

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

March 2, 2023 (Agenda)

LAFCO 22-06: 399 S. Arboleda Drive involving annexation to Goleta Sanitary District.

PROPONENT: Property Owners, by Petition of Application.

ACREAGE & LOCATION The proposed annexation includes 1.6-acres located at 399 S. Arboleda Drive and is located just outside/adjacent to the Goleta Sanitary District service boundary, in the “Pueblo Lands” area south of Hollister Ave and north of Vieja Dr. (APN 061-210-004). (**Attachment A.**)

PURPOSE: Annexation to the Goleta Sanitary District is to provide sanitary sewer services to an existing single-family residence and small guest cottage. The residence is currently utilizing a septic system.

GENERAL ANALYSIS:

Description of Project

1. Land Use and Zoning - Present and Future:

The property includes one developed parcel located at 399 S. Arboleda Dr. The existing land use is residential. The landowners wish to connect to nearby Goleta Sanitary District’s sewer main. The proposal is for continued residential use.

No changes in land use will be facilitated by the proposed boundary change. The land use designations and zoning are residential under County (Single-Family Residential Res-1.8; Zoned 20-R-1).

2. Sphere of Influence:

The parcel proposed for annexation is within the sphere of influence of the Goleta Sanitary District. The sphere of influence was last updated in 2016.

3. 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.

4. Topography, Natural Features and Drainage Basins

The annexation area is gentle to flat differing by 3-4 feet to the neighboring property to the west through which the sewer line extension would travel. The area is an urban residential area surrounded by existing residential development.

5. Impact of Agricultural Resources

The annexation will have no impact on Agricultural Resources.

6. Population:

Together the parcels are uninhabited as less than 12 registered voters reside in the area.

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

A sewer lateral and an easement through 398 S Arboleda Drive would connect the property to the main sewer line. The district has stated it has the capacity to serve the property. The property will receive the same level and range of service as other properties currently served by the district. The existing sewer line is northwesterly on Carriage Hill Drive at approximately 260 lineal feet. All other utilities are provided by the respective utility companies and no extension of services would be required.

The Plan for Providing Services within the affected territory, indicates the ability of the Goleta Sanitary District to adequately serve the site. (**Attachment E**)

8. Assessed Value, Tax Rates, Indebtedness and Exchange:

The assessed value and tax rate for the properties will not be affected by this change. APN 061-210-004 is presently within Tax Rate Area 069018. The assessed value of the parcel is \$1,361,529 for the land and \$736,463 for improvements for a total of \$2,090,992 after exemptions. (Tax roll 2022-2023.)

The proponent requests the subject territory, upon annexation, be liable for payment of its share of the district's existing indebtedness. The Tax Collector will add to assessments on the regular tax bill levied against the residence.

9. Environmental Impact of the Proposal:

The proposal is categorically exempt from the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA") pursuant to CEQA Guidelines section 15301 Class 1 alteration of existing public or private structures, facilities, section 15303, Class 3 New Construction or Conversion of Small Structures, and section 15319(b), Class 19 Annexations of individual small parcels for facilities exempted by Section 15303. The Clerk will file the Commission's Notice of Exemption following approval of the proposal and environmental determination. (**Attachment D.**)

10. Landowner and Annexing Agency Consent:

The applicant/landowner consented to annexation to the Goleta Sanitary District. (**Attachment B**). The Goleta Sanitary District have consented to the annexation provided LAFCO does not record the annexation without prior notification and consent of the district. The site is uninhabited; having fewer than 12 registered voters. Therefore, the Commission may waive the conducting authority proceedings pursuant to Government Code section 56662.

11. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. The properties would be contiguous to the district. The site is uninhabited; namely, there are fewer than 12 registered voters residing in the annexation area.

The boundaries are definite and certain. The County Surveyor will approve a map and legal description sufficient for filing with the State Board of Equalization.

12. Applications; County Department Reportbacks.

The applicant's application for annexation of the Property was submitted on August 5, 2022. Pursuant to LAFCO's processing procedure, LAFCO requested "Reportbacks" from interested County Departments. Reportback's were received from the Surveyor, Auditor Controller, Fire Department, Planning & Development, Public Works, and the Assessor on September 6, 2022.

Public Noticing:

The Cortese-Knox-Hertzberg Act governs notification requirements regarding annexation with one-hundred percent consent from the property owners and support from the jurisdiction. The proponents have submitted a letter requesting waiving the noticing requirements under CKH 56662. Notice has been sent to the proponents, District and affected agencies. The documents are also available at the Santa Barbara LAFCO website, www.sblafco.org. The noticing requirements of the CKH Act and CEQA has been met.

Conclusion:

The area proposed for annexation, 399 S. Arboleda Drive, owned by Meissner Family Trust to the Goleta Sanitary District represents a reasonable and logical expansion of the district. The area proposed for annexation is within the district's sphere of influence.

The sites are located in an area that allows the district to best provide sewer services in the future. The district serves the areas to the north and west of the parcels. District infrastructure (wastewater pipes) is located within a reasonable distance in the area at terminus of the neighboring lot at 398

S. Arboleda that connects to Carriage Hill Drive. The site is already served by the Goleta Water District for water.

ALTERNATIVES FOR COMMISSION ACTION

After consideration of this report and any testimony or additional materials that are submitted, the Commission should consider taking one of the following options:

OPTION 1 – APPROVE the annexation as submitted.

- A. Find the proposal to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301 Class 1 alteration of existing public or private structures, facilities, etc., involving negligible or no expansion of existing or former use; Section 15303 Class 3 New Construction or Conversion of Small Structures; and Section 15319(b), Class 19 Annexations of individual small parcels for facilities exempted by Section 15303.
- B. Condition approval upon the annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees and assessments of the Goleta Sanitary District;
- C. Find the subject territory is uninhabited; all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings; and.
- D. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 –DENY the proposal.

OPTION 3 - CONTINUE consideration of the proposal to a future meeting.

RECOMMENDED ACTION:

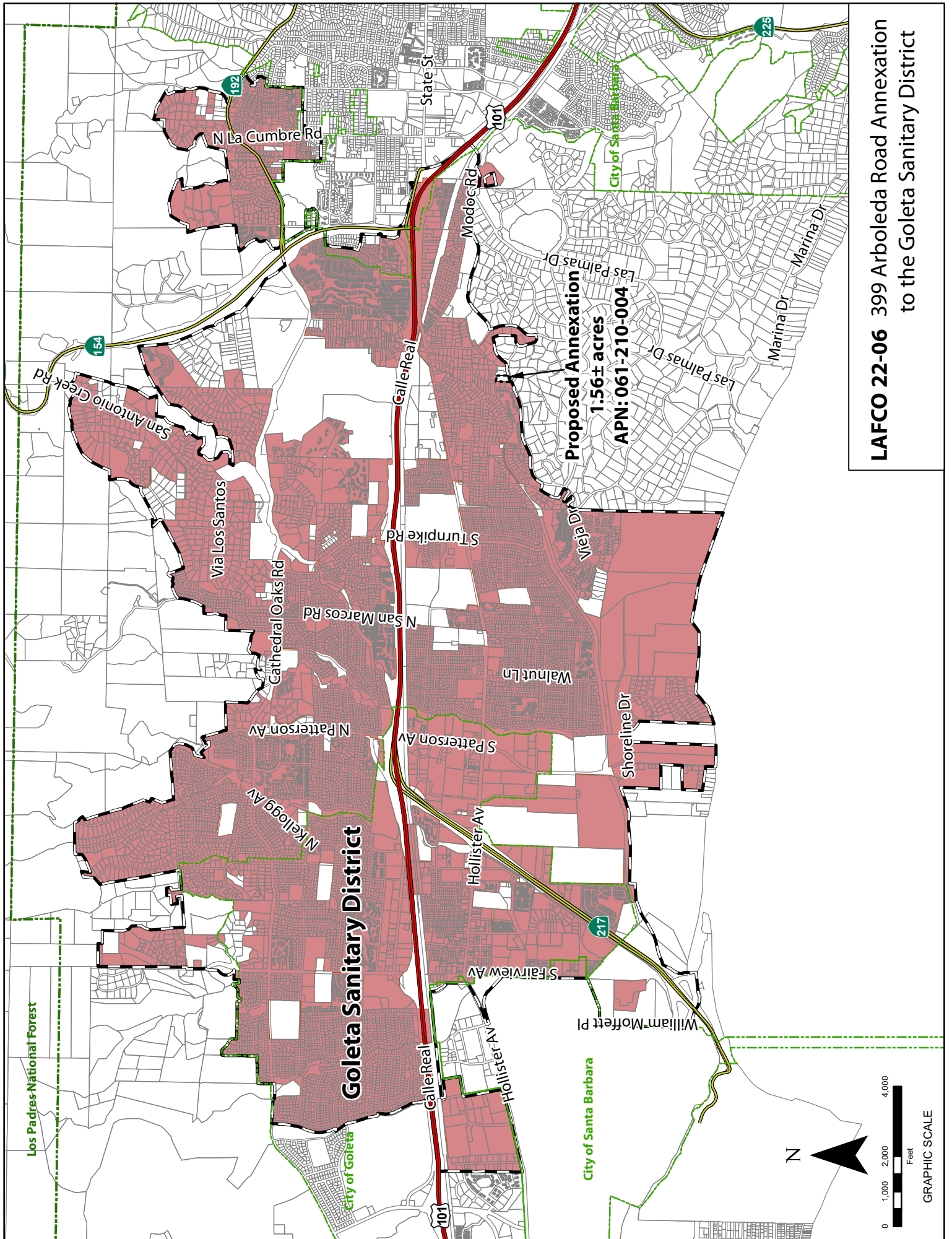
Approve **OPTION 1**.



