Brownstein Hyatt
Farber Schreck

August 31, 2018

Peter N. Brown
Attorney at Law
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pbrown@bhfs.com

By Mail and E-mail

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

Copies to:
Michelle Greene - City Manager
Charlie Ebeling - Public Works Director
Peter Imhof - Planning and Environmental Review Director

RE: Los Carneros Road Right-of-Way Vacation Request (Agenda Item C.5 on Sept. 4, 2018)

Honorable Mayor Perotte and City Council Members:

We are writing to you as land use counsel for the Towbes Group, Inc. to inform the Council of the Towbes Group's position on Item C.5. The Towbes Group supports Option 3 with some minor clarifications.

First, the Towbes Group has offered to grant the City a variable width easement along Los Carneros in exchange for the City vacating the existing easement that is the subject of this item. The effect would be the same as described in the staff report, but the proposal would not involve the City retaining a portion of its existing easement. Rather, the City would be granted a new replacement easement that better serves the City's purposes.

Second, the Towbes Group supports Option 3 only if 30% plans are not ordered. The Towbes Group is confident that, through its collaboration with Public Works, the proposal has been thoroughly analyzed and vetted. The new easement will be more than sufficient to accommodate a future widening of Los Carneros at a road width that meets the highest standards. This is a "win-win" proposal because it will also allow the Heritage Ridge project to move to a final hearing without further delay.

As explained below, any course of action other than pursuing Option 3 without 30% plans (or Option 2, if the Council prefers) would be inequitable and not in accord with the City's legal obligations.

Heritage Ridge Project

The Towbes Group originally proposed the Heritage Ridge project in 2012. As detailed in the timeline below, the request to vacate the easement at issue has been part of the project from the beginning. The project was designed on the understanding that there were no barriers to the City vacating the easement because there were no public projects that depend on it. If the City fails to abandon the easement, it would require a complete redesign of the project at considerable expense.

Heritage Ridge is an important project that provides a number of public benefits to the City, including 353 sorely needed senior and workforce housing units and the dedication of public park land. It meets the General Plan overlay requirements for affordable housing. The project should not be further delayed and additional costs should not be imposed on the Towbes Group simply to consider retaining an easement that provides no benefits to the City.

Creation of the Easement and Obligation to Vacate

The easement at issue is a variable width easement that extends across the southwestern portion of the Heritage Ridge site along Los Carneros Road (the "Easement"). It was created in or about 1986 by grant deed from the County of Santa Barbara to the prior owners of the project site. In the deed, the County granted property to the prior owners and reserved the Easement. The deed states that the Easement would be reserved until abandoned by the County.

The deed was accompanied by a Property Exchange Agreement between the parties, which further clarifies the parties' intentions. It provides that upon completion of the realignment of Los Carneros Road and relocation of the old roadway, the County would institute proceedings and hold hearings to abandon or vacate the Easement. The agreement required the prior owners to engineer, design, and construct improvements to widen the east side of Los Carneros Road. Both the deed and agreement were recorded on the property. The prior owners, who are the Towbes Group's predecessors in interest, fulfilled their obligations by funding and constructing the public improvements before the Towbes Group acquired the property in 1999. Yet, because the County lost track of the agreement, the County neglected to fulfill its side of the bargain.

The City has stated its intent to honor the terms of the deed and agreement. In 2014, former City Manager Dan Singer, wrote in an email to Mr. Towbes that "in light of the commitments made by the County to vacate or abandon this easement and the fact that such agreement was recorded," he was agreeable to the City vacating it without compensation. The City should abide by its commitment to vacate.

History of City Support for Easement Vacation

The following timeline demonstrates that over the course of the past six years, the City has consistently supported vacating the Easement without ever indicating that it could be useful for any road improvement project in the area. The following timeline demonstrates the Towbes Group's reasonable reliance in continuing to pursue the project on the assumption that there would be no obstacle to the City vacating the Easement.

September 18, 2012:	Memo regarding conceptual review submitted to the City stating that the project would include a request for the City to abandon the Easement.
September 25, 2013:	Letter from Michael Towbes to Jennifer Carman, former Planning and Environmental Review Director, stating that the Easement would need to be vacated before the site plan for the project could be finalized.
March 28, 2014:	Email from Dan Singer stating that "in light of the commitments made by the County to vacate or abandon this easement and the fact that such agreement was recorded," he is agreeable to the City vacating it without compensation.

September 12, 2014:	Letter from Steve Fort, consulting planner for Heritage Ridge, responding to an application incompleteness letter from the City, stating that the project includes a request to relinquish the Easement.
September 10, 2015:	Letter from Michael Towbes to Jennifer Carman stating that the project includes a request for the City to vacate the Easement.
May 2018:	The Final EIR for the project is completed, including in its list of required approvals that the tentative map for the project will include vacation of the Easement.
June 12, 2018:	Email from Peter Imhof, City Planning and Environmental Review Director, to the Towbes Group stating intent to work through the issue of vacating the Easement as expeditiously as possible with a goal of holding hearing on the project at the July 9, 2018 Planning Commission hearing.
July 17, 2018:	Letter from Steve Fort to Charlie Ebeling, Public Works Director, stating that he had reviewed all potentially relevant City documents and found no evidence supporting the need for road improvements at Los Carneros and Calle Koral and that the environmental review for Heritage Road showed no impacts requiring the improvements.
July 31, 2018:	Email from Charlie Ebeling to Craig Minus, Vice President of Development for the Towbes Group, stating that he would support a compromise solution granting the City a new right-of-way easement in exchange for vacating the existing Easement, allowing the Heritage Ridge project to move forward as designed.[1]

This timeline makes clear that the City has allowed the Towbes Group to expend significant resources and time pursuing the Heritage Ridge project on the basis that there were not obstacles to the City vacating the Easement.

There Is Nothing Supporting the Need for a Road Improvement Project in the Vicinity of the Easement and the Easement Has No Utility to the City

The Towbes Group has reviewed the City's General Plan, the City's Capital Improvement Program, and the Goleta Transportation Improvements Program for any information supporting the need for a road improvement project in the vicinity of the Easement. Nothing in the City's documents demonstrate any need for road improvements in this area. In fact, all planned road improvements along Los Carneros between Hollister and U.S. 101 have been completed.

Although the staff report states that two projects were presented to the Planning Commission and City Council on several occasions, we have found no evidence that they were adopted and incorporated into the City's planning documents. Applicants rely on GP, GTIP, and CIP in designing their projects and cannot be expected to scour all City materials for additional concepts that may have been raised at one point in time.

Because the Easement ends well before Los Carneros reaches the freeway, it would not have any utility for the Los Carneros Road/U.S. 101 dual turn lanes project referenced in the staff report. As for the Los

[1] All supporting documentation is attached as Exhibit A.

Carneros/Calle Koral widening, a mutually beneficial solution has been reached through a collaborative effort between Public Works and the Towbes Group. As described in Option 3, the Towbes Group has agreed to grant the City a new easement that would create a variable width roadway right-of-way strip along Los Carneros from Calle Koral to the northern boundary of the Heritage Ridge site. This new easement would be far more beneficial to the City than retaining the existing Easement because the existing Easement tapers off about halfway up the project site. The new easement being offered would give the City property rights to perform widenings for a future additional left turn lane onto Calle Koral and an additional right turn lane onto U.S. 101 at widths that meet the highest standards for road construction. The existing Easement does not give the City this right. The Easement has no utility to modifications to Calle Koral since the work being shown on Public Work's plans would occur along the opposite side of the road from the Easement.[2]

The Public Works Director has expressed his support for Option 3 to the Towbes Group and it has been thoroughly vetted through the collaborative process between Public Works and the Towbes Group's civil engineer. There is no need for the City spend further time and money studying it, particularly when the City's planning documents do not demonstrate a need for it.

The Project's Vested Rights Prohibit the City from Applying New Standards in the Form of Additional Road Improvement Projects

The Vesting Tentative Map application for the Heritage Ridge project was deemed complete on October 1, 2014. A vesting map confers a right to proceed with the development under the ordinances, policies, and standards in effect at the time the map application is deemed complete. (Govt. Code §§ 66474.2, 66498.1; *Bright Dev. v. City of Tracy* (1993) 20 Cal.App.4th 783, 788.) The purpose of the vesting map statute is to ensure that a developer is able to rely upon the approved map in expending resources and incurring liabilities toward development of its project. When a developer has no knowledge or reasonable means of acquiring knowledge of applicable standards, the purpose of the statute is frustrated. (*Bright Development*, 20 Cal.App.4th at 789.) To provide adequate notice, the standard should be set down in writing. (*Id.*)

In *Bright Development*, the court held that a standard requiring the undergrounding of utilities could not be applied to the project. Despite longstanding practice of requiring undergrounding in the City, there was no written policy requiring it.

In this case, the Vesting Tentative Map for the project includes vacation of the Easement. As stated above, the Towbes Group has reviewed the City's planning documents and found no reference to any project that would be a barrier to vacating the Easement. Requiring that the Easement be studied in the context of some new road improvement project not included in the City's planning documents is akin to imposing a new policy or standard on the project. The vesting statutes prohibit the City from doing so at this time.

Conclusion

The City has continually delayed the final hearing on this project, postponing the Planning Commission hearing that was originally slated for April of 2018. The Towbes Group has made every effort to satisfy the City's requests, including agreeing to provide a new easement for potential future widening of Los Carneros, a solution that the Public Works Director supports. There is no reasonable justification to delay this project further in order to prepare plans for Option 3, particularly in light of the City's legal obligations.

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[2] We believe that the staff may have mistakenly attached the wrong plan sheet to the staff report. The report includes a sheet labeled "R-13" that shows a realignment at Calle Koral and Camino Vista. Yet the report discusses a plan designated "R-18" which has been provided to the Towbes Group previously and shows potential improvements at Los Carneros and Calle Koral.

The Towbes Group urges your Council to direct staff to pursue Option 3, with the minor procedural modification that the City would vacate the entire existing Easement in return for the Towbes Group granting a new easement and that 30% plans would not be prepared as the option has already been thoroughly vetted by the Public Works Director and the Towbes Group's civil engineer. This option best serves the interests of the City because it provides the desired road width and would not require additional expenditure of public funds. Heritage Ridge provides substantial benefits to the City and it is time that it is brought to a final hearing. Thank you for considering this letter.

Sincerely,

Peter N. Brown and Dylan K. Johnson

CC: Craig Zimmerman, President, Towbes Group, Inc.
Craig Minus, Vice President – Development, Towbes Group, Inc.

