

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

September 6, 2012 (Agenda)

LAFCO 12-5 Cavaletto Annexation to Goleta Sanitary District

PROPONENT: Board of Directors of the Goleta Sanitary District, by resolution.

ACREAGE & LOCATION Approximately 18 acres located about 1,400 feet west of North Patterson Avenue, east of and adjacent to San Jose Creek and about 500 feet south of Cathedral Oaks Road (555 Las Perlas Drive), Goleta Valley

PURPOSE: Provide sanitation collection and disposal services for the development of a residential project of 110 single-family homes and 24 garden apartments. A portion of the project will be built on land already within the District.

GENERAL ANALYSIS:

Description of Project

The Board of Supervisors approved a residential project of 134 new houses (110 single-family homes and 24 garden apartments). Approval is conditioned upon obtaining sewage collection and disposal services from the Goleta Sanitary District.

Project Information

1. Land Use, Planning and Zoning - Present and Future:

The annexation area is entirely within the District Sphere of Influence and is contiguous to the District on all four sides. It is therefore a logical extension of District boundaries.

Existing uses are three homes and outbuildings related to the prior use as a seasonal tree farm. The site is within the Urban Area of the Goleta Community Plan. The approved use conforms to the General Plan designation of Residential 4.6 units per acre.

Existing zoning is DR 4.6 units/acre. No change in zoning is proposed, however a portion of the site may be developed at 5.5 units per acre as a result of an affordable housing density bonus.

Surrounding uses are residential to the north and east, residential and recreation to the south and residential and recreation and public utility to the west.

2. Environmental Justice:

Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

3. Topography, Natural Features and Drainage Basins

No significant natural boundaries affect the proposal; a portion of the creekside area on the western portion of the site will become a naturalized park.

4. Population:

There are three existing dwelling units within the proposal area. Approval will allow the construction of an additional 110 single-family homes and 24 garden apartments.

4. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The initiating agency's "Plan for Providing Services Within the Affected Territory" as required by Government Code Section 56653 is attached as Exhibit A. Staff has reviewed the Services Plan and believes it adequately addresses the information required.

5. Impact on Prime Agricultural Land, Open Space and Agriculture:

The project site is prime agricultural land as defined in Government Code Section 56064, however, there is no agricultural production on the site and it is surrounded by existing residential uses.

6. Assessed Value, Tax Rates and Indebtedness:

The assessed value and tax rate for the property will not be affected by this change. The proposal is presently within tax rate area 66163. The assessed value is \$901,859 on the 2012-2013 roll.

The proponent requests the subject territory, upon annexation, be liable for payment of its share of existing indebtedness to be repaid by user charges, which the staff recommends be included as a condition of approval.

7. Environmental Impact of the Proposal:

The County of Santa Barbara, as lead agency, has in consultation with LAFCO and other responsible agencies, found significant environmental effects may result from the proposal. The County prepared and certified an Environmental Impact Report (EIR).

This document titled Cavaletto Tree Farm Housing Project EIR (SCH #2009121053) has been distributed to members of the Commission for their review prior to this meeting.

8. Landowner and Annexing Agency Consent:

The property owner, Cavaletto Family LP, has given written consent to the annexation; the signed consent form is attached as Exhibit B. In its letter transmitting the proposal, the Goleta Sanitary District consents to the waiver of conducting authority proceedings provided LAFCO does not record the annexation without prior consent of the District.

9. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. The property is contiguous to the District. The site is uninhabited; namely, there are fewer than 12 registered voters.

The boundaries are definite and certain. If approved by the Commission, staff will not record the annexation until the County Surveyor approves a map sufficient for filing with the State Board of Equalization.

