

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, 69.89 feet;

Thence, 4th, North 57°28'25" West, 167.65 feet;

Thence, 5th, North 34°26'25" West, 111.10 feet;

Thence, 6th, North 45°09'45" West, 93.49 feet;

Thence, 7th, North 30°02'48" West, 75.00 feet;

Thence, 8th, North 41°23'12" West, 81.44 feet;

Thence, 9th, North 28°59'42" East, 71.97 feet;

Thence, 10th, North 83°29'17" East, 68.04 feet;

Thence, 11th, South 87°54'27" East, 331.23 feet;

Thence, 12th, North 51°14'00" East, 179.66 feet;

Thence, 13th, North 13°11'03" East, 196.85 feet;

Thence, 14th, North 75°24'23" West, 5.40 feet;

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R:\LddDwg\13274\SURVEY\13274-CITY-ANNEX.DWG

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SEP 15 2006

CITY OF SANTA BARBARA
PLANNING DIVISION

Thence, 15th, North 85°18'02" West, 193.49 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 xxxx 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 40°47'44" East, 186.79 feet;

Thence, 34th, South 45°20'13" East, 79.90 feet;

Thence, 35th, South 61°22'13" East, 97.10 feet;

Thence, 36th, South 35°50'13" East, 250.93 feet;

Thence, 37th, South 09°24'47" West, 76.60 feet;

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

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

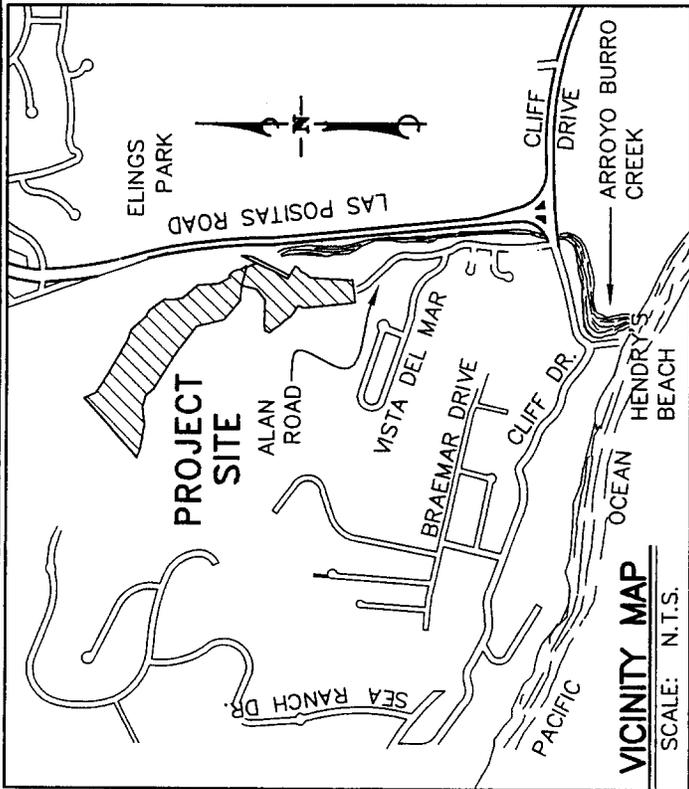
Thence, 50th, South 03°41'39" West, 131.12 feet;
Thence, 51st, South 26°06'45" West, 368.71 feet;
Thence, 52nd, South 30°33'20" West, 190.64 feet;
Thence, 53rd, South 61°11'01" East, 113.74 feet;
Thence, 54th, South 64°56'01" East, 42.91 feet;
Thence, 55th, South 35°43'59" West, 48.18 feet;
Thence, 56th, South 53°33'59" West, 66.00 feet;
Thence, 57th, South 28°48'59" West, 66.00 feet;

Thence, 58th, South 43°33'59" West, 72.60 feet;
Thence, 59th, South 03°44'13" West, 552.32 feet;
Thence, 60th, North 83°45'21" East, 3.59 feet;
Thence, 61st, 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



APPROVED AS TO FORM
AND SURVEYING CONTENT

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

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

Penfield & Smith
ENGINEERS • SURVEYORS

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

W.O. 13274.01 13274-CITY-ANNEX.DWG

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

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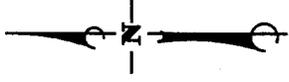
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PLANNING DIVISION

