

# Los Carneros ROW and Heritage Ridge Apartments

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## LANDSCAPE DESIGN INTENT

**GENERAL DESIGN:**  
THE LANDSCAPE DESIGN GRACEFULLY BLENDS THE EXISTING WILLOW SPRINGS NEIGHBORHOOD WITH THE PROPOSED NORTH WILLOW SPRINGS PROJECT BY USING A SIMILAR PLANT PALETTE AND CARRYING THE TWO RAIL FENCE ALONG CAMINO VISTA. GRASSY MEADOWS OF NATIVE AND CLIMATE ADAPTED PLANTS PLANTED WITH LARGE TREES CREATE AN INVITING STREETSCAPE WHILE FILTERING AND RETAINING STORM WATER.

**WATER USE:**  
THE PROPOSED PLANT PALETTE FEATURES TOUGH, LOW MAINTENANCE WATERWISE PLANTS. THE LANDSCAPE IRRIGATION SYSTEMS WILL BE COMPOSED OF EFFICIENT DRIP IRRIGATION AND STREAM ROTATOR HEADS OPERATED BY A CLIMATE-SENSITIVE SMART CONTROLLER WITH AN ON-SITE WEATHER MONITORING STATION.

**NEIGHBORHOOD PARK:**  
THE PARK IS SITED AT THE KNOLL AND FEATURES A LEVEL GRASSY PLAY LAWN AND POND AREA. SURROUNDED BY BEAUTIFUL NATIVE FLOWERING PLANTS, THE LOW, BRIGHT TOLERANT COASTAL BUSH SCRUB PLANTS PROVIDE HECTAR FOR BUTTERFLIES AND FOOD AND FORAGE FOR BIRDS. LOVELY FLOWERING NATIVE SHRUBS AND MAJESTIC TREES SUCH AS COAST LIVE OAKS, ISLAND OAK, AND STEAMORE PLACED UPON MOUNDS FRAME THE PARK.

**SENIOR HOUSING:**  
TALL NARROW DROPCANOPY TREES HIGHLIGHT AND FRAME THE ART DECO ARCHITECTURE OF THE SENIOR HOUSING BUILDINGS. LARGE LANDSCAPED GARDENS PROVIDE PLACES TO REST, GARDEN, AND PLAY. SPORTS SUCH AS BOCCE BALL OR LAWN BOWLING, A CENTRAL POND AREA AND OUTDOOR GAME TABLES NEXT TO THE POOL, SPA, AND RECREATION BUILDING COMPLETE THE ADULT SITE AMENITIES.

**WORKFORCE HOUSING:**  
BEAUTIFUL WATERWISE PLANTINGS ENHANCE THE CONTEMPORARY ARCHITECTURE. THE MORE FORMAL CENTRAL COURTYARDS OPEN UP TO INFORMAL, NATURAL LANDSCAPE AREAS WHICH BLEND INTO THE PARK AND STORM WATER BASINS WHICH ARE DESIGNED TO REUSE GRASSY MEADOWS WITH LARGE CANOPY TREES.

## SENIOR HOUSING

BIO-RETENTION BASIN

COMMUNITY VEGETABLE GARDEN

BOCCOCELAIN BOWLING COURTS

ARTIFICIAL TURF WITH INFILTRATION CAPACITY BELOW

POND AREA AND OUTDOOR

GARDENING TABLES UNDER ARBOR

POOL AND SPA AREA WITH

PERMEABLE PAVING AT POOL DECK

WALL PER CIVIL ENGINEER'S PLAN

TRASH ENCLOSURE PLANTED

WITH VINES (TYP.)

KNOX AND HIRE GARDEN

WITH FOUNTAIN

CARPORTS (TYP.)

TALL DECIDUOUS TREES SUCH AS

CAULIFLOWER

SHOGHOM

## WORKFORCE HOUSING

CARPORTS (TYP.)

RETAINING WALL PER CIVIL

ENGINEER'S PLAN

PERMEABLE PAVING IN OPEN PARKING

STALLS PER CIVIL ENGINEER'S PLAN

2 STORY BUILDINGS PER

ARCHITECT'S PLANS (TYP.)