Mike Prater
Executive Officer
LOCAL AGENCY FORMATION COMMISSION

ATTACHMENTS

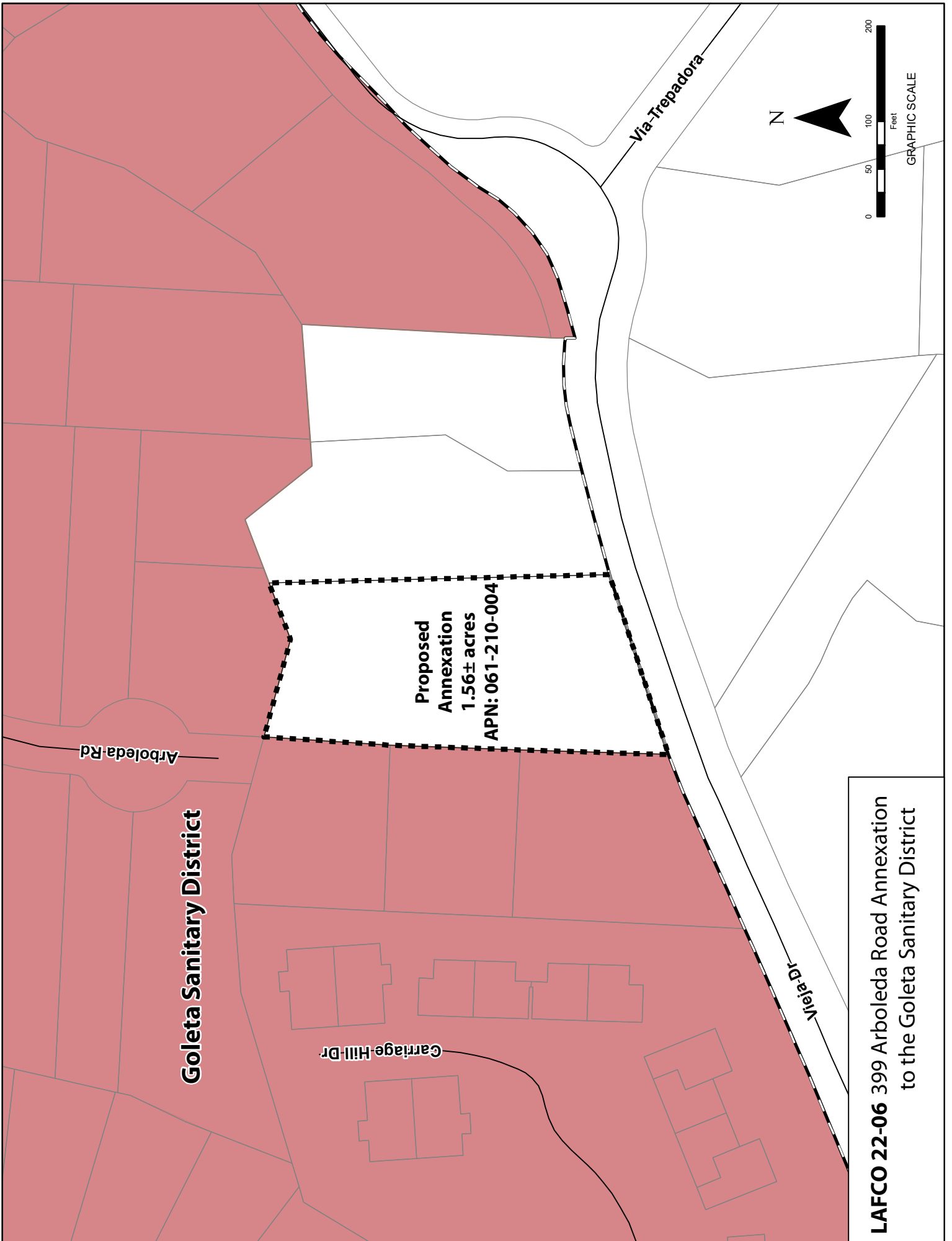
Attachment A	Maps of the Proposed Annexation
Attachment B	Petition, Application & Consent by Landowners
Attachment C	LAFCO Legislative Factors-Government Code Section 56668 (a-q)
Attachment D	CEQA Exemption Section 15301, 15303 & 15319(b)
Attachment E	Plan for Services
Attachment F	LAFCO Resolution Approving the Annexation



Goleta Sanitary District

Proposed Annexation
1.56± acres
APN: 061-210-004

LAFCO 22-06 399 Arboleda Road Annexation
to the Goleta Sanitary District



**LAFCO 22-06 399 Arboleda Road Annexation
to the Goleta Sanitary District**

July 14, 2022

Executive Officer
Santa Barbara LAFCO
105 East Anapamu Street
Santa Barbara CA 93101

Subject: **Proposed 399 S. Arboleda Drive SOI & Annexation of APN 061-210-004 into the Goleta Sanitary District**

Dear Mr. Prater,

The undersigned hereby requests approval of the proposal described in the attached materials. It is proposed to process this application under the provisions of the Cortese/Knox/Hertzberg Local Government Reorganization Act (Section 56000 et seq.).

Enclosed in support of this proposal are the following:

1. Completed LAFCO Proposal Questionnaires (Boundary Change).
2. Petition for 399 South Arboleda Road to be annexed to the Goleta Sanitary District (GSD).
3. Map and legal description of the proposed district including an easement agreement for the sewer later extension through the neighbor's property (398 S. Arboleda Dr.); to be provided, soon.
4. Assessor Parcel Map showing proposal area outlined in red ink, as well as a map of the GSD district boundary and sewer line/cleanout locations near the property.
5. Notice of Exemption Class 3 Section 15303 & Class 19 Section 15319; to be provided by LAFCO as the lead agency.
6. Processing fee payable to "Santa Barbara LAFCO" for \$ 2,000.
7. Fee payable to County Surveyor for \$1,100.

Written consent has been given to this annexation by all affected property owners and it is therefore requested that the Commission waive the protest hearing requirements. If you have any questions regarding this proposal, please contact the undersigned.

Sincerely,


Autumn Malanca, Owner's Agent

TO:

Local Agency Formation Commission
County of Santa Barbara
105 East Anapamu Street, Rm 407
Santa Barbara, CA 93101

To be filled in by LAFCO

File No: _____
Date Presented: _____
Officially Filed: _____
Designated as: _____

LAFCO Action: _____
Date: _____

PETITION FOR

(Name of Proposal)

The undersigned by their signature hereon DO HEREBY REPRESENT REQUEST AND PETITION as follows:

1. The proposal is made pursuant to Part 3, Division 3, and Title 5 of the California Government Code (commencing with Section 56000, Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000).
2. The nature of the proposed change of organization (i.e., annexation, detachment, Reorganization, etc.) is/are:

3. The name or names of all districts and/or cities for which any such change or organization is proposed is as follows:

4. The names of all other affected counties, cities and districts are:

/ _____

5. The territory(ies) proposed for _____

is/are: _____

(**uninhabited** (less than 12 people) or **inhabited** (12 or more people))

6. This proposal **is** **is not** within the sphere of influence of the affected city and/or district.

(Circle one)

7. Complete description of the exterior boundaries of the territory proposed for annexation.
Please attach legal description to this petition.

8. Do the boundaries of the districts or cities listed above overlap or conflict with the boundaries of the proposed annexation? _____ Yes No

If yes, justify the need for overlapping or conflicting boundaries:

9. List any of the districts or cities, as above-listed, which possess authority to perform the same or similar function as requested herein.

(Name of public agency or agencies)

10. Do the boundaries of the territory proposed split lines of assessment?
_____ Yes No

11. Do the boundaries of the territory proposed create an island or corridor of unincorporated territory or a strip? _____ Yes No

If yes, justify the necessity for the island corridor or strip:

12. If the proposed boundary follows a street or highway, does it follow the center of the street or highway? / _____ Yes _____ No

13. It is desired that this proposal provide for and be made subject to the following terms and conditions:

A. _____
 2/14/22

B. _____

14. The reasons for this proposal are:

A. _____

B. _____

15. The persons signing this petition have signed as _____ registered voters **OR** owners of land.

16. If the formation of a new district is included in the proposal: /

A. The principal act(s) under which said district(s) is/are proposed to be formed is/are: _____

B. The proposed name(s) of the new district(s) is/are: _____

C. The boundaries of the proposed new district(s) are as described in Exhibit(s) _____, _____, heretofore incorporated herein.

