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August 31, 2012

LAFACO  
105 E. Anapamu Street  
Santa Barbara, CA 93101

via e mail

Re: Cavaletto Annexation to Goleta Sanitary District  
Agenda Item #5  
Hearing Date: September 6, 2012

Dear LAFCO members:

This is a brief explanation of the Cavaletto Tree Farm Annexation request that is before your commission.

The Cavaletto property is a project of infill housing on 8 acres that has already been annexed to the Sanitary District (the eastern “panhandle”), and about 18 acres that has not yet been annexed. Traditionally, in the area, property was not annexed to the Goleta Sanitary District until it was ready for development. Tree Farm is a carefully designed project done over a 12-year period that was extended because the Cavalettos were required to give up their residential zoning to sell Christmas Trees that they were growing. This Christmas Tree Farm which failed in 2003 succeeded earlier failed agricultural attempts in avocados and lemons before that.

The 8 acres that is already in the Sanitary District was actually approved for housing in 1971, but did not go forward because of the Goleta Water Moratorium, that lasted 25 years thereafter.

As was evident from the detailed planning associated with this project, infill housing offers the opportunity to complete missing links in the local infrastructure, thus having it function better for all.

The County Supervisors and Planning Commission had both unanimously approved the project and it was crafted so carefully that no members of the environmental community raised concerns.

We could not go forward with the LAFCO annexation until the County had certified the EIR in conjunction with approving the project, which it did on June 26, 2012.

We look forward to the LAFCO approval. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Jeff Nelson".

Jeffrey C. Nelson

Cc: Larry and Jackie Cavaletto

Attachment: Site Plan in Neighborhood



TREE FARM