



# Heritage Ridge Revised Draft Environmental Impact Report (EIR)



# Purpose of the Environmental Hearing Officer Meeting

- Inform the community and agencies about the project and environmental review process
- Receive comments from the public and agencies on the Revised Draft EIR

# Project History

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

# Project Site

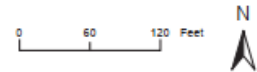
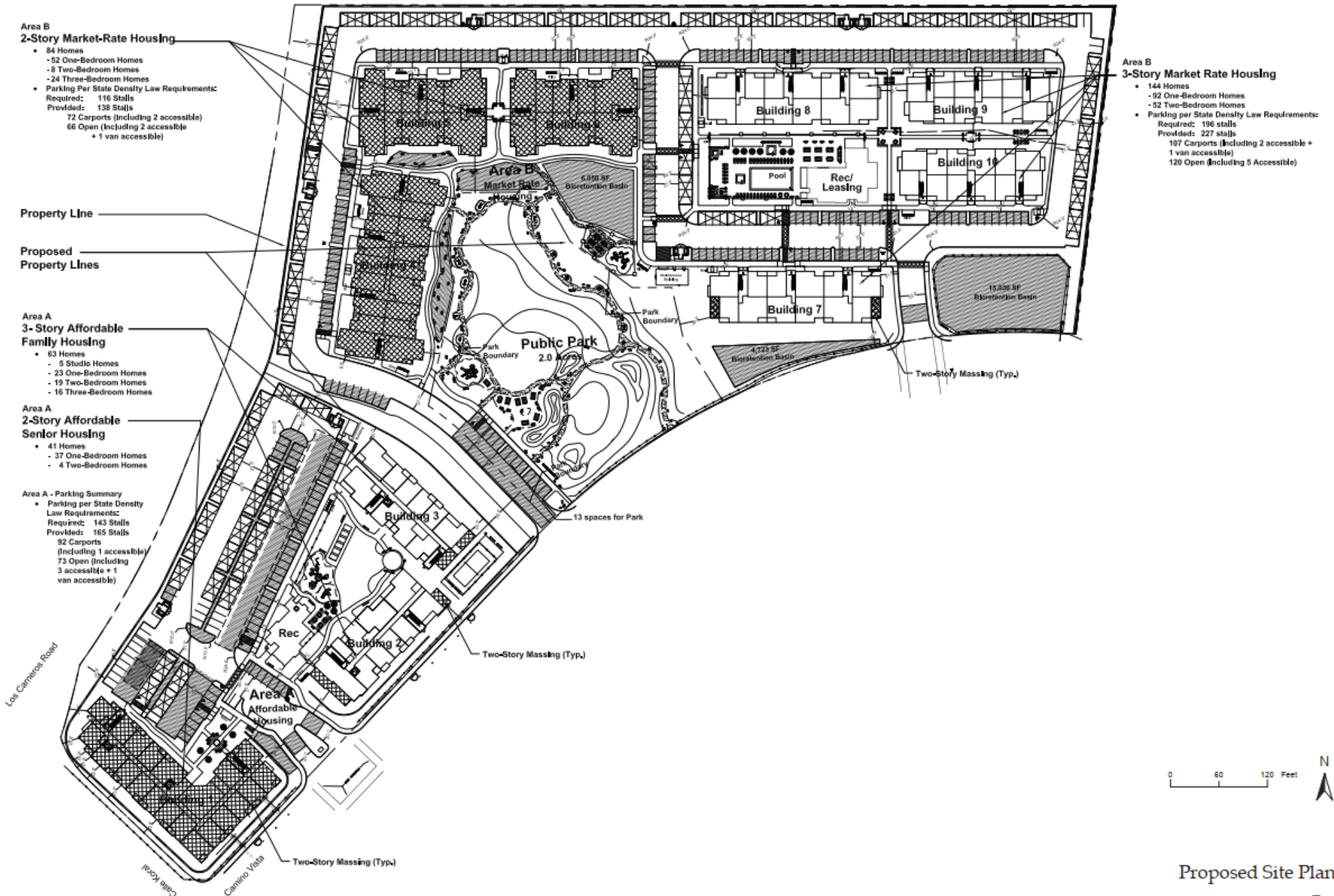
- 17.36 acre vacant site north of Camino Vista and east of S. Los Carneros Rd



## Currently Proposed Project

- 332 units (228 market rate and 104 senior and family supportive affordable units)
- 2-acre park
- General Plan Amendment to remove Environmentally Sensitive Habitat Area (ESHA) designation
- Vesting Tentative Tract Map and Development Plan
- Streamside Protection Area (SPA) buffer reduction
- Vacation of a portion of Los Carneros Road right-of-way