EXHIBITS

Exhibit A	District Plan for Providing Services
Exhibit B	Executed Landowner Consent Form
Exhibit C	Map Showing the Location of the Annexation
Exhibit D	Map of the Proposed Annexation
Exhibit E	Proposed Resolution Approving the Annexation

ALTERNATIVES FOR COMMISSION ACTION

After reviewing this report and any testimony or materials that are presented, the Commission can follow one of the following options:

OPTION 1 – APPROVE the proposal as follows:

- A. Certify it has (1) reviewed and considered the information contained in the EIR as prepared and certified by the County, (2) determine there were no significant adverse environmental impacts identified in the EIR that require the Commission to adopt statements of overriding consideration and (3) determine there are no alternatives or monitoring measures listed in the EIR that must be implemented by the Commission in order to reduce or avoid adverse environmental impacts.
- B. Adopt this report and approve the proposal, known as the Cavaletto Annexation to the Goleta Sanitary District, subject to the condition the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- C. Find (1) the subject territory is uninhabited, (2) all affected landowners have given written consent and (3) the annexing agency has given written consent to the waiver of conducting authority proceedings.
- D. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 –Deny the proposal.

OPTION 3 - Continue the proposal to a future meeting for additional information.

RECOMMENDED ACTION:

Approve OPTION 1.



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BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION

14. Government Services and Controls – Plan for Providing Services (per §56653)

- A. Describe the services to be extended to the affected territory by this proposal.

**Sanitary sewer service.**

- B. Describe the level and range of the proposed services.

**Sewage collection, treatment and disposal. This property will receive the same level and range of services as other properties currently within the District.**

- C. Indicate when the services can feasibly be provided to the proposal area.

**Immediately upon completion of annexation procedures and construction/installation of sewer main and service laterals.**

- D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal.

**Extension of the public sewage collection facilities will be required to serve this project. The location of the extension and sewer connection for existing and proposed structures will be reviewed and approved by the Goleta Sanitary District.**

- E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

**Ongoing sewer treatment and maintenance operation costs in the form of sewer service charges will be paid by the owner. The sewer service charges are submitted by the District to the County to be added to the parcel owner's property tax bill each year. Sewerline extension to be completed at parcel owner's expense.**

- F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.

**Goleta Sanitary District is the only public agency in this area to provide sewer service. Alternative on-site disposal systems may be possible, but the parcel owner has chosen to connect to the public sanitary sewer system.**

GOLETA SANITARY DISTRICT  
ANNEXATION AND CONNECTION PROCESS

ATTACHMENT "A"  
APPLICATION FOR ANNEXATION  
AND  
LANDOWNER CONSENT TO ANNEXATION

DATE

AUG. 24, 2011

TO: GOLETA SANITARY DISTRICT

As landowner of the property described below, I hereby make application and consent to have my property annexed to the GOLETA SANITARY DISTRICT.

LOCATION OF PROPERTY 555 LAS PERLAS, Santa BARBARA, CA.