17. If an incorporation or formation of a district is in the proposal: /

A. The proposed name of the new city/district is: _____

B. Provisions are requested for appointment of:

i. City/District Manager _____ Yes _____ No

ii. City Clerk & City Treasurer _____ Yes _____ No
(City only)

C. Number of members proposed for initial Board of Directors/City Council, pursuant to Chapter Three commencing with §61120. (Please check one, below.)

_____ 3 (Three) _____ 5 (Five)

18. If the proposal includes the consolidation of special districts, the proposed name of the consolidated district(s) is/are: _____ / _____

19. How will the new district be financed?

/ _____

20. Proponents of this proposal: (Names of Chief Petitioners, not to exceed three (3), who hereby request that proceedings be taken in accordance with the provisions of Section 56000, et. seq. of the Government Code and herewith affix signatures) as follows:

Please sign on the top line and print on the line below.

Name	Mailing Address
1. <i>David J. Meissner Sr</i>	399 South Arboleda Road
David Meissner	Santa Barbara, CA 93110
2. <i>Donna Mashburn</i>	10016 Edmonds Way #C318
Donna Mashburn (The Meissner Family Trust)	Edmonds, WA 98020
3.	

When a form is completed and the requisite number of qualified signatures has been obtained (after circulation), the petition is to be filed with the Executive Officer.

The petition and signature sheets must be left intact. Removal of the signature sheets from one counterpart to another counterpart will invalidate the entire petition.

NOTE: THIS PAGE MUST BE COMPLETED AND ATTACHED TO EACH PETITION.

According to Election Code, Section 104, whenever any petition is submitted to the elections official, each section of the petition shall have attached to it a declaration signed by the Circulator of the petition, setting forth, in the Circulator's own hand, the following:

PRINTED NAME OF CIRCULATOR (including given name, middle name or initial and last name):

Autumn L. Malanca, Project Manager, Flowers & Associates, Inc.

RESIDENCE ADDRESS OF CIRCULATOR:

115 W. Canon Perdido Street, SB, CA 93101

DATES ON WHICH ALL SIGNATURES TO THE PETITION WERE OBTAINED:

Starting date: 6/22/22

Ending date: 7/14/22

The Circulator, by affixing his/her signature below, hereby certifies:

1. That the Circulator circulated the attached petition and witnessed the appended signatures being written;
2. That, according to the best information and belief of the Circulator, each signature is the genuine signature of the person whose name it purports to be;
3. That the Circulator shall certify to the content of the declaration as to its truth and correctness, under penalty or perjury under the laws of the State of California, with the signature of his or her name at length, including given name, middle name or initial, and last name.

7/14/22
Date

Autumn Malanca
Name (as required above)

As a signer of this Petition, I hereby certify that I have read the content of the Petition and request that proceedings be taken for the proposal as provided by said Petition.

PLEASE SIGN NAME ON THE TOP LINE
PRINT NAME ON THE SECOND LINE

Date signed	Signature & printed name of Petitioners	Residential Address of Petitioners	Official Use Only
6-19-22	Sign: <i>David Meissner</i>	399 South Arboleda Road	
	Print: David Meissner	Santa Barbara, CA 93110	
6-19-22	Sign: <i>Donna Mashburn</i>	10016 Edmonds Way #C318	
	Print: Donna Mashburn, Meissner Family Trust	Edmonds, WA 98020	
	Sign: <i>Autumn Malanca</i>	115 W. Canon Perdido Street	
	Print: Autumn Malanca Project Manager Flowers & Assoc Inc	Santa Barbara, CA 93101	
	Sign:		
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SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

**Proposal Justification Questionnaire for Annexations,
Detachments and Reorganizations**

(Attach additional sheets as necessary)

1. Name of Application: (The name should match the title on the map and legal description; list all boundary changes that are part of the application)
399 S. Arboleda Road
Requesting that the Goleta Sanitary District (GSD) extend their existing service boundary easterly/southerly to include this property adjacent to their current service boundary.
2. Describe the acreage and general location; include street addresses if known:
399 S. Arboleda Road, located just outside/adjacent to the GSD service boundary, in the “Pueblo Lands” area, south of Hollister Ave. and north of Vieja Dr. The property is 1.6 Acres.
3. List the Assessor's Parcels within the proposal area:
061-210-004
4. Purpose of proposal: (Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.)
Owner wishes to abandon the existing septic system onsite, and connect his existing single-family home and small guest cottage to the nearby public sewer service (GSD) by extending a private sewer lateral from GSD’s mainline, which is located just one parcel away, to the west (398 S. Arboleda Rd.). The neighbor (at 398 Arboleda) is agreeable to this proposal, and a private easement will be produced. Flowers & Associates, Inc. will produce the design plans for this improvement, and a grading permit will likely be required through the County of Santa Barbara.
5. Land Use and Zoning - Present and Future
 - A. Describe the existing land uses within the proposal area. Be specific.
Land use in the area is residential. The 399 S. Arboleda property has a single family home and a smaller guest cottage on it, as well as a pool and gardens.
 - B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.
No changes to land use are proposed, just improving the sewer function and longevity of the two existing residential structures onsite.
 - C. Describe the existing zoning designations within the proposal area.
This parcel is zoned Residential (20-R-1).
 - D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?

No changes in zoning proposed. To the best of our knowledge, the existing/proposed use conforms with current zoning.

E. (For City Annexations) Describe the rezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this rezoning? [N/A](#)

F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements). [N/A](#)

6. Describe the area surrounding the proposal

Using Table A, describe existing land uses, general plans and zoning designations for lands adjacent to and surrounding the proposal area. The application is incomplete without this table. [See Table A, at the end of this document.](#)

7. Conformity with Spheres of influence

A. Is the proposal area within the sphere of influence of the annexing agency? [Yes. The proposed parcel to be annexed is within GSD's sphere of influence.](#)

B. If not, include a proposal to revise the sphere of influence. [N/A](#)

8. Conformity with County and City General Plans

A. Describe the existing County General Plan designation for the proposal area. [Residential.](#)

B. (For City Annexations) Describe the City general plan designation for the area. [N/A](#)

C. Do the proposed uses conform with these plans? [Yes](#) If not, please explain.

9. Topography and Natural Features

A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal.

[The 399 Arboleda property is generally flat, as is the adjacent property \(398 Arboleda\), through which the sewer line extension would travel. In fact, the difference in elevations from the GSD main sewer line to 399 Arboleda connection points \(at the home and cottage\) only differ by 3-4 feet. There is an oak tree on the neighbor's property \(398\) that the sewer extension will avoid \(i.e., staying out of the dripline\). There is a wooded tree area at the far south end of the 399 property, which slopes upward/gains elevation, however, no work is proposed in that area.](#)

B. Describe the general topography of the area surrounding the proposal.

[As stated above, slopes are minimal in the proposal area.](#)

10. Impact on Agriculture

- A. Does the affected property currently produce a commercial agricultural commodity? **No.**
- B. Is the affected property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program? **No.**
- C. Is the affected property Prime Agricultural Land as defined in Government Code §56064? **No.**
- D. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract?
No.
 - 1) If “yes,” provide the contract number and the date the contract was executed. **N/A**
 - 2) If “yes”, has a notice of non-renewal be filed? If so, when? **N/A**
 - 3) If this proposal is an annexation to a city, provide a copy of any protest filed by the annexing city against the contract when it was approved. **N/A**

11. Impact on Open Space

Is the affected property Open Space land as defined in Government Code Section 65560?
No.

12. Relationship to Regional Housing Goals and Policies (City annexations only) **N/A**

If this proposal will result in or facilitate an increase in the number of housing units, describe the extent to which the proposal will assist the annexing city in achieving its fair share of regional housing needs as determined by SBCAG.

13. Population

- A. Describe the number and type of existing dwelling units within the proposal area.
Two; one single family home built in the early 1950’s, and a smaller guest cottage south of the main home.
- B. How many new dwelling units could result from or be facilitated by the proposal? **None.**

Single-family _____ Multi-family _____

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.
Public sewer service from GSD.
- B. Describe the level and range of the proposed services.
The owner will be responsible for extending sewer service from the existing GSD mainline approximately 260 feet to the 399 S. Arboleda home. No sewer main extension is required, the proposal is to extend a private lateral for service.

- C. Indicate when the services can feasibly be provided to the proposal area.
Within a year of the annexation.
- 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.
Per "B," above, a new 4-inch sewer lateral will be installed from the mainline, requiring trenching and an engineered design for the lateral(s) and connections(s) to the main home and the guest cottage.
- E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation. The Owner(s) intends to finance the installation and maintenance on their own.
- F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services. No alternatives.

