

**Exhibit "A"**

**Peak-Las Positas Reorganization  
Annexation No. 116  
to the  
City of Santa Barbara**

**Legal Description**

That portion of the Rancho Las Positas y La Calera in the County of Santa Barbara, State of California, described as follows:

Beginning at the most northerly corner of Lot 94 of Braemar Park as shown on the map filed in the office of the County Recorder of said County in Book 15, Pages 398 to 402, inclusive, of Maps, said point being at the northwesterly terminus of the 29th course of the Braemar Annexation to the City of Santa Barbara as described in Section 1 of Ordinance No. 2566 adopted August 30, 1956 by the City Council of Santa Barbara;

Thence, 1st, along the northerly line of said Braemar Park tract, and along the 28th course of said Braemar Annexation, South 84°03'15" West 304.30 feet;

Thence, 2nd, North 05°56'45" West, 674.89 feet;

Thence, 3rd, North 30°33'20" East, 112.36 feet;

Thence, 4th, North 79°45'00" West, 95.88 feet;

Thence, 5th, North 27°28'59" West, 73.74 feet;

Thence, 6th, North 42°00'08" West, 109.74 feet;

Thence, 7th, North 23°56'52" West, 79.42 feet;

Thence, 8th, North 68°48'19" West, 42.85 feet;

Thence, 9th, North 13°44'24" East, 98.51 feet;

Thence, 10th, South 88°37'24" East, 375.76 feet;

Thence, 11th, North 49°59'35" East, 156.72 feet;

Thence, 12th, North 15°01'20" East, 26.60 feet;

Thence, 13th, North 07°56'43" West, 82.61 feet;

Thence, 14th, North 12°05'55" East, 110.51 feet;

W:\WORK\13274\LEGAL\KSH-PEAK-LAS-POSITAS-ANNEX-LEGAL-REV3.DOC  
R:\LddDwg\13274\SURVEY\13274-CITY-ANNEX.DWG

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**NOV 27 2006**

**CITY OF SANTA BARBARA/  
PLANNING DIVISION**

Thence, 15th, North 85°18'11" West, 143.98 feet;  
Thence, 16th, North 50°18'22" West, 328.80 feet;  
Thence, 17th, North 13°48'18" West, 360.41 feet;  
Thence, 18th, North 53°29'07" West, 484.01 feet;  
Thence, 19th, North 58°56'22" West, 507.81 feet;  
Thence, 20th, North 39°57'58" West, 137.00 feet;  
Thence, 21st, North 74°54'16" West, 157.43 feet;  
Thence, 22nd, South 84°05'38" West, 233.24 feet;  
Thence, 23rd, North 80°27'14" West, 337.68 feet;  
Thence, 24th, North 65°25'55" West, 98.00 feet;  
( to a point in the xxx line of Annexation # ... thence, along said line... )  
Thence, 25th, North 48°05'29" East, 1,040.06 feet;  
Thence, 26th, South 23°19'30" East, 162.94 feet;  
Thence, 27th, South 55°04'30" East, 108.90 feet;  
Thence, 28th, South 58°09'30" East, 138.60 feet;  
Thence, 29th, South 59°49'30" East, 62.04 feet;  
Thence, 30th, South 59°04'30" East, 254.10 feet;  
Thence, 31st, South 61°08'30" East, 264.00 feet;  
Thence, 32nd, South 74°04'30" East, 122.10 feet;  
Thence, 33rd, South 41°04'30" East, 116.16 feet;  
Thence, 34th, South 40°19'30" East, 5.32 feet;  
Thence, 35th, South 40°20'13" East, 145.21 feet;  
Thence, 36th, South 61°22'13" East, 97.10 feet;  
Thence, 37th, South 35°50'13" East, 250.93 feet;

Thence, 38th, South 09°24'47" West, 76.60 feet;  
Thence, 39th, South 11°05'13" East, 159.14 feet;  
Thence, 40th, South 41°49'13" East, 249.07 feet;  
Thence, 41st, South 04°50'13" East, 270.74 feet;  
Thence, 42nd, South 27°05'13" East, 165.08 feet;  
Thence, 43rd, North 60°09'47" East, 33.02 feet;  
Thence, 44th, South 47°50'13" East, 66.03 feet;  
Thence, 45th, South 28°00'13" East, 66.03 feet;  
Thence, 46th, South 12°05'13" East, 66.03 feet;  
Thence, 47th, South 38°30'13" East, 66.03 feet;  
Thence, 48th, South 48°33'56" West, 21.49 feet;  
Thence, 49th, South 23°05'59" East, 136.47 feet;  
Thence, 50th, North 26°06'45" East, 218.81 feet;

(to a point in the xxx line of Annexation No. xxx; thence  
along said line...)

Thence, 51st, South 03°41'39" West, 131.12 feet;  
Thence, 52nd, South 26°06'45" West, 368.71 feet;  
Thence, 53rd, South 30°33'20" West, 190.64 feet;  
Thence, 54th, South 61°11'01" East, 113.74 feet;  
Thence, 55th, South 64°56'01" East, 42.91 feet;  
Thence, 56th, South 35°43'59" West, 48.18 feet;  
Thence, 57th, South 53°33'59" West, 66.00 feet;  
Thence, 58th, South 28°48'59" West, 66.00 feet;

Thence, 59th, South 43°33'59" West, 72.60 feet;

Thence, 60th, South 03°44'13" West, 552.32 feet;

Thence, 61st, North 83°45'21" East, 3.59 feet;

