



October 28, 2008

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Jason Nelson
The Oak Creek Company
735 State Street, Suite 203
Santa Barbara, CA 93101

RE: Tree Farm Infill Housing

Dear Jason:

I have reviewed your proposals for the above referenced project with our Director, Dan Hernandez and with our Deputy Director, Erik Axelson and have the following comments as a result of our discussions.

- County Parks will not support a concept that includes the dedication of land in the southwest corner of your property to the County for park and open space purposes. This land has minimal viable use for the public and does not expand recreational opportunities.
- We recognize the need for the bikeway and trail along San Jose Creek, as envisioned in the Goleta Community Plan, and will support the dedication of a right-of-way easement for this purpose.
- We support the concept of a land swap at the northwest end of your property that will result in keeping ownership of properties consistent with our respective larger land holdings on either side of the creek. In other words, the County would consider a swap its ownership on the east side of San Jose Creek for your ownership on the west side. We recommend that you discuss this issue with your planner for guidance as it may entail an additional permit application for a Lot Line Adjustment (LLA).
- We acknowledge the draft list of amenities that you provided for on site private recreational facilities to serve the subdivision. As you continue to refine the concept for these facilities, please keep in mind the guidelines we provided with regard to acceptable facilities (e.g. a separate full court basketball court would need to be provided to reach the corresponding Demand Level #1 and currently only a basketball hoop at a parking lot is shown). Please note that County Parks will determine the recommended level of credit for the project.

Please contact me with any questions or for additional information or assistance.

Sincerely,

Claude Garciacelay, ASLA

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735 STATE STREET
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SANTA BARBARA, CALIFORNIA 93101

JEFFREY C. NELSON

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October 29, 2008

Claude Garciaceley
Santa Barbara County Parks
610 Mission Canyon Rd.
Santa Barbara, CA 93105

Re: Tree Farm infill housing

Claude,

Thank you for meeting with Larry Cavaletto, Jason Nelson and me on the parks aspects of the Tree Farm project. This will respond to your letter of October 28, directed to Jason Nelson on this subject.

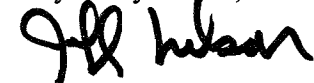
The concept of expanding the existing park to the south of this project onto the Cavaletto property was raised by the planning commissioner for the area and supported by the County BAR. It is those sources that gave rise to this proposal. We spent many months adjusting the site plan to reflect that proposal as others in the public view it as a positive to gain additional park land to complement the existing park land in the neighborhood.

The bikeway across San Jose Creek is different from a "trail along San Jose Creek". You seemed to refer to both as coming from the Goleta Community Plan. I was looking for that reference and could not find it, can you provide a reference?

As the predicate and nexus for parks fees is the need to acquire more land for parks and as you have declined to acquire public park land here, could you please identify what land you have a possible interest in acquiring and what funds have been reserved for this purpose from the collection of parks fees?

We will work with the project planner and with the Real Property division concerning the trade of lands on the separate sides of San Jose creek. Thank you for your input on that.

Very Truly Yours,



Jeffery C. Nelson

Cc: Larry Cavaletto
Jason Nelson
Alex Tuttle, P&D



THE
OAK CREEK
COMPANY

October 15, 2008

Claude Garciaceley
Santa Barbara County Parks
610 Mission Canyon Rd.
Santa Barbara, CA 93105

Re: Tree Farm Infill housing

Claude,

This will follow up on our meeting on October 14, 2008. In the meeting we discussed the following:

- The possibility of Parks accepting the land in the south west corner of the property as an extension of the County park to the south of the property. This would involve a land transfer as a credit toward parks fees.
- A possible swap of County land on the west of San Jose Creek to the east of, or including San Jose Creek at the north-west end of the property.
- Using the bike path extension as the natural dividing line between the park and the property. Parks could chose to accept up to an acre of the property as we showed on the plan.

Following up on this we were instructed to contact Ron Carlentini with Real Estate Services at the County to discuss the possibility of the land swap and possibly also Parks acceptance of the southern property. On your end you said that you would be following up with Deputy Director of Parks, Eric Axelson, to discuss the possibility of the land swap and/or acceptance. We will follow up with you shortly on getting you the exact acreage we are dealing with.

For your information, please see the attached breakdown of our current thinking of proposed amenities and how they will relate to the Quimby development fee credit list. Our understanding from the information you provided is that the maximum number of points is 4 demand level #1 which equals a 50% credit.

Regards,

Jason Nelson

CC: Larry Cavaletto
Jeff Nelson

Tree Farm Project
08DVP-00000-00012
List of Amenities
Draft as of Oct. 14, 2008

<u>Proposed Amenity</u>	<u>Quimby Demand Level</u>
Swimming Pool	1
Community Recreation Building	1
Proposed Kids play area (like SB Zoo play area)	1
Outdoor community gathering and picnic area	2
Basketball Court	1