



COMMITTEE REPORT

August 26, 2022

TO: Montage Neighbors Rio Del Sol Ad Hoc Committee

FR: Scott Reese, Committee Chair

RE: Rio Del Sol / Montecito Neighborhood Development Update

This is your August update on the Rio Del Sol / Montecito neighborhood development status. This report is going out to those 13 property Montage property owners most impacted by the Montecito development and to the Montage Board.

You should have previously received the April, May, and June builder updates; if not, you can find them on the Montage website by copying and pasting this address into your browser.

<http://montageatmissionhills.org/rio-del-sol-ad-hoc-committee/>. The builder did not provide a July update.

Meeting Scheduled: For those interested, Rio Del Sol / Q&A meeting **on Wednesday, August 31, 6:30p by Zoom** to discuss the status of the Rio Del Sol development, answer questions based on information received to date, and discuss possible pre/post-construction mitigation strategies. Click on the link below to join the discussion.

Topic: Rio Del Sol Ad Hoc Committee - Montecito Status Update
Time: Aug 31, 2022, 06:30 PM Pacific Time (the US and Canada)

Join Zoom Meeting:

<https://us02web.zoom.us/j/89430297790?pwd=dEhrd1RmbzJTWjkzRGtYNWVkdEw3QT09>

Meeting ID: 894 3029 7790: Passcode: 011393

One tap mobile: +16694449171,,89430297790#,,,,*011393# US

Dial by your location: +1 669 444 9171 US

Developer Flyer: Attached, you will find the July builder flyer/newsletter provided by GHA builder representative Noel Humphrey. The information is self-explanatory and consistent with our understanding of the project status. We have requested that the developer provide additional information to clarify construction phasing and property wall construction.

Information Requested: We have submitted a public information request to the City for information related to the development of units on Calle La Costa and Calle Torre in Montecito adjacent to Montage. Specifically, lots 1 to 17 and 29 to 30. (See map below.) We believe plans may have been submitted for the first plan check and could be returned to Public Works Engineering next week. We have

asked for the opportunity to review the plans upon their return and should have more information by the August 31 meeting.

Aldea at the Vistas Communication: Also attached is an email from a member of the Aldea at the Vistas ad hoc Committee to the developer's representative Noel Humphrey requesting additional information. The developer's rep has not responded to that communication, which is generally consistent with the builder's response when follow-up questions are forwarded. We will share any response at the August 31 meeting. Aldea at the Vistas has been an essential partner in interacting with the developer and the City and sharing information. Our thanks to them.

Project Status: Construction progress appears steady, although slower in recent weeks, and now is somewhat behind the earlier completion timetable, which indicated models would open in late July. This is undoubtedly somewhat heat-related, but understand that the developer response to City development process requirements has also slowed. This could also be strategically related to the slowdown in home sales associated with the rise in interest rates and home values due to a shortage in housing supply. The builder is now projecting to complete the first 25 units in Montecito and Palazzo in October/November. Successive units would be permitted and constructed as demand warrants. We understand that construction-related documents for the next phase may be in development now.

Montecito marketing has been expanded on the website and through personal outreach. The website has been expanded to include more information about homes, amenities, and availability. The Montecito neighborhood will consist of 43 houses constructed contiguous to Montage and a small portion of the Espana neighborhood adjacent. Here is a link to the builder's website. <https://ghariodelsol.com/montecito.php>. The Palazzo neighborhood is on the west side of Rio Del Sol and will not significantly impact Montage.

We see that Montecito homes are currently priced starting in the mid-600s with many desirable upgrade options available. Homes are two bedrooms and a den to three bedrooms with 2.5 to 3 baths and range in size from ~1,600sf to ~1,900sf. Palazzo homes (low \$700s) range from ~2,000sf to ~2,300sf. The HOA dues at Rio Del Sol are estimated to be ~\$256.00 at build-out. Land lease payments range from \$140.00 - \$152.00. Homes are built on leased, Indian-owned land. Note also that amenity packages are outlined, which include pool, spa, barbeque, and shade structure references. No costs are provided. No information is available about Espana neighborhood homes.