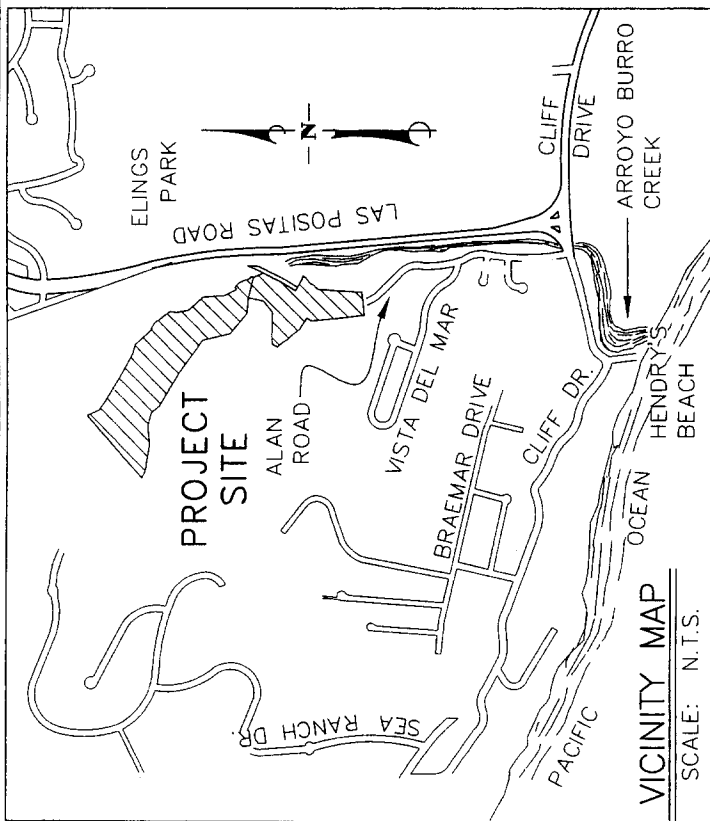
Thence, 62nd, South 50°40'41" East, 5.23 feet to the point of beginning.

Containing 51.21 acres, more or less.

Prepared by:  
Kenneth S. Hughes  
PLS 6170  
License expiration  
date: 3/31/08

# EXHIBIT "B"

SHEET 1 OF 6



VICINITY MAP  
SCALE: N.T.S.

APPROVED AS TO FORM  
AND SURVEYING CONTENT

MICHAEL B. EMMONS PLS 5899  
SANTA BARBARA COUNTY SURVEYOR  
LICENSE EXPIRATION 12/31/2008

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PREPARED BY:  
KENNETH S. HUGHES  
PLS 6170  
LICENSE EXPIRATION  
DATE: 3/31/08

**Penfield & Smith**  
ENGINEERS • SURVEYORS

111 EAST VICTORIA STREET  
SANTA BARBARA, CA 93101  
(805) 963-9532

W.O. 13274-01 13274-TM31-CITY-ANNEX.DWG 10/30/06

PEAK-LAS POSITAS REORGANIZATION  
ANNEXATION NO. 116  
TO THE  
CITY OF SANTA BARBARA

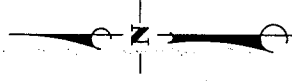
BEING A PORTION OF  
RANCHO LAS POSITAS Y LA CALERA  
COUNTY OF SANTA BARBARA, CALIFORNIA