ASSESSOR'S PARCEL NUMBER : 069-100-006, -054

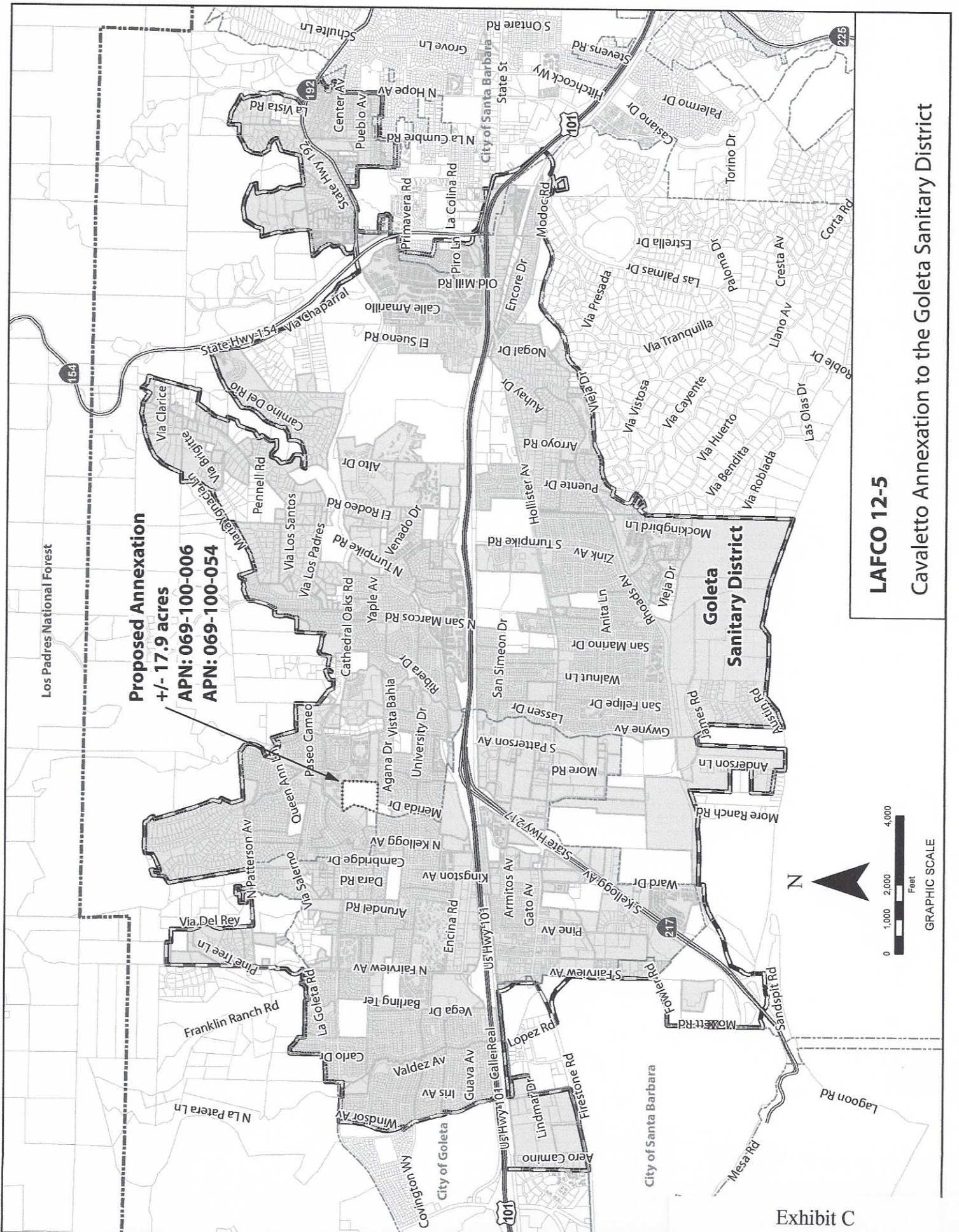
Name (Please Print) : **Cavaletto Family LP**