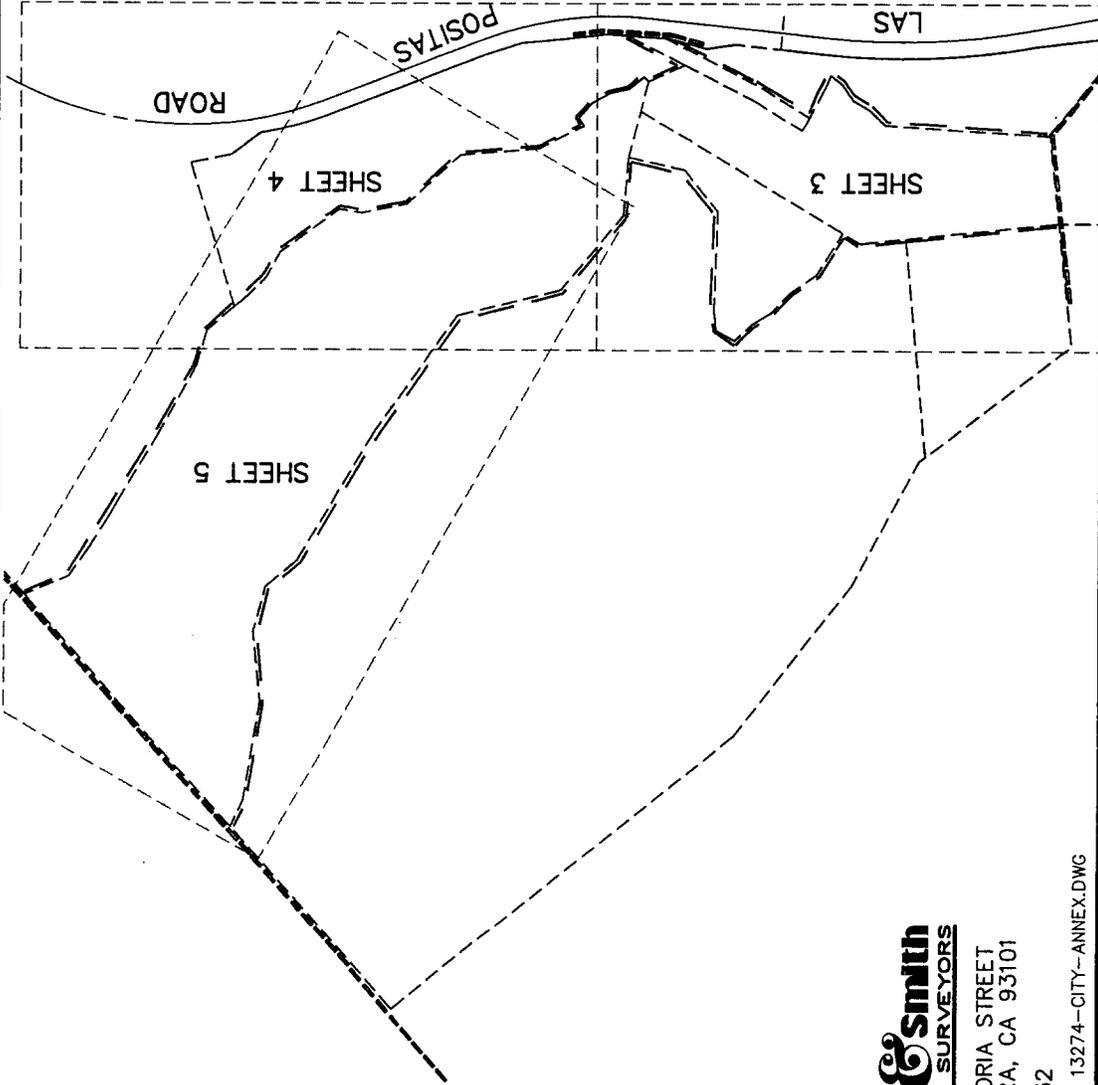
EXHIBIT "B"

SHEET 2 OF 6

SHEET INDEX



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

BOUNDARY OF
BRAEMAR ANNEXATION
PER SB CITY COUNCIL
ORDINANCE NO. 2566
BRAEMAR PARK
15 HB 398-402

NOTE: NO STREETS CURRENTLY
EXIST WITHIN THE PROPOSED
ANNEXATION AREA

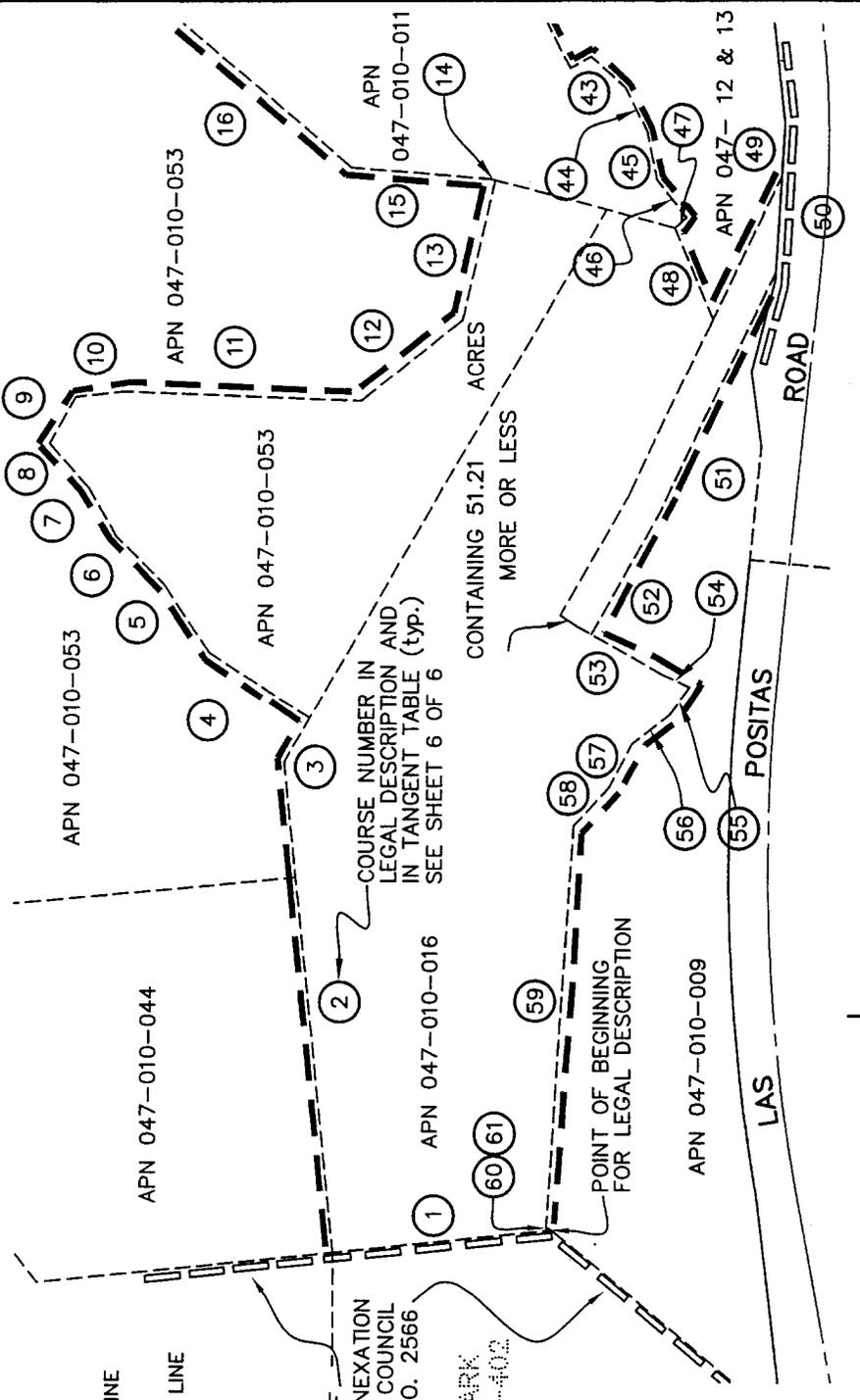
EXHIBIT "B"