Attachments: Exhibit A – Supporting Documentation

17390942.2

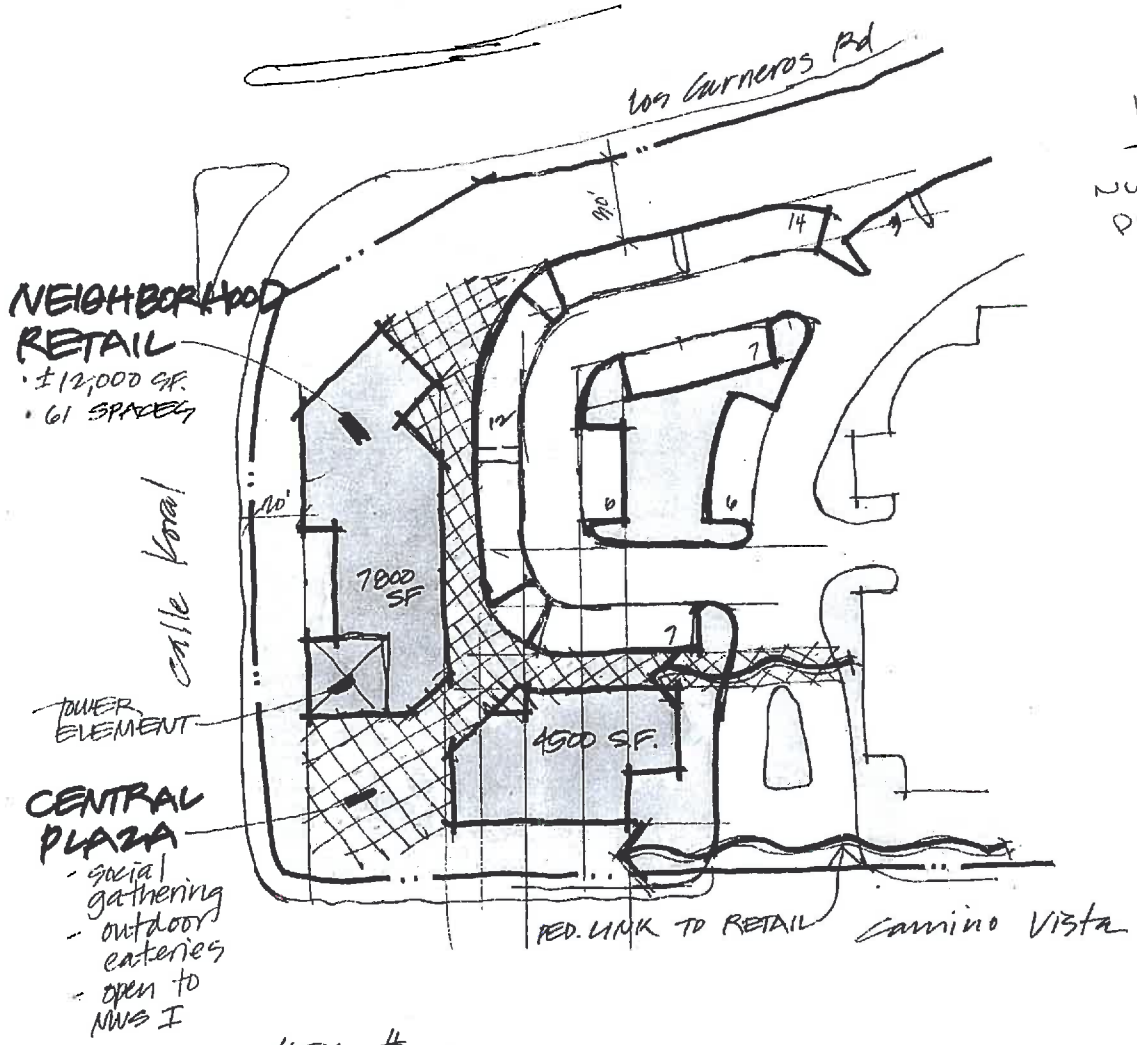
EXHIBIT A

Supporting Documentation

1

Heritage Ridge (Willow Springs III)
Milestone Timeline
October 5, 2017

1. Initial Planner Consultation:	September 2012
2. First City Submittal	May 2014
3. Application Deemed Complete:	October 2014
4. DEIR Published:	June 2016
5. Applicant Technical Response Submitted:	August 2016
6. FEIR Published:	TBD
7. Planning Commission Hearing:	TBD
8. City Council Hearing:	TBD



11/14/12

NWS Planner Consultation Meeting

(2)

IDEA #2

NORTH WILLOW SPRINGS

TOWBES WAA 1"=50' 10.22.12 20120061

PROJECT CONCEPT DESCRIPTION

NORTH WILLOW SPRINGS CONCEPTUAL REVIEW

September 18, 2012

The total site area contains 17.4 gross acres and 16.2 net acres. The proposal is to develop three housing concepts and a neighborhood park. Area A will be a seniors project with 156 one and two bedroom units in two buildings. Area B will contain 40 two and three bedroom family units consisting of townhomes, carriage units and one story units in eight buildings. Area C will be a workforce housing project (apartments) with a total of 150 one and two bedroom units in three buildings. The total project unit count is 346 units (19.89 DU/gross acre and 21.36 DU/net acre). The public park area will consist of approximately 2.3 acres. The seniors project (Area A) will have a leasing office and clubhouse and other recreation facilities such as a pool, spa, gym and barbecue area. The workforce project (Area C) will have a leasing office and clubhouse and other recreation facilities such as a pool, spa, gym and barbecue area. There will also be a children's play area in Area B, and possibly a pool. All units will be rentals.

We have not made a decision regarding carports for Areas A and C. Since Area B has garages for each unit, no carports will be provided. The current mix of units is as follows:

Area A	108 one bedroom units and 48 two bedroom units
Area B	24 two bedroom units and 16 three bedroom units.
Area C	85 one bedroom units and 65 two bedroom units

These ratios may change as we do further marketing analysis.

The portion of Camino Vista opposite Willow Springs I will be widened to a curb to curb distance of 50 feet so that parking can be provided on both sides of that portion of Camino Vista. With respect to the parking, we intend to request a modification for the seniors project to provide a parking ratio of 1:1 for one bedroom units, 1:1.5 for two bedroom units, and 1:0.2 for visitors, which we believe will be more than adequate based on our management experience of other senior communities, and we might use the freed-up land for stormwater detention. We also intend to provide a shuttle for service to the Camino Real Shopping Center and UCSB events, which will further reduce the need for vehicles by the residents. We intend to request a parking modification for the workforce housing project to provide additional landscaped areas, but leave that land available for expanding parking spaces if necessary as we did at Sumida Gardens, or ask for an actual parking space reduction. (We have provided you with actual parking counts from our five Goleta apartment projects which show that the current parking standards result in substantially over-parking these projects.)

The seniors project and the workforce housing project will be three stories in height, with elevators. The family units will be one and two stories. We have carefully designed a view

corridor through the park area for mountain views, and a preliminary visualization study will be submitted.

The park will be dedicated to the City as a public park, so the project will receive a credit against its park fees based on its appraised value. The developer will consider entering into a maintenance agreement for the park to assure that it is kept in good condition, subject to an agreement with the City regarding liability because it will be open to the public.

Onsite stormwater detention will be provided at several locations on the property. While the stormwater detention facilities have been studied, there is not yet a final design. These facilities will most likely be covered.

Landscaping for the project will be consistent with that used as the plant palate for Willow Springs. A portion of the park with the most sensitive archeological resource will be fenced in. The remainder will be partially landscaped with native plants and partially with grass for recreation purposes.

We will request the abandonment of the road parcels for Via Maya and Via Luisa and the easement for Los Carneros Road which crosses the northwesterly corner of the property near the intersection of Los Carneros Road and Calle Koral.

A portion of the Goleta West sanitary sewer line which is now in an easement adjoining the easterly property boundary will be relocated into the driveway at the west side of the property, as we will be doing in Willow Springs II.

We expect to balance the cuts and fills on the property.

As part of the project, we will file a map to merge the 13 existing lots plus the existing two street parcels into four parcels for Areas A, B and C and the park. Please advise us if this would be considered a parcel map or a tract map for the North Willow Springs project.

We believe that the overall project qualifies as a beneficial project, given its density and its fulfillment of City policy objectives, and is entitled to reduced traffic and park fees for apartments.

3

THE TOWBES GROUP, INC.

ASSET MANAGEMENT
CONSTRUCTION

September 25, 2013

Ms. Jennifer Carman
Planning and Environmental Review Director
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

RE: North Willow Springs Easements

Dear Jennifer:

There are two easements on the North Willow Springs property which should be removed before we can finalize the site plan for the North Willow Springs project.

One of them is a road easement for an abandoned portion of Los Carneros Road in its previous alignment. There was an agreement with the County that the easement would be quitclaimed, but it appears that the County never got around to doing it. A copy of the letter from Peter Brown to Tim Giles dated September 19, 2013 is enclosed, so I assume that road easement will be abandoned.

The second one is a slope easement for landscape purposes granted to the County on Tract Map 13,646 which is 50 feet wide on the Los Carneros side and 25 feet wide on the Calle Koral side, as shown on the enclosed tract map. While the City accepted the slope easement for landscape purposes, as is the case for the old Los Carneros Road right of way, there is no need for the City to retain it, for several reasons.

This easement was created when the Count envisioned a 50 foot wide greenbelt on both sides of Los Carneros Road as part of the Los Carneros Community Specific Plan and the Raytheon Specific Plan. To explain that, I have enclosed Section IV.A from the Los Carneros Community Specific Plan which describes the planned greenbelt. However, the Los Carneros Specific Plan was rescinded when Phase II of Willow Springs was approved (City Ordinance No. 12-09 adopted on August 7, 2012) and the Raytheon Specific Plan either has been or will be rescinded in connection with the pending residential development there, and no 50 foot wide landscape easement was ever granted to the County on the west side of Los Carneros Road. In addition, the slopes on both sides of Los Carneros Road are below the roadway, so such a greenbelt wouldn't be visible to motorists on Los Carneros Road. Since the slopes will be landscaped and maintained by the abutting property owners when the properties are developed, there is no need for the City to install and maintain the landscaping.

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We have recently discussed this with Steve Wagner, and he indicated to us that this is a Planning Department matter and not an issue for Public Works. However, in order to finalize our site plan, we need to know that the Planning Department will support the elimination of the easement in order for us to complete our design. If so, we will make a formal request that the easement be quitclaimed.

If you feel that a meeting would be productive in resolving this matter, I will be happy to meet with you. It is a matter of some importance to us, so an early resolution would be greatly appreciated.

Sincerely yours,

MICHAEL TOWBES

/bjr

Enclosures

cc: Steve Wagner
Tim Giles

(The copy of the September 19 Peter Brown letter to Tim Giles is not being sent to them with this letter, as they previously received it.)

IV. RELATIONSHIP TO PLANS AND PROJECTS

The Specific Plan for the Los Carneros Community is an implementing document for the Comprehensive Plan for Santa Barbara County. As such, and in accord with the requirements of State law for specific plans, the purpose of this section is to clearly identify the relationship between this Plan and other County plans and policies.

Each of the sections below summarize the major policy thrust of existing plans and identifies how the Specific Plan for the Los Carneros Community is related to such plans. The first section, Related Projects, describes planned or approved development in the immediate area of the Los Carneros site.

A. Related Projects

The Specific Plan for the Los Carneros Community is closely tied to two other adjacent developments: the Raytheon site and the University Exchange Corporation property (UEX). Together, the three properties occupy almost the entire area from U.S. 101 to Hollister Avenue between existing industrial development on Aero Camino and the Santa Barbara Research Park. Development proposed for the Raytheon site includes about 700,000 square feet of industrial uses and 100,000 square feet of commercial uses (motor inn, restaurants and retail). Development planned for the UEX site includes up to 960,000 square feet of industrial uses on 10 industrial lots.

The Specific Plan for the Los Carneros Community has been prepared in conjunction with the Specific Plan for the Raytheon site with the cooperation of both property owners and the participation of County staff. As a result of the planning effort, both properties have been planned to include recreational amenities and design standards and both include provisions for owner's associations to maintain these amenities and standards. The cooperative planning effort also resulted in a coordination between the two sites and resultant benefits to the community in terms of:

- a landscaped 50-foot wide greenbelt along both sides of Los Carneros Road;
- coordinated treatment of walkways, crosswalks, etc. along Los Carneros Road to give a special identity to this entry into Goleta;
- realignment of Los Carneros Road.

- coordinated standards for landscaping and building design to unify the appearance of the two developments.

While the UEX site was not included in the combined planning effort, the uses proposed for this site are compatible with those of the other two sites. County staff believe that an extension of the greenbelt treatment along Los Carneros Road to Hollister Avenue can be required for the UEX property as a part of the development plan review process.

B. County Comprehensive Plan and Elements

As described in its Preamble, the Comprehensive Plan "is a means by which more orderly development and consistent decision making can be accomplished." The purpose of the Plan is to enable County decision makers "to more effectively determine matters of priority in the allocation of resources and to achieve the physical, social, and economic goals of the communities." The Comprehensive Plan includes the nine elements mandated by the State and additional elements of local importance.

The seven elements to which the Specific Plan is most appropriately related are discussed below:

1. Land Use

The Land Use Element of the Comprehensive Plan currently allows the development of industrial uses in an industrial park on the Los Carneros site (see Figures 165a and 165b). Similar uses are planned for most of the adjacent surrounding uses south of U.S.101 (A-14).

The Specific Plan proposes use of the major portion (about 19 acres) of the site for industrial uses in a quality park development; 18.39 acres for residential development (235 dwelling units). Rights-of-way for roads, open space areas including the greenbelt, buffer strips and recreation areas comprise the balance of this 49.89 acre site. The industrial uses proposed are consistent with the Comprehensive Plan designation and with surrounding adjacent uses.

Residential use of the 1318.39-acre area was incorporated into the Comprehensive Plan after adoption of the 1984 Specific Plan for the Los Carneros Community. Inclusion of residential uses to provide housing in conjunction with employment is consistent with other County goals and policies.

HK
Easm

Michael Towbes

From:	Dan Singer <dsinger@cityofgoleta.org>
Sent:	Friday, March 28, 2014 10:23 AM
To:	Michael Towbes
Cc:	Tim Giles; Rosemarie Gaglione
Subject:	RE: Los Carneros Road Easement Exchange Agreement

Michael,

In light of the commitments made by the County to vacate or abandon this easement and the fact that such agreement was recorded, I am agreeable to proceeding without the expectation of an exchange of funds. The Towbes Group will reimburse the City for any processing of the abandonment, but the City will not pursue valuing the easement and asking to "sell" it.