EXHIBIT B

# EXHIBIT "B"

SHEET 2 OF 6

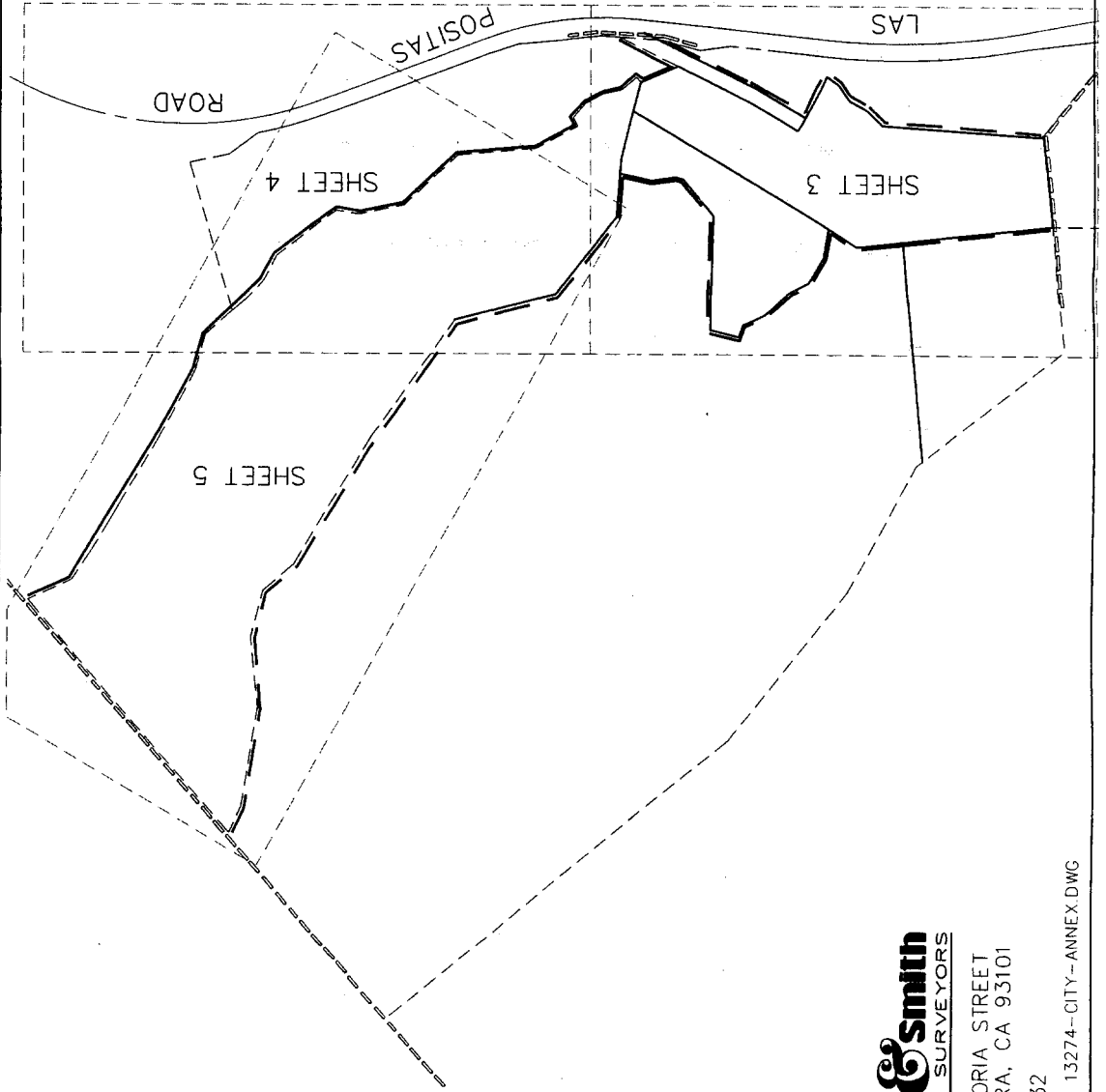
SHEET INDEX



SCALE: 1"=500'



PEAK-LAS POSITAS REORGANIZATION  
ANNEXATION NO. 116  
TO THE  
CITY OF SANTA BARBARA  
BEING A PORTION OF  
RANCHO LAS POSITAS Y LA CALERA  
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W.O. 13274.01 13274-CITY-ANNEX.DWG

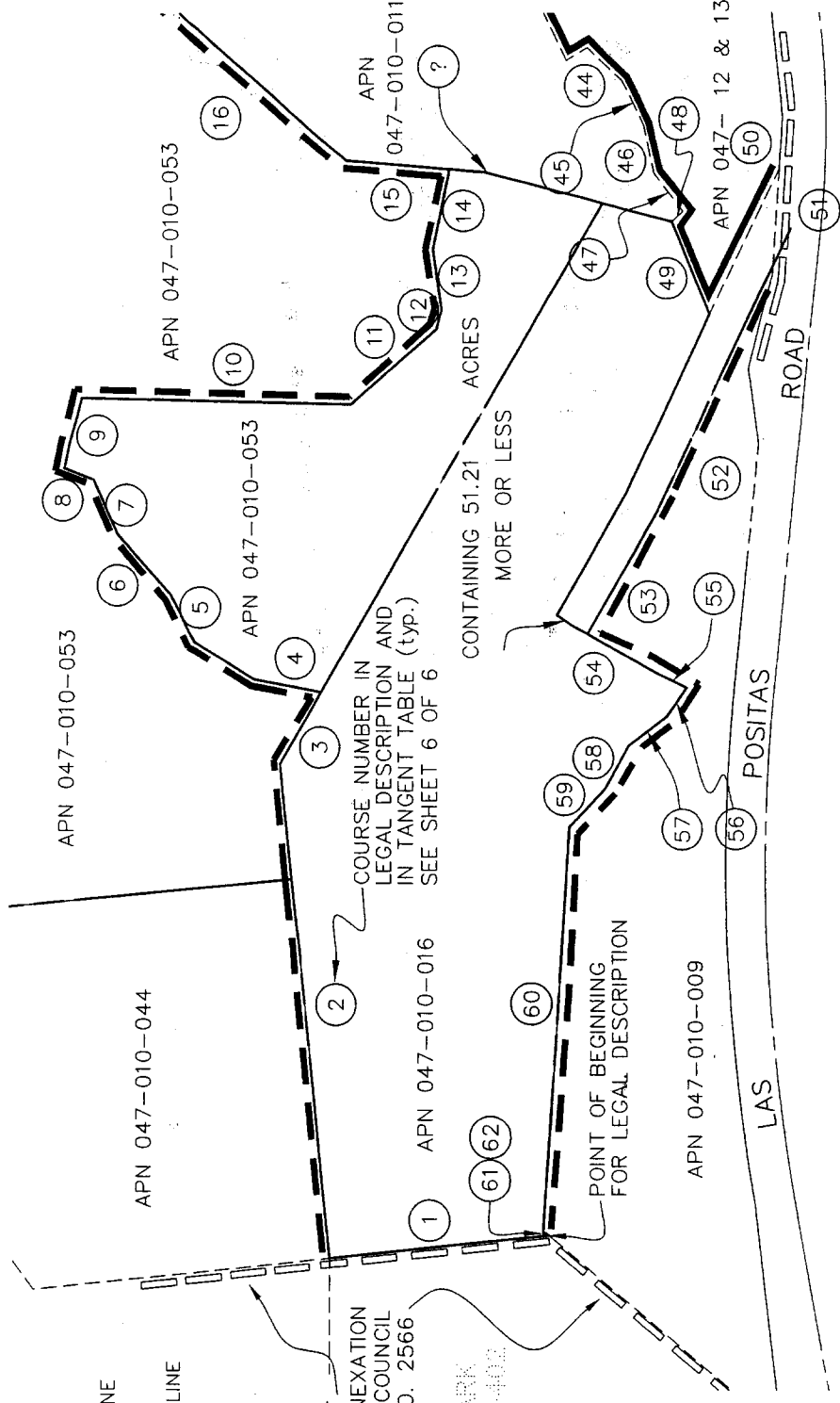
EXISTING CITY LIMITS LINE

PROPOSED CITY LIMITS LINE

BOUNDARY OF  
BRAEMAR ANNEXATION  
PER SB CITY COUNCIL  
ORDINANCE NO. 2566

BRAEMAR PARK  
15 1/2 ACRES  
398-402

CURRENTLY  
THE PROPOSED  
AREA



APN 047-010-053

18

17

16

APN 047-010-011

40

41

42

43

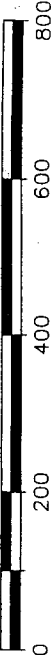
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APN 047-12 & 13