By: **Larry J. Cavaletto**

  
Signature

Address: 555 Las Perlas Drive,  
Santa Barbara, CA

12-5



**Proposed Annexation**  
 +/- 17.9 acres  
 APN: 069-100-006  
 APN: 069-100-054

**Goleta Sanitary District**

**LAFCO 12-5**

**Cavaletto Annexation to the Goleta Sanitary District**



GRAPHIC SCALE

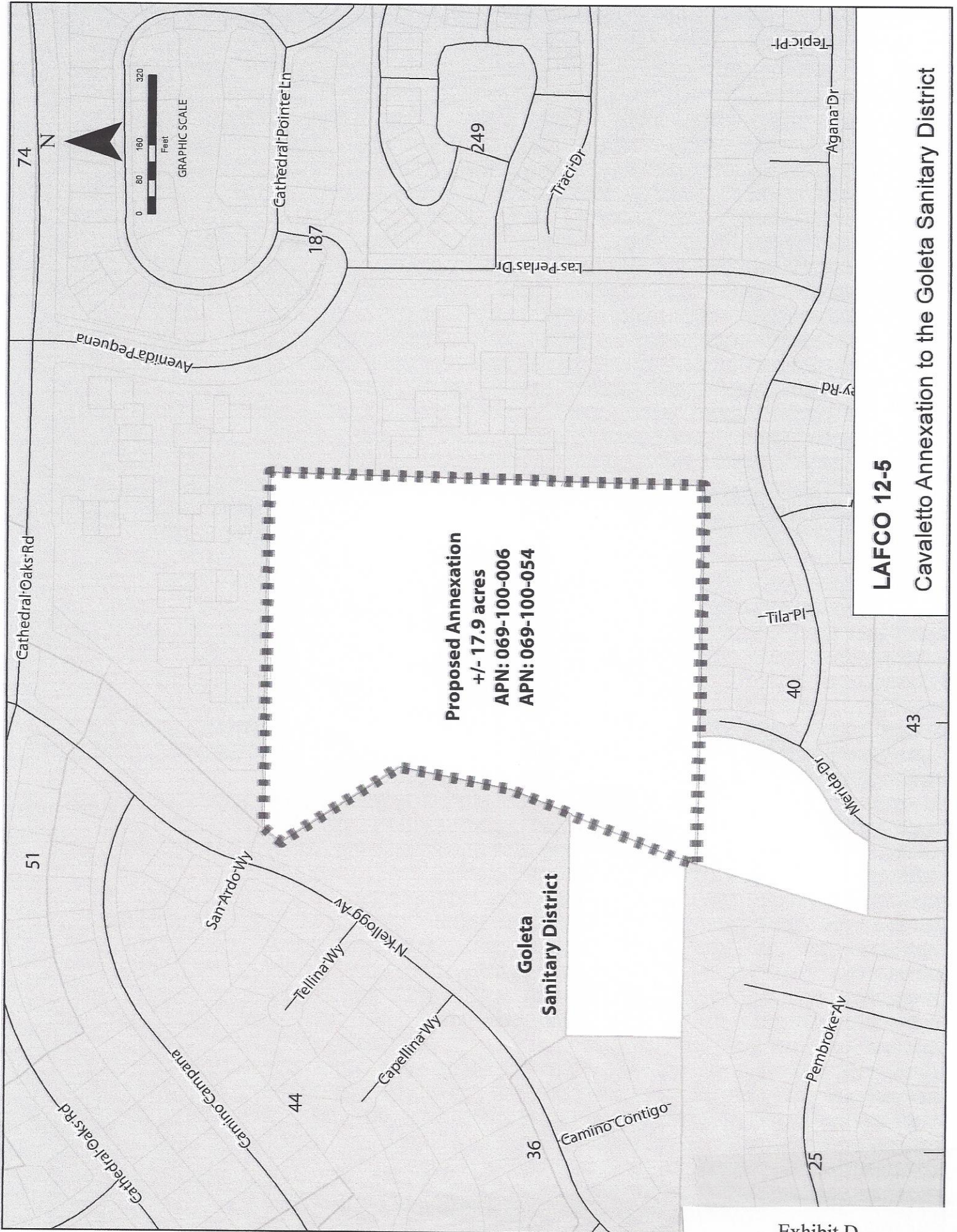


Exhibit D



LAFCO 12-5

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING THE CAVALETTO  
ANNEXATION TO THE GOLETA SANITARY DISTRICT

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Santa Barbara Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code); and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the Commission's consideration of the proposal; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County.

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Local Agency Formation Commission of Santa Barbara County as follows:

(1) The County of Santa Barbara is the lead agency. The Commission certifies it reviewed and considered the information contained in the Environmental Impact Report prepared and certified by the County, determines there are no significant adverse environmental impacts identified in the EIR that require the Commission to adopt statements of overriding consideration and determines there are no alternatives or monitoring measures listed in the EIR that must be implemented by the Commission in order to reduce or avoid adverse environmental impacts.

(2) The subject proposal is assigned the distinctive short-form designation:  
CAVALETTO ANNEXATION TO THE GOLETA SANITARY DISTRICT

(3) Said territory is found to be uninhabited.

(4) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibits A and B, attached hereto and made a part hereof, such description and map shall not be recorded until reviewed and approved by the County Surveyor.

(5) The proposal is subject to the following terms and conditions:

(a) The subject territory shall be liable for its pro rata share of the existing bonded indebtedness of the Goleta Sanitary District.

(b) The subject territory shall be liable for all taxes, charges, fees or assessments comparable to similar properties presently within the District.

(6) Satisfactory proof having been given that the subject area is uninhabited, all landowners within the affected territory have given their written consent to the proposal and the annexing agency has given written consent to the waiver of conducting authority proceedings, said conducting authority proceedings are hereby waived.