# Site Plan



## Project Changes Since 2016 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 buffer reduction of up to 33 feet
  - A 67-foot buffer would be provided from the edge of riparian vegetation in the northeast corner of the project site
- Merger of 13 lots into 4 lots (instead of 3 lots)

# Architectural Style and Height





# Architectural Style and Height

Previous Project



Current Project



# SPA Buffer Reduction

**HERITAGE RIDGE**  
**16.04 acres**



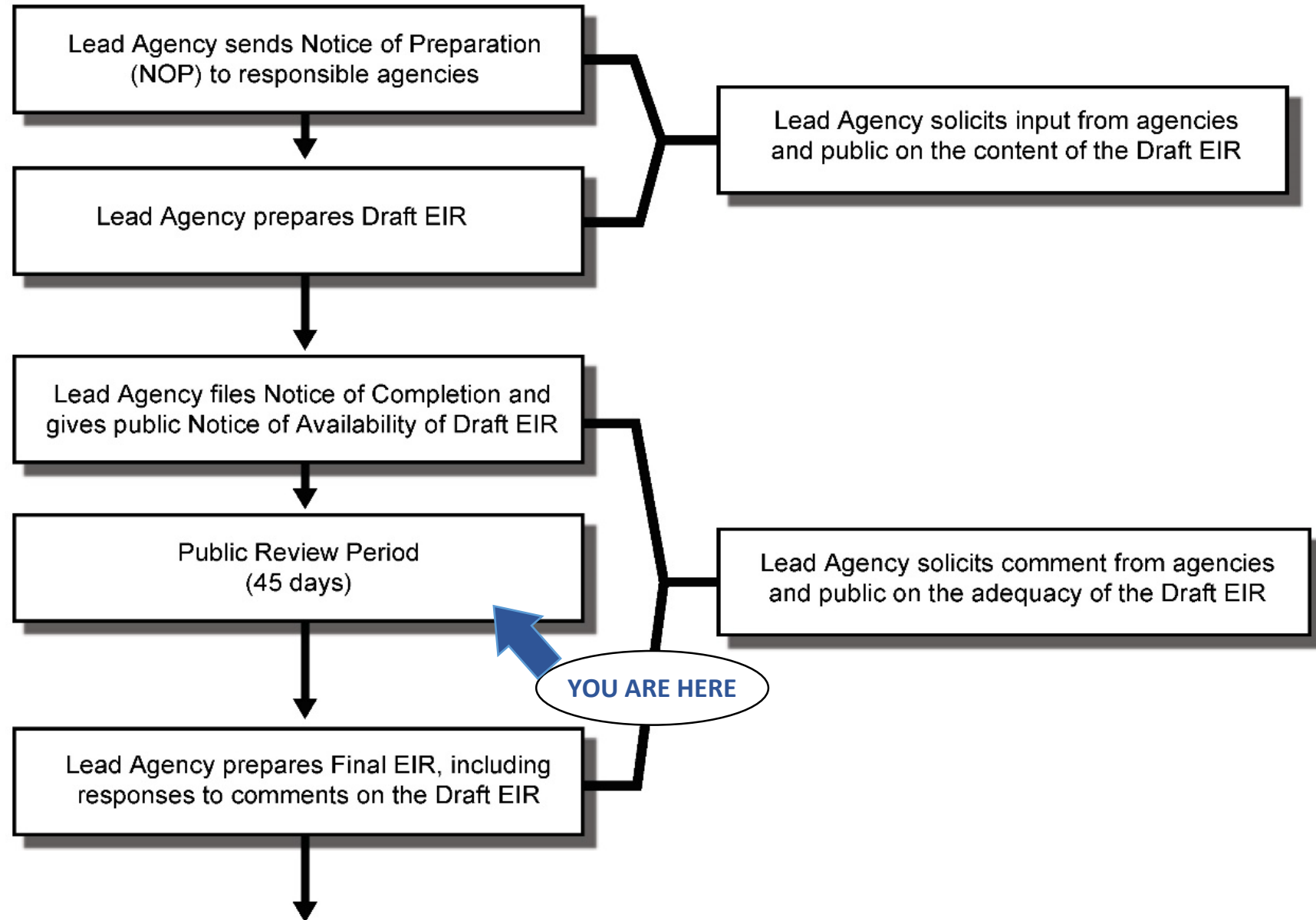
# CEQA Overview

- The California Environmental Quality Act (CEQA) is the State's primary environmental protection law
- CEQA requires that public agencies disclose environmental impacts of project that have a physical effect on the environment
- An EIR is 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