WATERWISE PLANTINGS OF

WATERWISE, 5-4 FT. NATIVE

SHRUBS ON SLOPE ALONG LOS

CARNEROS ROAD SUCH AS:

- JONIS COULTER CLOSTRUM

- JOHN DOUGLAS MAZANTHA

- DARK SPAN CLOSTRUM

- CORREBERRY

- ROUND SAN BRUNO

- BUCKWHEAT

- ISLAND SHAPETRAGON

- DEER GRASS

LOW GROUNDCOVERS ON

SLOPE SUCH AS:

- DWARF COVOTE

- DRUM

- CARAMEL CREEPER

- DWARF AGAVE

- PINK CREEPING MYOPORUM

WILDLIFE CONNECTION:

- A BROAD PLANTING

TO CREATE A

MEANDERING TRAIL

FOR SMALL MAMMALS

SUCH AS RODENTS

CANOPY TREES SUCH AS:

- COAST LIVE OAK

- ISLAND REDWOOD

- REDBUD

WATERWISE BIO-RETENTION BASIN  
AND SWALE PLANTINGS SUCH AS:  
- REED GRASS  
- CAREX SP.  
- CUTTED HAIR GRASS  
- MULESNEEDLE SP.  
- AUTUMN MOON GRASS

MAIL BOXES (TYP.)

FLOWERING TREES SUCH AS:

- JACARANDA

- LARIX ARBUTUS

- NARROW TREES SUCH AS:

- SHOESTRING ACACIA

- UPRIGHT ACCENT PLANT SUCH AS:

- BLUE JUNIPER

- VARIEGATED TAMARISK

## WORKFORCE HOUSING

AMENITIES:

BIO-RETENTION BASIN PLANTED

WITH TURF FOR ACTIVE PLAY

ENCLOSED POND AREA WITH TABLES,

BARBECUES, AND TOT LOT

RECREATION AREA WITH POOL, 2 SPAS,

POND TABLES, BARBECUES, AND

SMALL PLAY LAWN

EXISTING EUCALYPTUS TREES (OFF-SITE) TO REMAIN

3-STORY BUILDINGS (TYP.)

PERMEABLE PAVING ON BRICK ON SAND AT

COURTYARDS AND RECREATION AREAS

VINES ON TRASH ENCLOSURES

WALLS PER CIVIL ENGINEER'S PLAN

TALL NARROW TREES TO ENHANCE

3 STORY BUILDINGS SUCH AS:

- JONIS COULTER CLOSTRUM

- SHOESTRING ACACIA

- AUSTRALIAN WILLOW

- JACARANDA

WALL PER CIVIL ENGINEER'S PLAN

EVERGREEN CANOPY TREES

BOUNDARY SUCH AS:

- SHOESTRING ACACIA

- AUSTRALIAN WILLOW

- BROADLEAF

PERMEABLE PAVING AT PARKING STALLS

PER CIVIL ENGINEER'S PLAN

GOLETA WEST SANITARY DISTRICT

EASEMENT - 10 TREES, LOW

GROUNDCOVER SUCH AS GREEN

CARPET NATAL PLUM

INFILTRATION GARDEN

PLANTED WITH GRASSES

AND CAREX SPECIES

## NEIGHBORHOOD PARK (SEE CL-3)

2.0 ACRES

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2.0 ACRES



TRUE NATURE  
LANDSCAPE ARCHITECTURE

10000 E. 10TH AVE  
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HERITAGE RIDGE

Goleta, California



SCALE: 1"=40'-0"

3/1/18

JOB NO. 1312

PRELIMINARY LANDSCAPE PLAN

CL-1

# Overview of Easements Currently Held by City on Heritage Ridge Property

- ▶ Old LCR Alignment: Remnant ROW of former alignment of Los Carneros Road. LCR was realigned approx. 1990
- ▶ 50' Landscaping Easement: Imposed in 1980s as part of Raytheon and Los Carneros Community Specific Plans. These SPs no longer exist. Heritage Ridge, L.P. (Applicant) now owns LCC property

# Old Los Carneros Road Alignment

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- ▶ 1983-84: County conducted planning exercise for Raytheon and Los Carneros Community properties
- ▶ Entire LCR corridor planned for industrial uses
- ▶ County knew that LCR was going to be realigned shortly
- ▶ 1983-84: County adopted Specific Plans for Raytheon and Los Carneros Community properties