SHEET 3 OF 6

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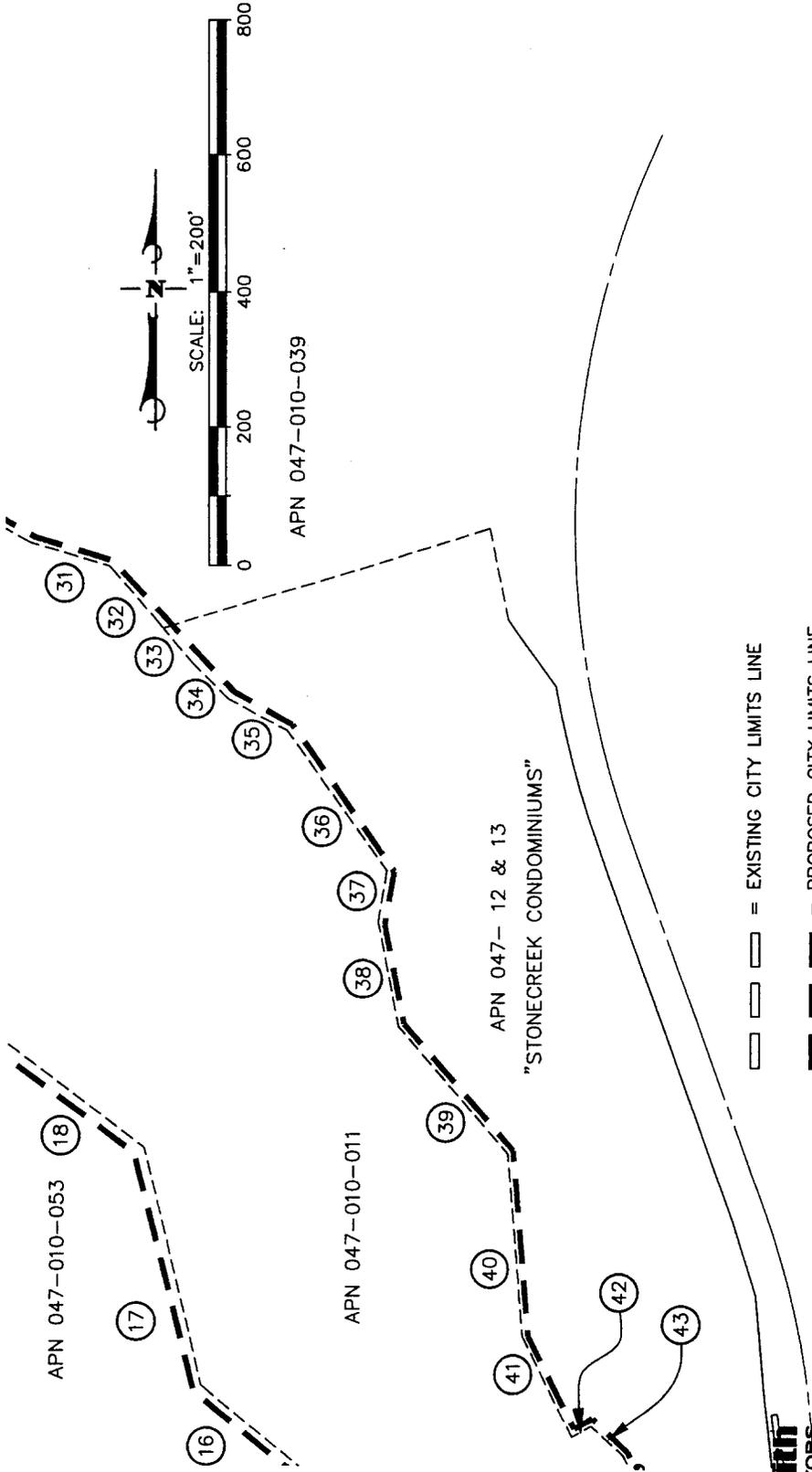