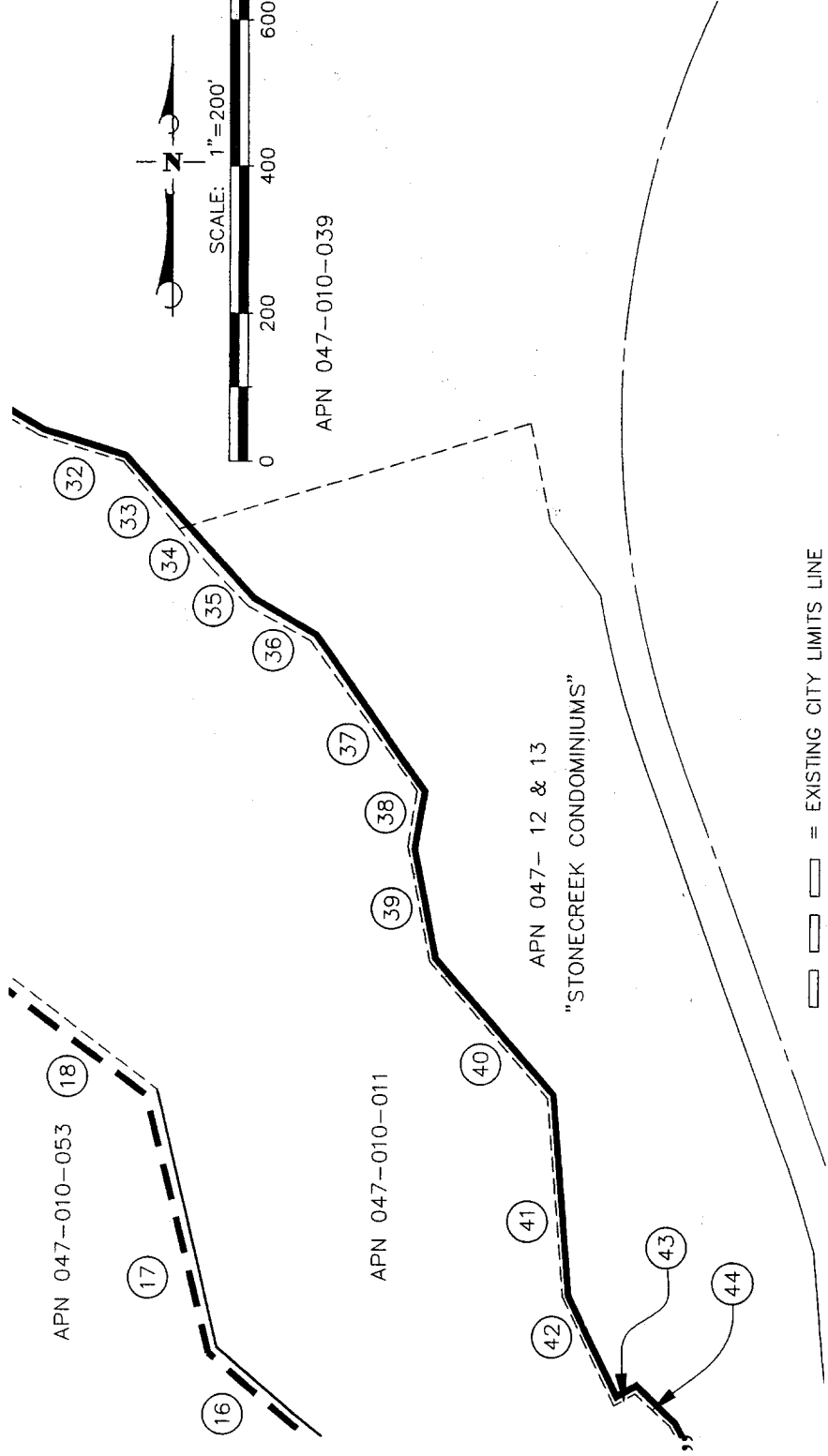
"STONECREEK CONDOMINIUMS"

APN 047-010-039

SCALE: 1"=200'