# Old Los Carneros Road Alignment

- ▶ It was the two properties that made LCR realignment possible:
  - ▶ Raytheon contributed \$ and new ROW; County deeded back all interest in old LCR alignment
  - ▶ Los Carneros Community contributed \$ and new ROW; County deeded back fee but kept easement because realignment had not yet occurred
  - ▶ Property Exchange Agreement between County and LCC stated that, after realignment, hearing would be held to “abandon or vacate the public road easement retained” by the County

# Old Los Carneros Road Alignment

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- ▶ In 1990 Los Carneros Road was realigned.
- ▶ In an omission, County never calendared the hearing to deed back the easement for old alignment
- ▶ Applicant bought the LCC property after realignment
- ▶ City of Goleta stepped into County's shoes upon incorporation, but has not yet calendared hearing to deed back easement

# Old Los Carneros Road Alignment

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- ▶ What is current status of old LCR ROW alignment?
  - ▶ all pavement and improvements removed by County
  - ▶ no maintenance performed by County or (since 2002) by City
  - ▶ old alignment is completely fenced off
  - ▶ No City of Goleta maps show the old LCR alignment as a public road
  - ▶ Old LCR alignment has been completely abandoned for almost 30 years

# 50' Landscape Easement

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- ▶ 1983-84: Raytheon and Los Carneros Community Specific Plans each required 50' Landscape Easement on each side of LCR
- ▶ Purpose was to buffer visual impact of industrial development
- ▶ City of Goleta General Plan in 2006 changed land uses of both properties to Residential – “industrial” buffer no longer needed

# 50' Landscape Easement

- ▶ Goleta City Council rescinded both Specific Plans
  - Los Carneros Community SP in 2012 and Raytheon Specific Plan in 2014
- ▶ In doing so, City Council made findings that old SPs are outdated
- ▶ **No 50' landscape easement was required on west side of LCR when City Council approved the Villages at Los Carneros project in 2014**
- ▶ No City regulation requires 50' landscape easement on east side of LCR



# Is There Any Basis for City to Continue to Hold These Easements?

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- ▶ Old LCR Alignment Easement
  - ▶ Property Exchange Agreement memorializes agreement to deed easement back to owner
  - ▶ Old ROW has been abandoned for nearly 30 years
- ▶ 50' Landscape Easement
  - ▶ The Specific Plan which authorized this easement on applicant's property has been rescinded
  - ▶ City rescinded the Raytheon SP and its 50' landscaping easement when City approved the VLC project
  - ▶ In any event, City can't use a landscaping easement for ROW purposes

# Processing of Heritage Ridge Project

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- ▶ Applicant began meeting with City staff in 2012
- ▶ Project application filed in 2013
- ▶ Application included request that City abandon old LCR ROW and 50' easement
- ▶ **City deemed this application complete in 2014**
- ▶ Project is long overdue for permit hearings

# Overview of Easements Recap

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- Old LCR ROW easement must be returned
  - ▶ Legal agreement binds City
  - ▶ Old ROW has been abandoned for nearly 30 years
  - ▶ If City refuses to return old ROW, what owner in the future will ever agree to a property exchange with City?
- 50' landscape easement has no policy basis, and can't be used for ROW
- Heritage Ridge project processing cannot be further delayed



# Los Carneros Road Current Condition

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# Dangerous Pedestrian Crossing

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# Lack of Available Land

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# Neighborhood Impact

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# A Feasible Alternative

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# Los Carneros ROW Collaborative Accomplishments

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- 1 City's vacation of ROW and easement **completes requirements** of Property Exchange Agreement. 
- 2 Property owner **agrees to offer** additional ROW as requested by Public Works Director. 
- 3 ROW **offer includes** strip of land not currently available for use by City. 
- 4 Property owner ROW offer **accommodates**:
  - GTIP Projects R-13, R-18, and I-20.
  - Class II, Class IV or modified Class I bike lanes (consistent with Bicycle Master Plan).
- 5 GTIP and bike lane plans includes **collaborative efforts** with Public Works, MNS Engineers, and property owner's civil engineer. 
- 6 Property owner **responsible** for landscaping and maintaining slope/landscape easement to be vacated. 
- 7 Property owner **completed outreach** with Goodland Coalition. 
- 8 Vacation **facilitates further public input** through PC and Council hearings on Heritage Ridge project. 