Dan Singer
City Manager
City of Goleta

-----Original Message-----
From: Michael Towbes [mailto:mt@towbes.com]
Sent: Thursday, March 27, 2014 5:57 PM
To: Dan Singer
Subject: Los Carneros Road Easement Exchange Agreement

Dan, please see Section 2 of the Exchange Agreement, which clearly states that the County was going to abandon or vacate the easement. The County has acknowledged that this simply slipped through the cracks, so to have to go through a process where the City gets their appraisal, we get our appraisal, etc., is simply a waste of everyone's time and expensive for all parties.

We'll talk tomorrow.

Thanks for reviewing this.

Mike

Michael Towbes
Chairman of the Board
The Towbes Group, Inc.
(p) 805.962-2121 | (f) 805.568-1411
21 East Victoria Street | Suite 200 | Santa Barbara | CA 93101 DRE# 01173601

http://www.towbes.com

S U Z A N N E E L L E D G E
P L A N N I N G & P E R M I T T I N G S E R V I C E S, I N C.

PRINCIPAL PLANNERS
SUZANNE ELLEDGE • LAUREL F. PEREZ

12 September 2014

Ms. Mary Chang, Senior Planner
City of Goleta
Planning & Environmental Review
130 Cremona Drive, Suite B
Goleta, CA 93117

Subject: **Response To Notice of Application Incompleteness**
Case Numbers 14-049-GPA-VTM-DP-CUP
Heritage Ridge (APN 073-060-031 through -043)

Dear Mary,

I am writing in response to your Notice of Application Incompleteness dated June 27, 2014 related to the above referenced project. In the letter, you requested additional information and clarifications in order to continue processing the project. You also noted various advisories. Below please find our responses. Please also refer to the enclosed reports/technical studies that are referenced below.

Project Description

Enclosed please find an updated project description. Please note the following:

- As indicated on the enclosed grading plans, a description of proposed perimeter walls is as follows:
  - The perimeter wall along the northern boundary will serve as a sound wall and will be approximately 8' tall (per note 25 and detail 5 on Sheet C4).
  - The perimeter wall along the eastern boundary will serve as a privacy wall and will be approximately 6' tall (per note 19 and detail 4 on Sheet C4).
  - The perimeter wall along the western boundaries will serve as a retaining wall and will be approximately 6' tall (per note 24 and detail 4 on Sheet C4).
- Two maintenance buildings have been added to the plans. A 216 square foot maintenance building is proposed at the senior project and an 800 square foot building is proposed at the workforce project.
- Per Public Works comment G. in the June 27th incomplete letter, please add City relinquishment of 1) the easement for Los Carneros Road which crosses the

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northwesterly boundary of the property near Los Carneros Road and Calle Koral and 2) the slope easement along Los Carneros Road and Calle Koral as part of the project description.

- The project is requesting the abandonment of road parcels for Via Luisa and Via Maya.

INCOMPLETE ITEMS

Application Items

Planning Review Committee and Development Review Committee:

A. Please refer to the Site Plan and Sheet C3 which indicate the boundary of the 2.0 acre neighborhood park. Sheet CL3 Preliminary Park Landscape Plan indicates proposed landscaping and uses and amenities. Amenities proposed include a trail for active recreation, benches and tables, barbecue facilities, trash and recycling receptacles, bike parking, a level turf play area, and a meadow. Per Design Review Board comment 14, proposed native grass areas have been enlarged, a trail has been added through the center of the park and picnic tables added near the meadow south of buildings 4 and 5. The project provides thirteen parking spaces (including one accessible space) for the public park. Proposed uses and amenities are consistent with Open Space Element Policy OS 6.4 requirements for facilities that would typically include playgrounds and associated equipment, picnic tables, open undeveloped areas, grassy areas for games, and benches. In reviewing other Neighborhood Park descriptions in Table 3-1 of the Open Space Element of the General Plan, please note that only one Neighborhood Park provides softball and a play field; the remainder provide amenities such as open lawn areas, picnic tables, trails, playground equipment, bridges, and benches.

   As has been previously discussed, the majority of the park overlays sensitive archaeological resources; extensive grading to create sports fields or courts and areas of heavy use is not appropriate.

B. Documentation of the local apartment (also known as "workforce") trip generation rate is provided on page 10 of the enclosed Traffic, Circulation, and Parking Study (Associated Transportation Engineers, August 25, 2014). The local apartment trip generation rates were used as requested by City staff (Jim Biega). The rates were developed based on peak hour traffic counts conducted at the existing Willow Springs I apartments and are consistent with the rates used for the Willow Springs II traffic study. This approach was requested by the City of Goleta and was approved for the Willow Spring II work effort. The local apartment trip rates are slightly higher than the ITE apartment rates and thus provide conservative trip forecasts. The traffic count and trip generation data from the Willow Springs apartment study has been added to the Technical Appendix of the Traffic, Circulation, and Parking Study for reference.

C. The design team studied providing stairway or ramp access directly from the senior housing area to the neighborhood park. Direct access was deemed infeasible due to the 2:1 slope between the two areas, which is a result of the need to avoid grading impacts to archaeological resources. Access from the senior housing area to the neighborhood park is provided via the sidewalk along Camino Vista.

D. The senior housing project will be restricted to residents age 62 and over. Age verification will be part of the rental application process and a qualification package will be required that will include income and age documentation.

E. Attached please find responses to comments made by the Design Review Committee at their May 13, 2014 meeting.

Public Works Department:

Please refer to the enclosed Heritage Ridge Project – Traffic, Circulation, and Parking Study prepared by Associated Transportation Engineers dated August 25, 2014.

A. Please see the response to item 1.B. above.

B. The fourth leg of the intersection will be built in the future as part of the Villages at Los Carneros Project and would therefore not be considered part of existing intersection operations. The fourth leg was included in the cumulative scenario as that scenario includes the traffic from the Los Carneros Village Project.

C. A section has been added to the Traffic, Circulation, and Parking Study for the Project + Cumulative + Improvements scenario.

D. A crossing is proposed at the existing northern entrance to Willow Springs II and the proposed entrance to the workforce apartments at Heritage Ridge. A crossing will remain at the intersection of Calle Koral and Camino Vista.

E. Enclosed please find a revised Storm Water Control Plan that reflects comments discussed with Marti Milan and updates to the proposed site plan.

F. Enclosed please find a revised Hydraulic Report that includes a summary table showing pre vs. post runoff conditions and a conclusion statement.

G. Please consider City relinquishment of 1) the easement for Los Carneros Road which crosses the northwesterly boundary of the property near Los Carneros Road and Calle Koral and 2) the slope easement along Los Carneros Road and Calle Koral as part of the project description.

Advisories:

1. The project is requesting the abandonment of road parcels for Via Luisa and Via Maya.

2. The driveway to senior housing is approximately 270 feet from the intersection of Camino Vista and Calle Koral (centerline to centerline). The subject driveway is ideally aligned with an existing entrance to Willow Springs I and II (Willow Springs Lane).

3. As documented in the Hydraulic Reports for Willow Springs I, Willow Springs II, and this project, deposition of silt and vegetation growth is hindering flow from a culvert under Hollister Avenue to Carneros Creek. The Hydraulic Report indicates that if the subject channel were properly maintained sufficient capacity exists to handle runoff from the drainage area to the culvert.

Special Studies/Additional Documents

A. We anticipate a Phase I Environmental Assessment prepared by Property Solutions Incorporated will be submitted approximately September 22, 2014.

B. Enclosed please find a Geology and Soils Report prepared by Earth Systems dated July 8, 2014.

C. We anticipate an Air Quality and Greenhouse Gas Emissions Analysis prepared by Dudek will be submitted approximately September 22, 2014.

D. The following updated reports are enclosed in response to Public Works' comments: Traffic, Circulation, and Parking Study; Storm Water Control Plan; and Hydraulic Report.

Please also find enclosed a Wildlife Corridor Analysis prepared by Dudek dated September 2, 2014. The analysis was completed to examine the possible movement of mammal species onto and through the project site between the Santa Ynez Mountain foothills and the Goleta Slough. Please note the Project Design elements on page 15 that have been incorporated into the project design. We anticipate the Recommendations, also on page 15, will be included in the project conditions of approval upon final action by the City Council.

Fees

Enclosed please find check #10596 in the amount of $323.00 for the Public Works Development Review Fee.

ADVISORIES:

- We understand that the City's Green Building program will apply to the project.
- We do not believe a Clean Water Act Section 401 water quality certification is required and ask that you review this advisory and contact us to confirm the certification is not applicable. The project is not proposing to construct or operate new facilities which may result in discharge into navigable waters.
- The project site is not located within a Flood Hazard zone.
- The proposed project is not a "mixed use" project.
- It is understood that if approved, the project is subject to development impact fees. Please refer to the enclosed updated project description for a discussion of recreation and school fees.
- It is understood that a separate application is required for signage.
- With regard to the County of Santa Barbara Fire Department letter dated June 26, 2014, enclosed please find four sets of plans marked "CORRECTED" for City submittal to County Fire. Plans indicate 27.5' drive aisles where double loaded with parking, and 27' drive aisles where single loaded with parking.

■■■

As discussed above, we anticipate submitting an Air Quality and Greenhouse Gas Emissions Analysis and a Phase I Environmental Assessment on September 22, 2014. We believe the information presented above and related attachments, along with the reports to be submitted, will be adequately responsive to your request for additional information. We respectfully request that upon review of submittals the City deem our application complete for further processing.

Should you have any questions or require additional information, please contact me at (805) 966-2758 x21 or stevef@sepps.com.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

Steven M. Fort, AICP
Senior Planner

Enclosures

cc: Michael Towbes, The Towbes Group, Inc.
Craig Minus, The Towbes Group, Inc.
Linda Blackbern, The Towbes Group, Inc.

Heritage Ridge
Responses To Comments - Design Review Committee, May 13, 2014

1. **Overall, the project provides a park and housing for the community.**

   No response necessary.

2. **Study the architecture style because it feels like an office building and needs to feel more residential. A suggestion was made to consider some opportunity to incorporate pitch roofs over some of the balcony or porch areas. Awnings would be one way to give the buildings a more residential feel.**

   The elevation design for buildings 1 & 2 has been reworked to have a more "residential feel". The design team completed additional imagery research, specifically for 3 story Art Deco residential structures and revised and/or added materials, colors, railings, awnings, etc. in order to clarify the Art Deco design intent. The color scheme has been revised to include richer colors, and accent tile piers have been added.

3. **The architecture style details seem to be floating between deco and contemporary styles.**

   See response #2 above.

4. **The architecture seems somewhat bland, particularly the senior housing on the Camino Vista elevation.**

   See response #2 above.

5. **Restudy the color palette for the senior housing, noting that it could be more colorful.**

   See response #2 above.

6. **The colors seem very similar for the workforce apartment buildings. Consider adding more of a variety to differentiate between each building.**

   Additional color schemes have been incorporated into the work force apartment buildings.

7. **Study shading the south and west facing sides of the senior housing buildings, facing Camino Vista and Calle Koral. Consider planting trees that are deciduous and more robust.**

   Additional deciduous shade trees have been added to accompany the shade trees already proposed. A relatively short wall (approximately 2.5') has been added between the senior buildings and Camino Vista to break up the slope. One informal row of tall narrow trees is proposed along the building and another

row trees is proposed between the wall and sidewalk to create a layered effect. This condition is proposed to occur along Calle Koral and Camino Vista at buildings 1 & 2.

8. A concern was expressed about the placement of Building 1, Building 2, and the east elevation of Building 6 so close to Calle Koral and Camino Vista. Consider moving the buildings back and possibly adding a walking path around the southeastern edge of Building 1 and 2. Consider moving Building 6 westward and adding more landscaping on the corner.

Buildings 1and 2 have been relocated 5 feet further away from Camino Vista. Walkways are not feasible in the area between the buildings and the street due to slope and grading challenges. Additional landscaping, per comment #7 above, has been added at the corner and along the streets.

9. Two elevators are more appropriate for each senior housing building.

We intend to provide one elevator per building. We are confident one elevator per building is appropriate for the size of the buildings proposed.

10. There seems to be a long distance for seniors to walk from their parking spaces to their units in the senior housing buildings, particularly the building along Calle Koral.

The travel distance from parking to building for the senior housing is within a radius of 200 feet. The Towbes Group property management team intends to make a cart service available to assist residents as necessary.

11. Consider methods to facilitate residents carrying items from the parking lot to the units. Possibly add paths or designated courses.