EXISTING CITY LIMITS LINE





— = EXISTING CITY LIMITS LINE  
- - - = PROPOSED CITY LIMITS LINE

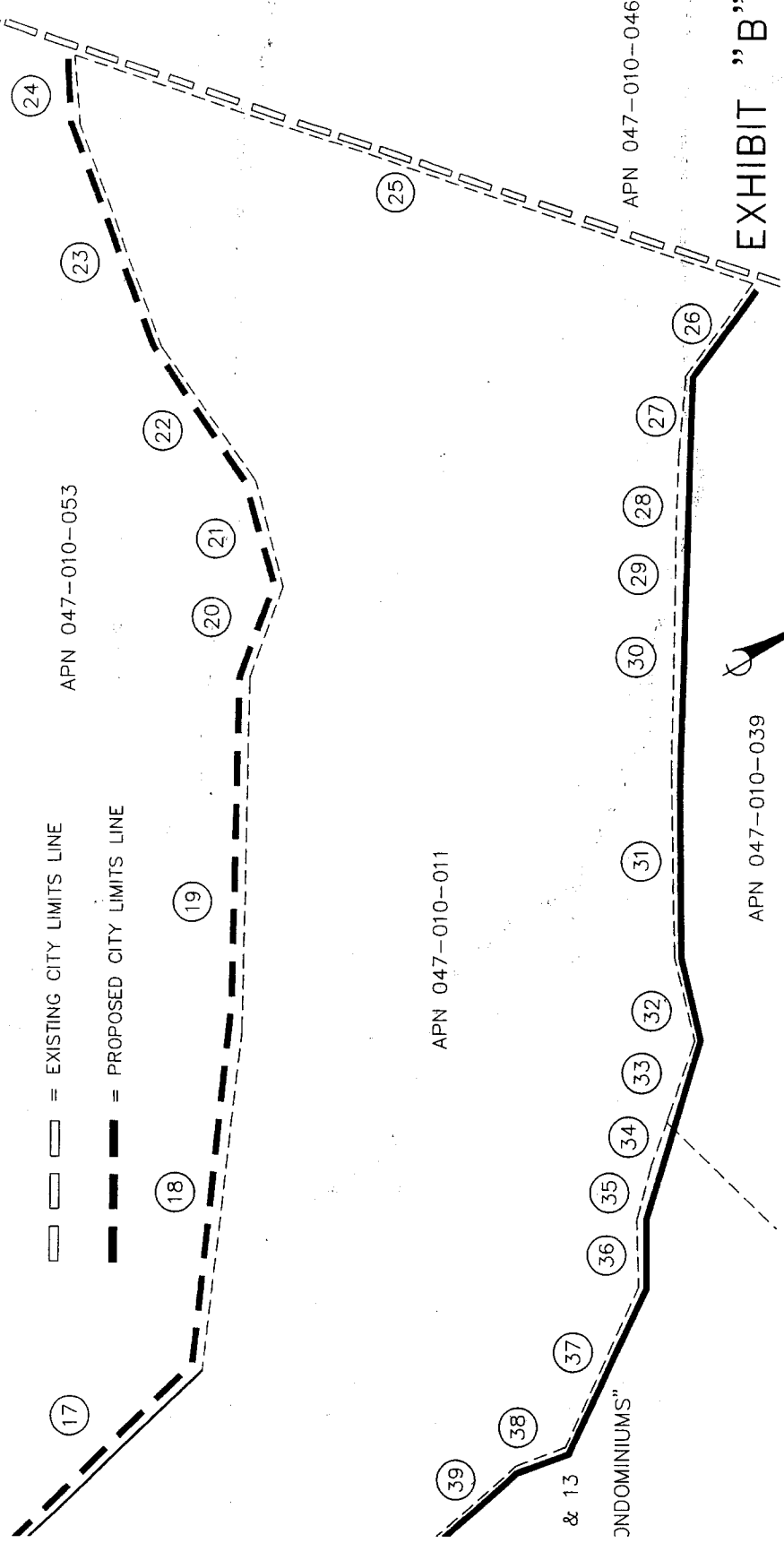
APN 047-010-053

APN 047-010-011

APN 047-010-039

APN 047-010-046

EXHIBIT "B"  
SHEET 5 OF 6



& 13  
CONDOMINIUMS

### TANGENT TABLE

BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
① S 84°03'15" W	304.30	①7 N 13°48'18" W	360.41	③3 S 41°04'30" E	116.16	④9 S 23°05'59" E	136.47
② N 05°56'45" W	674.89	①8 N 53°29'07" W	484.01	③4 N 40°19'30" W	5.32	⑤0 S 26°06'45" W	218.81
③ N 30°33'20" E	112.36	①9 N 58°56'22" W	507.81	③5 N 40°20'13" W	145.21	⑤1 S 03°41'39" W	131.12
④ N 79°45'00" W	95.88	②0 N 39°57'58" W	137.00	③6 N 61°22'13" W	<del>250.1003</del>	⑤2 S 26°06'45" E	368.71
⑤ N 27°28'59" W	73.74	②1 N 74°54'16" W	157.43	③7 N 35°50'13" W	<del>178.810</del>	⑤3 S 30°33'20" E	190.64
⑥ N 42°00'18" W	109.74	②2 S 84°05'38" W	233.24	③8 N 09°24'47" E	<del>178.810</del>	⑤4 S 61°11'01" E	133.74
⑦ N 23°56'52" W	79.42	②3 N 80°27'14" W	337.68	③9 N 11°05'13" W	249.07	⑤5 S 64°56'01" W	42.91
⑧ N 68°48'19" W	42.85	②4 N 65°25'55" W	98.00	④0 N 41°49'13" W	270.74	⑤6 S 35°43'59" W	48.18
⑨ N 13°44'24" E	98.51	②5 N 48°05'29" E	1040.06	④1 N 04°50'13" W	165.08	⑤7 S 53°33'59" W	66.00
⑩ S 88°37'24" E	375.76	②6 S 23°19'30" E	162.94	④2 N 27°05'13" W		⑤8 S 28°48'59" W	66.00
⑪ N 49°59'35" E	156.72	②7 S 55°04'30" E	108.90	④3 S 60°09'47" W	33.02	⑤9 S 43°33'59" W	72.60
⑫ S 15°01'20" W	26.60	②8 S 58°09'30" E	138.60	④4 N 47°50'13" W	66.03	⑥0 S 03°44'13" W	552.32
⑬ S 07°56'43" E	82.61	②9 S 59°49'30" E	62.04	④5 N 28°00'13" W	66.03	⑥1 N 83°45'21" E	3.59
⑭ S 12°05'55" W	110.51	③0 S 59°04'30" E	254.10	④6 N 12°05'13" W	66.03	⑥2 S 50°40'41" E	5.23
⑮ N 85°18'11" W	143.98	③1 S 61°08'30" E	264.00	④7 N 38°30'13" W	66.03		
⑯ N 50°18'22" W	328.80	③2 S 74°04'30" E	122.10	④8 N 48°09'47" E	21.39		