Potential Impact Real Estate Sales Comps: The proposed home prices would put the new Montecito homes (assuming additional amenity costs) at approximately the same market value as Rancho Homes and below the recent sales price of Aldea and Montage homes, similar in size to the larger Montecito models. The relatively small difference in value is surprising as Montecito's homes are smaller, lot sizes are generally smaller, and homes are on leased land. At this point, it is hard to determine how Montecito home sales will impact real estate comps for Montage Plan 1 and Plan 2 home sales, which are of similar square footage. We will likely begin to get somewhat of an idea of those impacts as there are several new listings for homes in Aldea, Rancho, and Rio Del Sol with adjacency to the new Montecito development.

Sales Office: The sales office is open by appointment and offers "dusty shoe tours" of homes. This appears to be a new sales technique to stimulate interest by providing tours of the site before the actual completion of home construction. The Rio Del Sol gate is not yet allowing access to the homesites indicating that homes and neighborhoods are still under construction. The sales office can be reached with the following information.

Abby Helfand, Community Sales Director
Abby@GHASales.com
Office: 760-537-0682
Cell: 760-861-2017

Sales Map: Note that the sales map included shows one unit sold in Montecito and three lots reserved. The Palazzo sales map indicates that one unit has been sold, and two units have been reserved. A reserved designation usually means a buyer's deposit has been taken.



Home Design: Montecito home facades and roof lines are consistent with the designs seen earlier. (See renderings below). There are three-floor plans, and it appears the number of façade styles has increased from three to four and now includes two “modern” styles, a “contemporary” style, and a “Spanish” style. Two architectural styles appear to have taller roof lines. If the roof lines are situated along a north-south axis, they will have a maximum impact on Montage views. See the preliminary Model / Lot plan below.

Montecito Residence One

Single Story
1,613 sq. ft.
2 Bedrooms
2.5 Baths
Study
Open Great Room Design
Front Entry Porch, Rear Covered Patio
Two Car Garage with 8' Tall Doors

[Print Plan](#) [Close](#)

elevation A

elevation B

elevation C

elevation D

Dimensions are approximate

Montecito Residence Two

Single Story
1,766 sq. ft.
2 Bedrooms
2 Baths
Detached Casita with Private Bath
Optional Study
Open Great Room Design
Center Courtyard
Gated Entry Courtyard, Rear Covered Patio
Two Car Garage with 8' Tall Doors

[Print Plan](#) [Close](#)

elevation A

elevation B

elevation C

elevation D

Montecito Residence Three

Single Story
1,872 sq. ft.
3 Bedrooms
3 Baths
3r Suite with Private Entry
Optional Study
Open Great Room Design
Laundry Room Sink
Extended Rear Covered Patio
Two Car Garage with 8' Tall Doors

[Print Plan](#) [Close](#)