See response #10 above.

12. Study the access between the senior housing area and the neighborhood park. A suggestion was made to consider building a pedestrian bridge from the second story of the senior building to connect across to the neighborhood park.

The design team studied providing stairway or ramp access directly from the senior housing area to the neighborhood park. Direct access was deemed infeasible due to the 2:1 slope between the two areas, which is a result of the need to avoid grading impacts to archaeological resources. Access from the senior housing area to the neighborhood park is provided via the sidewalk along Camino Vista.

13. Consider adding a meandering walking path up the slope, through the trees, for access from the senior housing buildings to the neighborhood park.

See response # 12 above.

14. Study ways to add more opportunity for usable space and passive recreation in the middle section of the neighborhood park, if possible. Possibly add a path through the middle and introducing drought tolerant grasses to the palette that can handle pedestrian traffic. Possibly add another seating area with one or two benches on the north part of the neighborhood park.

Proposed native grass areas have been enlarged, a trail has been added through the center of the park and picnic tables were added near the meadow south of buildings 4 and 5.

15. The conceptual landscape plan, plant palette, and civil engineering plans look good.

No response necessary.

16. Consider substituting the Brisbane box tree species with another species in the parking lot area because it is messy with droppings.

The tree species near permeable paving areas have been revised. Brisbane box trees are now only proposed in larger landscape areas where seed pods will not cause a mess.

17. Work with the City of Goleta to extend the landscaping up the slope along Los Carneros Road so the landscaping will be uniform. A suggestion was made to find a solution that will be most attractive because it fronts the project.

Informal plantings of water-wise shrubs, low ground cover, and canopy trees are proposed on the slope along Los Carneros to provide an attractive "front" for the project and a corridor for wildlife.

18. The area at the south cornet of Building 2 does not seem to have as many view sheds when compared with the open view sheds along Camino Vista. It is appreciated that view sheds have been taken into account.

No response necessary.

19. A community garden would be a good amenity for the workforce housing area.

Currently the project is proposing an array of amenities for the workforce housing. These amenities include an enclosed picnic area with two barbeques and four picnic tables adjacent to a children's play structure, a large turf active play area which also serves as a biofiltration basin. Also proposed is a central recreation area with a recreation building (with exercise room and television room), outdoor pool, two heated spas, six picnic tables, three barbeques, and small lawn play areas for young children. The site area is quite limited due to the large area required for stormwater infiltration, so addition of a community

garden at this time would require elimination of one of the other currently proposed amenities. As the project moves forward, if an appropriate area can be opened up, a garden will be considered.

20. Enclosed and covered bike parking would be a good amenity for the workforce housing area.

Bike racks are located throughout the site and have been labeled on the enclosed site plan.

21. Continue to consider using recycled water if possible.

Due to concerns about the high salinity in the existing clay soil, the landscape architect does not recommend using recycled water for this site, unless used strictly for lawn (though the project does not include significant lawn area). Salt is harder to flush from clay soil and salt levels in recycled water would build up over time, leading to potential problems. Should the Goleta Water District extend a recycled water line within a feasible distance, The Towbes Group may consider recycled water at some point in the future.

22. Consider making the project as solar ready as possible. The flat roofs with minimal projections and carports are ideal to handle solar. Consider whether the tops of some of some buildings (Building 5, 7, and 8) might be a better location for some of the photovoltaics.

As required by the current California Energy Code for new multi-family building construction, the project will be designed to be solar compliant.

23. A concern was expressed that this project would be under-parked.

The Towbes Group is confident that their assessment of the amount of parking necessary to serve the project, based on other projects they operate (and submitted to our case planner), will provide for adequate parking.

24. Consider providing parking spaces for parking for adding.

This comment is unclear as typed in the approved meeting minutes. See #23 above.

25. The Chumash interpretive component is very creative and a nice homage on that particular site.

No response necessary.

THE TOWBES GROUP, INC.

ASSET MANAGEMENT
CONSTRUCTION

September 10, 2015

Ms. Jennifer Carman
Director, Planning and Environmental Review
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

RE: Heritage Ridge

Dear Jennifer:

Thank you for your letter of September 1, 2015. At this point our primary objective is to move the project forward as expeditiously as possible, and with that in mind, we are submitting herewith the following:

- A revised Project Description ✓
- Revised Vesting Tentative Map ✓
- Revised Open Space Table ✓
- Exhibit showing the right of way areas for Camino Vista and Calle Koral ✓

With the information provided, the density issue is resolved, so we will not need to apply for a General Plan Amendment and Zone Change. We believe this should put us on the same foot in order to move Heritage Ridge through the environmental review process toward approval of the project by the Planning Commission and the City Council.

It is unfortunate that this process has taken so long. Our application was deemed complete on October 1, 2014, and yet we did not receive a notification from the City that there were density issues with the project until May 11, 2015, more than seven months later. We provided peer reports for what we believed were every significant environmental issue in the hope that it would expedite the environmental review process, and we have attempted to respond expeditiously to every new issue as it has been raised.

With this revised Project Description, we believe the only open issue required to finalize the Draft Environment Impact Report is an updated traffic study which will be completed in early October after the school session at UCSB has begun. We are pleased that Mary Chang has advised us that the environmental consultant can proceed to finalize the rest of the DEIR, with the traffic study (which we will believe will not be an issue) added to the report as soon as it the traffic counts are available. Assuming the revised

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no third floor corner units facing Camino Vista. One of those corners will be an outdoor deck for the use by the residents and the other corner will have a stepped back roof.

All three story buildings will have elevators and central corridors. The two story buildings will have walk up units on the second floor.

The portion of Camino Vista opposite Willow Springs I will be widened to a curb to curb distance of approximately 43 feet, which will allow for parking on the Heritage Ridge side of Camino Vista Road only.

With respect to parking, modifications from the parking standards in the City's Zoning Ordinance are requested. At the seniors housing project, there will be 1 parking space for each one-bedroom unit, 1.3 parking spaces for each two-bedroom unit, and 1 visitor parking space for every 10 units. This proposed seniors housing parking yields a total of 152 parking spaces, a modification from the City's 183 parking spaces. The 152 senior parking spaces are comprised of 112 carports and 40 open parking spaces. For the workforce housing project, there will be 1 parking space for each one-bedroom unit, 2 parking spaces for each two-bedroom unit, 2 parking spaces for each three-bedroom unit, and 1 visitor parking space for every 6 units for a total of 345 parking spaces, a modification from the City's 365 parking spaces. The 345 workforce parking spaces are comprised of 180 carports and 165 open parking spaces. The proposed number of parking spaces are more than adequate to service the project based upon data provided in our parking analysis. This data was derived from parking counts at other Towbes Group senior and workforce housing properties and demonstrate that applying the City required parking standards results in substantially over-parking this project. This is further confirmed by the Parking Demand Analysis on pages 21-24 of the Associated Transportation Engineers Traffic Circulation and Parking Study submitted with this application. Overall, a ratio of less than 1:1 carport spaces per unit is provided in order to allow for a varied pricing structure which will accommodate those residents who prefer to pay less rent for units without carports.

The applicant has provided land for a 2 acre Neighborhood Park consistent with Policy OS 6.4. The applicant has provided a conceptual plan of the recreation improvements to be installed by the City. The conceptual plan includes the following: an activity trail, benches, barbeque area, picnic tables, trash and recycling areas, a drinking fountain, bicycle parking, turf level playing area, and native landscape. The project provides thirteen parking spaces which includes one accessible space for the public park. There will be a fair market appraisal of the value of the park land. After the fair market value determination is made, either the City shall purchase the Parkland from the applicant at the fair market value or the recreation impact fee shall be reduced.

The project landscape will be consistent with that used as the plant palette at Willow Springs. A portion of the park with the most sensitive archeological resources will be fenced in. The remainder will be largely landscaped with native or climate appropriate plants, with some small areas of grass for recreation purposes.

The applicant requests confirmation that since this project is a rental project, the Recreation (Parks) Development Mitigation Fee applicable to the proposed project will be the "Apartments and other Multi-family" class of park fees, currently calculated at $7,176 per unit, as shown in Exhibit 4 of Resolution 04-14. This fee is subject to adjustment annually by an inflation rate pursuant to the City's fee ordinance.

Given the nature of the senior housing project solely for senior age residents and the inherent lack of school age children residing at this portion of the project, the applicant will also seek a reduction in school fees. This request for a reduction in school fees is made pursuant to Government Code 65995.1. The Developer Fee Justification Study prepared for the Santa Barbara Unified School District recognizes that the District's authority for levying developer fees is subject to state limitations. The applicant requests that the City recognize Area "A", the Senior Housing, as being subject to the Commercial Developer Fee Schedule for School Development Mitigation Fees, currently calculated at $0.51 (per square foot) as outlined in the 2013 Santa Barbara Unified School District Fee Schedule . This fee is subject to adjustment in January of each even-numbered year pursuant to the Developer Fee Justification Study.

Onsite detention and treatment of stormwater will be provided at several locations throughout the project, consistent with the State Post Construction Requirements (PCR's). Additional detention of stormwater for Flood Control purposes will occur in the offsite detention basin located adjacent to Willow Springs I.

The gross acreage is 17.36 acres. The conceptual plan provides a building coverage of 18.04% (total buildings/gross site area) and a common open space of 42.12% (common open space/gross site area).

The applicant proposes a Vesting Tentative Parcel Map to consolidate the 13 existing lots into three parcels, and requests the abandonment of the associated road parcels for Via Maya and Via Luisa, since the roads within the project will be private.

The applicant also requests that the easement for Los Carneros Road which crosses the northwesterly corner of the property near the intersection of Los Carneros Road and Calle Koral and the slope easement along Los Carneros Road and Calle Koral be vacated by the City for no consideration other than reimbursement for any processing costs.

The applicant requests that the development agreement recorded on the property be terminated. The applicant shall provide the City with a Mutual Release and Termination agreement or other acceptable document for execution of the removal of the obsolete development agreement.

As a component of the requested project approvals, the applicant is requesting approval of a General Plan Amendment. The proposed General Plan Amendment will complete revisions to General Plan Figures 3-5 and 4-1 which are complementary to those approved for the Willow Springs II project (Case No. 11-080-GPA). A revision of Open Space Element, Figure 3-5,

Open Space Plan Map would remove the Environmentally Sensitive Habitat Area (ESHA) designation on a portion of the Heritage Ridge project site. A revision of Conservation Element, Figure 4-1, Special-Status Species and Environmentally Sensitive Habitat Areas would remove an ESHA designation on the same portion of the project site. An update to a site-specific biological study (attached) demonstrates that the area shown as an ESHA in the General Plan Figures cited above is not habitat which meets the definition of ESHA under General Plan Subpolicy CE 1.1. Removal of an ESHA designation for the project site is appropriate in accordance with General Plan Subpolicy CE 1.5 because a biological study has shown that an ESHA does not exist on the site.

Sewer service will be provided by the Goleta West Sanitary District. A portion of the Goleta West sanitary sewer line which is now in an easement adjoining the easterly property boundary will be relocated into the driveway at the west side of the property. A similar sewer line realignment was approved and was constructed at Willow Springs II.

Water service will be provided by the Goleta Water District in accordance with the terms of the Judgment Upon Arbitration Award filed in Santa Barbara Superior Court on February 26, 2002.

Approvals requested for the project will include:

- Development Plan.
- Minor Conditional Use Permit – A Minor Conditional Use Permit is requested for an 8' high perimeter wall along the northern project boundary.
- General Plan Amendment – Amendments to General Plan Figures 3-5 and 4-1. (Open Space and Conservation Elements).
- Parking Modification.
- Vacation of the road parcels for Via Maya and Via Luisa
- Vacation of the road easement for Los Carneros Road.
- Vacation of the slope easement for landscape purposes along Los Carneros Road and Calle Koral for no consideration.
- Mutual Release and Termination Agreement or other accepted form to eliminate expired development agreement.

- Vesting Parcel Map – The applicant intends to combine 13 existing lots plus the existing two street parcels into three parcels comprising Areas A, B and the neighborhood park by way of a Vesting Parcel Map.

- DRB Design Review.

