



**NOTICE OF AVAILABILITY OF  
REVISED DRAFT ENVIRONMENTAL IMPACT  
REPORT for Recirculation &  
NOTICE OF ENVIRONMENTAL  
HEARING OFFICER HEARING  
Wednesday, May 26, 2021 at 5:00 P.M.**

**HERITAGE RIDGE 332 RESIDENTIAL RENTAL UNIT PROJECT  
CASE NO. 14-049-GPA-VTM-DP  
Located on the North Side of Camino Vista Between  
S. Los Carneros and Aero Camino Roads (North of Willow Springs II);  
APNs 073-060-031 through -043**

**ATTENTION:** Pursuant to the Governor's Executive Order N-29-20 dated March 17, 2020 authorizing local jurisdictions subject to the Brown Act to hold public meetings telephonically and electronically in order to respond to the COVID-19 pandemic, the Environmental Hearing Officer (EHO) hearing will be conducted telephonically and electronically and broadcast live on the City's website. The Council Chambers will not be open to the public during the meeting. The EHO will be participating electronically and telephonically and will not be physically present in the Council Chambers.

**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 Revised Draft Environmental Impact Report (Draft EIR) for the Heritage Ridge Residential Project (Project). A detailed description of the Project is provided below. The City invites comments on the adequacy and completeness of the environmental analysis and mitigation measures described in the Revised Draft EIR from April 29, 2021 through June 14, 2021.

A meeting to take comments on the Revised Draft EIR will be held by the City *Environmental Hearing Officer* on:

**DATE AND TIME:** **Wednesday, May 26, 2021 at 5:00 P.M.**

**LOCATION:** **Teleconference Meeting**

Given the local, state, and national state of emergency, this meeting will be a teleconferenced meeting (with detailed instructions for participation included on the posted agenda)

**PROJECT DESCRIPTION SUMMARY:** The Project components include the following:

1. A General Plan Amendment (14-049-GPA) to remove a designation of Environmentally Sensitive Habitat Area (ESHA) on the Open Space Map (Figure 3-5 in the Open Space Element of the General Plan/Coastal Land Use Plan) and on the Special Status Species and Environmentally Sensitive Habitat Areas Map (Figure 4-1 in the Conservation Element of the General Plan/Coastal Land Use Plan).
2. A Vesting Tentative Map (14-049-VTM) to allow the subdivision of the existing 17.36 gross acre (16.2 net acres) project site from 13 lots to 4 lots (2 lots for the Affordable housing complex, 1 lot for the market housing, and 1 lot for the public park). The subdivision map would also abandon two unused roads (Via Maya and Via Luisa).

3. Development Plan (14-049-DP) pursuant to GMC § 35-317 to allow construction of 332 rental units with associated recreational facilities. The rental units would be broken into two “neighborhoods” as follows: 104 up to a 100% supportive-units comprised of both senior affordable housing and family affordable housing units with separate recreational facilities; and 228 market-rate rental units with separate recreational facilities including a swimming pool.
4. Streamside Protection Area (SPA) buffer reduction in the northeast corner of the project site, varying from 0’ to 33’.
5. Vacation of portions of right of way and landscape easements adjacent to Los Carneros Road per Streets & Highway Code Section 8324 (b).

Also proposed is a two-acre neighborhood public park to be dedicated to the City in the center of the site and three above ground bio-retention basins including a 15,000 square foot bio-retention basin in the southeast portion of the site. The site would be served by three access points onto Camino Vista. Preliminary raw earthwork volumes are estimated at 178,000 cubic yards of cut and 15,500 cubic yards of fill and 115,000 cubic yards of export.

The project was filed by FLT Heritage Ridge TG, LLC in partnership with the Towbes Group of Towbes, LLC. In addition, the Housing Authority of Santa Barbara would be the developer for the supportive/affordable housing unit component.

**Location:** The project site is located in the Inland area of the City and is situated on unaddressed parcels located on the north side of Camino Vista between Aero Camino and Calle Koral Roads in the City of Goleta, Santa Barbara County (APNs 073-060-031 through -043). Access to the Heritage Ridge site is from Camino Vista Road. The 17.36 gross acre (16.2 net acres) Heritage Ridge site is bounded on its north by Union Pacific Railroad (UPRR) tracks, on the east by industrial buildings on Aero Camino Road, on its south by Camino Vista Road and Willow Springs II apartments, and on its west by S. Los Carneros Road/Overpass. The Project site had a General Plan land use designation of Medium-Density Residential (R-MD) with an Affordable Housing Overlay and had a Zoning designation of Design Residential (DR-20) prior to April 3, 2020. Since April 3, 2020, the property’s zoning designation is Medium Density Residential (R-MD). As the project was deemed complete prior to September 1, 2019, the development is being consider using Article III, Inland Zoning Ordinance.