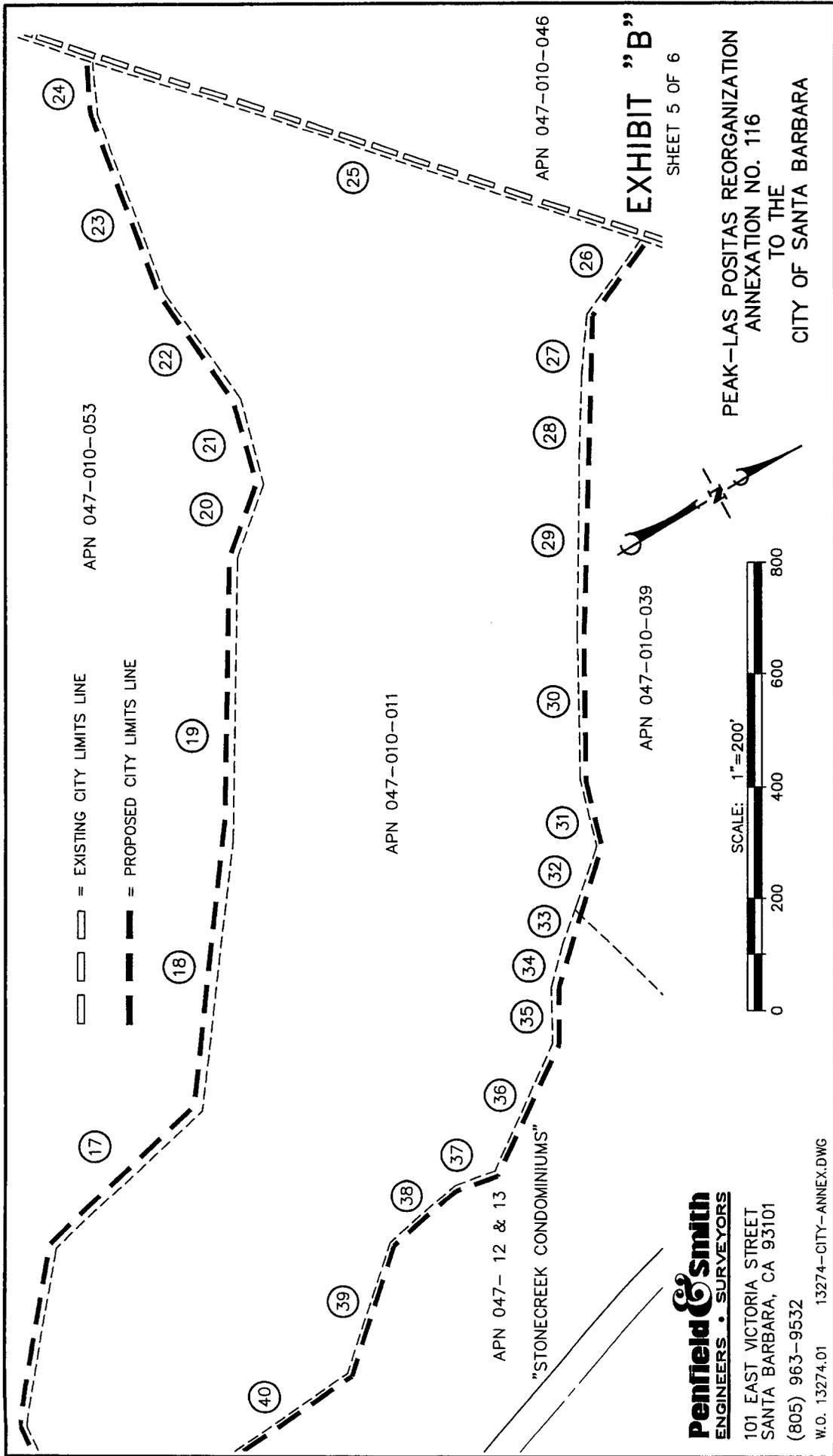
EXHIBIT "B"
SHEET 4 OF 6

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TANGENT TABLE

BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
1 S 84°03'15" W	304.30	16 N 50°18'22" W	328.80	31 S 61°08'30" E	264.00	46 N 12°05'13" W	66.03		
2 N 05°56'45" W	674.89	17 N 13°48'18" W	360.41	32 S 74°04'30" E	122.10	47 N 38°30'13" W	66.03		
3 N 30°33'20" E	878.38	18 N 53°29'07" W	484.01	33 S 41°04'30" E	116.16	48 N 48°09'47" E	21.39		
4 N 57°28'25" W	167.65	19 N 58°56'22" W	507.81	34 N 40°20'13" W	65.31	49 S 23°05'59" E	136.47		
5 N 34°26'25" W	111.10	20 N 39°57'58" W	137.00	35 N 45°20'13" W	79.90	50 S 26°06'45" W	269.17		
6 N 45°09'45" W	93.49	21 N 74°54'16" W	157.43	36 N 61°22'13" W	97.10	51 S 30°33'20" W	188.18		
7 N 30°02'48" W	75.00	22 S 84°05'38" W	233.24	37 N 35°50'13" W	250.93	52 S 56°54'20" E	27.29		
8 N 41°23'12" W	81.43	23 N 80°27'14" W	337.68	38 N 09°24'47" E	76.60	53 S 61°11'00" E	136.49		
9 N 28°59'42" E	71.97	24 N 65°25'55" W	98.00	39 N 11°05'13" W	159.14	54 S 64°56'01" E	42.91		
10 N 83°29'17" E	68.04	25 N 48°05'30" E	1867.83	40 N 41°49'13" W	249.07	55 S 35°43'59" W	48.18		
11 S 87°54'27" E	331.23	26 S 23°19'30" E	162.94	41 N 04°50'13" W	270.74	56 S 53°33'59" W	66.00		
12 N 51°14'00" E	179.66	27 S 55°04'30" E	108.90	42 N 27°05'13" W	165.08	57 S 28°48'59" W	66.00		
13 N 13°11'03" E	196.84	28 S 58°09'30" E	138.60	43 S 60°09'47" W	33.02	58 S 43°33'59" W	72.60		
14 N 75°24'23" W	264.96	29 S 59°49'30" E	62.04	44 N 47°50'13" W	66.03	59 S 03°44'13" W	552.32		
15 N 85°18'02" W	193.49	30 S 59°04'30" E	254.10	45 N 28°00'13" W	66.03	60 N 83°45'21" E	3.59		
						61 S 50°40'41" E	5.23		