May 2018

Table 2-4
Utility Service Providers

Utility	Service Provider
Water Service	Goleta Water District
Sewer	Goleta West Sanitary District
Natural Gas	Southern California Gas Company
Electricity	Southern California Edison
Cable Television	Cox Communications
Telephone	Verizon, Qwest, AT&T, Level 3
Solid Waste Pick-up	Marborg Industries

Water use restrictions and a temporary halt on new water services are currently being instituted by the Goleta Water District; ; however, the *Judgement Upon Arbitration Award*, Santa Barbara Superior Court Case Number 232281, states that water service may be installed for the Project subject to an existing entitlement to water as set forth in the judgement ~~a Superior Court judgment [*Wright v. Goleta Water Dist.* (1985) 174 Cal. App.3d74] has allocated 100.9 acre-feet per year (AFY) of water to serve development on the site~~ (refer to Section 4.14, *Utilities and Service Systems*, for more detail regarding water supply to the Project site). Therefore, the temporary halt on new services does not apply to the Project.

2.6 CONSTRUCTION

Construction activities would include site preparation, export of excess dirt, grading, building construction, paving and architectural coating phases. Construction of the proposed Project is estimated to take approximately 2.5 years. Pre-construction removal of the stockpiled soil on the project site, described in detail in Section 2.3.3, is estimated to take up to 24-27 weeks and require between 5,750 and 12,778 round truck trips (depending on whether 20 CY or 9 CY haul trucks are used). No phasing plan is proposed at this time. Public infrastructure improvements would include fire hydrants, sidewalks, curb and gutter.

2.7 REQUIRED APPROVALS

The Project requires City approval of the following applications:

- ***Vesting Tentative Map*** *(14-049-VTM): A vesting tentative map is proposed to combine 13 existing lots plus the existing two street parcels into three parcels comprising of Areas A and B (senior housing and workforce housing respectively) and the neighborhood public park. The tentative ~~parcel~~ map also includes the vacation of a road easement for Los Carneros Road and an easement for landscape purposes along Los Carneros Road and Calle Koral.*
- ***Development Plan*** *(14-049-DP): A Development Plan would provide project-specific development standards for the Project components including site layout, building architecture, parking and landscaping.*
- ***General Plan Amendment*** *(14-049-GPA): Amendments to General Plan Figures 3-5 and 4-1 (Open Space and Conservation Elements) to remove an Environmentally*

Re: June 11th City requested meeting

Craig Minus

From: Craig Minus
Sent: Wednesday, June 13, 2018 3:50 PM
To: Charlie Ebeling
Cc: Peter Imhof; Lisa Prasse; Brown, Peter; Dale Weber; Craig Zimmerman; Mary Chang
Subject: Re: Heritage Ridge - ROW meeting follow up

Hi Charlie,

Based on our Monday meeting I recall you were going to follow up with the consultant about the conceptual improvement parameters they used which may help you better understand your ROW needs.

Do you have any news to share with us?

Thanks,
Craig

Craig Minus
Vice President - Development
(p) 805.962.2121 (f) 805.568.1412
21 East Victoria Street | Suite 200 | Santa Barbara | CA 93101
www.towbes.com | Facebook | Instagram | LinkedIn
BRE# 01173601

TG The Towbes Group

GREEN BUSINESS

On Jun 13, 2018, at 10:54 AM, Craig Zimmerman <czimmerman@towbes.com> wrote:

> Hi Peter, Charlie and Lisa,
>
> I am out of the office this week but Craig Minus was able to catch me up regarding the old Los Carneros ROW vacation item your team brought to our attention last Friday afternoon.
>
> As much as we were looking forward to our June 25th Planning Commission hearing, as we have stated before, we want an opportunity for the PC to take action on our project so with this open item, I agree postponing the hearing to July 9 is the right decision.
>
> However the reason I am reaching out to you is to express our disappointment and frustration that an issue of this nature comes up at this moment. The old Los Carneros ROW vacation request has always been part of our project description and a cornerstone item of our design. For years now we have spent considerable costs on design and processing for a project that relied on the vacation of the ROW. In fact, previous indications from the City were that the vacation was not an issue and we

proceeded based on that feedback. It is inconceivable that we now need to spend more time and money to materially change our design.

I understand we are exploring a new iteration and I am hopeful we can reach a reasonable outcome and move the project forward as I'm sure you can understand our surprise and frustration.

I'm happy to discuss this further with you as appropriate.

Thanks,

Craig Zimmerman

Craig Zimmerman
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GREEN BUSINESS

From: Peter Imhof [mailto:pimhof@cityofgoleta.org]
Sent: Tuesday, June 12, 2018 10:14 AM
To: Craig Minus <cminus@towbes.com>; Lisa Prasse <lprasse@cityofgoleta.org>; Charlie Ebeling <cebeling@cityofgoleta.org>
Cc: Brown, Peter <PBrown@bhfs.com>; Dale Weber <dweber@macdesignsb.com>; Craig Zimmerman <czimmerman@towbes.com>; Mary Chang <mchang@cityofgoleta.org>
Subject: RE: Heritage Ridge - ROW meeting follow up

Thanks for following up and for meeting with us yesterday, Craig. We will work through the remaining issues as expeditiously as we can. As we discussed, July 9 is the next available PC hearing date.

Craig Z., please feel free to contact me or PW Director Charlie Ebeling with any questions/comments.

Peter T. Imhof
Planning & Environmental Review Director
City of Goleta
130 Cremona Drive, Suite B
Goleta, California 93117
(805) 961-7541

From: Craig Minus [mailto:cminus@towbes.com]
Sent: Tuesday, June 12, 2018 9:06 AM
To: Peter Imhof <pimhof@cityofgoleta.org>; Lisa Prasse <lprasse@cityofgoleta.org>; Charlie Ebeling <cebeling@cityofgoleta.org>

Cc: Brown, Peter <PBrown@bhfs.com>; Dale Weber <dweber@macdesignsb.com>; Craig Zimmerman <czimmerman@towbes.com>
Subject: Heritage Ridge - ROW meeting follow up

Hi Peter, Charlie and Lisa,.

Thank you for meeting with me and Dale yesterday. Out of our meeting one critical path item was today's noticing deadline. I was able to talk with Craig Zimmerman just briefly and given the circumstances we do not think Heritage Ridge's hearing notice should go out today. I wanted to get back to you all with this message asap due to the deadline - Craig Z. may have additional comments or questions.

Please let me know if you have any questions.

Thanks,
Craig

SUZANNE ELLEDGE
PLANNING & PERMITTING
SERVICES, INC.

17 July 2018

Mr. Charlie Ebeling
City of Goleta
Public Works Director
130 Cremona Drive, Suite B
Goleta, CA 93117
cebeling@cityofgoleta.org

Subject: **Los Carneros/Calle Koral Improvements**
Heritage Ridge (APN 073-060-031 through -043)
Case Numbers 14-049-GPA-VTM-DP-CUP

Dear Charlie,

I am writing subsequent to review of the email correspondence transmitted by Marti Milan on July 10 and July 13, 2018 and the various documents referenced in those emails. The emails are attached for reference.

In summary, the extensive preliminary improvement plans the City has provided, which were reviewed at our meeting on July 9th, are for a new Los Carneros Road/Calle Koral Road project that includes an additional southbound left-turn lane, an additional northbound right-turn only lane, and widening of Calle Koral from 4 lanes to 5 lanes. No documentation has been provided by the City to explain why the completed Los Carneros at Calle Koral Widening Project or the Los Carneros Southbound 101 Onramp project have now supposedly been replaced with additional widening and major intersection modifications indicated on the provided preliminary improvement plans. We find no evidence that the full scope of this new project as shown on the provided plans has ever been documented in the General Plan, a Capital Improvement Plan (CIP), or in the Goleta Transportation Improvement Plan (GTIP). Further, according to Associated Transportation Engineers the traffic volume forecasts the City traffic model produced for the Heritage Ridge Project EIR do not support these improvements.

Our detailed comments based on review of the documents referenced in the July 10th and July 13th emails are as follows.

General Plan

Table 7-1 is entitled "Existing and Projected Future LOS at Selected Intersections". It is not a project list. Line item 18 refers to "Los Carneros Rd./Calle Koral Rd." as operating at LOS C when "Planned Land Use/Planned Transportation Improvements" are implemented.

Figure 7-3 "Transportation Improvement Plan Map" does not include a reference to a number 18 as referenced on Table 7-1 (described above). Figure 7-3 has no indication of the Los Carneros/Calle Koral project Public Works is currently referring to.

For reference, Table 7-2 is titled "Existing and Projected Roadway Segment Capacity Evaluations". Under the heading "Planned Land Use/Planned Transportation Improvements", Los Carneros south of US-101 interchange is indicated as <u>not</u> being deficient.

Table 7-4 is titled "Major Planned Street and Highway Improvement Projects". There is no reference to Los Carneros/Calle Koral widening. Item 10 generically says "Improvements at various key intersections to improve LOS". The black numbers on this table relate to Figure 7-3, which again has no reference to the subject project Public Works is referring to.

<u>1999 County Goleta Transportation Improvement Plan (GTIP)</u>

Marti Milan's July 13, 2018 email indicates that this document was adopted upon the City's incorporation and is the most current adopted version of the GTIP. The only potentially relevant project is identified as Intersection Improvement 19 – Los Carneros @ Highway 101 Southbound Ramps described as "Add NB right turn lane". This work is complete, consistent with the summary of the work on page 34 which describes "*improvements to provide an exclusive northbound right turn lane from Los Carneros Road onto the southbound 101 on ramp*".

<u>October 2009 GTIP Report to Council</u>

The 2009 GTIP list included in the 2009 report to Council had three Los Carneros Road projects:

1. R3 Los Carneros Road Widening
2. R13 Los Carneros Way Realignment
3. R18 Los Carneros at Calle Koral

Note that projects R13 and R18 are indicated as "Included with Project R2". Since project R2 refers to "Hollister Redesign Project" we suspect perhaps this is a typo and was meant to say R13 and R18 are "Included with Project R3".

<u>May 2017 CIP List Presented to Planning Commission</u>

The CIP list that was in the link to the May 22, 2017 PC staff report indicates that the following projects are completed:

9005 Los Carneros Overhead Bridge Replacement
9040 Los Carneros Road Widening Project (identified as south of Hollister)

9041 Los Carneros Road at Calle Koral Widening Project

The CIP list from the May 22, 2017 Planning Commission presentation has a section labelled "*Future CIP (Provided for Information Purposes Only)*". In this section there is a line item for "Los Carneros Way Realignment" indicating status as TBD. Note this refers to Los Carneros Way, not Road (Los Carneros Way runs from Calle Koral to Hollister).

May 2018 CIP List Presented to Planning Commission

Similar to the May 2017 report to Planning Commission, the CIP list that was in the link to the May 21, 2018 PC staff report indicates that the following projects are completed:

9005 Los Carneros Overhead Bridge Replacement
9040 Los Carneros Road Widening Project (identified as south of Hollister)
9041 Los Carneros Road at Calle Koral Widening Project

Project 9045 Los Carneros Road Interchange SB 101 Onramp is indicated as "Future CIP".

Project 9045 Los Carneros Road Interchange SB 101 Onramp

The plans that have been provided to Dale Weber do not match the scope of work for Project 9045 Los Carneros Road Interchange SB 101 Onramp was recently adopted by the City Council in the 2018/2019 budget (attached pages 308 and 309). The descriptions of the two projects do not match; the plans provided to Dale are much broader in scope than Project 9045. Project 9045 does not include any improvements at the intersection of Los Carneros and Calle Koral and the two right turn lanes to the southbound 101 onramp, one described as through/right turn lane, can be accomplished by restriping.

Our team is trying to understand the justification and need for the extensive improvements that are indicated on the preliminary plans provided to Dale Weber (which are the cause of significant delay in proceeding to a Planning Commission hearing). At our meeting on July 9th, staff emphasized that these improvements are indeed included in the GTIP and/or CIP. But, upon review of all documentation provided we see no indication that a project of the scope indicated on the preliminary plans is indeed included in the GTIP or a CIP. Also, there is no justification for improvements at the Calle Koral/Los Carneros intersection; Willow Springs will be built out with the completion of Heritage Ridge and the Heritage Ridge FEIR indicates that existing roadways and intersections are adequate to accommodate buildout.

We continue to request that the City support the right-of-way abandonment as proposed for over 4 years through a determination of application completeness, completion of an EIR, and multiple meetings. We see no reason that *supposedly*

programmed improvements to the Los Carneros/Calle Koral intersection, which are not documented in GTIP or a CIP, should impact the ability of the Heritage Ridge project to move forward to a Planning Commission hearing as proposed.

