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CITY OF SOLVANG
PLANNING & BUILDING

Revised Project Description – Wildwood

November 28, 2024

Background

On October 6, 2023, Applicant submitted to the City of Solvang a Preliminary Application under SB 330 to build 109 residential units. On November 3, 2023, the City provided Applicant a response letter acknowledging receipt of the Preliminary Application, confirming the April 3, 2024 deadline for filing a full development application, and providing a checklist of items to be included in the full application. On April 2, 2024, Applicant filed a full development application. On May 2, 2024, the City issued a first incompleteness letter. On August 1, 2024, Applicant responded to the first incompleteness letter. On August 30, 2024, the City issued a second incompleteness letter. Applicant now submits its responses to the second incompleteness letter with supporting materials.

Applicant's revised application proposes a 100-unit multi-family residential project spread across multiple buildings on three separate building pads. The buildings on each pad are clustered around parking areas intended to serve the residents on each pad. Applicant identifies these three separate clusters as Pads A, B, and C in its plans. All buildings are intended to be two-stories and under 35' in height with one exception being a portion of one of the buildings on Pad A that is intended to exceed 35' in height. Pad B will contain a common amenity space and administrative offices.

Per SB 330 and AB 1893, 13% of the units will be restricted to qualified low-income occupants. The remaining 87% will be market rate units.

Pursuant to California Density Bonus Law, Applicant seeks the following concessions/waivers: reduced setback along Old Mission Drive from 20 feet to 10 feet; an increase in the allowable height for one of the buildings on Pad A from 35 feet to 40 feet, and waiver of potential storage and patio/balcony space requirements for condominiums.

This resubmittal includes revised project studies as requested by the City as well as new studies that were not previously provided. The following summarizes key aspects of the project, and conclusions of the project studies.

Project Development Area

The site is comprised of two fee-simple parcels totaling 5.45 acres. Appurtenant to those parcels is a 60' wide easement 1.32 acres in size that runs along the full length of the western property lines (the fee interests and easement together, the "**Project Site**"). The rights conferred by the easement allow for the site improvements shown in Applicant's site plans. The easement is defined as follows:

[...]

AN APPURTENANT EASEMENT FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, INGRESS, EGRESS, PARKING, LANDSCAPING, DRAINAGE, RETAINING WALLS TOGETHER WITH RIGHT TO

OCCUPY AND INCIDENTAL RIGHTS FOR ALL OF THE AFOREMENTIONED PURPOSES OVER A STRIP OF LAND 60 FEET WIDE, LYING WITHIN LOTS 3 AND 4 OF TRACT 13,014 AS SHOWN ON THE MAP FILED IN BOOK 127, PAGES 86 TO 89, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND BEING WESTERLY OF, ADJACENT TO AND PARALLEL WITH EASTERLY LINES OF SAID LOTS 3 AND 4.
[...]

Existing Site Conditions

An environmental survey and evaluation was prepared for the full Project Site. The analysis and conclusions are reported in the *Biological Resources Assessment and Jurisdictional Determination Report* by Langan consultants, last updated July 29, 2024 (the “**BRA**”), and *Rare Plant Survey* by Langan consultants, last updated July 1, 2024 (the “**RPS**”). The investigations found no regulatorily protected species, vegetation, or habitat on the Project Site.

Existing Native Trees

In addition to the *Biological Resources Assessment*, the Applicant had the trees on site identified and evaluated by a certified arborist and the trunk locations were surveyed by a licensed surveyor. The arborist’s analysis and conclusions are provided in an *Arborist Report* by Langan consultants, last updated July 29, 2024. While the BRA, RPS, and Arborist Report have determined that the Project Site does not contain regulatorily protected native tree species, the project has been designed to leave in place certain oak trees, stands of oaks, and other mature trees along the borders with the Mission Oaks residential community. Approximately 7-10 oak trees are planned for removal. The project’s landscape plan calls for the planting of over 150 new trees throughout the site, including replacement of native oaks at a ratio not less than 3:1. The arborist will advise on the native oak planting plan to ensure long-term health and viability of the replacement trees.

Site Plan, Views, and Setbacks from Adjacent Streets

The architectural design provides a modern agrarian style with subtle earthtone colors and features that blend with the existing commercial and residential developments surrounding the site. The proposed buildings are set back from Alamo Pintado Road and will be screened by street trees. The building fronting Old Mission Drive has a reduced front setback, as requested pursuant to the Density Bonus Law.