15. Ability of the annexing agency to provide services

Attach a statement from the annexing agency describing its ability to provide the services that are the subject of the application, including the sufficiency of revenues (per Gov't Code §56668j).

16. Dependability of Water Supply for Projected Needs (as per §56653)

If the proposal will result in or facilitate an increase in water usage, attach a statement from the retail water purveyor that describes the timely availability of water supplies that will be adequate for the projected needs. N/A

17. Bonded indebtedness and zones – These questions pertain to long term debt that applies or will be applied to the affected property.

- A. Do agencies whose boundaries are being changed have existing bonded debt? _____
If so, please describe. No, the District has no bonded debt.
- B. Will the proposal area be liable for payment of its share of this existing debt? N/A.
If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.)
- C. Should the proposal area be included within any 'Division or Zone for debt repayment? __
If yes, please describe. N/A
- D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? N/A . If yes, please describe.

18. Environmental Impact of the Proposal

A. Who is the "lead agency" for this proposal? [Goleta Sanitary District \(GSD\)](#)

B. What type of environmental document has been prepared?

None, Categorically Exempt -- [Sections 15301 and 15303 of CEQA Article 19](#)

EIR _____ Negative Declaration _____ Mitigated ND _____

Subsequent Use of Previous EIR _____ Identify the prior report. _____

C. If an EIR has been prepared, attach the lead agency's resolution listing significant impacts anticipated from the project, mitigation measures adopted to reduce or avoid significant impacts and, if adopted, a "Statement of Overriding Considerations."

19. Boundaries

A. Why are these particular boundaries being used? Ideally, what other properties should be included in the proposal? [It's the property's parcel boundary. No other properties are proposed to be included.](#)

B. If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included. [N/A](#)

20. Final Comments

A. Describe any conditions that should be included in LAFCO's resolution of approval.

B. Provide any other comments or justifications regarding the proposal.

C. Enclose all pertinent staff reports and supporting documentation related to this proposal. Note any changes in the approved project that are not reflected in these materials.

21. Notices and Staff Reports

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

Name

Address

A. [Donna Mashburn](#)

[10016 Edmonds Way #C318 Edmonds, WA 98020](#)

B. [David Meissner](#)

[399 S. Arboleda Rd. Santa Barbara, CA 93110](#)

C. [Autumn Malanca](#)

[115 W. Canon Perdido St., Santa Barbara, CA 93101](#)

Proposal Justification Questionnaire – Annexations, detachments, reorganizations (10-4-01)

This form can be downloaded from www.sblafco.org

Who should be contacted if there are questions about this application?

Name

Address

Phone

Autumn Malanca

115 W. Canon Perdido St., SB, CA 93101

805-966-2224 X108

Signature



Date 6/9/22

TABLE A

Information regarding the areas surrounding the proposal area

	Existing Land Use	General Plan Designation	Zoning Designation
East	Residential	Residential	20-R-1
West	Residential	Residential	20-R-1
North	Residential	Residential	20-R-1
South	Residential	Residential	1.5-EX-1

Other comments or notations:

Date: June 29, 2022

399 South Arboleda Rd.

Environmental Questionnaire

(Please submit any environmental studies that have been completed.)

1. Has an environmental determination (Negative Declaration-Environmental Impact Report) been certified by a legislative body?

Yes No

If yes, please attach a copy

2. Is the site presently zoned for or engaged in agricultural use?

Yes No

If yes, please explain: _____

Prime agricultural land:

Yes No

3. Will extension of services requested for this proposal induce growth on affected property? Yes No

On adjacent properties? Yes No

Unincorporated? Yes No

Both? Yes No

4. Will the proposal require public services from any agency or facility that is currently operating at or near capacity, i.e., sewer, water, police, or fire?

Yes No

If yes, please explain: Goleta Sanitary District (GSD) has confirmed that there is sufficient capacity within the GSD for this proposal/project.

5. Please describe the environmental setting of the site: The site is a ranch house setting with well-spaced homes. Some trees and natural landscaping. The site is not very sloped at all (less than 5%).

6. Terrain: Level to gently rolling (0-10%) X

Slopes (10-30%) _____

Steep slopes (over 30%) _____

7. Hydrology (streams, lakes, or marshes on site)? _____ Yes X No

If yes, please describe: _____

8. Vegetation:

Has the natural vegetation already removed or altered?

X Yes (this is a developed/residential site) _____ No

9. Are there any endangered plant species on site? _____ Yes X No

10. Have any endangered or threatened species been identified?

_____ Yes X No

If yes, please explain: _____

RECORDING REQUESTED BY:

MAIL TAX STATEMENTS AND WHEN RECORDED MAIL TO:

Eric Rey Amador and Julie A. Chacko Trust

398 Arboleda Road

Santa Barbara, California 93110-2002

APN # 061-210-012

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

UNDERGROUND UTILITY EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT made this 22nd day of August, 2022, by Eric Rey Amador, Trustee of the Eric Rey Amador and Julie A. Chacko Trust, whose mailing address is 398 Arboleda Road, Santa Barbara, California 93110-2002 (hereinafter referred to as "Grantor") and Donna Marie Mashburn, Trustee of The Meissner Family Trust dated June 1, 1990, whose mailing address is 10016 Edmonds Way #C318, Edmonds, Washington 98020 (hereinafter referred to as "Grantee").

WHEREAS, Grantor is the owner of the parcel of land located at 398 Arboleda Road, Santa Barbara, California 93110-2002, designated as Assessor's Parcel Number 061-210-012, hereinafter referred to as "Grantor's Land", as more particularly described on **Exhibit "A"** attached hereto, and

WHEREAS, Grantee is the owner of the parcel of land located at 399 Arboleda Road, Santa Barbara, California 93110-2002, designated as Assessor's Parcel Number 061-210-004, hereinafter referred to as "Grantee's Land", as more particularly described on **Exhibit "B"** attached hereto, and

WHEREAS, Grantee requires of Grantor an underground utility easement.

NOW, THEREFORE, Grantor and Grantee agree as follows:

1. **RECITALS**: The above recitals are deemed true and correct and are incorporated into this Agreement and made a part hereof.

2. **GRANT OF UNDERGROUND UTILITY EASEMENT**. Grantor does by this Agreement give, convey and grant to Grantee, its successors and assigns, a perpetual easement for underground utility purposes limited to underground sewer lines across and under the parcels of Grantor's Land more particularly described at **Exhibit "C"** attached hereto and made a part hereof (said land area as described in **Exhibit "C"** referred to as the "Underground Utility Easement Area").

3. This grant of Underground Utility Easement is given by Grantor to Grantee, together with all rights and privileges necessary and convenient for the full enjoyment or use of the Underground Utility Easement granted, including, but not limited to, the right of ingress and egress for personnel and equipment of Grantee, its contractors, agents, successors or assigns, in the Underground Utility Easement Area for the purposes of exercising and enjoying the rights granted by this Underground Utility Easement.

4. This Agreement is entered into with the understanding that to the extent permitted by law, the Grantee agrees it will exercise its privileges hereunder at its sole risk and agrees to indemnify and save harmless Grantor, its successors and assigns and subsequent Grantees, all liability, loss, costs, and expenses, including attorney's fees which may be sustained by Grantor, its successors and/or assigns, as to any person, natural or artificial, by reason of the death of or injury to any person or damage to any property, arising out of or in connection with the negligence of the Grantee or its agents or employees or assigns, in the installation, operation or maintenance of any utility installed by Grantee or

by Grantee's agents within the Underground Utility Easement Area. Grantee agrees to defend at its sole cost and expense and at no cost or expense to Grantor, its successors and assigns, any and all suits or actions instituted against Grantor for the imposition of such liability, loss, cost and expense not caused by the actions of Grantor, its successors and assigns, that arise out of the installation and operation of said utility. This Agreement is granted with the express condition that Grantor shall have no responsibility for improving or maintaining the utility installed within the Underground Utility Easement Area. Grantee agrees that any landscape or hard scape disruption as a result of any work performed as it relates to the Underground Utility Easement will be returned to its original condition at Grantee's cost. Such return to original condition shall include, at Grantor's election, a complete replacement of all hard scape so disrupted. Grantee agrees to provide Grantor with reasonable notice prior to any construction, inspection, maintenance, and all other work performed by or on behalf of Grantee as it relates to the Underground Utility Easement. Grantee agrees that no vehicles of Grantee or its agents or contractors shall park on Grantor's Land as part of any construction, inspection and/or maintenance performed as it relates to the Underground Utility Easement. Grantee further agrees that Grantor shall be permitted to park its vehicles on Grantee's land as necessary as part of and only during the period of any construction, inspection and/or maintenance performed as it relates to the Underground Utility Easement.