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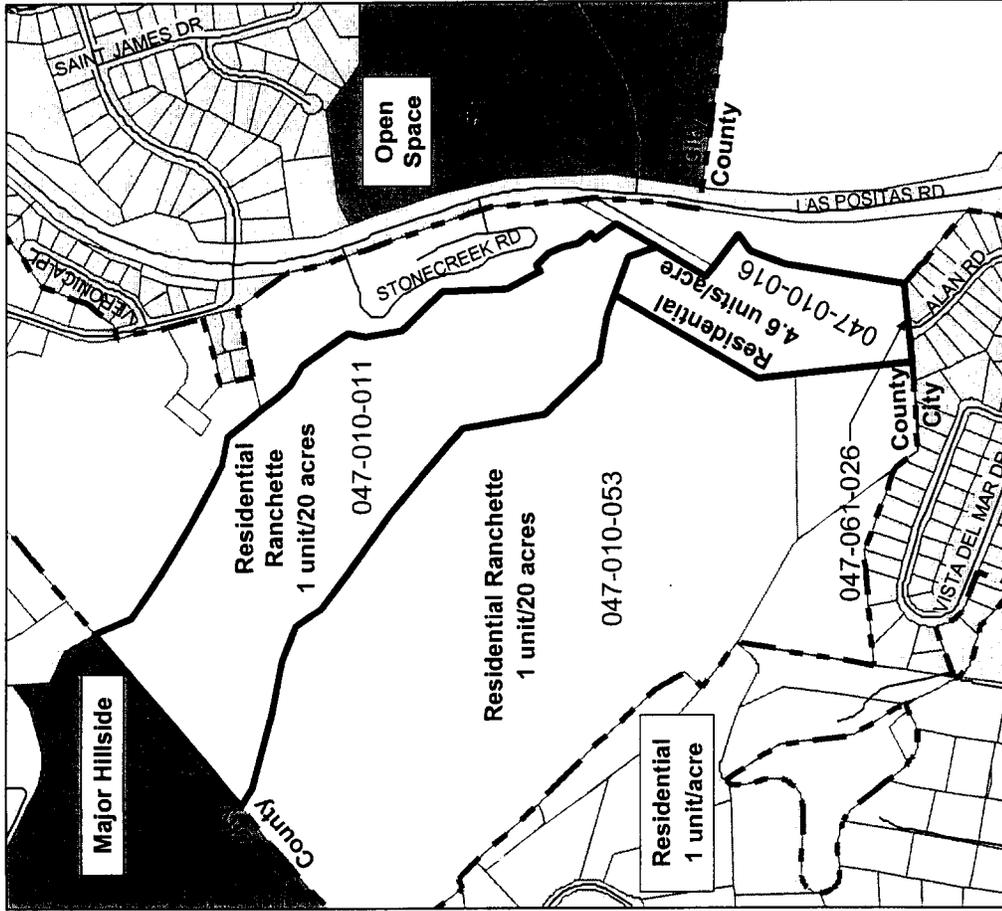
SHEET 6 OF 6

PEAK-LAS POSITAS REORGANIZATION
ANNEXATION NO. 116
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CURRENT

County Comprehensive Plan Designation:

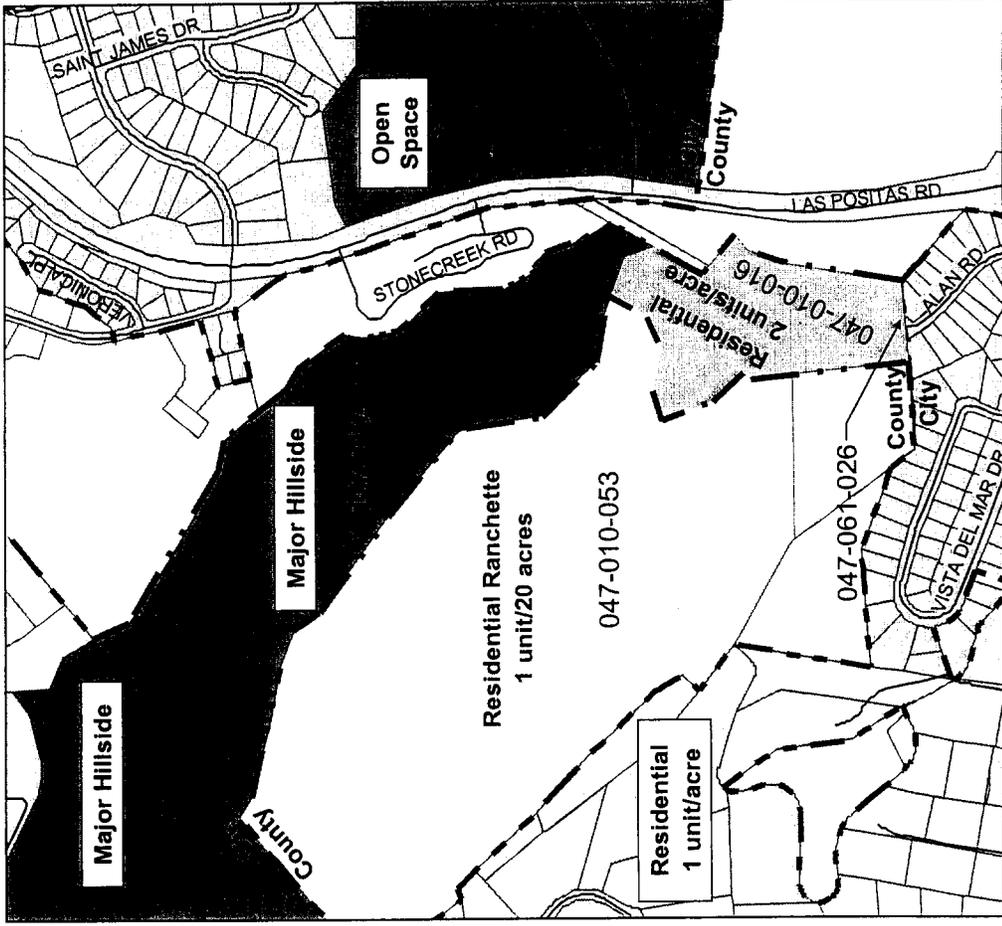
- Residential Ranchette (1 unit/20 acres)
- Residential (4.6 units/acre)



PROPOSED

City General Plan Designation:

