

HERITAGE RIDGE CONDITIONS OF APPROVAL ERRATA

Bold Underlined = revised language

~~Strikethrough~~ = deleted language

Vesting Tentative Map

1. This Vesting Tentative Parcel Map (VTM) authorizes Permittees the implementation of the Project Plans attached as Exhibit 1 to Resolution No. 22- _____. The VTM merges 13 existing lots and creates four lots and two road lots. Lot 1 is ~~4.85~~ **1.82** acres and is planned for senior income-restricted housing, associated infrastructure, and common open space. Lot 2 is 2.96 acres and is planned for family income-restricted housing, associated infrastructure, and common open space. Lot 3 is approximately 2 acres and is planned for a City-owned public neighborhood park. Lot 4 is 9.56 acres and is planned for market rate housing, associated infrastructure, and common open space. The 1.17 acres of existing street Right of Way, currently used for Calle Koral and Camino Vista, will continue to be used for public street purposes. The project includes the vacation of an easement that accommodates an alignment of Los Carneros Road that the City does not plan on pursuing, a slope easement associated with the Los Carneros Specific Plan (the Specific Plan has been previously rescinded), and two paper streets, Via Luisa and Via Maya, which were dedicated with the recordation of Tract Map 13,646 but not constructed. Hence, these streets appear “on paper” but do not physically exist. In exchange for the vacation, the Vesting Parcel Map includes dedication of approximately 0.14 acres along Los Carneros Road near the bridge over Union Pacific Railroad for roadway purposes, as indicated on the Vesting Parcel Map.

8. Santa Barbara County Fire Department (SBCFD): Permittees must comply with all conditions and requirements outlined in the June 26, 2014, September 22, 2014, and May 11, 2015, **or as updated in the future as applicable**, Santa Barbara County Fire Department letters to the satisfaction of the SBCFD as applicable to facilitate recordation of a Vesting Final Parcel Map.

9. Santa Barbara County Air Pollution Control District (APCD): Permittees must comply with all conditions and requirements outlined in the June 24, 2021 **or as updated in the future as applicable**, Santa Barbara County Air Pollution Control District letter to the satisfaction of the APCD as applicable to facilitate recordation of a Vesting Final Parcel Map.

10. Goleta Water District (GWD): Permittees must comply with the conditions and requirements outlined in December 23, 2020, Goleta Water District letter **or as updated**

in the future as applicable, to the satisfaction of the GWD as applicable to facilitate recordation of a Vesting Final Parcel Map.

11.Goleta West Sanitary District (GWSD). Permittees must comply with all the conditions and requirements outlined in the February 1, 2022 **or as updated in the future as applicable**, Goleta West Sanitary District letter, to the satisfaction of the GWSD as applicable to facilitate recordation of a Vesting Final Parcel Map.

12.Prior to or concurrent with the recordation of a Parcel Map:

- A. Permittees shall submit a draft Final Parcel Map for review and approval by the Public Works Director that conforms to the State Subdivision Map Act and the City's Municipal Code beginning with Chapter 16 "Subdivisions". The map shall show the following:
 - i.The vacation of street right of ways for Los Carneros, Calle Koral, Via Luisa and Via Maya.
 - ii.Provide for a variable width street easement at the northerly corner of Calle Koral and Camino Vista to provide for the minimum 10' from the property line to the face of curb in accordance with the street design standards.
 - iii.The offer to dedicate of the park parcel, Lot 3 to the City of Goleta in fee in accordance with City of Goleta Municipal Code Section 16.14.110.
 - iv.Show and dedicate on the Parcel Map, an easement for public road purposes along Los Carneros Road and Camino Vista as shown on the approved Tentative Parcel Map.
 - v.Show and dedicate on the Parcel Map, all other easements as shown on the approved Tentative Parcel Map. Each easement shall be identified as being a public or private easement and state which parcel benefits from said easement, where applicable.
 - vi.**Provide an easement for public access and parking on Lot 4 to serve Lot 3**
~~Indicate a reciprocal ingress and egress over the shared driveway located on Lots 2 and 3.~~ The Permittees shall be responsible for the maintenance and upkeep of the shared driveway.
 - vii.Reference a deed restriction for the 104-unit affordable-housing project on the Final Map for Lots 1 and 2.
 - viii.Reference the area on Parcel 4 to be preserved via covenant as non-buildable open space in recognition of the streamside protection buffer from Los Carneros Creek on the property.

ix. Show no ~~parking or~~ access allowed along the Calle Koral frontage of the site.

x. Identify existing public easements to remain as well as existing public easements to be abandoned in the manner prescribed in Section 66499.20.2 of the Subdivision Map Act.

a. For any public easements to be abandoned, the applicant shall provide proof of 'notice to abandon' to any affected public agency and utility provider.

b. For any public right of way easement to be abandoned, the applicant shall show on the Final Parcel Map the locations of utility easement reservations if requested by the utility providers.

12 B. For Calle Koral

v. Design/show Landscaping between the back of the existing sidewalk and the property line. This improvement must be installed prior to the issuance of the first certificate of occupancy.

vi. Design/show Class II Bike Lanes. On-street parking and site access will not be allowed. The bike lane must be completed prior to the issuance of the first certificate of occupancy.

vii. Applicant must implement modifications to the traffic signal at the Los Carneros Rd/Calle Koral intersection. Modifications will include installation of protected left-turn phasing for the Calle Koral approaches and upgrade of the video detection system to current City standards.