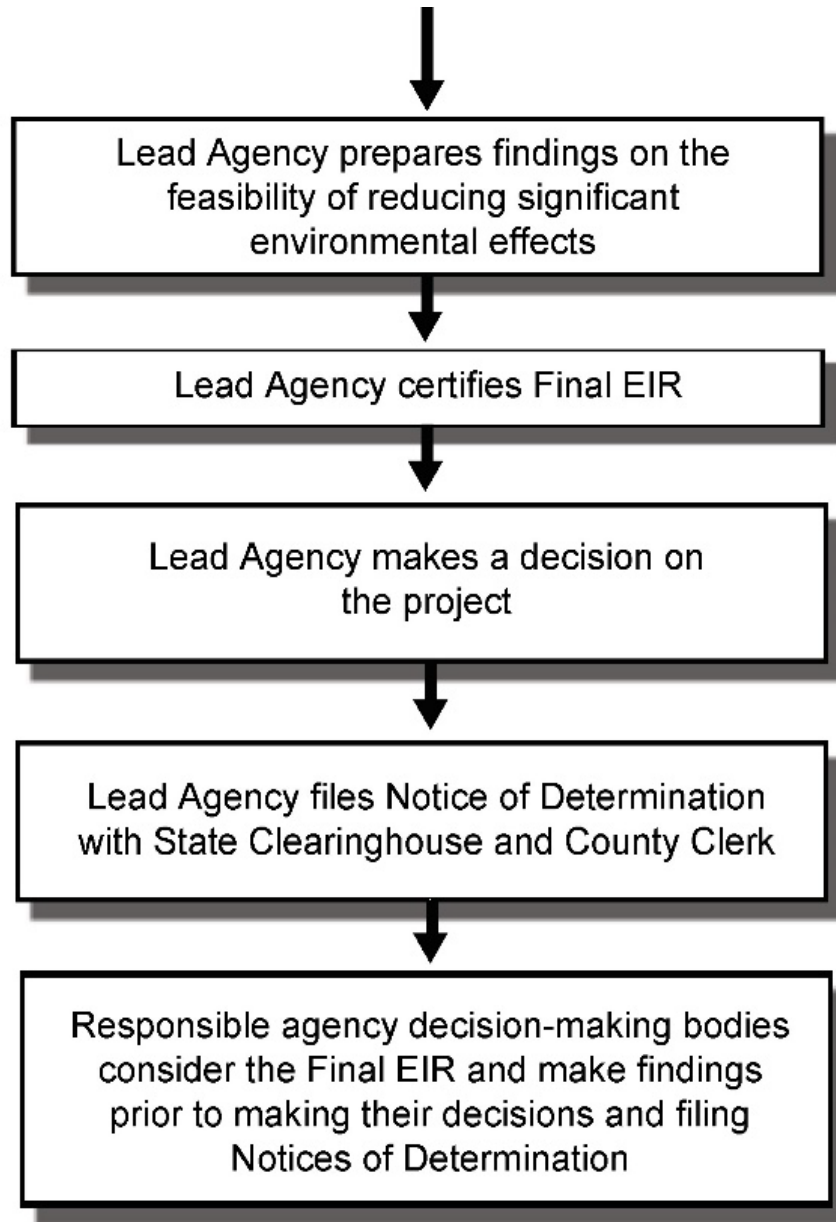
# What is an EIR?

- **An Information 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**

# CEQA PROCESS



# CEQA PROCESS (CONT.)



# Revised Draft EIR

- An EIR requires recirculation if:
  - Significant new information is added
  - New significant impacts or mitigation measures are identified
  - The severity of an impact increases
- Portions of the Draft EIR were recirculated to reflect:
  - Project design changes
  - New regulatory requirements
  - Updated CEQA guidelines
  - Changes to environmental and cumulative setting

## Sections Included in the Revised Draft EIR

- 2.0 Project Description
- 3.0 Related Projects
- 4.2 Air Quality
- 4.3 Biological Resources
- 4.4 Cultural and Tribal Cultural Resources
- 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
- 6.0 Alternatives



## **EIR Summary (Significant Unavoidable Impacts)**

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

## EIR Summary (Potentially Significant, but Mitigable Impacts)

- 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)
- Hydrology and water quality (alteration of drainage patterns/increased impermeability)

# WE WELCOME YOUR COMMENTS!



Please provide comments on the following:

- Topics included in the Revised Draft EIR
- Adequacy of the EIR analysis
- Completeness of the EIR analysis
- Proposed mitigation measures

In order to provide everyone an opportunity to speak, please limit your comments to 3 minutes.

**Please also submit a written comment for the record by June 28, 2021 at 5:00 p.m. to:**

Mary Chang, [mchang@cityofgoleta.org](mailto:mchang@cityofgoleta.org)

For more information, visit:

<https://www.cityofgoleta.org/city-hall/planning-and-environmental-review/ceqa-review/heritage-ridge>

Thank you for participating!