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August 13, 2012

Chair Farr and Supervisors
Santa Barbara County Board of Supervisors
123 E. Anapamu St.
Santa Barbara, CA 93101

Re: Agenda item A-17
Possible abandonment in interest of Parcel C, tract map 11504

Chair Farr and Supervisors,

The purpose of this letter is to clarify the record and provide you material information relating to your proposed action. We believe there is no reason to abandon this potential road link in a hurried unnoticed fashion.

When the Cavaletto Tree Farm project was proposed for development, our first communications in 2000 were with Cathedral Oaks Village Association (COVA) and their representatives at that time.

Early planning was to have a small fair share of the Tree Farm project use the planned road link in question as was anticipated when Cathedral Oaks Village was approved.

Another important concession of the project to COVA and other neighborhood interests was to create a public road link between Las Perlas and Patterson to serve not only Tree Farm but all 50 COVA homes and the 48 Sunrise Village homes who would use that new road link to get to Patterson.

This new road which would "cut the eastern 5 acres in half" was indeed in land that was originally to be an additional phase of COVA with just internal circulation. That COVA phase never happened because of the Goleta Water moratorium. At the end of the Tree Farm planning process, COVA wanted and got the new road for access to Patterson but opposed connecting the long planned road link through its own property.

Through the planning process of the Tree Farm Infill Housing Project, the Fire Department, Roads Department and Planning Department all recommended some limited Tree Farm traffic be allowed on that COVA road with gates.

Before the scheduled April 3, 2012 Tree Farm Supervisors hearing, the new COVA attorneys informed the County they had filed an action that put into question the County's ability to accept this Offer of Dedication. They had filed a legal action not involving the Tree Farm property or the County, thus not binding either party.

If COVA and its attorneys believed this position, they would not be asking you to Quitclaim the road because it is their position that you cannot accept it anyway. (We disagree with that premise and incorporate by reference into the record our letter of March 28, 2012 to County Counsel, which was a part of your Tree Farm administrative record).

The County pulled the Tree Farm matter from the April 3, 2012 Supervisors agenda without consulting the applicants. We presented an extensive letter to Planning and County Counsel explaining that the Offer of Dedication was clearly not affected in the view of title experts. When the County never responded to us as to this issue, we then changed the plan to eliminate traffic through COVA to get the project "unstuck".

On July 20, 2012, we met with Goleta Water District concerning water planning issues. GWD has a large 20 inch main stubbed out to that road through COVA at the edge of the Cavaletto property. They expressed concern that any potential abandonment would impact their water main and its extension. Part of infill housing is connecting utilities. Not just water lines but all utilities, these are usually in a public road. We believe it is precipitous and unnecessary to abandon this potential road and utility link without understanding the implications on utility connections.

Since the County did not notice Mr. Cavaletto or the Tree Farm representatives as to this action pending before you, we did not have an opportunity to provide input on this matter.

Community connection decisions in this area have been driven by peace-meal NIMBY oriented decisions that frequently do not match up with good planning.

The Tree Farm project team endeavored to plan the project using the best of LEED ND principles- including connectivity. If there are future safety issues associated with turning down possible connections, the record will reflect it was the County's decision to turn done connections suggested by Fire, Roads, and Planning; that decision was not that of the project applicants.

We believe you should take this off calendar and have a full assessment of the utility implications before taking this action. We hope the foregoing informs the Boards decision.

Very Truly Yours,



Jeffrey C. Nelson

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CC: Larry and Jackie Cavaletto
Goleta Water District

SEE SHEET 3

S. 89°39'00" W.
833.14'

INSTALL 20' OF 20" CEMENT
LINED STEEL PIPE WITH 20"
BLIND FLANGE WEST END PER
G.C.W.D. STD. DET. 647-D

IF CAPPED DISTRICT
FORCES WILL INSTALL
CATHODIC JUMP WIRE

MAIN TO REMAIN IN-
PLACE AND INTACT

FUTURE STREET DEDICATION R/W

CONST. 20" CLASS 150 P.C. WATER LINE

INSTALL SUB SERVICE FOR
WATER METER PER
G.C.W.D. STD. DET. P-207-B

FIREHYDRANT
G.C.W.D. STD. DET. 507, & 510

N. 025'00" E. 1008.00' (REL.)
N. 024'50" E. 1008.56' (MEAS.)

N. 89°35'10" W. 146.42'

DESIGNED BY
W.O.S.

CHECKED BY
R.E.G.

REVISED
DATE DESCRIPTION

STORM DRAIN SYSTEM APPROVED BY
R. Panto 4-19 1972
FLOOD CONTROL ENGINEER - S. B. COUNTY

WATER DISTRIBUTION SYSTEM APPROVED BY
Robert M. Walden 4-24 1972

SANITARY SEWER SYSTEM APPROVED BY

PLAN & PE
WATER MAIN CO
IN EAST
TRACT
SANTA BARBARA CO

Raymond E. Spencer R.E.

U. S. GRANT &
314 E. CARRILLO ST.
SANTA BARBARA, CALIFOR

"AS"

