



The Towbes Group

Investment | Development | Construction | Property Management

13 March 2019

By Mail and E-mail

Mayor and City Council Members
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Subject: **Los Carneros Road and Calle Koral
March 19, 2019 City Council Agenda**

Dear Mayor Perotte and City Council Members,

The above matter, which regards vacation of surplus easements for Los Carneros Road and Calle Koral, is scheduled for your Council's review on the March 19, 2019 City Council Agenda. As described in the Staff Report, the vacation request includes the variable width easement for roadway purposes that was for the antiquated Los Carneros Road alignment and is no longer needed, and a 50-foot easement that parallels Los Carneros Road and transitions to a 25-foot easement along Calle Koral which is a slope easement for landscape purposes (the "slope easement") (together, "the easements").

Our project team has reviewed the Staff Report prepared by Charles Ebeling, Public Works Director. We agree with your staff that the 30% design plans commissioned by the City and prepared by MNS Engineers show that the City's projected Capital Improvement Plans for this area require only that the City retain 10 feet of a street easement along the southerly end of the subject site and accept dedication of a 5-foot easement at the northerly end. Accordingly, we request that the City Council direct staff to proceed with the "Next Steps" as described in the Staff Report. These steps involve completion of processing of the Heritage Ridge project, including a public hearing for the vacation of the right of way per Government Code Section 65402 and Council action at a future date following Planning Commission recommendation on the project.

The subject easements are not needed and surplus to the City's present and projected needs. The easements at issue comprise a variable width easement that extends across the southwestern portion of the Heritage Ridge site along Los Carneros Road. The easement is memorialized in a 1986 Property Exchange Agreement ("Agreement") between the County of Santa Barbara and the prior owner of the subject site. The prior owner had agreed to realign Los Carneros Road as a condition of development approval. The easement was created to serve the old alignment of Los Carneros Road until the realignment could be completed. The road realignment took place, creating Los Carneros Road as we know it today. Unfortunately, in the property's transition from the County to the City of Goleta, the County neglected to abandon the easement. The second easement is a slope easement that was an element of an old specific plan that was repealed a number of years ago.

21 East Victoria Street, Suite 200, Santa Barbara, CA 93101

Telephone: (805) 962-2121 • Web: Towbes.com • Mailing Address: P.O. Box 20130 Santa Barbara, CA 93120-0130
BRE #01173601





Los Carneros Road ROW Vacation Request

13 March 2019

Page 2

The surplus easements are no longer necessary to serve present or prospective City needs. Not only is the realignment of Los Carneros Road complete, but City GTIP Project R-13 (see page 7 of the staff report) already proposes to realign Los Carneros Way to align with the intersection of Camino Vista and Calle Koral. The City's adoption of this GTIP project demonstrates that the subject easements are no longer necessary to connect Los Carneros Road and Los Carneros Way.

The Staff Report correctly states that retention of 10 feet of the easement along the southerly end of the subject site and acquisition of a 5-foot easement at the northerly end will accommodate future City improvements to Los Carneros Road, Calle Koral, and Los Carneros Way. The Towbes Group, Inc. will provide these easements to the City as part of the Heritage Ridge project, which will come to the Planning Commission and your Council shortly for review and action. The Heritage Ridge site is identified in the City's General Plan as a Central Hollister Housing Opportunity Site and is the third and final phase of the Willow Springs residential development (phases 1 and 2 having been built over the last 15 years). The project's 353 rental units will include 125 rental units restricted to seniors 55 and older (with no "buy-in" fee required) and 228 workforce housing rental units. The project includes a 2-acre public park which the City's General Plan requires for this site. The project provides substantial benefits for the Goleta community.

The project team has worked diligently with Public Works in Public Works' development of the 30% improvement design, whereby the City will retain a 10-foot easement and Heritage Ridge, L.P. will dedicate a 5-foot easement. This proposal meets the City's present and prospective public improvement requirements. We respectfully request that the City Council direct staff to proceed with the "Next Steps" as described in the Staff Report.