(7) All subsequent proceedings in connection with this annexation shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.

This resolution was adopted on September 6, 2012 and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: \_\_\_\_\_

\_\_\_\_\_  
Chair

Santa Barbara Local Agency Formation Commission

ATTEST

\_\_\_\_\_  
Mary Everett, Clerk

Santa Barbara Local Agency Formation Commission

EXHIBIT 'A'  
LEGAL DESCRIPTION  
CAVALETTO ANNEXATION TO GOLETA SANITARY DISTRICT

Being a portion of Tract C of the Rancho La Goleta in the County of Santa Barbara, State of California as partitioned by decree of the Probate Court in February 1868 and shown on a map of a survey thereof filed in Book 173 Page 10 of Parcel Maps, in the Office of the County Recorder for said County, described as follows:

Beginning at the southeasterly corner of that certain parcel designated as "Portion of Parcel C- Rancho La Goleta" and the southwesterly corner of Parcel "C", both as shown on said map of a survey as referred to above and said corner also being the southerly end of the 7<sup>th</sup> course described as "N.0°25'E. 1008.10 feet" in Annexation No. 187 (Cathedral Oaks Village – Tract No. 11,504) to the Goleta Sanitary District, recorded May 12, 1972 in Book 2401 Page 115 of Official Records, in the Office of said County Recorder for said County and said corner further being a point in the northerly boundary line of Annexation No. 40 (Balcom-Tract No. 10,197) being the Annexation of said Tract No. 10,197 to said Goleta Sanitary District per Santa Barbara County Board of Supervisor's Resolution No. 21998 dated February 26, 1962, said northerly line described therein as having a bearing and distance of "S.89°42'50"W. 2072.55 feet,"

Thence 1<sup>st</sup>, along the southerly line of said tract of land shown as "Portion of Parcel C Rancho La Goleta" as referred to above and shown on said Record of Survey hereinabove referred to, and the northerly line of said Annexation No. 40 and the northerly line of Tract No. 10,197 per the map thereof filed in Book 57 Pages 96 to 98 of Maps in the Office of said County Recorder, N.89°17'45"W. 587.49 feet to the northwesterly corner of said Annexation No. 40 and also being the northeasterly corner of that certain tract of land shown as "Parcel A" on the map of said Tract No. 10,197;

Thence 2<sup>nd</sup>, continuing along the southerly line of the said Parcel designated as "Portion of Parcel C" as referenced to above and leaving the line of said Annexation No. 40, N.89°17'45"W and continuing along the northerly boundary line of said Tract No. 10, 197, 299.47 feet, to the northwesterly corner of said Tract No. 10,197 and said Parcel A and said point being a point on the easterly boundary line of Annexation No. 25 (Elliott Petition) to the Goleta Sanitary District per Santa Barbara County Board of Supervisor's Resolution No. 20716 dated September 6, 1960 and set out as course No. 15 in the description of said Annexation No. 25, said course having a bearing and distance of "S.15°30'30"W. 400.00 feet", said point also being the southwesterly corner of the said designated "Parcel" as referred to hereinbefore;

Thence 3<sup>rd</sup>, along said easterly line of Annexation No. 25 and the westerly line of said the aforementioned designated "Parcel", N.16°29'40"E. 25.99 feet to the northeasterly corner of said Annexation No. 25;

Thence 4<sup>th</sup>, leaving the said easterly line of said Annexation No. 25, N.22°06'57"E. 440.56 feet and continuing along said westerly line of said designated "Parcel" as herein above mentioned, to an angle point therein and said point also being at the southerly terminus of that certain course described as having a bearing and distance of "S.10°03'W. 264.00 feet" in the description of Annexation No. 44 (Rowe No. 2 – Tract No. 10, 245, Unit 1) to the Goleta Sanitary District per Santa Barbara County Board of Supervisor's Resolution No. 22473 dated August 13, 1962, said

Tract No. 10,245-Unit 1 shown on the map thereof filed in Book 70 Pages 58 through 65 of Maps, in the office of the County Recorder for said County;