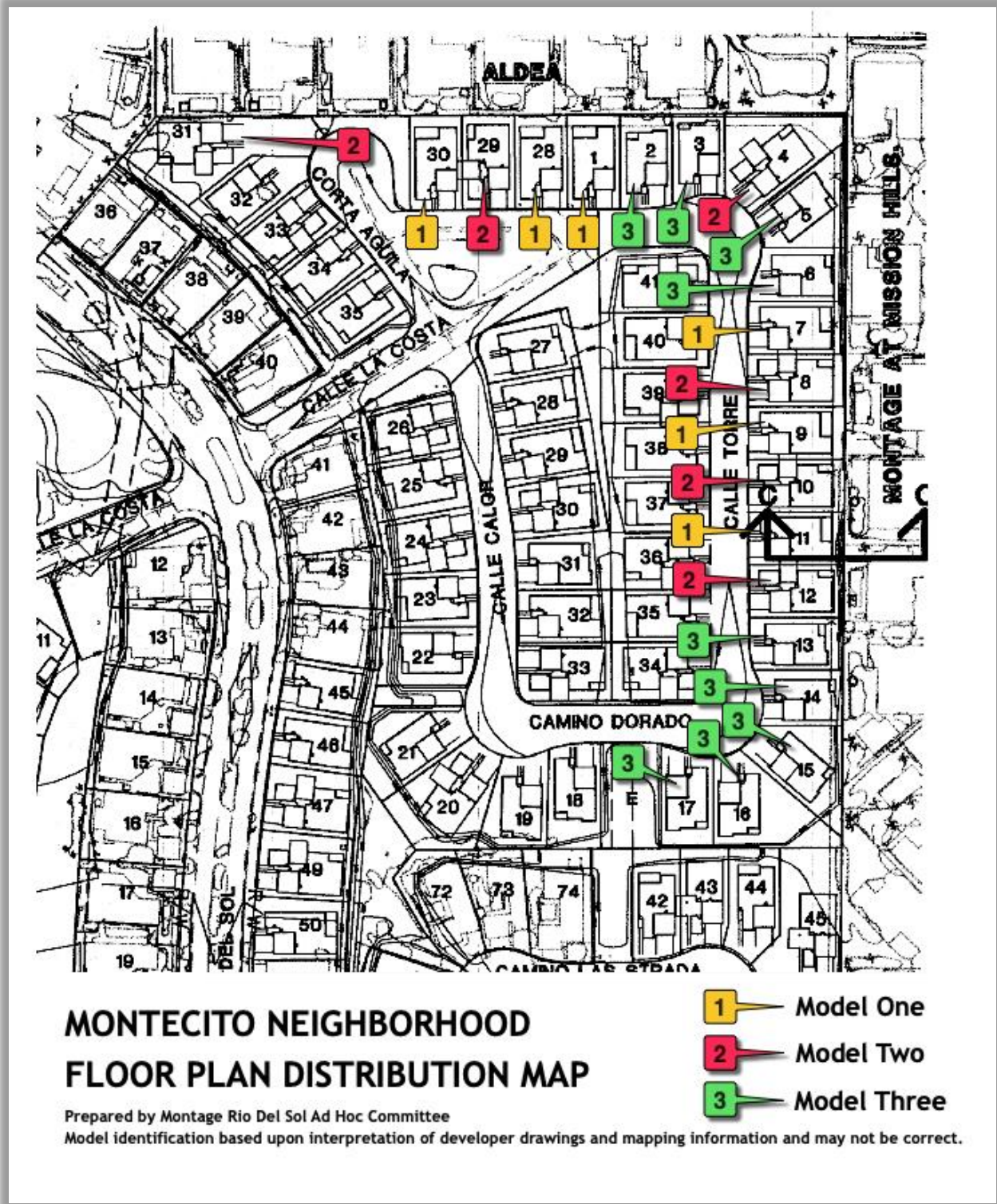
elevation A

elevation B

elevation C

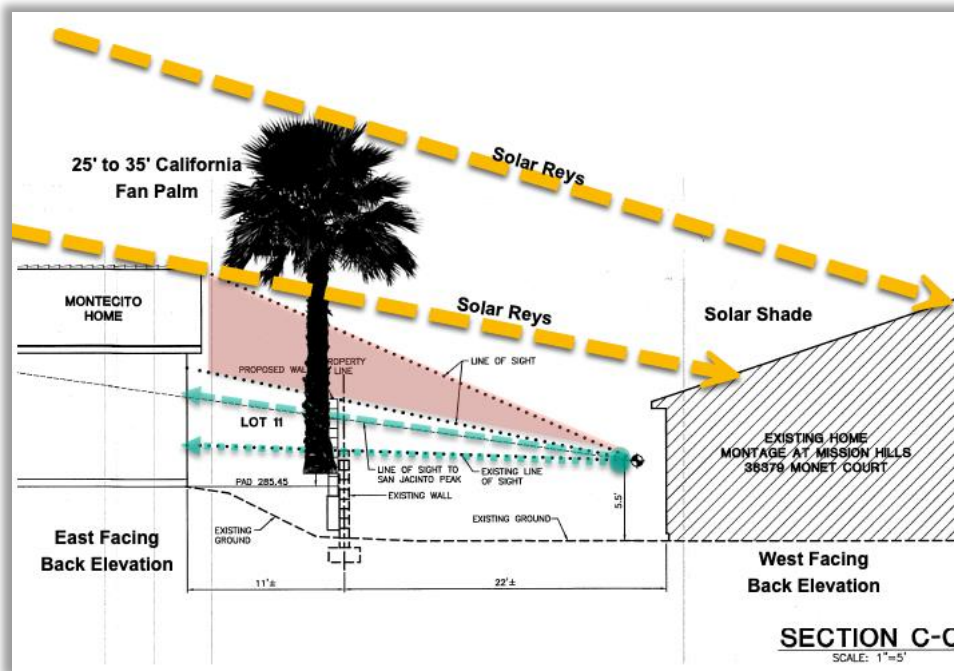
elevation D

Some homes have the minimum side yard dimensions allowed by zoning regulations. Homes appear 10 to 12 feet apart when measured on side-by-side lots. This is not dissimilar to Montage in some locations. However, street widths and home-to-home facing distances apart are much narrower than Montage and will present more of a barrier feeling when viewed from Montage.



Solar Access: Homes must meet the minimum state-mandated requirements for solar installation, and homes will include typical roof-mounted solar panels, some of which will face east toward Montage. The minimal systems can be expanded at the time of sale or added later. Based upon the model type, projected roof orientation, and optimal roof positioning for solar panels, it would appear that the options for side-yard tree planting will be reduced because side-yard planting would interfere with new home solar access. If correct, this condition could benefit from preserving some west-looking Montage view corridors. Regardless, Montage homeowners should seriously consider proceeding with any contemplated rear yard tree planting to protect their right to do so. The installation of solar panels on Montecito homes may reduce Montage homeowner's backyard landscape options.

The State Solar Shade Control Act provides limited protections against shading from vegetation on adjacent properties. Specifically, the law prohibits adjoining property owners from allowing new trees or shrubs to grow to cast a shadow covering more than 10% of the solar system's absorption area between 10 a.m. and 2 p.m. Because existing vegetation is excluded, solar homeowners should account for the expected growth of vegetation that might shade their system or neighbors' systems over the productive life of the vegetation (Public Resources Code § 25980-25986). Here is a link to a research paper outlining California law related to solar access. https://www.sandiego.edu/law/documents/centers/epic/100329_SSCA_Final_000.pdf