5. The Underground Utility Easement is granted for the purposes of underground utility purposes limited to underground sewer lines, through, across and under the "Underground Utility Easement Area".

6. No barricade or other divider will be construed on the Underground Utility Easement Area which would prohibit, inhibit, or discourage the free and uninterrupted flow of pedestrian and/or vehicular traffic to and from Grantor's land over, across and through the Underground Utility Easement Area. A violation of this provision would entitle Grantor to immediate injunction relief from a court of competent jurisdiction notwithstanding any other provision contained herein to the contrary.

7. Grantor hereby reserves the right to full use and enjoyment of the Underground Utility Easement Area except for such use as may unreasonably interfere with the exercise by Grantee or Grantee's assigns of the rights granted herein. Grantor shall not construct any building on or over the Underground Utility Easement Area. Grantor may construct such signs and traffic direction signs within the Underground Utility Easement Area pursuant to the ordinances of the City of Santa Barbara, which signs do not interfere with Grantee's use and enjoyment of or access to the Underground Utility Easement Area. The use of the Underground Utility Easement Area by Grantor for driveways, paving, landscaping of whatsoever nature other than trees, are examples of Grantor's reserved rights of use of the Underground Utility Easement Area, without limiting Grantor's reservation of other use and enjoyment that does not interfere with the reasonable exercise of Grantee's use of the Underground Utility Easement Area for the purposes described in this Agreement.

8. This grant of Underground Utility Easement is nonexclusive and Grantor reserves the right at any time and from time-to-time to grant further nonexclusive easements within the Underground Utility Easement Area to such further grantees as Grantor deems appropriate in Grantor's sole discretion, provided such additional nonexclusive easements do not unreasonably interfere with the intended use of the respective easement areas by Grantee, Grantee's successors or assigns.

9. Rights reserved to Grantor by this Agreement shall run with the Grantor's Land and Grantee's Land and be binding upon and shall inure to the benefit of the Grantor and Grantee, and their respective grantees, successors and assigns.

10. This Underground Utility Easement Agreement will become effective upon the date of the recording in the public records of Santa Barbara County, California.

11. **ATTORNEYS' FEES.** In the event any litigation should arise over the interpretation, scope, or enforcement of any part of this Easement, the prevailing party in such litigation shall be entitled to recover its reasonable attorneys' fees and other legal expenses relating thereto, including, without limitation, those incurred at or before the trial level and any appellate, bankruptcy or administrative proceedings.

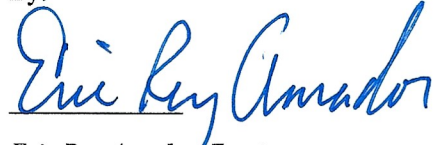
Grantor does hereby specially warrant to Grantee the title that Grantor has the right to grant the Underground Utility Easement Agreement and Grantor will defend the same against the lawful claims of all persons claiming by or through it, that Grantor has good right and lawful authority to grant the above-described easement.

IN WITNESS WHEREOF, the Grantor and Grantee have caused this Underground Utility Easement Agreement to be executed by its duly authorized officer the day and year first above written.

GRANTOR

Eric Rey Amador and Julie A. Chacko Trust

By:

A handwritten signature in blue ink that reads "Eric Rey Amador". The signature is written in a cursive style with a large initial "E".

Eric Rey Amador, Trustee

COMES NOW, Grantee, and does accept this Underground Utility Easement Agreement and agrees to the terms thereof.

GRANTEE

The Meissner Family Trust dated June 1, 1990

By:

A handwritten signature in blue ink that reads "Donna Marie Mashburn, Trustee". The signature is written in a cursive style with a large initial "D".

Donna Marie Mashburn, Trustee

CALIFORNIA NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SANTA BARBARA

On AUGUST 24, 2022 before me, **Nels C. Henderson, Notary Public**, personally appeared

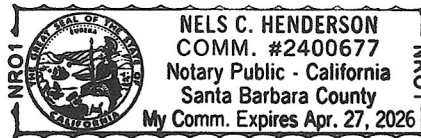
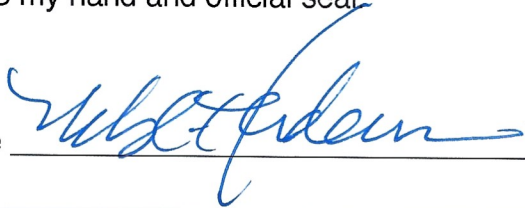
DONNA MARIE MASHBURN

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature



[SEAL]

Description of Attached Document (Optional)	Method of Signer Identification
<p>The preceding Certificate of Acknowledgement is attached to a document titled/for the purpose of: <u>Easement Agreement</u></p> <p>Containing _____ pages, and dated <u>8/24/2022</u></p> <p>The signer(s) capacity or authority is/are as:</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> Individual(s)<input type="checkbox"/> Attorney-in-Fact<input type="checkbox"/> Corporate Officer(s): _____<input type="checkbox"/> Guardian/Conservator<input type="checkbox"/> Partner - Limited/General<input type="checkbox"/> Trustee(s) <p>Representing: _____</p>	<p>Proved to me on the basis of satisfactory evidence:</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> Form(s) of Identification<input type="checkbox"/> Credible Witness(es) <p>Notarial Event is detailed in notary journal on:</p> <p>Page # <u>1</u> Entry # <u>7</u></p> <p>Notarized by:</p> <p>Nels C. Henderson, Notary Public Santa Barbara Mobile Notary http://www.sbmobilenotary.com (805) 335-8360</p>

ATTACHMENT B

CALIFORNIA NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SANTA BARBARA

On AUGUST 21, 2022 before me, **Nels C. Henderson, Notary Public**, personally appeared

ERIC PET AMADOR

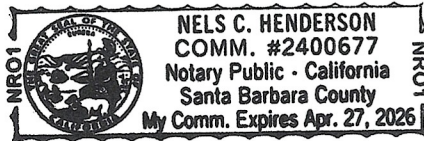
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Nels C. Henderson



[SEAL]

Description of Attached Document (Optional)	Method of Signer Identification
<p>The preceding Certificate of Acknowledgement is attached to a document titled/for the purpose of: <u>Encumbrance Agreement</u></p> <p>Containing _____ pages, and dated <u>8/21/2022</u></p> <p>The signer(s) capacity or authority is/are as:</p> <p><input checked="" type="checkbox"/> Individual(s) <input type="checkbox"/> Attorney-in-Fact <input type="checkbox"/> Corporate Officer(s): _____ <input type="checkbox"/> Guardian/Conservator <input type="checkbox"/> Partner - Limited/General <input type="checkbox"/> Trustee(s) Representing: _____</p>	<p>Proved to me on the basis of satisfactory evidence:</p> <p><input checked="" type="checkbox"/> Form(s) of Identification <input type="checkbox"/> Credible Witness(es)</p> <p>Notarial Event is detailed in notary journal on:</p> <p>Page # <u>121</u> Entry # <u>2</u></p> <p>Notarized by:</p> <p>Nels C. Henderson, Notary Public Santa Barbara Mobile Notary http://www.sbmobilenotary.com (805) 335-8360</p>

ATTACHMENT B

EXHIBIT A

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Santa Barbara STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Parcel One:

That certain parcel of land designated as "0.541 AC" on that certain map entitled "Record of Survey of a Portion of Lot 52 La Cumbre Estates Tr. No. 1, La Cumbre Estates Hope Ranch, Santa Barbara, California", in the County of Santa Barbara, State of California, filed March 1, 1965 In Book 69, Page 11 of Record of Surveys, In the Office of the County Recorder of said County.

Parcel Two:

A non-exclusive easement of Ingress and egress and incidental purposes as described in that certain "Driveway Easement and Maintenance Agreement" by and between James M. Kemp, et al. Grantors and Robert J. Rowley and Kathleen M. Rowley, husband and wife, Grantees, dated April 4, 1997 and recorded April 4, 1997 as Instrument No. 97-018472. The area of said easement is shown and defined on that Record of Survey recorded in Book 69, Page 11 of Record of Survey as "Right of Way and Utility Easement".

