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OUR FILE NUMBER

22430.1

March 20, 2012

HAND DELIVERY

Doreen Farr, Chair
Board of Supervisors
County of Santa Barbara
105 East Anapamu Street
Santa Barbara, CA 93101

Re: Cavaletto Tree Farm Residential Housing Project;
09TRM-00000-00001 and 08DVP-00000-00012

Dear Chair Farr and Supervisors:

Our office represents the Cathedral Oaks Village Association ("COVA"), a subdivision approved in the early 1970's to the immediate north and east of the proposed Cavaletto project (the Project). We have worked closely with Planning and Development staff and the Planning Commission over the past several months to ensure that the proposed access plan for the Project respects the privacy and safety concerns of the COVA residents. As originally conceived, the Project would have connected across a COVA private driveway to Avenida Pequena located with the Cathedral Oaks Village, also known as "Parcel C" on Tract Map 11,504 (attached), to create a private gated access for the proposed Project's high-end residences.

In its approval of the Project on February 1, 2012 the County Planning Commission recommended to you, among other things, that Parcel C be used only for emergency and pedestrian/bicycle access to the Project. So instead of a fully accessible, gated private access as originally proposed, the easement as recommended by the Planning Commission is to provide access over Parcel C only in the event of an emergency and to also provide a safe, convenient route for cyclists and pedestrians. As such, the access easement would be improved with either a gate, or bollards, or some combination of each at the intersection of Parcel C with the Project.

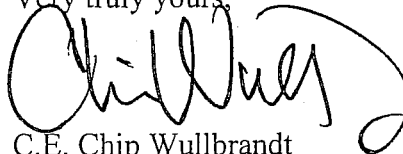
COVA generally has been supportive of this recommendation however, certain issues remain. Specifically:

1. What are the specific improvements to the emergency access route being proposed by the Project's developer? COVA asks either that the developer provide to your Board and to COVA a detailed plan of such improvements that can be reviewed and hopefully approved by COVA prior to the Board's hearing on the Project, or that your Board condition its approval of the Project on the developer and COVA agreeing to the plans for such improvements.

2. The Commission and County staff have recommended to your Board that as part of your approval of the Project, the Board accept an offer of dedication of Parcel C that appears on Tract Map 11, 504. It is our position that the County (a) has never had and does not now have a valid offer of dedication of Parcel C that it can accept, and (b) even if it did, the County has lost the right to accept the offer of dedication pursuant to Code of Civil Procedure Section 771.010 (see attached letter to Rachel Van Mullen for a full discussion of this issue).

The purported offer of dedication has lied dormant for forty (40) years. In the meantime, COVA has used Parcel C to provide access to certain of its residences and to its recreational facilities. It seems inconceivable that the County would now effectively divide COVA into two parts separated by a main road to serve other property. However, as mentioned above, COVA is attempting to be a good neighbor and to that end has been supportive of the recommendation of the Planning Commission that Parcel C be used to provide emergency access over Parcel C and to provide pedestrian and bicycle access. However, COVA asks either that the developer prepare and submit to COVA and the County a *private* grant of easement and road maintenance agreement, or similar document, to which the County *is not* a party. Such a document could then be reviewed and hopefully approved by COVA and the County staff prior to the Board hearing on the Project. Alternatively, your Board could condition its approval of the Project on the developer and COVA entering into a proper agreement.