Perimeter Wall: We believe the new wall height will project 24" to 30" above the current Montage wall. Montecito homes will be located approximately 7' to 15' from the wall. Montecito floor elevations will be 24" to 30" above the current Montage floors. Montecito residents will look down into Montage lots. The following diagram demonstrates that montage residents will look up into the porch. The impact on each Montage home will vary based upon Montage home floor elevation, distance from rear yard wall, adjacent Montecito home floor elevation, distance from the wall, and home ridgeline height and orientation. See the diagram above.

What's Next? : Montecito is under construction. The Builder GHA is a successful Cathedral City business with an excellent reputation. GHA built Montage and Aldea at the Vistas. The City would like to see Montecito succeed. The Montecito homes appear well-designed, attractive, and priced at a point below Montage homes. Market conditions (interest rates, home prices, materials availability, market competition) may impact the momentum of Montecito development, but it seems apparent that development will continue until complete. It appears as though some Aldea ATV, Montage, and Rancho residents are being motivated to sell their homes based on Rio Del Sol's progress.

We are doing the best we can to try and keep Montage, Aldea, and Rancho Association members informed and updated about the development-related activity as information becomes available. We will continue to work with our neighboring associations to do what we can to minimize the impact of the Montecito construction. We will try to provide impacted residents with ideas and strategies to help mitigate pre/post-construction impacts as the interest warrants.

It seems likely that the visual, noise and privacy impacts of Montecito construction and occupancy on Montage residents near Picasso Court and Monet Court will be significant, especially at first. There are strategies and improvements that can be used to reduce some of those impacts. Many of those strategies would be most effective if implemented soon and before the phases of Montecito are under construction contiguous to Montage. It is up to you, as residents of Montage, to study the information available and give thought to these issues and mitigation strategies if you are concerned.

We are here to attempt to answer your questions or direct you possible helpful information and ideas as we can.

Please get in touch with me should you have any questions.

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