Should you have any questions or require additional information, please contact me at (805) 966-2758 x101 or stevef@sepps.com.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

Steven M. Fort, AICP
Senior Planner

Attachments:

7/10/18 and 7/13/18 Emails from Marti Milan
Budget Summary – Project 9045 Los Carneros Rd. Interchange SB 101 Onramp

cc via email:
Marti Milan, Public Works
Peter Imhof, Planning and Environmental Review
Lisa Prasse, Planning and Environmental Review
Mary Chang, Planning and Environmental Review
Craig Zimmerman, The Towbes Group, Inc.
Craig Minus, The Towbes Group, Inc.
Peter Brown, Brownstein Hyatt Farber Schreck
Scott Schell, Associated Transportation Engineers
Dale Weber, MAC Design

Jane Reisman

From:	Craig Minus
Sent:	Wednesday, August 1, 2018 3:08 PM
To:	Peter Imhof; Lisa Prasse; Mary Chang (mchang@cityofgoleta.org)
Cc:	Craig Zimmerman; stevef@sepps.com; Brown, Peter; Dale Weber
Subject:	FW: Heritage Ridge - Los Carneros
Attachments:	0343TM w Los Carneros Esmt.pdf; 0343XSTE w Los Carneros Esmt.pdf; 0343TM Revised Net Areas.pdf; 072318 Lot Coverage Analysis Update.pdf
Importance:	High

Hi Peter, Lisa and Mary,

As you know, a number of weeks back our Heritage Ridge progress towards a PC hearing was delayed in order to coordinate with Publics Works regarding the Los Carneros ROW abandonment.

Per Charlie's email below (and related attachments), we've now come to a compromise supportable by PW. The intent is to abandon the old Variable Width Easement and re-grant a new Variable Width Easement. Dale is currently working with Marti to get all of the sheets updated. Related to the new variable width easement we have updated our lot coverage analysis which illustrates this arrangement still conforms with the open space requirements (see attached).

Given the amount of consultant/team coordination needed for a hearing, our objective is to still be heard at the August 27th PC hearing. We'd like your confirmation this is still available.

To help stay on track, I'm including a list of actions needed ahead of the August 27th hearing:

1. City – Response to comments on COAs and MMs.

2. TGI – Finalize park valuation and intention with regard to ownership or dedication, finalize terms of Quimby fee reduction.

3. City – Noticing assumed at 8/17. City to confirm dates.

4. City - Staff report (includes Conditions of Approval, Resolutions and Findings, and Consistency Analyses). Approx. 8/17. City to confirm date.

5. Exhibits (to be submitted to City ASAP)

   a. WHA - SP-1 Conceptual Site Plan (WHA) – Revise proposed boundary and statistics as needed

   b. MAC Design - Sheet C2 of 5 – VTM – Revise proposed boundary. Update the proposed lot statistics as necessary.

      MAC Design - Sheet C3 of 5 – Prelim Grading and Drainage Plan - Revise proposed boundary.

      MAC Design - Sheet c4 of 5 – Prelim Utility Plan - Revise proposed boundary.

MAC Design - Sheet C5 of 5 – Details and Cross Sections – Update sections impacted by revision, likely only Sections D and B.

Our team is confident we can close out these remaining items in time for the August 27th hearing.

We'd appreciate your commitment in achieving the August 27th PC date as well. Please let know your thoughts.

Thanks,
Craig

Craig Minus
Vice President - Development
(p) 805.962.2121 (f) 805.568.1412
21 East Victoria Street | Suite 200 | Santa Barbara | CA 93101
www.towbes.com | Facebook | Instagram | LinkedIn
BRE# 01173601

The Towbes Group

GREEN BUSINESS

-----Original Message-----
From: Charlie Ebeling [mailto:cebeling@cityofgoleta.org]
Sent: Tuesday, July 31, 2018 9:41 AM
To: Craig Minus <cminus@towbes.com>
Cc: Marti Milan <mmilan@cityofgoleta.org>
Subject: RE: Heritage Ridge - Los Carneros

Hi Craig,

I have reviewed the graphics that Dale Weber sent me. The graphics show the proposed right-of-way relinquishment (to Towbes) and acquisition (from Towbes) along the east side of Los Carneros Road from approximately Calle Koral to US 101 Southbound Ramps Intersection. I can support the concepts shown in the graphics. Please now work with Marti Milan to prepare the necessary documents that are needed for the project to move forward.

Charlie

Charles W. Ebeling, P.E., T.E.
Director of Public Works/City Engineer
City of Goleta
P 805.961.7569
F 805.685.2635
C 805.637.1589
cebeling@cityofgoleta.org
www.cityofgoleta.org

-----Original Message-----
From: Craig Minus <cminus@towbes.com>

Sent: Tuesday, July 31, 2018 8:53 AM
To: Charlie Ebeling <cebeling@cityofgoleta.org>
Cc: Dale Weber <DWeber@macdesignsb.com>; Craig Zimmerman <czimmerman@towbes.com>
Subject: Re: Heritage Ridge - Los Carneros

Hi Charlie,

When we spoke last week you indicated you would confirm Dale's drawing is accurate to the ROW retainment area by last Thursday. We spoke again yesterday (Monday) and you agreed to get back to me by this morning.

Please confirm Dale's drawing so we can continue forward with Planning towards our August 27th hearing date.

It is very important that we hear back from you immediately.

Thank you,
Craig

Craig Minus
Vice President - Development
(p) 805.962.2121 (f) 805.568.0884
21 East Victoria Street | Suite 200 | Santa Barbara | CA 93101 www.towbes.com BRE# 01173601

> On Jul 27, 2018, at 10:57 AM, Craig Minus <cminus@towbes.com> wrote:
>
> Charlie - I'd appreciate hearing back from you today.
>
> Thank you,
> Craig
>
>
>
> ---
> Craig Minus
> Vice President - Development
> (p) 805.962.2121 (f) 805.568.0884
> 21 East Victoria Street | Suite 200 | Santa Barbara | CA 93101
> www.towbes.com BRE# 01173601
>
>
>> On Jul 26, 2018, at 2:31 PM, Craig Minus <cminus@towbes.com> wrote:
>>
>> Thanks - I look forward to hearing back from you so we can continue the needed efforts with Planning.
>>
>>
>> ---
>> Craig Minus
>> Vice President - Development
>> (p) 805.962.2121 (f) 805.568.0884
>> 21 East Victoria Street | Suite 200 | Santa Barbara | CA 93101

>> www.towbes.com BRE# 01173601
>>
>>
>> -----Original Message-----
>> From: Charlie Ebeling [mailto:cebeling@cityofgoleta.org]
>> Sent: Thursday, July 26, 2018 7:52 AM
>> To: Craig Minus <cminus@towbes.com>
>> Subject: Re: Heritage Ridge - Los Carneros
>>
>> Hi Craig, I had to put out a couple of other fires yesterday. I will take a look at the attached drawings when I get in the office.
>>
>> C
>>
>> Sent from my iPhone
>>
>>> On Jul 25, 2018, at 9:53 AM, Craig Minus <cminus@towbes.com> wrote:
>>>
>>> Hi Charlie,
>>>
>>> Thanks for the phone call this morning.
>>> As we discussed, I am providing Dale's summary of the retained ROW you indicated you can support.
>>>
>>> We are looking for your confirmation so we can continue forward working with Planning towards an August 27 PC hearing.
>>>
>>> I understand you will be able to get back to me by tomorrow afternoon.
>>>
>>> Thanks,
>>> Craig
>>>
>>>
>>> ---
>>> Craig Minus
>>> Vice President - Development
>>>
>>> (p) 805.962.2121 (f) 805.568.1412
>>>
>>> 21 East Victoria Street | Suite 200 | Santa Barbara | CA 93101
>>>
>>> www.towbes.com<http://www.towbes.com> | Facebook
>>> <https://www.facebook.com/TowbesGroup/> | Instagram
>>> <https://www.instagram.com/the_towbes_group/> |
>>> LinkedIn<https://www.linkedin.com/company/TowbesGroup>
>>>
>>> BRE# 01173601
>>>
>>>
>>> [cid:TGI-Logo-horizontal_3e8d7295-fa4d-4953-a779-a7df801d54e0.jpg]<h
>>> ttp://www.towbes.com/>
>>>
>>> [cid:GreenLogo_09a9b8b0-ba11-4206-ba0e-82e86309c8c7.jpg]

>>>
>>> Begin forwarded message:
>>>
>>> From: Dale Weber
>>> <dweber@macdesignsb.com<mailto:dweber@macdesignsb.com>>
>>> Date: July 20, 2018 at 2:21:26 PM PDT
>>> To: '~Craig Minus' <cminus@towbes.com<mailto:cminus@towbes.com>>
>>> Subject: Heritage Ridge - Los Carneros
>>>
>>> Craig,
>>>
>>> Per my meeting with Charlie Ebeling, I've highlighted the proposed easement in green on both of the attached pdf's. The TM calls out a Proposed Variable Width Easement to the City of Goleta for Road Purposes. The XSTE calls out the width of the easement (in red) as 5' starting from the Railroad right of way and transitioning to 10' wide as we approach Calle Koral. The location of transition from 5' width to 10' was agreed upon by Charlie and I at our last meeting, as beginning opposite the first set of carports in the Senior side of the project. This will easily provide for the widening of Los Carneros shown on the CAD files that were sent to us, and will provide additional unimproved shoulder area to the edge of the new Right of Way.
>>>
>>> I will also be adding a course the retaining wall to bring the top of slope towards us a bit more, which Charlie asked for but was not adamant about. We are able to add this course to the wall and still stay under the 8' height restriction for the wall. I haven't updated the slope grading to reflect this yet, but I will do so and send it to you & Charlie. Per my conversation with Charlie, I do not expect him to hold us up due to this.
>>>
>>> Thanks,
>>> Dale
>>>
>>> Dale W. Weber, P.E.
>>> Vice President
>>>
>>> MAC Design Associates
>>> Civil Engineering - Land Planning - Bridge Design
>>> 1933 Cliff Drive, Suite 6
>>> Santa Barbara, CA 93109
>>> (805) 957-4748
>>> (805) 957- 4749 fax
>>> www.macdesignsb.com<http://www.macdesignsb.com/>
>>>
>>> <0343TM w Los Carneros Esmt.pdf>
>>> <0343XSTE w Los Carneros Esmt.pdf>

GENERAL NOTES

1. APPLICANT: THE TORRES OWNER
   [illegible] E. VICTORIA STREET
   SANTA BARBARA, CA 93101
   (805) 962-2121

2. AGENT: [illegible] PLANNING & PERMITTING
   [illegible] STATE STREET
   SANTA BARBARA, CA 93101
   PH. (805) 963-[illegible]
   FAX (805) 966-[illegible]

3. ENGINEER: MAC DESIGN ASSOCIATES
   [illegible] CLIFF DRIVE, SUITE B
   SANTA BARBARA, CA 93109
   PH. (805) 967-4145
   FAX (805) 967-4748

3. ASSESSOR'S PARCEL NO: 073-060-031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042 & 043

4. EXISTING LOT STATISTICS :

LOT NO.	ASSESSOR'S PARCEL NO.	EXIST. GROSS AREA (S.F.)	EXIST. NET AREA (S.F.)	EXISTING ZONE DISTRICT	EXISTING GENERAL PLAN DESIGNATION
1	073-060-031	50,772	31,017	DR-20	R-MD/CENTRAL PARK/FOR AFFORDABLE HOUSING OPPORTUNITY SITE
2	073-060-032	44,814	44,814	DR-20	
3	073-060-033	58,232	45,327	DR-20	
4	073-060-034	48,825	48,791	DR-20	
5	073-060-035	48,958	48,858	DR-20	
6	073-060-036	45,331	45,331	DR-20	
7	073-060-037	45,254	45,254	DR-20	
8	073-060-038	50,373	50,373	DR-20	
9	073-060-039	51,891	51,891	DR-20	
10	073-060-040	49,835	49,835	DR-20	
11	073-060-041	43,115	43,115	DR-20	
12	073-060-042	84,165	84,143	DR-20	
13	073-060-043	48,258	48,248	DR-20	
SUBTOTAL		643,163	609,339		
	VIA MAYA	16,395			PUBLIC ROAD EMT.
	VIA LUISA	48,275			PUBLIC ROAD EMT.
	CALLE KORAL/ CAMINO VISTA	50,750			PUBLIC ROAD EMT.
TOTAL		758,961	509,339		