#### **CHANGES REQUIRING RECIRCULATION AND ORGANIZATION OF THE REVISED DRAFT EIR**

A Draft EIR was circulated for public review in 2016 and the administrative draft Final EIR was completed in 2018. Since that time, the project has been revised to include the conversion of the senior component to an affordable housing component (targeting low/very low senior and family residents), reduction in the total number of housing units from 360 to 332 units, changed the mix of units from market rate and senior units to market rate (228 units) and affordable units (104 units) for senior and families, and to provide increased right-of-way along Los Carneros Road, resulting in a building setback shift along this roadway. The affordable unit component maybe up to 100% supportive housing if necessary funding is secured. Finally, the application was revised to remove the request for a parking modification because, as an affordable housing development, the project would qualify for reduced affordable housing parking requirements in accordance with Gov. Code Section 65915.

These changes required revision to the EIR Project Description as well as updated analysis in the following issue areas: air quality, greenhouse gas emissions, land use, noise, public services, transportation, and utilities and service systems. The proposed revisions to the project do not substantially change the overall development footprint or the project footprint relative to identified tribal cultural resources on the project site.

Moreover, since completion of the prior Draft EIR for the prior design iteration of the project, new regulatory requirements and updated CEQA guidelines and thresholds (updated in late-2018), as well as changes to the project-level environmental and cumulative setting in the vicinity of the Project have occurred. As a result of these changes, additional analysis of topics, including air quality, greenhouse

gas emissions transportation impact (thresholds have changed from Level of Service to Vehicles Miles Traveled), energy demand, tribal cultural resources, and wildfire risk, were added to the EIR.

Therefore, revisions to the prior Draft EIR are reflected in Section 2.0, Project Description, Sections 4.2 (air quality), 4.4 (cultural and tribal cultural), 4.6 (Greenhouse Gas), 4.9 (Land Use), 4.10 (Noise), 4.11 (Public Services), 4.13 (Transportation), and 4.14 (Utilities) of the Draft EIR. The cumulative setting/baseline has also been updated in Section 3.0, Related Projects. Further, new sections 4.16 and 4.17 have been added to the Revised Draft EIR in the areas of energy and wildfire, respectively, that were not included in the original Draft EIR. This recirculation also includes the relevant portions of appendices as originally contained in the Draft EIR and supplemented, as necessary, as a result of updates to the Project.

### **PUBLIC REVIEW OF THE REVISED DRAFT EIR**

The Revised Draft EIR is available for a 45-day public review period from April 29, 2021 to June 14, 2021. The Revised Draft EIR is available on the City's website at <https://www.cityofgoleta.org/city-hall/planning-and-environmental-review/ceqa-review>. Reviewers of this recirculated document should limit their comments to those that relate to the following chapters and sections of the Revised Draft EIR that have been revised or added and recirculated:

- 2.0 Project Description
- 3.0 Related Projects
- 4.2 Air Quality
- 4.4 (Cultural and Tribal Cultural)
- 4.6 Greenhouse Gas Emissions
- 4.9 Land Use
- 4.10 Noise
- 4.11 Public Services
- 4.13 Transportation/Circulation
- 4.14 Utilities and Service Systems
- 4.16 Energy
- 4.17 Wildfire

Significant and unavoidable project specific and cumulative impacts (Class I) are identified in the areas of: cultural resources (cumulative); noise (short construction noise impacts); and utilities and service systems (solid waste project and cumulative).

Potentially significant, but mitigable, impacts on the environment (Class II) are anticipated in the areas of: aesthetics and visual resources (building heights/massing compatibility & lighting); air quality (exposure of sensitive receptors); 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); and hydrology and water quality (alteration of drainage patterns/increased impermeability).

**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").

**DOCUMENT AVAILABILITY and FURTHER INFORMATION:** The Revised Draft EIR will be posted on April 29, 2021 on the City's website at [www.cityofgoleta.org](http://www.cityofgoleta.org). For more information about this project, contact project planner Mary Chang at 805-961-7567 or [mchang@cityofgoleta.org](mailto:mchang@cityofgoleta.org).

**PUBLIC COMMENT PERIOD:** The public review period begins on April 29, 2021 and ends on June 14, 2021 at 5:00 P.M. All letters should be emailed to Mary Chang, Supervising Senior Planner at [mchang@cityofgoleta.org](mailto:mchang@cityofgoleta.org). **All comments must be received no later than 5:00 P.M. on June 14, 2021.** Please limit comments to environmental issues only.

**IN LIGHT OF THE CITY'S NEED TO HOLD PUBLIC MEETINGS ELECTRONICALLY AND TELEPHONICALLY DURING THE COVID-19 PANDEMIC,** written comments may be submitted as instructed in link below or via email to Mary Chang at [mchang@cityofgoleta.org](mailto:mchang@cityofgoleta.org) or by electronic means during the Environmental Hearing Officer Hearing (date and time noted above), provided they are received prior to the conclusion of the public comment portion of the Public Hearing. Instructions on how to submit written comments during the hearing will be available on the City's website: <https://www.cityofgoleta.org/i-want-to/news-and-updates/government-meeting-agendas-and-videos>.

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)).

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