Thence 5<sup>th</sup>, continuing along the easterly boundary line of said Tract No. 10,245 and Annexation No. 44 and said westerly line of the above referred to designated "Parcel", N.11°06'57"E. 264.14 feet, to an angle point therein;

Thence 6<sup>th</sup>, N.32°53'03"W. 330.18 feet, to an angle point in said westerly line of said designated "Parcel" and the southerly terminus of that certain course described as having a bearing and distance of "S.41°58'35"W. 559.23 feet" in the description of the easterly line of said Annexation No. 44 and Tract 10,245- Unit 1 as herein referred to;

Thence 7<sup>th</sup>, N.42°22'31"E. 51.72, feet along said easterly line of said Annexation and said Tract to the most westerly corner of said Annexation No. 187 as described in said description to the Goleta Sanitary District hereinabove referred to and being the westerly terminus of the 8<sup>th</sup> course described as "S.89°39'W. 832.79 feet" in the description of said Annexation No. 187;

Thence 8<sup>th</sup>, leaving the easterly line of said Annexation No. 44 and Tract 10,245-Unit 1 and along said 8<sup>th</sup> course of said Annexation No. 187 and along the northerly line of the herein referenced to designated "Parcel", S.89°16'11"E. 833.02 feet to the northeasterly corner of the said Parcel C as herein referred above and the easterly terminus of said 8<sup>th</sup> course, also being the northerly terminus of the said 7<sup>th</sup> course of the description of said Annexation No. 187 as referred to hereinbefore,

Thence 9<sup>th</sup>, S.01°27'28"W. 685.58 feet to the northwesterly corner of said Parcel C as referred to hereinabove and continuing along the boundary line of said Annexation No. 187 as hereinabove referred to;

Thence 10<sup>th</sup>, S.01°29'06"W. 322.96 feet to the southwesterly corner of said Parcel C and the most south westerly corner of said Annexation No. 187 as hereinabove referred to and the True Point of Beginning.

Said Parcel containing 17.90 acres more or less.

END OF DESCRIPTION

Prepared By:

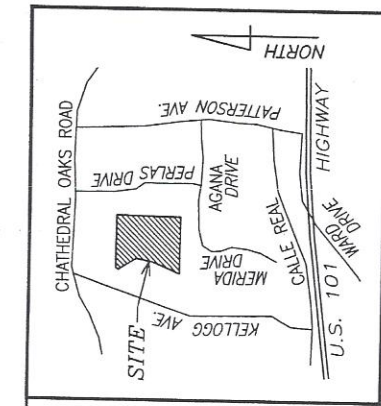


Robert T. Flowers, P.E.

