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Goleta Valley Planning Advisory Committee
Jeff Hunt, Planning and Development
123 E. Anapamu Street
Santa Barbara, CA 93101

Via E-mail

Re: Draft Goleta Valley Community Plan- Cavaletto Tree Farm Infill Housing site

Dear Advisory Committee Members and Staff,

I represent the Cavaletto Tree Farm Housing project and have communicated with you on this previously. As you recall this housing project has been pending since 2001 and a property specific analysis of this property was outside the scope of your work because of the pending project.

Recently the draft EIR for the project came out and identified long known mitigations that will mitigate all project impacts so that there are no significant environmental impacts from the project (SCH# 2009121053).

The draft Community plan before you shows the property as having a proposed Community Plan and Zoning designation of A-1 which we object to. (Figures 11,13, 14, 15).

The property is surrounded by housing and was originally approved for a specific project for two of its three parcels but those were cut off by the 1972 Goleta Water Moratorium. The property as an isolated spot of agricultural zoning, surrounded by housing which, we believe, is impermissible spot zoning. Its agricultural designation dates to when the County required the Cavaletto's to rezone the property to agriculture from residential for the Cavaletto's to be able to sell Christmas trees from the site.

We incorporate by reference our prior communications to you including a December 16, 2009 letter and the planning files for the project and the draft EIR. (See plan attached.)

We do not know to what extent the agricultural zoning designations were an oversight or intentional but we felt we should raise it with you.

Very Truly Yours,



Jeffrey C. Nelson

Cc: Larry and Jackie Cavaletto



CONTEXTUAL SITE PLAN



TREE FARM