APN: 061-210-012

EXHIBIT B

EXHIBIT "B"
Legal Description

For APN/Parcel ID(s): 061-210-004

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED TO "VETERANS' WELFARE BOARD OF THE STATE OF CALIFORNIA", DATED JANUARY 9, 1940, AND RECORDED IN BOOK 488, PAGE 161 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, BEING A POINT IN THE CENTER LINE OF CIENIGUITAS CREEK AND ON THE NORTHERLY LINE OF LOT 52 AS SHOWN ON SHEET NO. 6 OF MAP NO. 1 OF LA CUMBRE ESTATES, RECORDED IN BOOK 15, PAGE 122 OF MAPS, RECORDS OF SAID COUNTY;

THENCE ALONG SAID LAST MENTIONED LINE, SOUTH 76° 08' EAST 100.15 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID LAST MENTIONED LINE, NORTH 67° 45' EAST 72.71 FEET TO A POINT;

THENCE LEAVING SAID LAST MENTIONED LINE, SOUTH 1° 29' 10" EAST 387.98 FEET TO A POINT IN THE CENTER LINE OF VIEJA DRIVE, BEING A POINT IN THE CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1910.08 FEET, TANGENT TO WHICH AT SAID LAST MENTIONED POINT BEARS SOUTH 73° 04' 20" WEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND CENTER LINE OF SAID VIEJA DRIVE TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THE TRACT OF LAND DESCRIBED IN DEED TO "VETERANS' WELFARE BOARD OF THE STATE OF CALIFORNIA", ABOVE REFERRED TO;

THENCE NORTH 1° 42' EAST ALONG SAID LAST MENTIONED UNE AND ITS PROLONGATION, 452 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL TWO:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED STRIP OF PARCEL OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED FROM W.P. MOLLER, ET UX., TO "VETERANS WELFARE BOARD OF THE STATE OF CALIFORNIA", DATED JANUARY 9, 1940, AND RECORDED IN BOOK 488 OF OFFICIAL RECORDS, PAGE 161, RECORDS OF SAID COUNTY;

THENCE NORTH 76° 08' WEST 48 FEET;

THENCE SOUTH 13° 52' WEST 45 FEET;

THENCE SOUTH 76° 08' EAST 57.47 FEET TO A POINT IN THE WESTERLY LINE OF PARCEL ONE ABOVE DESCRIBED;

THENCE NORTH 1° 42' EAST ALONG SAID LAST MENTIONED LINE TO THE POINT OF BEGINNING.

EXHIBIT C

EXHIBIT C

Legal Description

Being a 10 foot wide sewer easement over a portion of that certain parcel of land designated as "0.541 AC" on that certain map entitled "Record of Survey of a Portion of Lot 52 La Cumbre Estates Tr. No. 1, La Cumbre Estates Hope Ranch, Santa Barbara, California, in the County of Santa Barbara, State of California, filed March 1, 1965, in Book 69, Page 11 of Record of Surveys, in the Office of the County Recorder of said County, being 5 feet on either side of the following described centerline :

Commencing at the northeast corner of said parcel.

Thence, along the easterly property line of said parcel, South 1 degree 42 minutes 00 seconds West, 45.10 feet to the True Point of Beginning.

Thence, leaving said easterly property line along the following 5 courses:

North 58 degrees 45 minutes 44 seconds West, 29.74 feet;

North 81 degrees 15 minutes 44 seconds West, 5.16 feet;

South 53 degrees 44 minutes 16 seconds West, 27.26 feet;


North 81 degrees 15 minutes 44 seconds West, 112.11 feet;

North 90 degrees 00 minutes 00 seconds West, 12.25 feet to a point on the westerly property line of said parcel, said point being South 1 degree 42 minutes 00 seconds West, 33.20 feet from the northwesterly corner of said parcel.

Sidelines to be lengthened or shortened as necessary to create a closed figure.

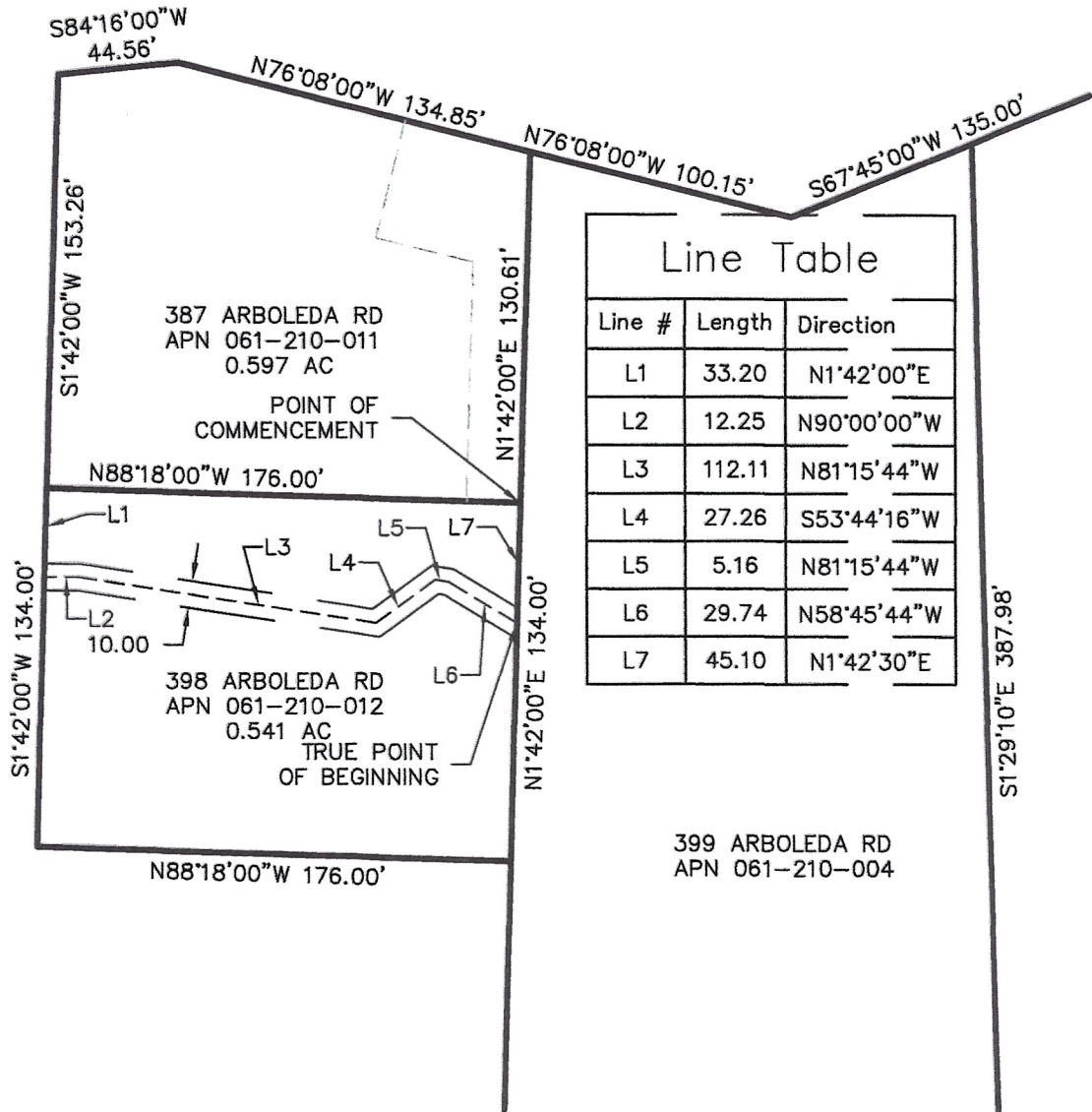
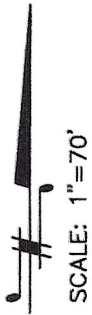
Area contains 1,865 square feet more or less.

(See attached exhibit map made a part hereof)


Marshall D. Fargen L.S. 8962

--ZZ-tz-
date





Line Table		
Line #	Length	Direction
L1	33.20	N1°42'00"E
L2	12.25	N90°00'00"W
L3	112.11	N81°15'44"W
L4	27.26	S53°44'16"W
L5	5.16	N81°15'44"W
L6	29.74	N58°45'44"W
L7	45.10	N1°42'30"E

NOTE

ALL BEARINGS AND DISTANCES SHOWN ARE PER RECORD OF SURVEY RECORDED IN BOOK 69, PAGE 11.



2624 AIRPARK DRIVE
 SANTA MARIA, CA 93455
 PHONE: 805-934-5727
 FAX: 805-934-3448
 DATE: JUNE 2022

22059 ARBOLEDA RD EXHIBIT.DWG

EXHIBIT MAP

THE NORTHERLY 15 FEET OF THAT CERTAIN PARCEL OF LAND DESIGNATED AS "0.541 AC" ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY OF A PORTION OF LOT 52 LA CUMBRE ESTATES TR. NO. 1, LA CUMBRE ESTATES HOPE RANCH, IN COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, FILED IN BOOK 69, PAGE 11 IN SAID COUNTY. SHEET 1 OF 1

EXHIBIT A

Legal Description

Being a 10 foot wide sewer easement over a portion of that certain parcel of land designated as "0.541 AC" on that certain map entitled "Record of Survey of a Portion of Lot 52 La Cumbre Estates Tr. No. 1, La Cumbre Estates Hope Ranch, Santa Barbara, California, in the County of Santa Barbara, State of California, filed March 1, 1965, in Book 69, Page 11 of Record of Surveys, in the Office of the County Recorder of said County, being 5 feet on either side of the following described centerline:

Commencing at the northeast corner of said parcel.

Thence, along the easterly property line of said parcel, South 1 degree 42 minutes 00 seconds West, 45.10 feet to the True Point of Beginning.

