

Utilities

APPENDIX H



THE TOWBES GROUP, INC.

WS2
GWD

May 22, 2009

ASSET MANAGEMENT
CONSTRUCTION

Mr. Gary L. McFarland
Engineering Magazine
Goleta Water District
4699 Hollister Avenue
Goleta, CA 93110-1999

RE: Preliminary Conditions Letter for Willow Springs II

Dear Gary:

Thank you for your email regarding the water usage on Willow Springs and your estimate of water use for Willow Springs Phase II. We have done an analysis of actual water use at Willow Springs because we believe there is much in common with the two projects.

We agree that the average use at Willow Springs has been 39.23 AFY, but of that amount, 12.24 AFY was the average annual use for the eight landscape meters, so the domestic use for the 235 units was 25.99 AFY (.115 AFY per unit for the 235 units). There is 6.05 acres of landscaping in Willow Springs, because it was developed at a considerably lower density than Willow Springs Phase II, so the actual water use for Willow Springs irrigation was 2.02 AFY per acre of landscaping.

Applying those factors to Willow Springs Phase II, we believe that a reasonable estimate for the 100 units would be 11.50 AFY, and for the 1.41 acres of landscaping, it would be 2.85 AFY, for a total of 14.35 AFY.

If anything, the amount of water use per apartment unit in Willow Springs Phase II will be less than Willow Springs because we have 48% one bedroom units in Willow Springs Phase II (48 out of 100 units), while we have only 13.6% one bedroom units in Willow Springs (32 out of 235 units). In any event, we believe these numbers speak for themselves.

We have some other concerns with the Preliminary Conditions Letter, including but not limited to the use of recycled water, but we will do further analysis of the situation before providing our feedback on it. However, it would be helpful to know if we are in agreement on the estimated water usage for Willow Springs Phase II, so we request that you review our figures and confirm their accuracy.

Thank you very much for your consideration.

Sincerely yours,

MICHAEL TOWBES

Dear Mr. Towbes:

Per our discussion in our meeting at Goleta Water District (GWD) offices on Tuesday, July 7, 2009, GWD will look at the water use history of Willow Springs I and II to determine the amount of water still available under the agreement and arbitration award between Los Carneros Community Associates and GWD for any other properties that are covered under this agreement. In our meeting it was acknowledged that the water use history for Willow Springs II may only have one or two years of data when determining water available for a future project. However, this history coupled with your projections given in your letter dated May 22, 2009 should be sufficient for making the determination for future projects.

As was expressed by GWD staff in the meeting on July 7, 2009, the water use projections for Willow Springs II stated in your letter of May 22 appear to be reasonable. But since the actual use is often different than projected, the District will rely mainly on the actual water use history even though it may only be for one or two years.

If you have any further questions or need for clarification, please contact me.

Sincerely,
GOLETA WATER DISTRICT



Gary L. McFarland, P.E.
Engineering Manager



4699 HOLLISTER AVENUE
GOLETA, CALIFORNIA 93110-1999
TELEPHONE 805/964-6761
FAX 805/964-7002

4522
RECEIVED
JUL 17 2009

BY:.....

July 15, 2009

Mr. Michael Towbes
The Towbes Group, Inc.
21 E Victoria Street, Suite 200
Santa Barbara, CA 93101

Re: Water Use – Willow Springs II
GWD Project No 2008-3889

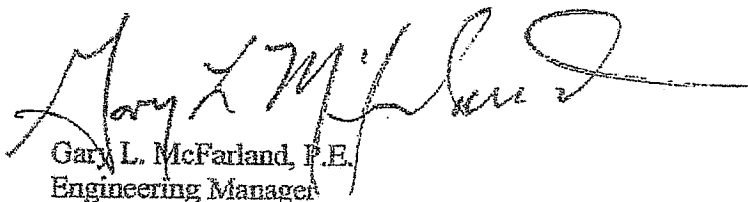
Dear Mr. Towbes:

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If you have any further questions or need for clarification, please contact me.

Sincerely,
GOLETA WATER DISTRICT



Gary L. McFarland, P.E.
Engineering Manager

WS II
GWD



4699 HOLLISTER AVENUE
GOLETA, CALIFORNIA 93110-1999
TELEPHONE 805/964-6761
FAX 805/964-7002

2nd REVISED PRELIMINARY CONDITIONS LETTER

April 1, 2010

The Towbes Group
c/o Ida Paciano
Suzanne Elledge Planning & Permitting Services
800 Santa Barbara St.
Santa Barbara, CA 93101

Sent Via E-mail only

Subject: APN: 073-060-044 thru 048, Willow Springs Phase II
GWD Project No. 2008-3889

Dear Ms. Paciano:

The Goleta Water District has reviewed the application for water service and revised site plan submitted for the referenced project. Based on our review of that application, we have determined that water service may be provided to the proposed project subject to the conditions stated below.