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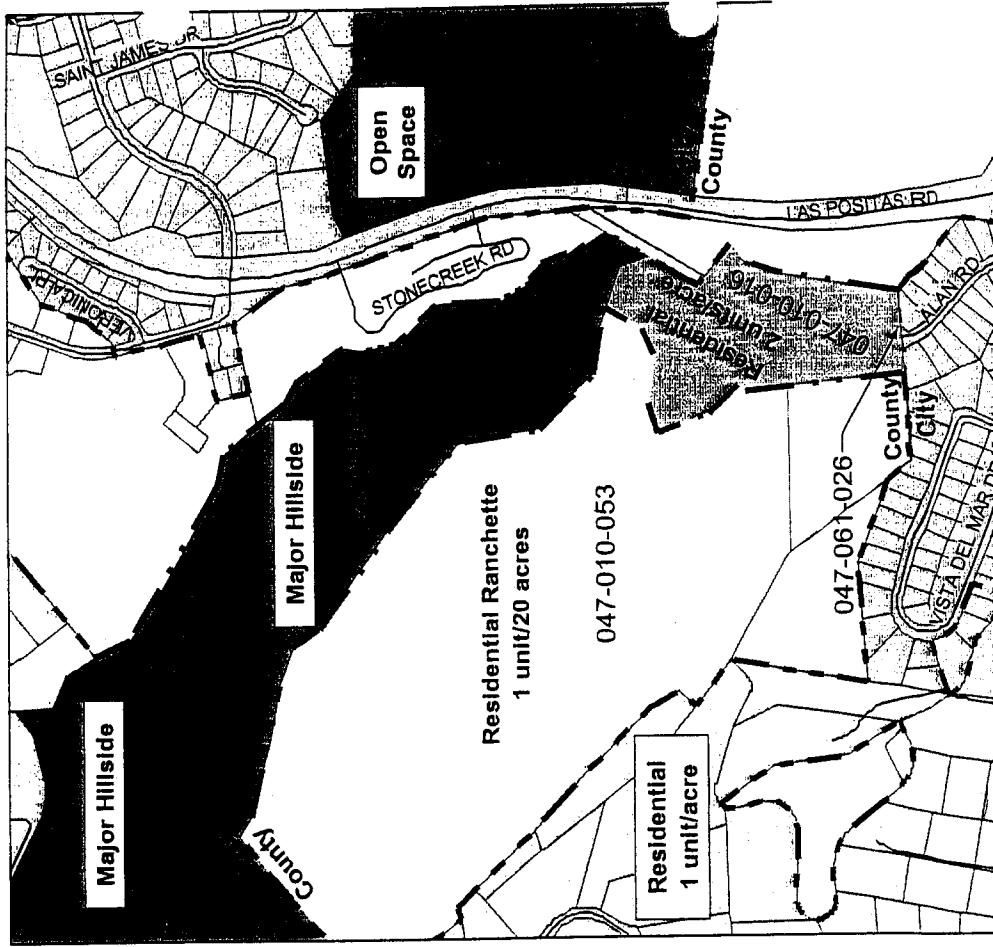
SHEET 6 OF 6

PEAK-LAS POSITAS REORGANIZATION  
 ANNEXATION NO. 116  
 TO THE  
 CITY OF SANTA BARBARA

**PROPOSED**

City General Plan Designation:

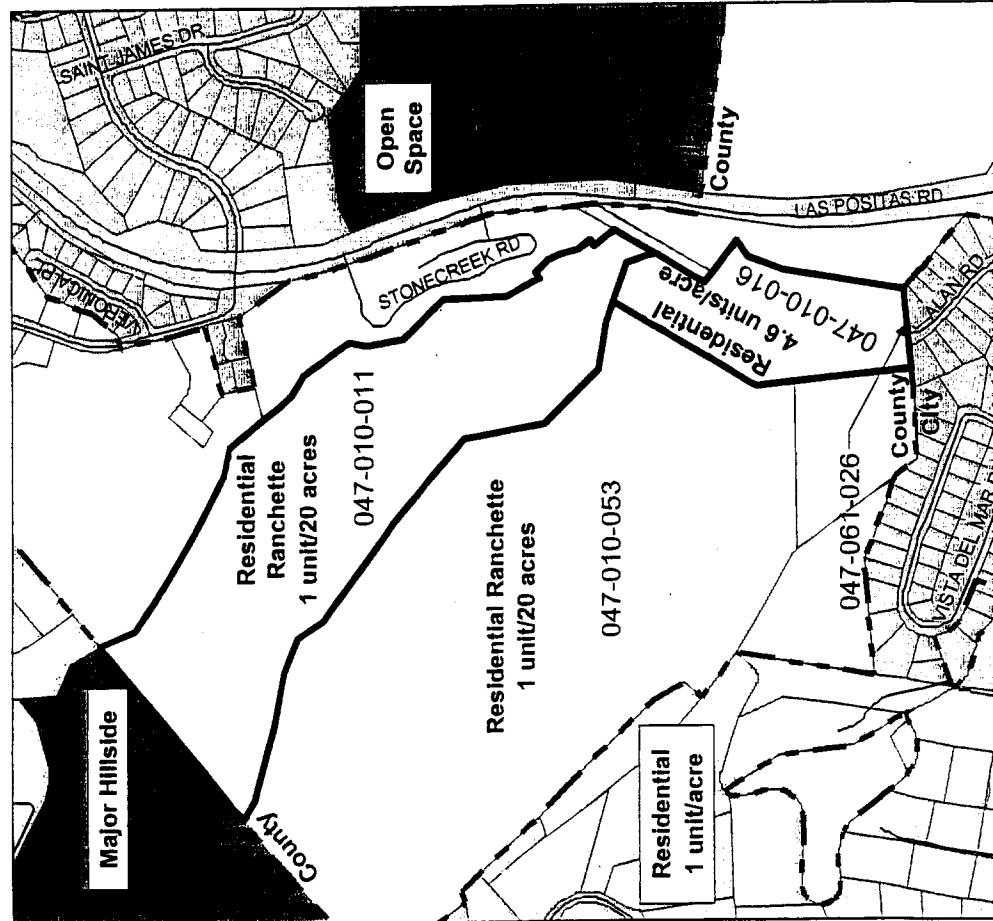
Residential (2 units/acre)  
Major Hillside



**CURRENT**

County Comprehensive Plan Designation:

