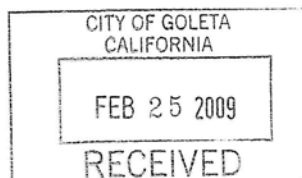


Comment Letter B-1



February 23, 2009

Ms. Anne Wells
 Advance Planning Manager
 Planning and Environmental Services Department
 City of Goleta
 130 Cremona Drive, Suite B
 Goleta, CA 93117

**RE: NOTICE OF PREPARATION GOLETA GENERAL PLAN TRACK 3 REVISION
 PUBLIC REVIEW COMMENTS**

Dear Ms. Wells,

SyWest Development has reviewed the public review draft of the Notice of Preparation Goleta General Plan Track 3 Revision Table and we are pleased to submit the following comments. When Alt. 2b and 3 references the same change as noted in Alt. 2a, we support Alt. 2a in lieu of Alt. 1.

- | | | |
|-------|--------------|--|
| B-1.1 | OS 7.3 | Request that Alt. 2a be considered to allow sites to act independently from one another through site-specific biological assessments. |
| B-1.2 | CE Table 4-2 | Request that Alt. 2a be considered to assure consistency with CE 1.2 alt. 2b and to include additional sensitive habitat. |
| B-1.3 | CE pg. 4-2 | Request Alt. 2a is considered to assure consistency with policy OS 7.3 and CE 1.2 proposed changes. The site-specific study to analyze the nature of environment creates a uniform analysis for all sites. |
| B-1.4 | CE 1.2 | Request Alt 2a is considered to assure consistency with policy OS 7.3 and CE pg. 4-2 changes. |
| B-1.5 | CE 1.3 | Request Alt. 2a is considered to create consistency with proposed revised policy CE 1.1 definition. Creating additional ordinances creates redundancy and can often create conflict when documents are revised independently of one another. |
| B-1.6 | CE 5.1 | Request Alt. 2a be considered to create consistency with proposed changes to policy OS 7.3, CE pg. 4-2 and CE 1.2 request site-specific studies rather than designating blanket ESHA's. |
| B-1.7 | CE 8.1 | Request Alt. 2a be considered to create consistency with CE Table 4-1. Multiple definitions and examples in one document can often create conflict and difficulty with implementation in the future. |
| B-1.8 | CE 1.6 | Request Alt.2a to be considered the addition of ESHA buffers and Public Works projects ensures greater protection of ESHA within recognized and approved |

150 Pelican Way, San Rafael, CA 94901

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B-1.8 cont.		implementation guidelines and criteria. Creating additional regulating guidelines creates redundancy and can often create conflict when documents are revised independently of one another.
B-1.9	CE 5.3	Request Alt. 3 to be considered the revision to include definition of Coastal Scrub is consistent with current policy. The additional language with reference to CE 1.6 and 1.9 would be more consistent with proposed policy revisions outlined for CE 1.6 and 1.9. Creating additional regulating guidelines creates redundancy and can often create conflict when documents are revised independently of one another.
B-1.10	CE 8.2	Request Alt.3 is considered to maintain consistency with revised policy CE 1.9 and maintain established standards and mitigation measures as outlined in CE 1.7. Creating additional regulating guidelines creates redundancy and can often create conflict when documents are revised independently of one another.
B-1.11	CE 4.5	Request Alt. 3 be considered to maintain consistency with revised policy CE 1.6, 1.8, 1.9 and consistency with site specific analysis as noted in revised policy OS 7.3, CE 1.2 and CE pg. 4-2. Creating additional regulating guidelines creates redundancy and can often create conflict when documents are revised independently of one another.
B-1.12	CE 8.4	Request Alt. 3 is considered to maintain consistency with site specific analysis as noted in revised policy OS 7.3, CE 1.2 and CE pg. 4-2. Creating additional regulating guidelines creates redundancy and can often create conflict when documents are revised independently of one another.
B-1.13	CE 1.9	Request Alt 2a is considered the revision is consistent with established Regional Water Quality Control Board policies which permits such activities with appropriate erosion control measures in place.
B-1.14	CE 4.6	Request Alt. 3 is considered the allowance of Habitat Protection Plan is similar to allowance granted proposed policy CE 1.9. In addition, creating additional regulating guidelines creates redundancy and can often create conflict when documents are revised independently of one another.
B-1.15	CE 2.2	Request Alt.3 be considered as it directly specifies required buffer while giving each project a case-by-case review for exceptions.
B-1.16	CE 3.1	Request Alt. 2b is considered to comply with other regulating agencies existing definitions.
B-1.17	CE 3.4	Request Alt.2a to be consistent to comply with regulating agencies existing permitted uses. Creating additional ordinances creates redundancy and can often create conflict when documents are revised independently of one another.
B-1.18	CE 3.5	Request Alt.2a be considered, the change reflects current policy intent.

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B-1.19 | CE 9.3 Request Alt.3 is considered to be consistent with existing policy CE-IA-4.

We appreciate the opportunity to further clarify the Notice of Preparation for Goleta General Plan Track 3 update. Please contact us should you have any questions or comments regarding our comments. Thank you in advance for your consideration.

Respectfully,



Robert Atkinson
Senior VP of Development
SyWest Development
415.448.8397
Robert_Atkinson@sywest.com

Response to Comments Nos. B-1.1 through B-1.19

The commentator supports adoption of:

- Alternative 2a for changes to OS 7.3 and CE 4.3, p.4-2, 1.2, 1.3, 5.1, 8.1, 1.6, 1.9, 3.4, and 3.5;
- Alternative 2b for changes to CE 3.1; and
- Alternative 3 for changes to CE 5.3, 8.2, 4.5, 8.4, 4.6, 2.2, and 9.3.

Comments noted.

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SCHWAN BRO

PAGE 02/02
Comment Letter B-2

SCHWAN BROTHERS PROPERTIES, LLC
P.O. Box 6453
Santa Barbara, CA 93160
Phone (805) 683-5116 Fax (805) 683-5118
s.schwanbrothers@verizon.net

February 23, 2009

Anne Wells
Advance Planning Manager
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Re: Nonresidential Growth Management Policy LU 11 and LU-IA-2

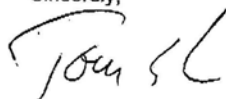
Dear Ms. Wells:

B-2.1

As business and property owners in the City of Goleta, we support the revisions recommended in the Supplemental EIR to the Nonresidential Growth Management Policies LU 11 and LU-IA-2. The data presented in Section 3.8 should lead citizens of Goleta, City staff, the Planning Commission, and the City Council to the conclusion that these growth management policies have not had and will not have any direct impact on the jobs to housing balance or imbalance in the City of Goleta. We believe, as stated in Section 3.8, that the Land Use Plan Map and General Policies, as well as the commercial, office and industrial land use policies provide adequate protection for the residents of Goleta. In fact, these policies are hampering the revitalization of the Goleta Old Town Redevelopment Area, the face of the City, an area where private and public participation is desperately needed.

Thank you for your consideration.

Sincerely,



Tom Schwan

Jim Schwan

Gary Schwan

Schwan GP 5.doc

Response to Comment No. B-2.1

The commentator supports Alternative 2a for Policies LU 11 and LU-IA-2. Comment noted.