Thence, leaving said easterly property line along the following 5 courses:

North 58 degrees 45 minutes 44 seconds West, 29.74 feet;

North 81 degrees 15 minutes 44 seconds West, 5.16 feet;

South 53 degrees 44 minutes 16 seconds West, 27.26 feet;

North 81 degrees 15 minutes 44 seconds West, 112.11 feet;

North 90 degrees 00 minutes 00 seconds West, 12.25 feet to a point on the westerly property line of said parcel, said point being South 1 degree 42 minutes 00 seconds West, 33.20 feet from the northwesterly corner of said parcel.

Sidelines to be lengthened or shortened as necessary to create a closed figure.

Area contains 1,865 square feet more or less.

(See attached exhibit map made a part hereof)

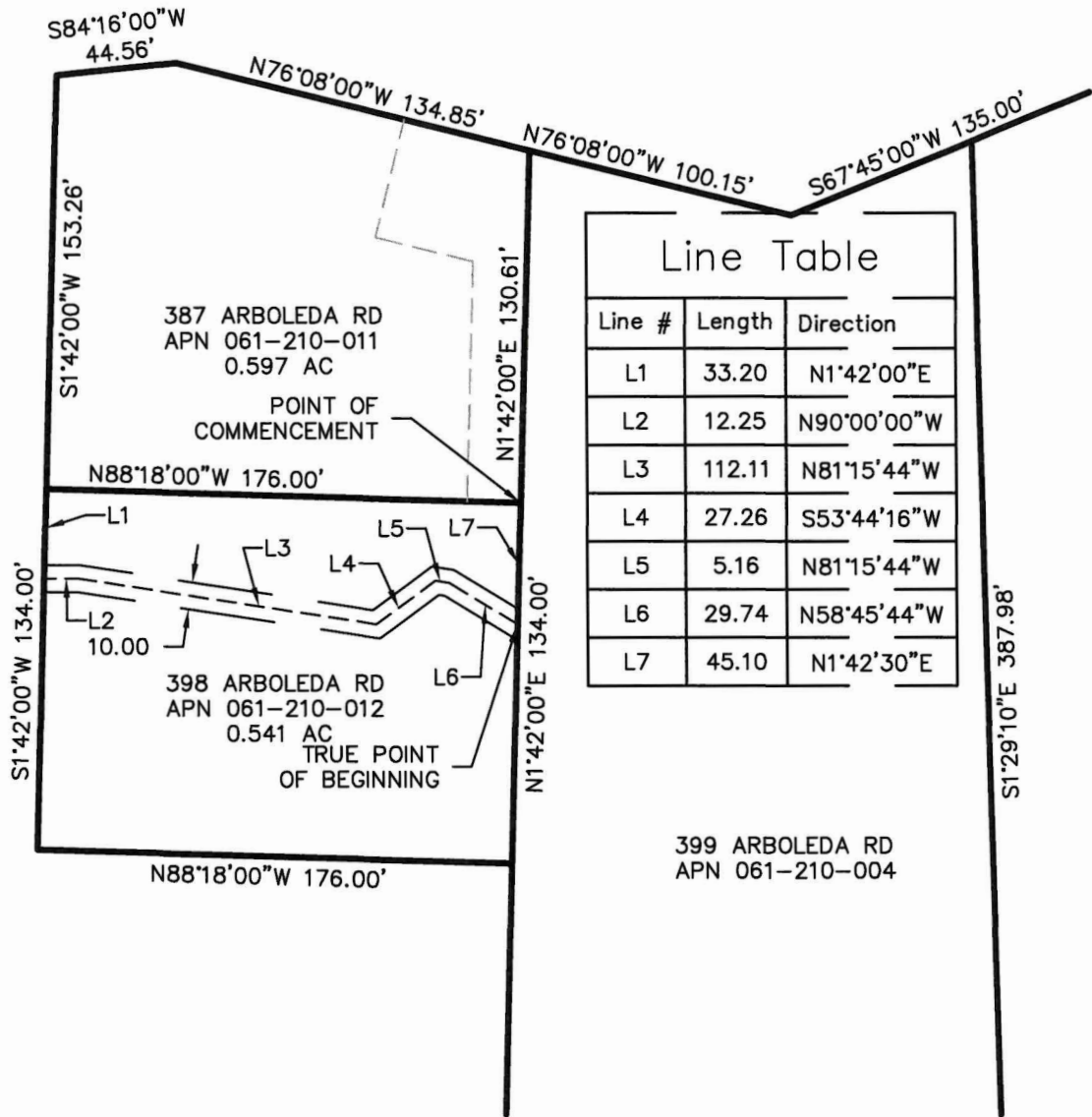

Marshall D. Fargen L.S. 8962

6-22-22
date





SCALE: 1"=70'



Line Table		
Line #	Length	Direction
L1	33.20	N1°42'00"E
L2	12.25	N90°00'00"W
L3	112.11	N81°15'44"W
L4	27.26	S53°44'16"W
L5	5.16	N81°15'44"W
L6	29.74	N58°45'44"W
L7	45.10	N1°42'30"E

NOTE

ALL BEARINGS AND DISTANCES SHOWN ARE PER RECORD OF SURVEY RECORDED IN BOOK 69, PAGE 11.



2624 AIRPARK DRIVE
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 DATE: JUNE 2022

22059 ARBOLEDA RD EXHIBIT.DWG

EXHIBIT MAP

THE NORTHERLY 15 FEET OF THAT CERTAIN PARCEL OF LAND DESIGNATED AS "0.541 AC" ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY OF A PORTION OF LOT 52 LA CUMBRE ESTATES TR. NO. 1, LA CUMBRE ESTATES HOPE RANCH, IN COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, FILED IN BOOK 69, PAGE 11 IN SAID COUNTY. SHEET 1 OF 1

ATTACHMENT C

LAFCO Proposal Review Factors - Government Code 56668

399 S. Arboleda Drive Annexation to the Goleta Sanitary District File No. 22-06

Factor (a) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

Response. The 399 S. Arboleda Drive Annexation is 1.6 acres and is surrounded by residential uses on all sides. The parcel also abuts Vieja Drive to the south. The annexation area slopes northerly towards Cieneguitas Creek with less than 5% slopes in the area of work. No significant natural boundaries affect the proposal.

The existing land use is residential. The parcel is developed with a 2,555 square foot single-family residence and small guest cottage, which would abandon the existing septic system and connect to GSD main sewer line located less than 260-feet from the parcel across an easement from the adjacent lot within Carriage Hill Drive. The proposal is for continued residential uses. The land use designations and zoning are residential under County (Residential 1.8 Zoned 20-R-1).

The district's collection system serves about 11,823 equivalent residential units (ERU), representing a population of about 55,000. The regional treatment plan is designed to serve about 19,704 ERU's or about 97,000 people. As a regional treatment facility, the Goleta Sanitary District's combined service area includes most of the Goleta Valley. The areas the District provide wastewater treatment for (but are collected separately) include the homes and businesses within the Goleta West Sanitary District, the University of California, Santa Barbara, the community of Isla Vista, part of the County of Santa Barbara, and the City of Santa Barbara's Municipal Airport. The total areas combined have a population of about 80,000. This partnerships with these entities mean that while the collection happens elsewhere, all of the wastewater comes to this regional resource recovery facility to be treated, purified, and reused.

Growth is likely in this area whether it's in one of the partnership areas of the City or under the County. The District is prepared to provide treatment services and has approved a 2020 Strategic Plan to deliver planned and well-organized growth.

Assessed Valuation: The property is presently within Tax Rate Area 069018. The assessed value of the parcel is \$1,361,529 for the land and \$736,463 for

improvements for a total of \$2,090,992 after exemptions. (Tax roll 2022-2023.) No property tax exchange is required with this annexation.

Factor (b) The need for organized community services, the present cost and adequacy of governmental services and controls in the area, probable future needs for those services and controls, probable effect of the proposed incorporation, formation, annexation, or exclusion and alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

Response. The present cost and adequacy of services and controls for this property is the responsibility of the landowner under County land use authority. The property is current served by a septic system. A new sewer lateral would connect the property to the main sewer line. The District has stated it has the capacity to serve the property. There are currently no moratoriums on new sewer connections. The property will receive the same level and range of service as other properties currently served by the District. The existing sewer line is westerly on Carriage Hill Drive at approximately 260 lineal feet. The property is supplied water by Goleta Water District.

Factor (c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

Response. The proposed action would allow the annexation and connection of a sewer lateral into the District upon compliance with the terms and conditions of approval "Exhibit A" of the issued sewer service availability letter dated February 14, 2022. The area would remain in the County's unincorporated area and be annexed within the District's service area. No effects of this action would alter the existing social and economic interests.