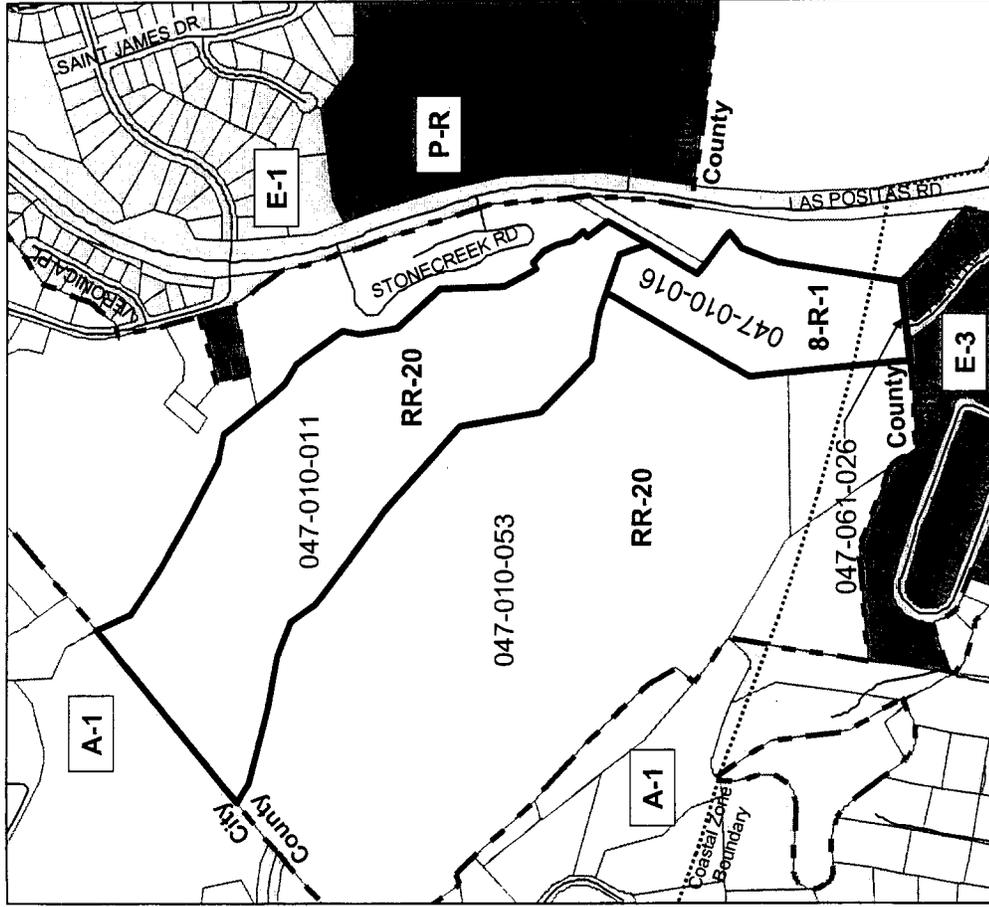
- Residential (2 units/acre)
- Major Hillside



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)



PROPOSED

City Zoning:

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

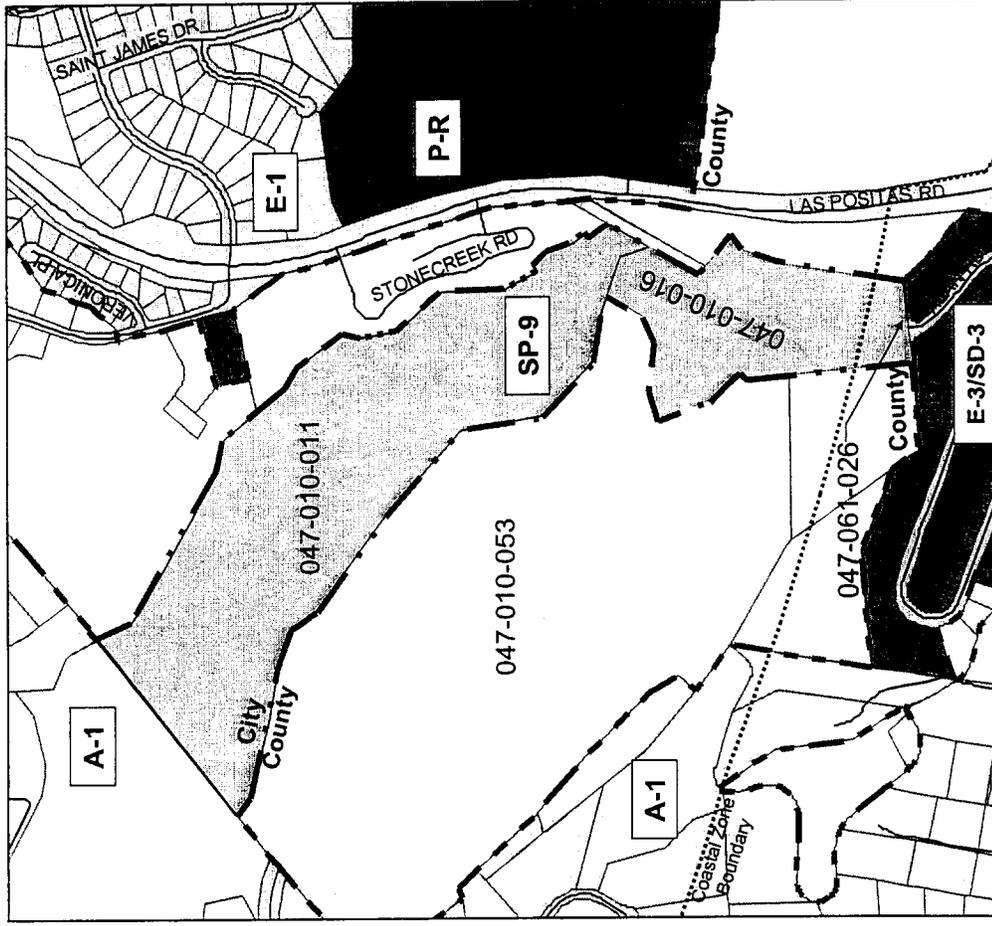


Exhibit "F"
SP-9 Subdivision Conditions of Approval
October 3, 2006

A. *Drainage / Water Quality:*

1. Long-Term Storm Water Best Management Practices - The design of development projects proposed within the zone shall incorporate best management practices (BMPs) to manage the quantity of storm water runoff and to protect the quality of storm water runoff in order to comply with applicable storm water management regulations. The amount of impermeable surfaces shall be minimized. Stormwater detention basins or bioswales shall be constructed to capture and treat runoff from development of Area A. BMPs may include: no increase in post-construction peak storm water discharge rates, conservation of natural areas, minimization of pollutants of concern, protection of slopes and channels from erosion, provision of storm water drain system signage, inclusion of structural or treatment control BMPs and long-term maintenance of BMPs. Additional examples of BMP measures include roof drainage directed to infiltration trenches or bioswales; driveways constructed of permeable materials, pavers, or strip pavement for tires only; openings in curbs to provide opportunities for infiltration in adjacent grassy swales along the roads; use of permeable surfaces rather than concrete in roadway ribbon gutters and small depressions in front yards to collect roadside runoff for filtration.