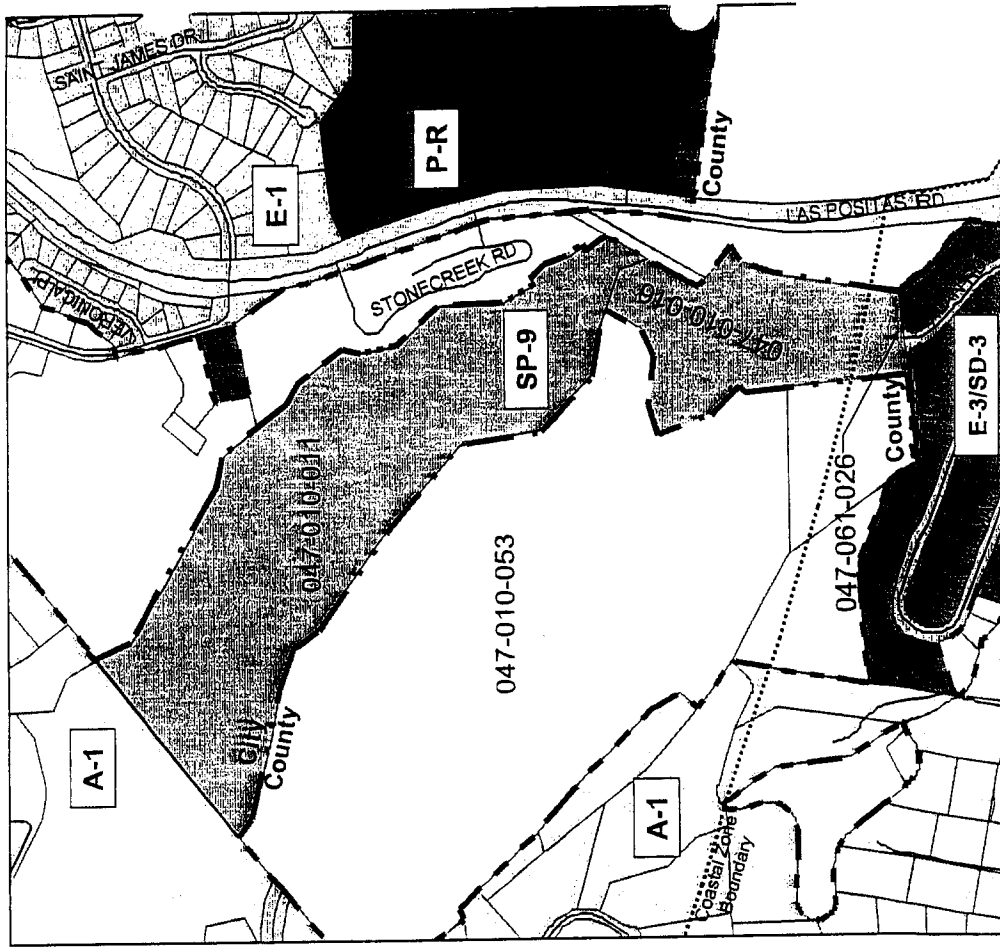
Residential Ranchette (1 unit/20 acres)  
Residential (4.6 units/acre)



# PROPOSED

City Zoning:

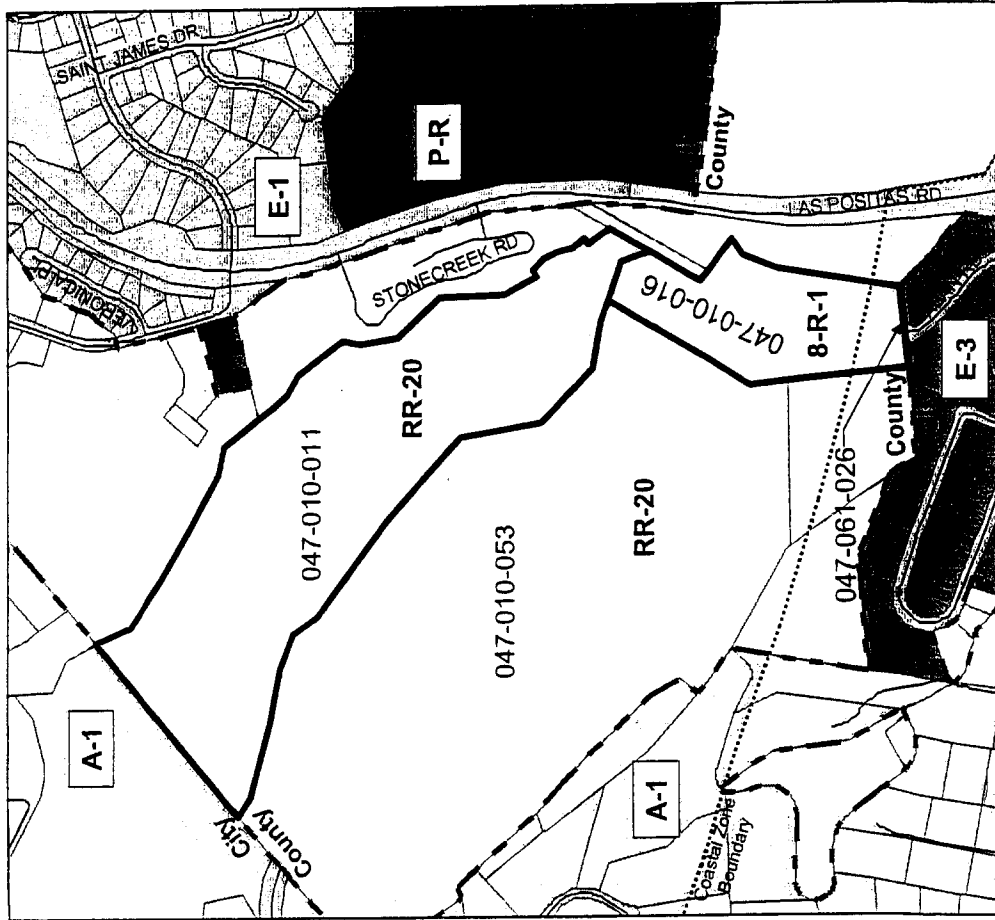
SP-9 (Veronica Meadows Specific Plan) and  
SD-3 (Coastal Overlay Zone)



