

COUNTY OF SANTA BARBARA  
CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING  
123 E. ANAPAMU ST.  
SANTA BARBARA, CALIF 93101-2058  
PHONE (805) 568-2000  
FAX (805) 568-2030

March 13, 2012

General Services Department  
Attn: Ronn Carlentine  
105 E. Anapamu Street  
Santa Barbara, CA 93101

PLANNING COMMISSION  
HEARING OF MARCH 7, 2012

***RE: County Water Well Ownership Transfer Government Code Consistency; 12GOV-00000-00004***

Hearing on the request of Ronn Carlentine, General Services Department, Office of Real Estate Services, to consider Case No. 12GOV-00000-00004, [application filed on January 26, 2012], to determine that conveyance of land and a public water well site to the Goleta Water District is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402(a). This site is identified as AP No. 061-040-016, located between Hollister Avenue and Highway 101 and adjacent to the Goleta Cemetery District, in the Goleta area, Second Supervisorial District.

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Dear Mr. Carlentine:

At the Planning Commission hearing of March 7, 2012, Commissioner Brown moved, seconded by Commissioner Blough and carried by a vote of to 5 to 0 to:

1. Determine that the proposed conveyance of land to the Goleta Water District is consistent with the Comprehensive Plan; and
2. Transmit the consistency report required by Government Code Section 65402(a) to Ronn Carlentine, General Services Department, Office of Real Estate Services, and the Board of Supervisors. The memo dated April 17, 2012 and the letter reflecting the Planning Commission's action shall constitute the required report.

The Planning Commission action relative to Government Code Section 65402(a) is advisory in nature; therefore the appeal procedure is not applicable. Your Commission's determination will be forwarded to the General Services Department and the Board of Supervisors.

Sincerely,

Dianne M. Black  
Secretary to the Planning Commission

Planning Commission Hearing of March 7, 2012  
County Water Well Ownership Transfer Government Code Consistency, 12GOV-00000-00004  
Page 2

cc: Case File: 12GOV-00000-00004  
Planning Commission File  
County Chief Appraiser  
Janet Wolf, Second District Supervisor  
Cecilia Brown, Second District Planning Commissioner  
Rachel Van Mullem, Senior Deputy County Counsel  
Brian Banks, Planner

**Attachments: Memo to Planning Commission from Alice McCurdy dated March 7, 2012**

DMB/dmv

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**Consent Agenda**

**TO:** County Planning Commission  
**FROM:** Alice McCurdy, Deputy Director, Development Review South  
**HEARING DATE:** March 7, 2012

**RE:** Hearing on the request of Ronn Carlentine, General Services Department, Office of Real Estate Services, to consider case number 12GOV-00000-00004, application filed on January 26, 2012, to determine that conveyance of land and a public water well site to the Goleta Water District is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code §65402(a). This site is identified as Assessor Parcel Number 061-040-016, located between Hollister Avenue and Highway 101 and adjacent to the Goleta Cemetery District, in the Goleta area, Second Supervisorial District.

**APPLICANT:** Ronn Carlentine, General Services Department, Office of Real Estate Services, 568-3078

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**Project Description:** Transfer of ownership of the approximately 8,800 square foot well site (APN 061-040-016) to the Goleta Water District, including a water well with associated appurtenances, an underground water pipeline, and a small structure. The District has been in possession of the water well site since 1973 pursuant to a License Agreement with the County. All improvements on the property are District-constructed and owned. No pipelines or facilities on the site are proposed to be removed or relocated. The existing District easement with the neighboring Goleta Cemetery District for access, the existing water well pipeline, and utilities will not be affected by the transfer. This project is exempt from environmental review pursuant to CEQA Guidelines section 15301.

**Consistency with Applicable Comprehensive/Community Plan Policies:** The subject property is designated as *Institution/Government Facility* under the Comprehensive Plan, and is zoned *Recreation*. The water well and appurtenant equipment on-site are allowed under the Comprehensive Plan, including the Goleta Community Plan, and zoning designation of the parcel.