2. Long-Term Slope Stability and Erosion/Sedimentation Control. All future development within the zone shall be designed to provide adequate slope stability and to avoid excessive erosion or sedimentation of storm water runoff in order to protect public safety and water quality. Such measures include project siting and layout to avoid steep slopes; conveyance of runoff safely from the tops of slopes and stabilization of disturbed slopes; utilization of natural drainage systems to the maximum extent practicable; stabilization of permanent channel crossings; vegetation of slopes with native or drought-tolerant vegetation and installation of energy dissipators at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels to minimize erosion. Methods for removal of giant reed and other exotics along the creek banks as a part of site development shall provide for adequate slope stability and erosion/sedimentation control.

3. Long-Term Maintenance of Storm Water Facilities and BMPs. Approval of any development within the zone shall be conditioned to require the implementation of a storm water quality management plan acceptable to the City which will advise all owners and residents of real properties within the Zone about required water quality management and that requires owners to regularly monitor storm water facilities and to maintain storm water facilities in proper working order.

4. Outlets to Creek - The drainage system for site development shall provide multiple drain outlets to Arroyo Burro Creek distributed along the creek to reduce the magnitude of discharge at each location. The drainage system shall include infiltration areas distributed along stream terraces of the creek to facilitate infiltration through the banks to support riparian vegetation and contribute to base flows.

5. Drainage – The stormwater treatment system shall be designed to avoid significant adverse effects related to increased runoff or water quality resulting from development of Area A in a manner acceptable to the City Engineer. The stormwater treatment system shall be designed to maximize infiltration and maximize stormwater treatment by biological filtering and infiltration.

B. *Natural Areas / Open Space:*

1. Natural areas shall be preserved and site lay-out and landscape plans shall minimize the amount of grading and native vegetation removal, maximize the amount of trees and vegetation maintained, utilize native and drought-tolerant plants and preserve riparian and wetlands areas.

2. Oak trees removed as part of development within the zone shall be replaced at a 10:1 ratio within the zone with oak trees grown from acorns or seedlings collected on the south coast of Santa Barbara County, and preferably from within the Las Positas Valley.

3. The portion of Lot 26 in Figure 2-5 of the FEIR that is located within Area C, shall be restored to a native oak riparian area dedicated to wildlife habitat, particularly riparian breeding birds and raptors. Restoration of this area shall be included in the habitat restoration plan required in Section 28.50.020, B 5.

4. All landscaping planted within Areas B and C shall be non-invasive species native to the South Coast of Santa Barbara County, and invasive species shall be excluded.

5. A creek and riparian habitat restoration and management plan shall be required for all future development within the Zone and shall be approved by the City Planning Commission prior to the issuance of any permits for developments. Creek restoration and creek bank stabilization shall include removal of invasive, non-native plant materials, revegetation with native riparian plant materials and utilization of biotechnical bank stabilization where stabilization is necessary. The required comprehensive habitat restoration and creek bank stabilization plan shall include the following elements (among others):

a. Precise restoration objectives for each habitat type and location with a detailed schedule of tasks and milestones for site preparation, planting, and maintenance.

b. Plans that show grading and soil preparation and any areas that will require slope stabilization or temporary erosion control.

c. Description of specific habitat types to be restored, including species list and relative abundance in each habitat type, as well as planting densities and propagation methodologies.

d. Plans that show the boundaries of each habitat type to be restored, with precise acreages and plant densities.

- e. Description of source of plant materials, with a commitment to use plant material from the South Coast region, and preferably from the Las Positas Valley.
- f. Description of source of rock/bank stabilization materials, with a preference to use plan material from the South Coast region, and preferably from the Las Positas Valley.
- g. Performance criteria that include survivorship, percent native plant cover, percent noxious weed cover, and percent naturalized species cover.
- h. Removal of giant reed and other exotics from the banks shall be done such that it does not destabilize the creek banks and increase erosion.
- i. Plans and explanations that show how the non-native landscaping at the project site associated with the individual lots will interface with the native plant restoration in the upland and riparian open space areas.
- j. A description of a watering approach to ensure successful plant establishment and long-term productivity, including methods to provide supplemental water.
- k. A description of the weed management approach, emphasizing site preparation and watering methods that do not encourage weed growth and use of herbicides that is consistent with the City's adopted Integrated Pest Management (IPM) plan.
- l. A long-term rodent management plan that avoids or greatly reduces the use of pesticides or poisons.
- m. Plans and a description of the how the habitat restoration plans will incorporate fire hazard requirements for defensible space near structures and fire-safe vegetation, while still achieving habitat restoration goals.
- n. Plans and calculations for any proposed bank stabilization shall include an evaluation of hydraulic and geomorphologic factors along the creek, such as flow velocities, sediment carrying capacity, bank failure modes, and shear stress factors.
- o. These plans may be subject to an independent review by a City-selected environmental restoration and engineering firm with experience in creek restoration.

6. Prior to the issuance of any City development approval for development within the zone, a creek and riparian habitat management plan shall be prepared and reviewed by the Community Development Director in consultation with the Creeks Division. Such Plan shall be submitted to and approved by the City Planning Commission where the City development approval is to be issued by the Commission. The creek and riparian habitat management plan shall be implemented upon the issuance of the first building permit or public works permit for development within Areas A or B to reduce the impact of development on wildlife in the riparian corridor. Completion of the creek restoration shall be required prior to certificate of occupancy or final City sign-off of the first permit. The plan shall incorporate methods to minimize the use of pesticides and herbicides for landscape maintenance, reduce lighting impacts and reduce

human activity within Area C. The creek and riparian habitat management plan shall be implemented and maintained by the owners of the real property within the Zone throughout the life of the project.