# CURRENT

County Zoning:

8-R-1 (Single Family Residential: 8,000 sq. ft. minimum lot size)  
RR-20 (Rural Residential: 20 acre minimum lot size)



Zoning Map  
EXHIBIT D

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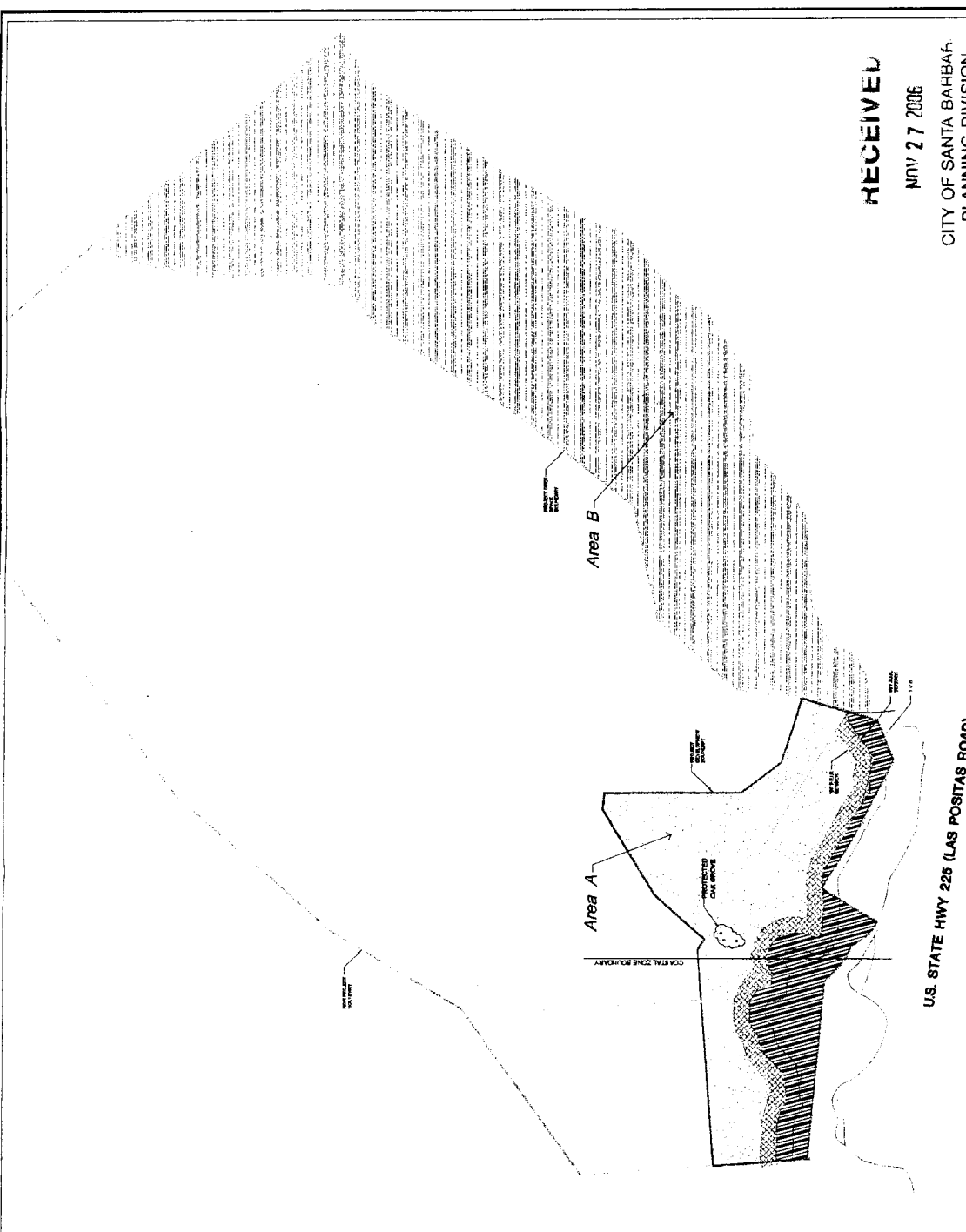
NOV 27 2006

CITY OF SANTA BARBARA  
PLANNING DIVISION

SP - 9

VERONICA MEADOWS

LAS POSITAS ROAD  
ASSASSIN'S PARCEL NUMBER: 017-010-053, 047-041-26  
COUNTY OF SANTA BARBARA, CALIFORNIA  
SCALE: AS NOTED 1/31/01 12/08/05



**STATISTICS**

EXISTING PARCELS			
APN NO.	LOT AREA (SF)	LOT AREA (AC)	PROPOSED USE
017-010-15	447,745	10.28	SITE DEVELOPMENT
047-041-26	3,780,127	86.78	
017-010-53	1,568,358	35.71	
017-010-11	1,568,358	35.71	

**STATISTICS**

PROPOSED PROJECT PARCELS			
APN NO.	LOT AREA (SF)	LOT AREA (AC)	PROPOSED USE
017-010-15	447,745	10.28	SITE DEVELOPMENT
047-041-26	3,780,127	86.78	
017-010-53	1,568,358	35.71	
017-010-11	1,568,358	35.71	

**LEGEND**

- Area A - Residential Development
- Area A - Limited Activity Zone
- Area A - Creek Buffer
- Area B - Open Space

- LEGEND**
- PROJECT DEVELOPMENT BOUNDARY
  - PROJECT SITE SPACE BOUNDARY
  - NON-PROJECT BOUNDARY

SCALE: AS NOTED 1/31/01 12/08/05