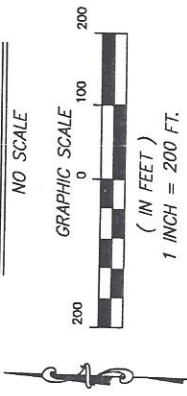
RCE No. 18324

License Exp. Date: 06-30-13





**VICINITY MAP**



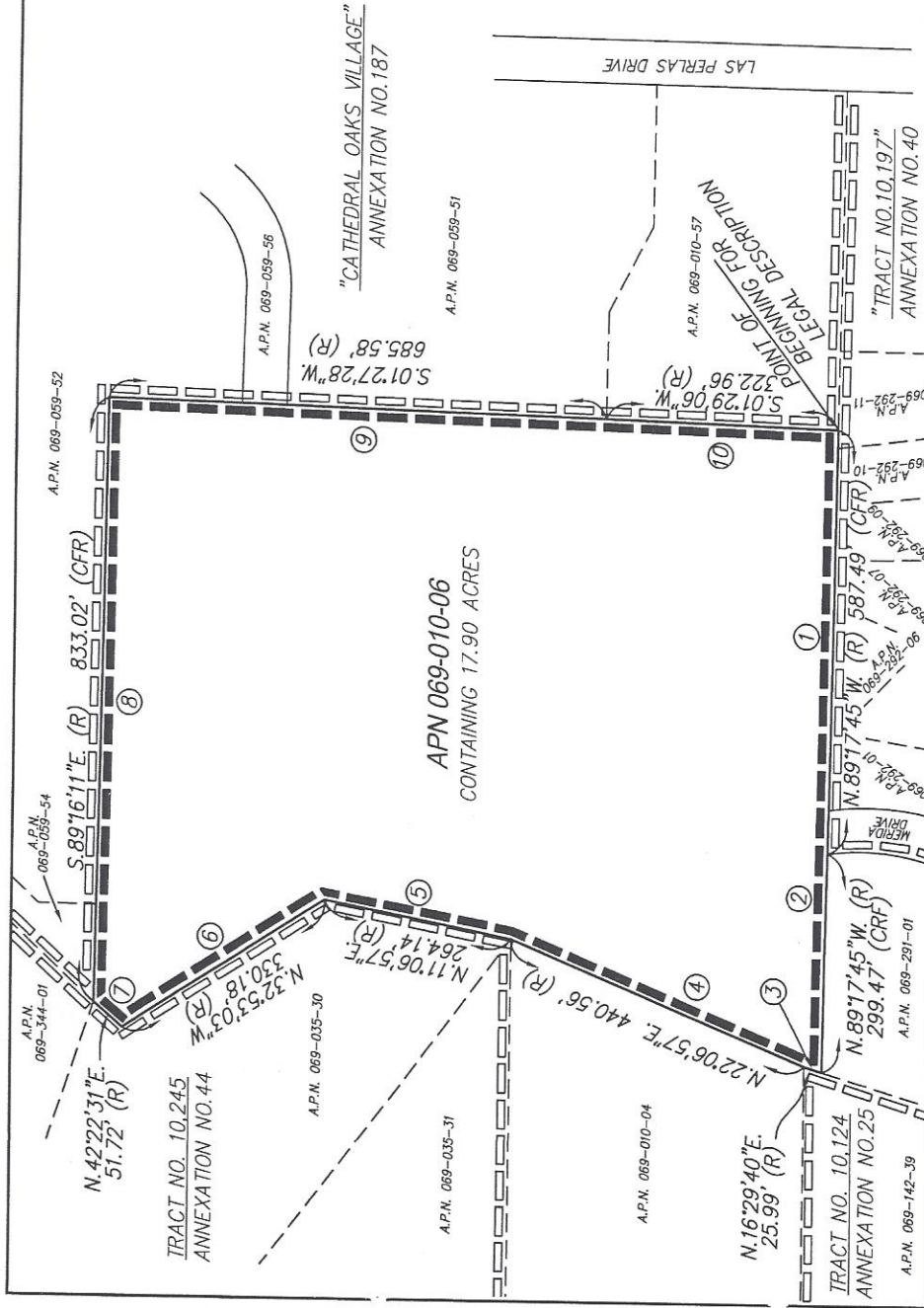
**LEGEND**

- INDICATES EXISTING DISTRICT BOUNDARY.
- INDICATES PROPOSED DISTRICT BOUNDARY.
- (R) = INDICATES INFORMATION PER RECORD DATA PER BOOK 173, PAGE 10 OF PARCEL MAP
- (CFR) = CALCULATED DATA FROM (R)

**EXHIBIT 'B'** SHEET 1 OF 1

**CAVALETTO ANNEXATION TO THE GOLETA SANITARY DISTRICT**

BEING A PORTION OF TRACT C OF THE RANCHO LA GOLETA IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AS PARTITIONED BY DECREE OF THE PROBATE COURT IN FEBRUARY 1868 AND SHOWN ON A MAP OF A SURVEY THEREOF FILED IN BOOK 173 PAGE 10 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER FOR SAID COUNTY.



12-5

APPROVED AS TO FORM AND SURVEYING CONTENT.



PREPARED BY: FLOWERS AND ASSOCIATES, INC.  
 CIVIL ENGINEERS  
 201 N. CALLE CESAR CHAVEZ, ST.100  
 SANTA BARBARA  
 CALIFORNIA 93103  
 (805) 966-2224

*Robert T. Flowers*  
 ROBERT T. FLOWERS RE No. 18324 DATE

ALEKSANDAR JEVIĆ, LS 8378  
 SANTA BARBARA COUNTY SURVEYOR  
 LICENSE EXPIRATION DATE