7. The area of temporary disturbance associated with any installation of a pedestrian bridge over Arroyo Burro Creek shall be minimized to the maximum extent feasible. All disturbed areas shall be restored with native riparian trees and shrubs following bridge construction.

C. *Topography, Geology, Seismicity and Soils:*

1. Development design within the Zone shall be supported by adequate geotechnical investigations prepared by the property owner during design of any development project and subject to review and approval by the Building and Safety Division and the City Engineer during review of project plans. Geotechnical investigations shall address site conditions and potential development impacts associated with landslide hazards, seismic fault locations, groundshaking, liquefaction, high groundwater conditions and expansive soils. Appropriate design and construction techniques addressing seismic, geologic and soil conditions to provide for public safety shall be incorporated into the final design, shall obtain approval of the Building and Safety Department and shall be implemented.

2. The presence or absence of the Lavigia Fault shall be determined as part of the stabilization of the landslide between Area A North and Area D.

3. No structure(s), with the exception of public roads and other improvements as approved by the City, if deemed necessary, shall be located in any area with 30% or greater slopes, unless the area is entirely within an approved building envelope.

4. The grading of individual lots shall blend with the natural topography of the site, minimize site grading and balance on-site earthwork to the maximum extent feasible.

D. *Cultural Resources:*

1. Site development design shall include the retention of the remnant oak trees located in Area A North with interpretive signage.

2. As a part of development on the site, a gazebo structure shall be constructed outside of Areas C and D to commemorate the design, scale and material of the original building that was associated with the Veronica Springs water company and shall contain a display of the history of Veronica Springs including artifacts and photographs, subject to prior approval by the Architectural Board of Review, with comments from the Historic Landmarks Commission as to the design of the gazebo and the nature of the historical display.

3. Additional interpretive signage and use of development and street names to reflect the history of Veronica Springs shall be included as a part of development design.

E. *Circulation:*

1. Vehicular access to the site shall be a public road that extends from Alan Road.
2. An easement for a pedestrian bridge and path across the northern portion of the creek, connecting to the internal public road, shall be offered as part of any future subdivision.
3. A pedestrian easement on Area A, connecting the internal road to a future restored Arroyo Burro Trail on Area D, shall be offered as part of any future subdivision.
4. Development projects that would result in significant traffic effects to the surrounding road network shall mitigate traffic effects to the full extent feasible with a contribution to fund capacity or operational improvements to affected intersections as determined appropriate by the Planning Commission in connection with the Commission's review of applications and the approval of such development projects.
5. As part of any future subdivision, an easement over Area D to the restored Arroyo Burro Trail shall be required.

F. *Public Health and Safety:*

1. A fire safety program shall be prepared and implemented as part of any future development of the site to keep residents informed about the High Fire Hazard Area landscape guidelines, the Santa Barbara County Red Flag Alert Plan, alternative routes for evacuation, and other measures to prevent or reduce wildland fire hazards.
2. The landscape plans for all future development shall be reviewed and approved by the Fire Department and shall meet the requirements for planting in a High Fire Hazard Area.
3. A pesticide management plan, consistent with the City's Integrated Pest Management (IPM) program, shall be required to be prepared and implemented for any future development of the site to minimize the use of pesticides over time and to avoid public exposure and such plan shall be reviewed and approved by the Planning Commission prior to the approval of any future development.
4. A study shall be prepared prior to any future development to determine the potential for radon gas to be emitted from the project soils after grading. If such potential exists, designs to minimize radon gas shall be incorporated into the building plans.

G. *Visual Resources:*

1. The color and texture scheme for development within the zone shall be designed to minimize visual contrast with the surrounding landscape. Final architectural plans and color/material boards shall be submitted to the Architectural Review Board for review and approval.
2. Architectural plans for homes within Area A South shall be designed to provide an appropriate transition between the new homes and the existing residences along Alan Road.

3. Exterior lighting on the site shall be designed to avoid nighttime lighting and glare effects to adjacent parcels, drivers and wildlife habitat. Light fixtures shall be shielded and dark colored (non-reflective), of low intensity, low glare design and be hooded to direct light downward and prevent spill over.

H. Construction:

1. Construction Storm Water Pollution Prevention Plan. Impacts from construction on Arroyo Burro Creek due to on-site erosion and introduction of potential contaminants to the site shall be avoided or minimized. A storm water pollution prevention plan shall be submitted and reviewed by the Community Development Director in consultation with the Creeks Division and Public Works Department by the Planning Commission in connection with any City development approval required to be issued by the Commission. The approved storm water pollution prevention plan shall be implemented during development of the site to reduce construction-related erosion, sedimentation, and pollutants in accordance with regulatory requirements. The plan shall include the following minimum provisions: Earthwork activities for clearing and grubbing, slope stabilization, mass grading, site grading for roads and building pads, trenching for utilities, and creek bank stabilization shall be restricted to the period April 1- November 1 to avoid work during the rainy season. Minor earthwork and grading activities may only occur during the winter months with implementation of City-approved erosion control and stormwater management plans. Construction of a bridge across Arroyo Burro Creek shall be restricted to the July 1 to November 1 period when runoff is low. Temporary stockpiles at the site shall be protected from erosion. BMPs shall be implemented to prevent discharge of construction materials, contaminants, washwater, and fuels.

2. Construction activities shall be mitigated to reduce disturbance to wildlife in the area of construction and within the Arroyo Burro Creek corridor. A construction management plan identifying proposed mitigation shall be submitted to and approved by the Community Development Director prior to issuance of any building or public works permits.

3. Fugitive dust from construction activity and exposed soils shall be reduced to the extent feasible in accordance with standard dust mitigation measures of the Air Pollution Control District.

4. NO_x emissions shall be reduced from construction equipment and haul trucks in accordance with standard Air Pollution Control District measures.

5. Potential noise impacts to existing residences and Elings Park users shall be reduced through limited construction hours, shielding of noise sources and other similar restrictions.

Parking and traffic controls shall be implemented to reduce potential impacts to residents along Alan Road.