For obtaining a Can & Will Serve Letter:

1. Water service for the proposed project is NOT subject to the District Water Allocation procedures. No action is required on your part.
2. There is no New Water Supply Charge for this project. See Attachment A for details.
3. Submit payment of the New Meter Installation fee in the amount of \$42,818.00. See Attachment B for details.
4. Provide a design of any necessary main extensions, appurtenant water system improvements, meter and hydrant installations and dedication of any necessary easements for the water system improvements in accordance with the District's standards and specifications. See Attachments C and D for details.

Submit a Construction Inspection deposit in the amount of 20% of the GWD determined construction cost estimate.

Submit a Plan Check deposit in the amount of \$1,200.00.

Submit a Surety for Performance, Labor, Materials and Warranty in the amount of 150% of the GWD approved construction cost estimate supplied by your engineer.

APN: 073-060-044 thru 048
Willow Springs Phase II

2nd Revised Preliminary Conditions Letter
April 1, 2010

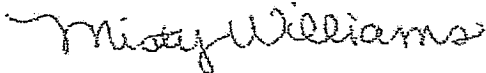
5. Provide approved project Conditions of Approval and Land Use Permit from the Santa Barbara County and/or City of Goleta Planning Department.
6. Construct water system improvements and install approved backflow assemblies as may be required by the District. See Attachments C and D for details.
7. Provide the District with the completed Dedication of Water Facilities Form and Contractual Costs Form. See Attachment C for details.

If the project changes during the course of City and/or County review or otherwise, these conditions including the fees indicated, may be changed. Please contact the District when you are prepared to begin the design of the water system improvements for the project.

Please provide a copy of this letter to the Project Engineer, Contractor and other consultants working on this project. If you have any questions regarding this matter, contact Carrie Bennett at (805) 879-4636.

Sincerely,

GOLETA WATER DISTRICT



Misty Williams
Engineering Associate

MMW/kbw/mv

Cc: Michael Towbes (via US Mail)
c/o Courtney Seepie
21 E. Victoria St.
Santa Barbara, CA 93101

Attachments: A, B, C, D

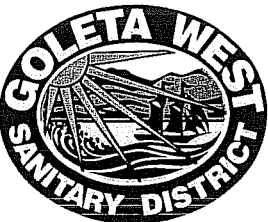
Enclosures: Easement Template
Water Meter Work Order Information Spreadsheet

APN: 073-060-044 thru 048
Willow Springs Phase II

2nd Revised Preliminary Conditions Letter
April 1, 2010

Attachment A - New Water Supply Facilities Charges

There is no New Water Supply Charge at this time as the charge for new water service was paid in full at the start of Phase I of Willow Springs per the 2/25/2002 Judgment Upon Arbitration Award filed in Santa Barbara Superior Court on 2/26/2002. In addition, per said arbitration, if at any time in the future the water consumption for the Willow Springs projects cumulatively exceeds 100.89 Acre-feet per year (AFY), an additional New Water Supply Charge will be due for the excess amount.



P.O. Box 4, Goleta, CA 93116-0004

805 / 968-2617 • FAX 805 / 562-8987

May 5, 2011

Craig Minus
The Towbes Group, Inc.
21 East Victoria Street, Suite 200
Santa Barbara, CA 93101

RE: SEWER AVAILABILITY LETTER FOR APN: 073-060-(044-048)
ADDRESS: Camino Vista.

Dear Mr. Minus:

The property referenced above off Camino Vista Street, Goleta, CA APN# (073-060- (044-048)) is within the boundaries of the Goleta West Sanitary District (GWSD).

Santa Barbara County sewer policy and District Ordinance No. 60 requires that any sewage generating uses constructed on this property be connected to a community sewer system.

Sewer capacity of one-hundred (100) ERUs in District facilities is presently available to serve the property, and is expected to be available to serve the property if it is connected to the District sewer system pursuant to a District Sewer Service Connection Permit within one year from the date of this letter. The District makes no representation concerning sewer capacity beyond the period stated above.

In order to secure a District Sewer Service Connection Permit for the property, it will be necessary to comply with all District requirements for the issuance of a Connection Permit, including payment of all required fees.

Please confirm your acceptance of the terms and conditions outlined herein by signing the acceptance statement below.

Sincerely,

GOLETA WEST SANITARY DISTRICT

A handwritten signature in black ink, appearing to be "M. A. [unclear]", is written over a horizontal dashed line.

TO: GOLETA WEST SANITARY DISTRICT

RE: APN 073-060-(044-048)

We hereby confirm our acceptance of the terms and conditions outlined in this Sewer Availability Letter.

A handwritten signature in black ink is written over a horizontal solid line.
Signature of Owner or their agent.

Date 5/5/11

Date _____