~~viii. Applicant must develop a Traffic Signal Modification Plan and submit to Public Works for review approval prior to Development Permit issuance. Traffic signal modifications to be implemented prior to issuance of occupancy certificate/final building clearance. (This gets moved to Development Plan Condition No. 47 C – see below)~~

Development Plan Conditions

8. The City will only issue permits for development, including grading, when the **requested** construction documents (e.g., grading plans **or** building plans, etc.) are in substantial compliance with the approved Development Plan (Lots 1, 2, 3 and 4) and the associated Final Map has been recorded. The size, shape arrangement, use, and location of buildings, walkways, parking areas, drainage facilities, and landscaped areas must be developed in substantial conformity with the approved plans. Substantial conformity must be determined by the Planning and Environmental Review Director.

30. **Santa Barbara County Fire Department (SBCFD):** Permittees must comply with all conditions and requirements outlined in the June 26, 2014, September 22, 2014,

and May 11, 2015, or as updated in the future if applicable. Santa Barbara County Fire Department letters to the satisfaction of the SBCFD prior to issuance of a building permit.

31. Santa Barbara County Air Pollution Control District (APCD). Comply with all conditions and requirements outlined in the letter dated June 24, 2021, or as updated in the future if applicable, from the Santa Barbara County Air Pollution Control District to the satisfaction of the APCD prior to the issuance of a building permit.

32. Goleta Water District (GWD). Comply with all of the requirements of GWD to the satisfaction of the GWD as outlined in the December 23, 2020, GWD letter or as updated in the future if applicable, including securing water service connections prior to the issuance of building permit.

33. Goleta West Sanitary District (GWSD). Comply with all of the conditions and requirements of Goleta West Sanitary District letter of February 1, 2022, or as updated in the future if applicable to the satisfaction of the GWSD, including securing sewer service connections prior to issuance of building permits.

47. Prior to Encroachment Permit(s) Issuance, the Permittees must:

- A. Use City Resolution No. 15-46, Construction and Major Maintenance Limitations, in the public right-of-way for construction working hours and lane closure limitations.
- B. Submit for and secure approval of a Haul Permit from the Public Works Director or designee. All applicable permits for the placement of exported material at off-site location(s) within the City limits must be provided to the Public Works Director or designee. The Haul Permit must clearly identify:
 - i. The proposed haul routes
 - ii. The proposed location for placement of export material.
 - iii. Measures to ensure that all haul trucks hauling debris, sand soil and/or other loose materials shall be covered and/or maintain a minimum 2 feet freeboard.
 - iv. Measures to ensure that construction vehicles only use the City's designated Truck Routes, as clearly indicated on the Haul Route Exhibit. All other routes are prohibited.
 - v. Measures to ensure that construction parking is implemented in a manner that will minimize the potential for traffic interference. Include construction parking designated area(s) on Haul Route exhibit.
 - vi. Clearly identify the proposed area for construction vehicle staging and location(s) for construction vehicle ingress and egress. The ingress/egress pattern shall be identified on the Haul Route Exhibit.

C. Secure approval of a Traffic Signal Modification Plan from the Public Works Director. Traffic signal modifications to be implemented prior to the issuance of occupancy certificate/final building clearance for Lot 4.

50. The Permittees is responsible for ascertaining and paying all applicable City Development fees, including without limitation, fire facility fees, library fees, fire protection, police services fees, public administration fees, and transportation fees as required by the GMC. In addition, the impact fees established by the Goleta Union/Santa Barbara Unified School Districts (School Fees) shall also be paid in accordance with the requirements of those entities. This condition also serves as notice pursuant to Government Code Section 66020(d) that the City of Goleta is imposing development impact fees ("DIFs") and the Permittees have 90 days after the imposition of the fees to protest fees.

The Permittees must pay all applicable development impact fees and other contributions in full no later than at the time specified in the below chart. The amount of the actual fee may be different than that listed below, as the Permittees must pay the most current rate of the fee in effect at the time of payment and on the latest edition of the Institute of Traffic Engineers Trip Manual. This application is exempt from any additional impact fee types enacted after October 1, 2014 (date the Vesting Tentative Map was deemed complete). At the Permittees' discretion, the Permittees may choose to pay the below listed fees at any time, but no later than the time frame specified.

FEE	RATE	ESTIMATED FEE	TIME DUE	AGENCY
Fire Facility (228 Units)	\$951 per unit	\$216,828	CO	City
Library (228 Units)	\$788 per unit	\$179,664	CO	City
Public Administration (228 Units)	\$2,531 per unit	\$577,068	CO	City
Transportation (150 PM Peak Hour Trips)	\$14,068 per trip	\$2,110,200	CO	City
School Fees	Set by School Districts	--	BP	Goleta Union & SB Unified School Districts
TOTAL	—	\$3,083,760	—	—

CO = Certificate of Occupancy
BP = Building Permit

(This condition got renumbered from Original Condition 50 B)

~~50.~~ **51.** Prior to issuance of effectuating Zoning Clearance and building permits, the Permittees of Lot 4 must provide a copy of the 55-year affordable-housing deed restriction for the provision of 104 rental units on Lots 1 and 2, which will be recorded upon final map approval.

(This condition was originally Condition 50 A).

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Peak Hour Trips)				
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The remaining conditions, Numbers 52- 55, get renumbered as Conditions Number 53-56.