Should you have any questions or require additional information, please contact me at (805) 962-2121 or cminus@towbes.com.

Sincerely,

Craig Minus

Vice President – Development

The Towbes Group, Inc.

cc: Michelle Greene - City Manager
Charles Ebeling - Public Works Director
Marti Milan, City of Goleta
Steve Fort, SEPPS
Dale Weber, MAC Design Associates
Peter Brown, Brownstein Hyatt Faber Schreck, LLP

From: Charlene Marie [mailto:char4n6@gmail.com]

Sent: Monday, March 18, 2019 4:07 PM

To: Roger Aceves <raceves@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>; skasdin1@gmail.com; Stuart Kasdin <skasdin@cityofgoleta.org>; Paula Perotte <ppperotte@cityofgoleta.org>; paulaperotte@cox.net; Kyle Richards <krichards@cityofgoleta.org>; Deborah Lopez <dlopez@cityofgoleta.org>; Michelle Greene <mgreene@cityofgoleta.org>

Cc: John DiBenedetto <jdbsurfdog@cox.net>; Cynthia Brock <cjbrockca@cs.com>

Subject: Monarch butterfly habitat management plan

Please include eucalyptus planting / replanting and care in the plan.

As you consider adopting the plan at Tuesday's meeting, please make sure to include eucalyptus trees in the list of trees considered for planting / replanting. Diversifying what we plant will help the overall health of the mesa but I want to make sure we don't overlook the importance of the eucalyptus. I request specifically that you alter the following:

Policy 12-1 to read:

Eucalyptus trees within the Coverage Area shall be managed, as feasible, to ensure tree health and longevity.

Policy 12-1.2; Table 2 should include eucalyptus trees as well as native trees.

We can be better caretakers. During the next drought let's find a way to provide water / maintenance for the trees on the mesa.

Thank you very much for your consideration. I appreciate all the hard work you do for us and the care and attention you give to this community.

best regards,

Charlene Marie

398 Coronado Dr, Goleta, CA 93117

----- Forwarded message -----

From: **George Relles** <grelles@cox.net>

Date: Tue, Mar 19, 2019 at 10:00 AM

Subject: Testimony re Item C. 2 on March 19 Agenda - Los Carneros and Calle Koral

To: Aceves, Roger <raceves@cityofgoleta.org>, Kyriaco, James

<jkyriaco@cityofgoleta.org>, Kasdin, Stuart <skasdin1@gmail.com>, Perotte, Paula

<paulaperotte@cox.net>, Richards, Kyle <krichards@cityofgoleta.org>, dconstantino

<dconstantino@cityofgoleta.org>, mgreene <mgreene@cityofgoleta.org>

Dear Goleta Mayor and City Council Members,

I'm writing about item C. 2 on your March 19 meeting agenda. I am urging you to carefully consider the current and future needs for the right of way, before you cede it to the developers of Heritage Ridge.

Please do not give the right of way away unless you are 100% certain that the city of Goleta will retain the ability to place a Class I bike lane in that very area.

Here are the reasons that a Class 1 bike lane in that exact area is vitally needed today and will become even more important in the near future:

- Los Carneros is the only safe crossing over 101 in eastern Goleta. The Fairview overpass and Storke overpass are both undeniably dangerous for bicyclists, due primarily to the highly congested and mounting traffic.
- We expect Lost Carneros overpass to become even more congested with more traffic from not only on the completion of Villages at Los Carneros and Heritage Ridge itself. There are other nearby traffic generating projects on the drawing board, most prominently at the nearby business park. And UCSB expansion continues at a rapid rate.
- One of the main hopes for reducing motor vehicle transportation is to promote bike transportation.

We need a Class I bike lane in that very spot you are considering ceding. Please make sure we can fill the need for a Class I bike lane at Los Carneros, before you abandon the right of way.

Thank you for considering my request.