5. PROPOSED LOT STATISTICS :

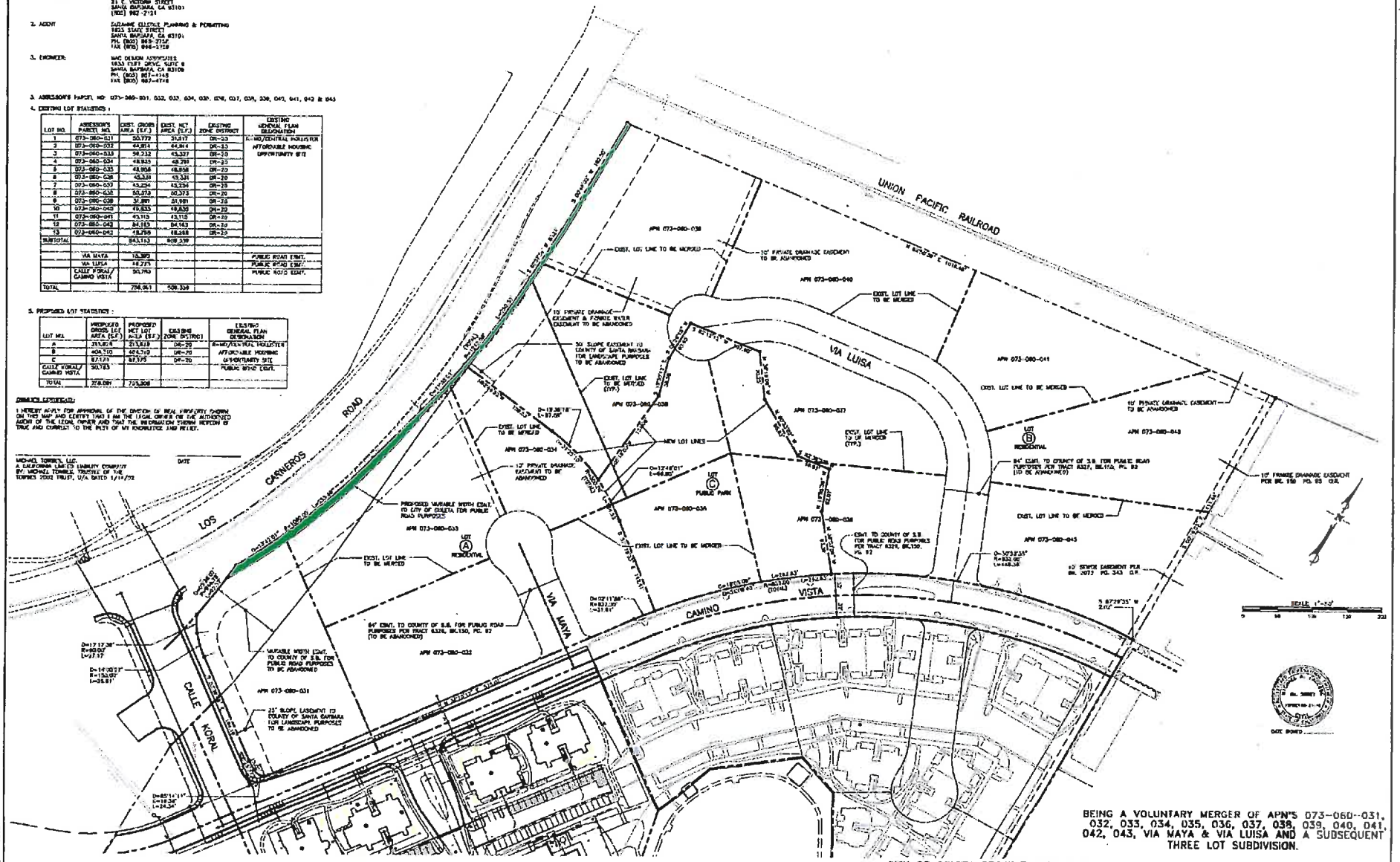
LOT NO.	PROPOSED GROSS LOT AREA (S.F.)	PROPOSED NET LOT AREA (S.F.)	PROPOSED ZONE DISTRICT	PROPOSED GENERAL PLAN DESIGNATION
A	211,828	211,828	DR-20	R-MD/CENTRAL PARK/FOR AFFORDABLE HOUSING OPPORTUNITY SITE
B	404,710	404,710	DR-20	
C	87,175	87,175	DR-20	
CALLE KORAL/ CAMINO VISTA	50,750			PUBLIC ROAD EMT.
TOTAL	758,961	705,308		

OWNER'S CERTIFICATE:

I HEREBY REQUEST APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT I AM THE LEGAL OWNER OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MICHAEL TORRES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
BY: MICHAEL TORRES, TRUSTEE OF THE
TORRES 2002 TRUST, U/A DATED 1/14/02

DATE



BEING A VOLUNTARY MERGER OF APN'S 073-060-031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, VIA MAYA & VIA LUISA AND A SUBSEQUENT THREE LOT SUBDIVISION.

CITY OF GOLETA PROJECT CASE NOS. 14-049-GPA, -VTM, -DP, -CUP & LOT MERGER

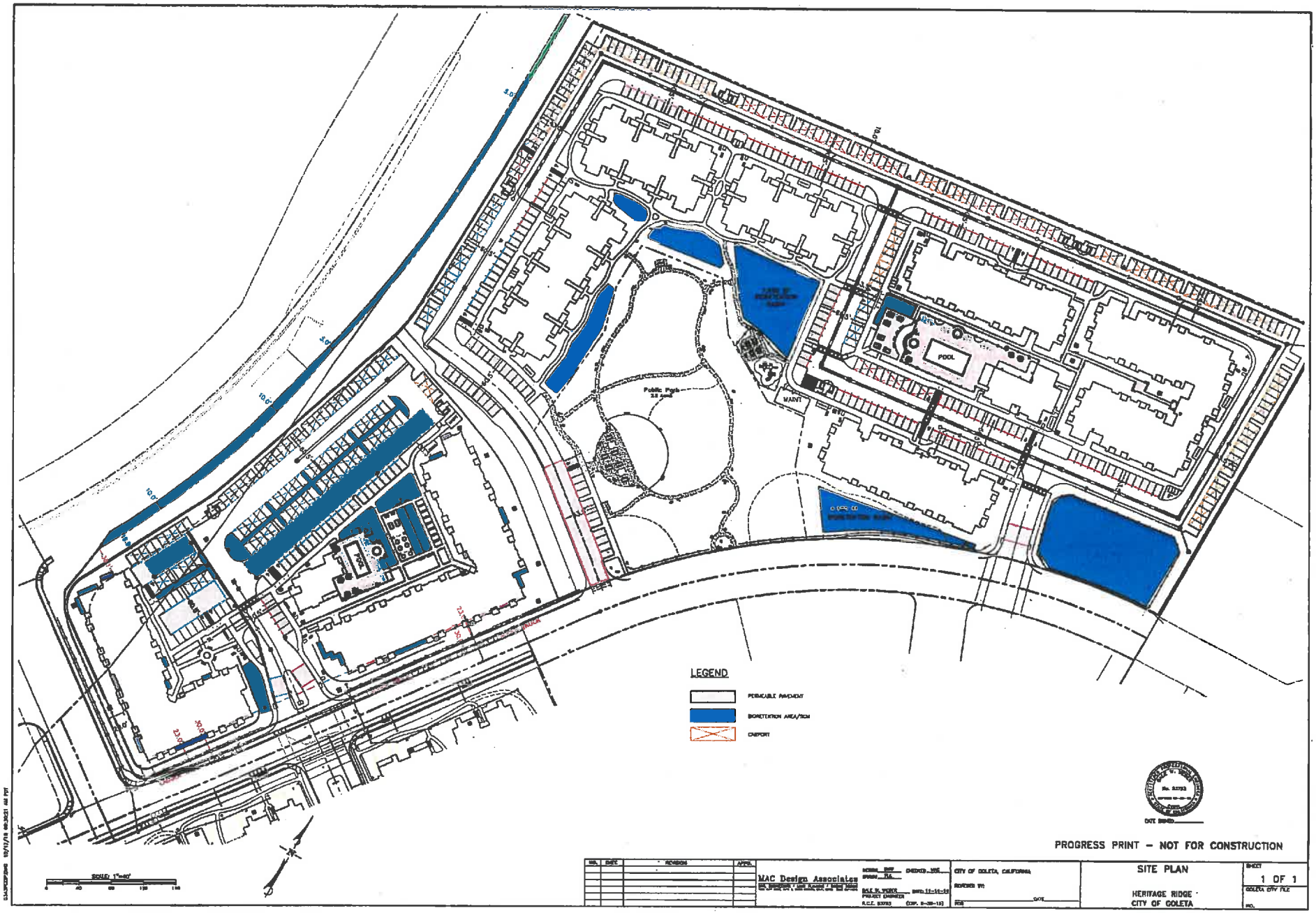
NO.	DATE	REVISION	APPD.

MAC Design Associates
[illegible] CIVIL ENGINEERS & LAND SURVEYORS
DESIGN PRP CHECKED MAC
DRAWN TJB
MICHAEL A. CARSTENS, SAFE 2-28-17
PROJECT ENGINEER
R.C.E. 29867 (EXP. 3-31-19)

CITY OF GOLETA, CALIFORNIA
REVIEWED BY:
PW DATE

VESTING TENTATIVE PARCEL MAP
VTM XX,XXX
HERITAGE RIDGE
CITY OF GOLETA

SHEET C2 OF 5
GOLETA CITY FILE
NO.



DATE SIGNED

PROGRESS PRINT – NOT FOR CONSTRUCTION

NO.	DATE	REVISION	APPR.

MAC Design Associates

CITY OF GOLETA, CALIFORNIA

SITE PLAN

HERITAGE RIDGE
CITY OF GOLETA

SHEET 1 OF 1

GOLETA CITY FILE

GENERAL NOTES

1. APPLICANT: THE TORRES GROUP
21 E. VICTORIA STREET
SANTA BARBARA, CA 93101
(805) 962-2111

2. AGENT: SUZANNE ELLIOTT PLANNING & PERMITTING
1625 STATE STREET
SANTA BARBARA, CA 93101
PH: (805) 966-2758
FAX (805) 966-2759

3. ENGINEER: MAC DESIGN ASSOCIATES
1533 CLIFF DRIVE, SUITE B
SANTA BARBARA, CA 93109
PH: (805) 957-4749
FAX (805) 957-4749

3. ASSESSOR'S PARCEL NOS: 073-060-031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042 & 043

4. EXISTING LOT STATISTICS:

LOT NO.	ASSESSOR'S PARCEL NO.	EXIST. GROSS AREA (S.F.)	EXIST. NET AREA (S.F.)	EXISTING ZONE DISTRICT	EXISTING GENERAL PLAN DESIGNATION
1	073-060-031	36,172	35,897	DR-20	R-MH/CENTRAL HOLLISTER AFFORDABLE HOUSING OPPORTUNITY SITE
2	073-060-032	44,814	44,814	DR-20	
3	073-060-033	54,232	43,127	DR-20	
4	073-060-034	46,934	46,281	DR-20	
5	073-060-035	48,908	48,908	DR-20	
6	073-060-036	45,331	45,331	DR-20	
7	073-060-037	45,254	45,254	DR-20	
8	073-060-038	50,373	50,373	DR-20	
9	073-060-039	51,891	51,891	DR-20	
10	073-060-040	48,835	48,835	DR-20	
11	073-060-041	45,118	45,118	DR-20	
12	073-060-042	54,183	54,183	DR-20	
13	073-060-043	48,268	48,268	DR-20	
SUBTOTAL		643,143	638,338		
	VIA MAYA	15,380			PUBLIC ROAD EASM.
	VIA LUISA	48,375			PUBLIC ROAD EASM.
	CALLE KORAL/ CAMINO VISTA	52,183			PUBLIC ROAD EASM.
TOTAL		758,081	638,338		