**Land Use Element LUD Policy 4:** *Prior to the issuance of a use permit, the County shall make the finding that adequate public or private services and resources (i.e. water, sewer, roads, etc.) are available to serve the development.*

**Consistent:** The project will allow Goleta Water District permanent ownership of the well site for the purpose of providing water services to existing and future development in the Goleta area. Therefore, the project would be consistent with the Comprehensive Plan, including the Goleta Community Plan.

**Recommendation:** That the Planning Commission:

1. Determine that the proposed conveyance of land to the Goleta Water District is consistent with the Comprehensive Plan; and
2. Transmit the consistency report required by Government Code Section 65402(a) to Ronn Carlentine, General Services Department, Office of Real Estate Services, and the Board of Supervisors. The memo dated April 17, 2012 and the letter reflecting the Planning Commission's action shall constitute the required report.

**Attachment A** – Departmental Letter (including attachments Exhibit A & B)

**Staff Contact/Prepared by:** Brian Banks, Planner, 568-3559

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PC 3-07-12.doc



# Memorandum

DATE: January 26, 2012

TO: Alice McCurdy, Deputy Director  
South County Development Review Division  
Planning & Development Department

FROM: Ronn Carlentine (568-3078) *RC*  
Manager, Office of Real Estate Services  
General Services Department

SUBJECT: Government Code Section 65402(a) - Conformity with County's Comprehensive Plan  
Project: Conveyance of Water Well Site to Goleta Water District (Folio 003607)

RECEIVED  
JAN 26 2012  
S.B. COUNTY  
PLANNING & DEVELOPMENT



In accordance with Government Code Section 65402(a), the County of Santa Barbara, through the General Services Department, is requesting a determination that the transfer of ownership of the parcel of land known as County Assessor Parcel Number 061-040-016 (Property), a public water well site, to the Goleta Water District (District) is consistent with the Comprehensive Plan of the County of Santa Barbara.

The District has been in possession of the water well site since 1973 pursuant to a License Agreement with the County. The improvements on the Property consist of a water well with associated appurtenances, an underground water pipeline, and a small structure, which were all constructed by the District in accordance with the License Agreement and are all owned by the District.

The subject property which is the subject of this memorandum is LOCATED between Hollister Avenue and State Highway 101, adjacent to the Goleta Cemetery at the end of San Antonio Road, in the unincorporated area of the County of Santa Barbara, as shown as "Property" on the attached County Assessor Parcel Map (Exhibit "A"). The Property is level at grade, rectangular in shape, and measures approximately 100 by 88 feet.

**EXTENT:** This transaction will simply transfer ownership of the approximately 8800 square foot well site to the District and will have no effect on operations at the well site or change of use. There are no pipelines or other facilities to be removed from the site or relocated within the site as a result of this transaction. All improvements on the Property are District-constructed and owned. The District has an easement, as shown on Exhibit "B," from the neighboring Goleta Cemetery District for access, for the water pipeline associated with the well, and for public utilities serving the Property. The District's existing easement agreement with the neighboring Goleta Cemetery District will not be affected by the transfer.

**PURPOSE:** The purpose of the transfer is to provide revenue for the County and to provide the District with a permanent well site for its continued operations.

The General Services Department hereby requests that a determination that the proposed transfer of ownership of County Property to the Goleta Water District for the purpose of continuing the use of the water well is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402(a).

In accordance with your findings, please forward the Planning Commission final report to the Office of Real Estate Services, General Services Department, for further processing of the proposed transfer of Property.

If you have any questions or require additional information, you can contact me at 568-3078. Thank you for your assistance in this matter.

