and habitat patches at Santa Barbara Airport, Lake Los Carneros, and Bishop Ranch



Discussion Points

- Affordable Units and Timing
- Housing Element Consistency
- General Plan and Zoning Consistency
- Public Park

Questions for Planning Commission

1. Does the Final EIR adequately inform and describe the anticipated environmental impacts?
1. Are the proposed mitigation measures reasonable and sufficient?
2. Do the Project's benefits outweigh its unavoidable adverse environmental impacts?
3. Does the Commission concur with the identified remaining Class I (significant and unavoidable) impacts?
4. Does the Planning agree that there are benefits resulting from the Project that outweigh the negative?
5. Is the VTM appropriately designed as to parcel shape/size, access points, bio-retention basin, and the provision of a public park?



Questions for Planning Commission

7. Does the Commission concur with the proposed General Plan Amendment request to update Figures 3-5 and 4-1?
8. Does the Commission concur that the five roadway easements and slope/landscape easements no longer serve a public purpose and as such it is appropriate to vacate these easements?
9. Does the Commission agree with the findings to approve the Development Plan for the 104 Affordable Housing units and 228 Market rate as proposed?
10. Does Commission concur with the proposed Quimby Fee credit for the park offered to be dedicated to the City?
11. Is the Commission able to find that the proposed Park provides “active recreation” opportunities consistent with the General Plan?



Recommendation

Continue item to April 25, 2022, for further review of project and associated staff report documents to be presented.