5. PROPOSED LOT STATISTICS:

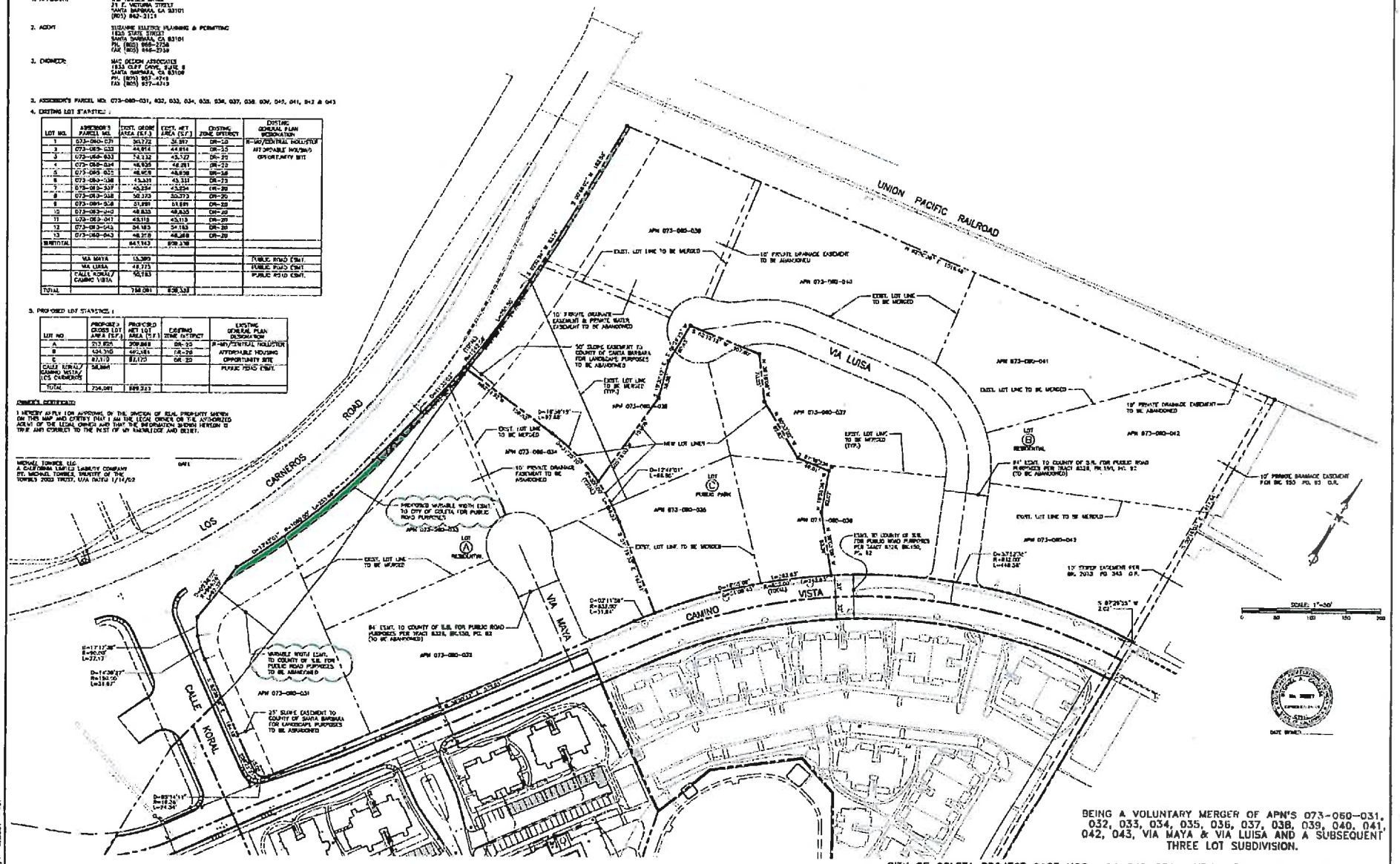
LOT NO.	PROPOSED GROSS LOT AREA (S.F.)	PROPOSED NET LOT AREA (S.F.)	EXISTING ZONE DISTRICT	EXISTING GENERAL PLAN DESIGNATION
A	213,825	209,868	DR-20	R-MH/CENTRAL HOLLISTER AFFORDABLE HOUSING OPPORTUNITY SITE
B	404,348	402,181	DR-20	
C	87,170	83,120	DR-20	
CALLE KORAL/ CAMINO VISTA/ LCS EASEMENTS	58,868			PUBLIC ROAD EASM.
TOTAL	758,081	695,237		

OWNER'S CERTIFICATE:

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT I AM THE LEGAL OWNER OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MICHAEL TORRES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
BY: MICHAEL TORRES, TRUSTEE OF THE TORRES 2003 TRUST, U/A DATED 1/14/02

DATE



BEING A VOLUNTARY MERGER OF APN'S 073-060-031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, VIA MAYA & VIA LUISA AND A SUBSEQUENT THREE LOT SUBDIVISION.

CITY OF GOLETA PROJECT CASE NOS. 14-049-GPA, -VTM, -DP, -CUP & LOT MERGER

NO.	DATE	REVISION	APVD

MAC Design Associates

CITY OF GOLETA, CALIFORNIA

VESTING TENTATIVE PARCEL MAP
VTM XX,XXX
HERITAGE RIDGE
CITY OF GOLETA

C2 OF 5

GOLETA CITY FILE

Heritage Ridge

The Towbes Group, Inc.
Updates by: SEPPS
7.23.18
Total Site (less public park)

Features	Area (SF)	Area (AC)	% of Net Site Area
Buildings	139,096.7	3.19	22.73%
Drive Aisles & Parking	182,840.9	4.20	29.88%
Ancillary Features (trash enclosures, mail boxes, bike racks)	3,538.9	0.08	.58%
Sidewalks	37,898.4	0.87	6.19%
Non-Open Space Subtotal (Not countable towards 40% required open space)	363,374.9	8.34	59.38%
Recreation Areas	38,758.5	0.89	6.33%
Community Open Space	209,860.4	4.82	34.29%
Common Open Space Subtotal	248,618.9	5.71	40.62%
Total Net Area	611,993.8	14.05	100.00%

GENERAL NOTES

1. APPLICANT: THE TOWNES GROUP
   711 E. VICTORIA STREET
   SANTA BARBARA, CA 93101
   (805) 963-2121

2. AGENT: SUZANNE ELIOPOULOS PLANNING & PERMITTING
   1825 STATE STREET
   SANTA BARBARA, CA 93101
   PH. (805) 966-2758
   FAX (805) 966-5718

3. ENGINEER: MAC DESIGN ASSOCIATES
   5633 CLIFF DRIVE, SUITE A
   SANTA BARBARA, CA 93105
   PH. (805) 967-4748
   FAX (805) 967-4749

3. ASSESSOR'S PARCEL NO: 073-080-031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042 & 043

4. EXISTING LOT STATISTICS:

LOT NO.	ASSESSOR'S PARCEL NO.	EXIST. GROSS AREA (S.F.)	EXIST. NET AREA (S.F.)	EXISTING ZONE DISTRICT	EXISTING GENERAL PLAN DESIGNATION
1	073-080-031	50,772	31,311	DR-20	R-MD/CENTRAL HOLLISTER AFFORDABLE HOUSING OPPORTUNITY SITE
2	073-080-032	64,814	64,814	DR-20	
3	073-080-033	58,233	45,327	DR-20	
4	073-080-034	48,833	42,291	DR-20	
5	073-080-035	45,958	45,958	DR-20	
6	073-080-036	45,331	45,331	DR-20	
7	073-080-037	45,254	45,254	DR-20	
8	073-080-038	50,373	50,373	DR-20	
9	073-080-039	51,881	51,881	DR-20	
10	073-080-040	49,835	49,835	DR-20	
11	073-080-041	49,315	49,315	DR-20	
12	073-080-042	54,165	54,165	DR-20	
13	073-080-043	48,268	48,268	DR-20	
SUBTOTAL		643,173	599,338		
	VIA MAYA	13,389			PUBLIC ROAD EASMT
	VIA LUISA	48,713			PUBLIC ROAD EASMT
	CALLE KORAL/ CAMINO VISTA	50,981			PUBLIC ROAD EASMT
TOTAL		756,061	599,338		

5. PROPOSED LOT STATISTICS:

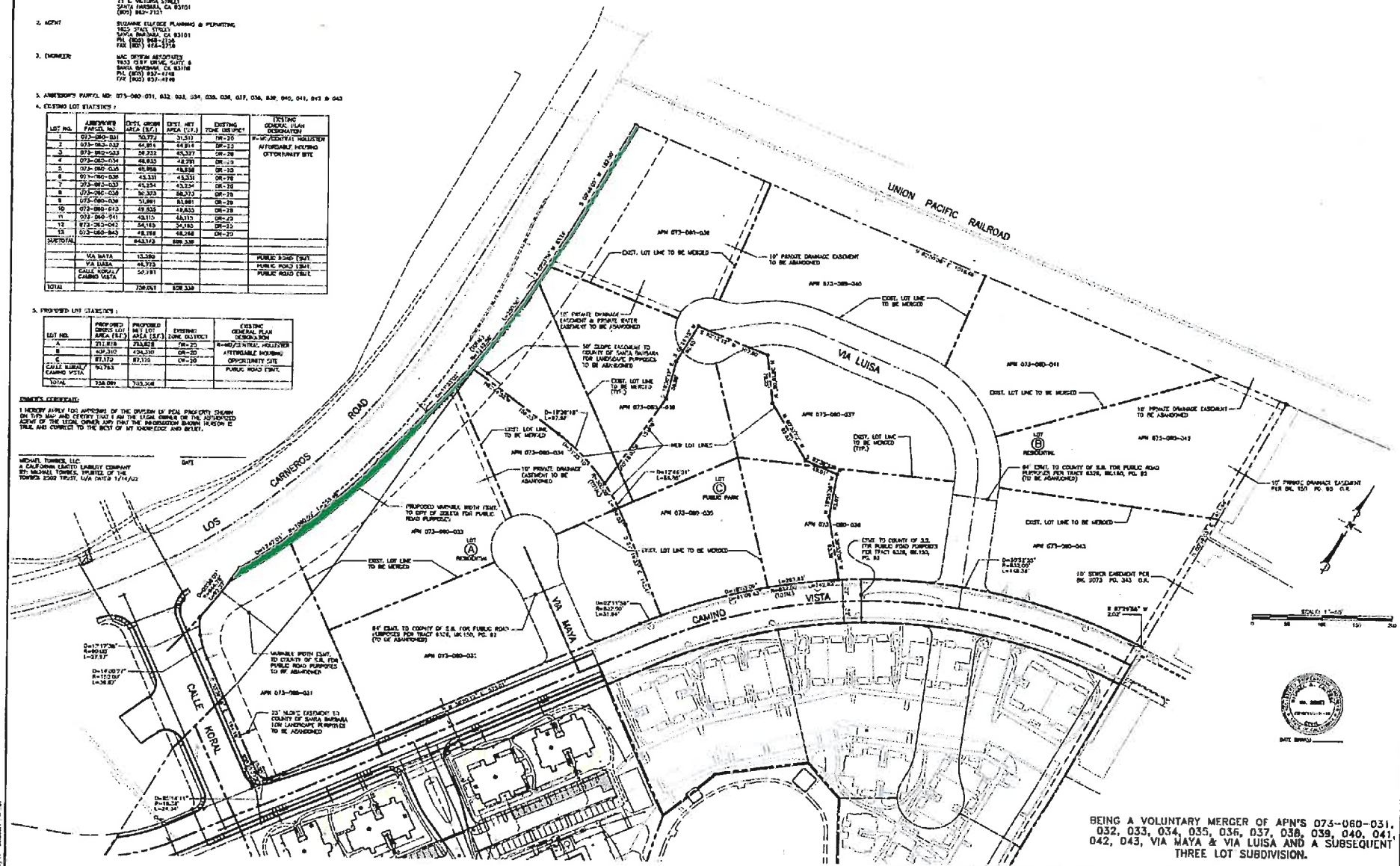
LOT NO.	PROPOSED GROSS LOT AREA (S.F.)	PROPOSED NET LOT AREA (S.F.)	EXISTING ZONE DISTRICT	EXISTING GENERAL PLAN DESIGNATION
A	211,818	211,818	DR-25	R-MD/CENTRAL HOLLISTER AFFORDABLE HOUSING OPPORTUNITY SITE
B	409,305	434,305	DR-20	
C	87,170	87,170	DR-20	
CALLE KORAL/ CAMINO VISTA	50,763			PUBLIC ROAD EASMT.
TOTAL	758,061	733,308		

OWNER'S CERTIFICATE:

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT I AM THE LEGAL OWNER OF THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MICHAEL TOWNES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
BY: MICHAEL TOWNES, TRUSTEE OF THE TOWNES 2002 TRUST, U/A DATED 12/14/02

DATE



BEING A VOLUNTARY MERGER OF APN'S 073-080-031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, VIA MAYA & VIA LUISA AND A SUBSEQUENT THREE LOT SUBDIVISION.

CITY OF GOLETA PROJECT CASE NOS. 14-049-GPA, -VTM, -DP, -CUP & LOT MERGER

NO.	DATE	REVISION	APPD.

MAC Design Associates

CITY OF GOLETA, CALIFORNIA

RECORDED BY:

DATE

VESTING TENTATIVE PARCEL MAP
VTM XX,XXX
HERITAGE RIDGE
CITY OF GOLETA

SHEET C2 OF 5

GOLETA CITY FILE NO.