Very truly yours,

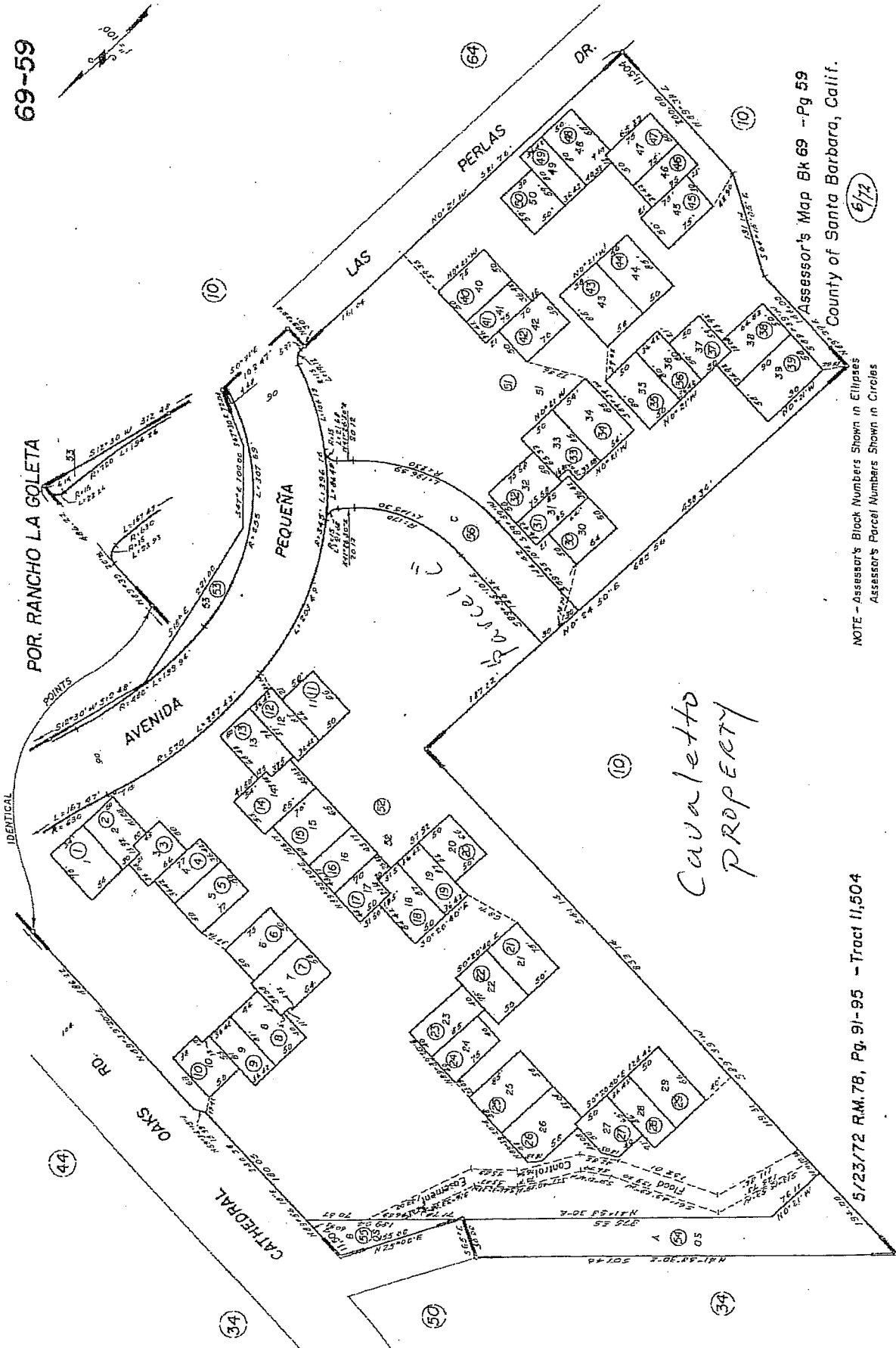


C.E. Chip Wullbrandt
for PRICE, POSTEL & PARMA LLP

CEW:lkh
Enclosures

cc: Ms. Anne Ashmore, President, Cathedral Oaks Village Association
Jeffrey C. Nelson, Esq.
Rachel Van Mullem, Esq.

69-59



FOR RANCHO LA GOLETA

AVENIDA PEQUEÑA

LAS PERLAS DR.

Cavalotto PROPERTY

Assessor's Map Bk 69 - Pg 59
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

5/72

5/23/72 R.M. 7B, Pg. 91-95 - Tract 11,504