12GOV-00000-00004  
COUNTY WATER WELL SITE

HOLLISTER 1/26/12  
SANTA BARBARA 061-040-016

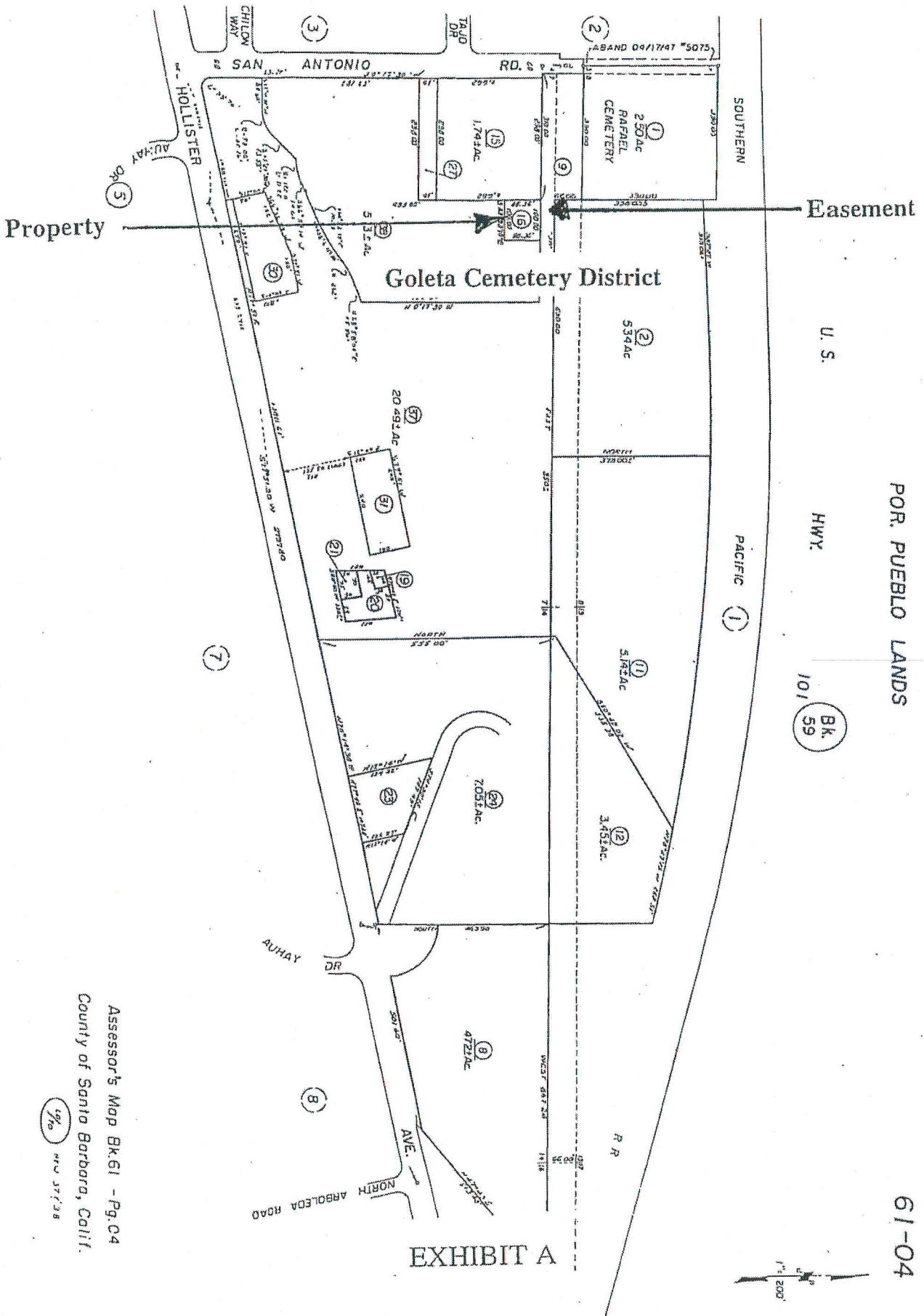
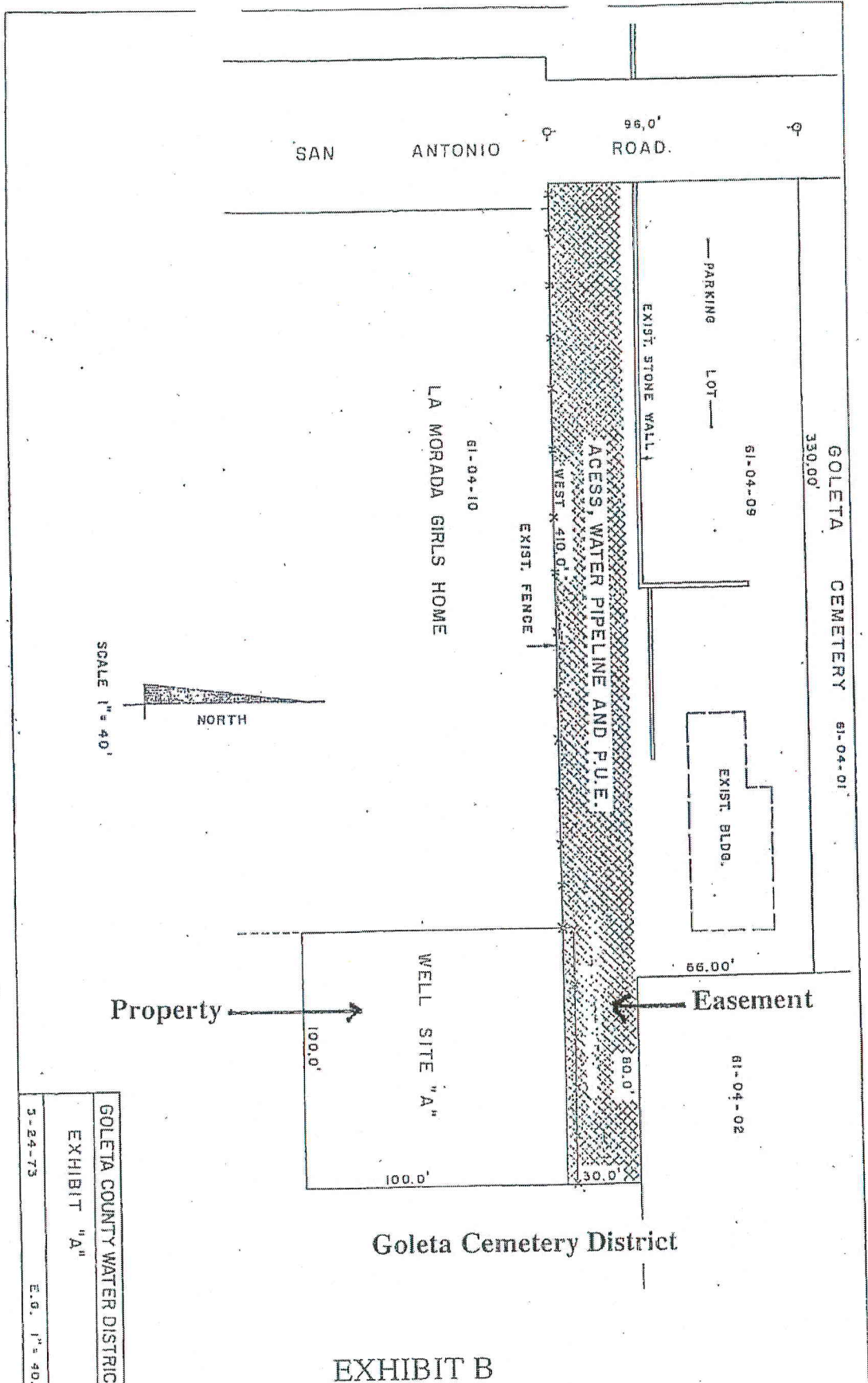


EXHIBIT A

Assessor's Map BK 61 - Pg. 04  
 County of Santa Barbara, Calif.

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 1/80 NOV 37 '38

61-04



Goleta Cemetery District

EXHIBIT B