Grading, Drainage and Geotechnical

The overall goal of the grading plan is to balance the site as much as possible. A *Geotechnical Engineering Report* was prepared by Earth Systems Pacific and last updated July 31, 2024. A *Preliminary Hydrology Report* last updated November 26, 2024 has been prepared by Bethel Engineering. The proposed grading and drainage design accommodates both existing and project stormwater volumes.

Access Driveways, Addresses, and Street Names

The site plan provides two driveways: The Pad A cluster has dedicated access from the private road, Hillside Drive. The Applicant intends to address the Pad A buildings off of Hillside Drive. Pads B and C are to be accessed from a new private road off Hillside Drive. Applicant proposes to name the

new private road Wildwood Lane and intends to address the Pad B and C buildings off Wildwood Lane. Efforts were made to design the project with a single access driveway, however existing topography and an onsite cultural resource prevented the placement of a driveway connection between Pad A and the proposed Wildwood Lane.

The access driveway to Pad A will cross through a portion of a landscape easement in favor of Oak View Partnership (assumed to be a predecessor in interest to Mission Oaks). The landscape easement document expressly reserves in the owner of the Project Site the right to build a roadway through the landscape easement. The relevant language granting the landscape easement to Mission Oaks while reserving rights for a future roadway for accessing the Project Site is as follows:

[...]

PARCEL THREE:

AN [SP] EASEMENT FOR LANDSCAPING PURPOSES OVER THAT PORTION OF PARCEL A OF PARCEL MAP NO. 11644, IN THE CITY OF SOLVANG, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 12, PAGE 13 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY BEING 25 FEET IN WIDTH, LYING ADJACENT TO AND PARALLEL WITH THE NORTHEASTERLY LINE OF PARCEL ONE (THE ROADWAY EASEMENT) HEREINBEFORE DESCRIBED, THE NORTHEASTERLY LINE OF THIS EASEMENT IS TO BE LENGTHENED OR SHORTENED SO AS TO COINCIDE WITH THE NORTHERLY LINE OF OLD MISSION DRIVE ON THE SOUTH AND THE WESTERLY LINE OF SAID PARCEL A ON THE NORTHWEST.

[...]

THE GRANTOR HEREBY RESERVES THE RIGHT TO PUT A ROADWAY ACROSS ANY PORTION OF SAID PARCEL THREE HEREINBEFORE DESCRIBED, TO CONNECT WITH SAID PARCEL ONE, AND AT SUCH TIME, REMOVE THE PORTION OF LANDSCAPING OF SAID GRANTEE HEREIN, WHICH SAID ROADWAY WILL CROSSOVER, ALSO SAID GRANTEE OR SUCCESSORS AND/OR ASSIGNS SHALL, AT THE REQUEST OF THE GRANTOR EXECUTE A QUITCLAIM DEED COVERING ALL THAT PORTION OF SAID PARCEL THREE THAT SAID ROADWAY OF GRANTOR SHALL CROSSOVER.

Traffic Impacts

Applicant has provided a Traffic and VMT Study prepared by Associated Transportation Engineers (“ATE”), dated November 26, 2024. ATE gathered updated traffic counts in the summer of 2024 and obtained accident data pertinent to nearby intersections. The traffic analysis, making conservative assumptions, concludes that the project will have very little effect on intersection levels of service. The traffic study also reiterates the findings of the City’s recent General Plan Program EIR, which utilized a different traffic consultant, that the Wildwood project will result in a slight reduction of vehicle miles travelled compared to leaving the land undeveloped.

Onsite Cultural Resource

The project has been designed with wide setbacks from an identified underground cultural resource. The resource has been identified, surveyed, and a detailed analysis is reported in the *Confidential Phase I and Extended Phase I Archeological Resources Report* by Langan consultants, last updated November 2024. Applicant intends to protect the resource in place. Applicant has proposed an easement on its tentative map to preserve the resource.

Vesting Tentative Tract Map

The project seeks a tentative tract map for condominiums. A *Vesting Tentative Tract Map* is provided.

Project Phasing

Applicant intends to construct the project in two phases. Phase 1 would include grading the site, constructing drainage facilities, retaining walls, utilities, Wildwood Lane, and building out Pads B and C. Phase 2 would include building out Pad A. Public street improvements would be constructed during Phase 1 and/or Phase 2, as appropriate.