Factor (d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

Response. The County's Eastern Goleta Valley Community Plan provides for the planned, orderly and efficient development of the area by regulating development via standards expressed in the plan and approving the entitlements and environmental documentation regarding proposals. Santa Barbara LAFCO does not have specific Policies for District Annexations however; the following are the Santa Barbara LAFCO general Policies for providing planned orderly development:

Policy 1. Any proposal for a change or organization or reorganization shall contain sufficient information to determine that adequate services,

facilities, and improvements can be provided and financed by the agencies responsible for the provision of such services, facilities, and improvements.

Analysis. The District's Plan for Services and "Exhibit A" outline the adequate services, facilities, and improvements.

Policy 2. All lands proposed for annexation to cities shall be pre-zoned prior to the submission of an application to the Local Agency Formation Commission. The City shall be lead agency for environmental review in such cases, and environmental documentation shall accompany the application.

Analysis. The property would be annexed into the Goleta Sanitary District and not a City, pre-zoning is not required. The property is within the Districts Sphere of Influence.

Policy 3. Reorganization of overlapping and competing agencies or the correction of illogical boundaries dividing agency service areas is recommended. The Commission encourages reorganizations, consolidations, mergers, or dissolutions where the result will be better service, reduced cost, and/or more efficient and visible administration or services to the citizens.

Analysis. The property is contiguous to the District. The District provides wastewater treatment for the Goleta Valley as a regional treatment facility. No other competing agencies could provide sewer service.

Policy 4. In order to minimize the number of agencies providing services proposals for formation of new agencies shall be discouraged unless there is evidenced a clear need for the agency's services from the landowners and/or residents; there are no other existing agencies that are able to annex and provide similar services; and there is an ability of the new agency to provide for and finance the needed new services.

Analysis. An existing agency the Goleta Sanitary District is the most logical agency to provide sewer services. The GSD treatment plant has a capacity of 9.7 million gallons per day (based on average daily flow) but is currently limited to a permitted discharge of 7.64 million gallons per day pursuant to a National Pollutant Discharge Elimination System (NPDES) permit issued by the US Environmental Protection Agency (EPA) in concurrence with the States' Central Coast Regional Water Quality Control Board (CCRWQCB).

Goleta Sanitary service area's average annual wastewater collection demand generated for subsequent treatment and disposal at the regional wastewater treatment plant has been approximately 4.9 million gallons a day over the last three years. Of this amount, it is estimated by LAFCO this represents 64% of permitted capacity.

Government Code Section 56377 states:

56377. In reviewing and approving or disapproving proposals which could reasonably be expected to include, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses, the commission shall consider all of the following policies and priorities:

(a) Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.

(b) Development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open-space uses which are outside of the existing sphere of influence or the local agency.

Analysis. The annexation to the District promotes the development of lands surrounded by the District, the annexation area does not have any agriculture land located within the boundaries of the annexation.

Factor (e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

Response. The proposed annexation boundary does not contain lands designated or used for agricultural purposes.

Factor (f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

Response. The annexation boundary follows lines of assessment and would create a contiguous annexation. The parcel would remain in unincorporated territory the proposal was reviewed and approved by the County Surveyor's for legal description and map as conditioned.

Factor (g) A regional transportation plan adopted pursuant to Section 65080.

Response. The annexation of these small residential lots would not change the SBCAG RTP Connected 2050 planning document.

Factor (h) Consistency with appropriate City or County General and Specific Plans.

Response. The annexation is consistent with the County's General Plan and Policies. The County's Land Use designation for the property is Residential 1.8 Zoned 20-R-1. No zoning changes were required for the allowed uses under the County regulations.

Factor (i) The Sphere of Influence of any local agency which may be applicable to the proposal being reviewed.

Response. The proposal site is within the Districts Sphere of Influence. The last SOI update was in 2016.

Efficient Service Provision. The site is located in an area that allows the District to best provide services in the future. The District serves the areas to west, north, and the broader surrounding areas. District infrastructure (wastewater pipes) are located within a reasonable distance to the area.

LAFCO Process. The Sphere recognizes that an area should receive services from a particular jurisdiction and the jurisdiction should plan to serve an area. The Sphere does not grant a jurisdiction the authority to serve a particular area. For the District to serve the area either an outside service agreement or an annexation would need to be approved by LAFCO. The landowner request for annexation to serve the site with wastewater and the District has issued an availability letter. These approvals are subject to the Cortese-Knox-Hertzberg Act and local policies and procedures adopted by Santa Barbara LAFCO. LAFCO has discretion in making its decision regarding these actions. Annexation into the Goleta Sanitary District would include the following property; Assessor's Parcel Number 061-210-004.

Municipal Service Review. The Cortese-Knox-Hertzberg Act advises that a current Municipal Service Review (MSR) be used to analyze a Sphere of Influence. The CKH Act requires LAFCO to update the Spheres of Influence for all applicable jurisdictions in the County every five years or as necessary. The MSR is a study of the Agency's service capabilities and addresses seven factors

described in Section 56430 of the CKH Act. LAFCO adopted a Sphere of Influence Update and Municipal Services Review (SOI/MSR) for the Goleta Sanitary District in 2016. The current Municipal Service Review and SOI Update for Water, Wastewater, and Stormwater services recommends the area remain in the SOI and documents determinations. This adoption is scheduled for April 6, 2023.

Factor (j) The comments of any affected local agency or other public agency.

Response. No comments have been submitted by local agencies. Any comments will be addressed in the staff report.

Factor (k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

Response. The GSD is capable of providing services to the property within the annexation area. This is documented in the Plan for Services, Attachment E. The approved Master Property Tax Agreement states the exchange between sanitary districts and County shall be zero. This is because wastewater services are financed by connection fees and charges and not by property taxes.

Factor (l) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

Response. The property water service will be provided by Goleta Water District. GSD is a single-purpose agency authorized to provide sewer service only.

Factor (m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

Response. The parcel will remain in the county continuing to contribute to the regional housing needs. Most homes within the Goleta Valley are priced well above the average County resident income. The annexation would not affect any city or county progress towards achieving their share of the regional housing needs as established in the latest Regional Housing Needs Plan.

Factor (n) Any information or comments from the landowner or owners.

Response. The annexation application was filed by petition from the landowners.

Factor (o) Any information relating to existing land use designations.

Response. No changes in land use plans are associated with this proposal.

Factor (p) Environmental Justice. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

Response. 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.

Factor (q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.

Response. The 399 S. Arboleda Annexation site is identified as a moderate fire hazard zone; and low liquefaction or landslide risk as identified in the local hazard mitigation plan. Eastern Goleta Valley is located between the City of Santa Barbara and the City of Goleta. This area is largely suburban residential in character, providing a range of residential types. Southern California Edison (SCE) provides power to the Southern parts of the County. The entire county is subject to energy shortages.

NOTICE OF EXEMPTION

Filing of Notice of Exemption in Compliance with Section 21108 of the Public Resources Code

TO: County Clerk
County of Santa Barbara
105 East Anapamu Street
Santa Barbara CA 93101

FROM: Local Agency Formation Commission
105 East Anapamu Street, Room 407
Santa Barbara CA 93101
805/568-3391

PROJECT TITLE: **LAFCO 22-06** 399 Arboleda Road Annexation into Goleta Sanitary District

PROJECT LOCATION AND DESCRIPTION:

Project Location:

1.6 acres located at 399 Arboleda Road south of Hollister Avenue and north of Vieja Drive (APN 061-210-004)

Description of Nature, Purpose, and Beneficiaries of Project:

The Proposed Annexation and sewer service connection for an existing single-family residence (SFR) and guesthouse, from the Goleta Sanitary District, by way of private easement from the neighboring parcel located at 398 Arboleda. The property is currently served by a separate on-site wastewater treatment system.

The SFR and guesthouse are allowed under County zoning of 20-R-1 within the Eastern Goleta Valley Community Plan. Activity is covered under existing zoning with extending service to the existing development with no change in use. The proposal is categorically exempt from the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA") pursuant to CEQA Guidelines section 15301 Class 1 alteration of existing public or private structures, facilities, section 15303, Class 3 New Construction or Conversion of Small Structures, and section 15319(b), Class 19 Annexations of individual small parcels for facilities exempted by Section 15303.

Name of Person or Agency Carrying Out the Project:

Santa Barbara Local Agency Formation Commission

Reasons for Exemption. LAFCO's approval of the proposed annexation into the Goleta Sanitary District would be consistent with a Categorical Exemption Class 1, 3 & 19(b). The listed exception under section 15300.2 for class 3 would not apply in this case since the existing single-family residence and guesthouse is not located in a sensitive location, historic resource, or hazardous site and no expansion in footprint is proposed.

Mike Prater, Executive Officer

August 5, 2022

Date

The "project" is to provide sewer services from the Goleta Sanitary District to the existing residence and guesthouses at 399 Arboleda Road, in the unincorporated area of the County. A Categorical Exemption Class 1, Existing Facilities, Class 3 New Construction or Conversion of Small Structures and Class 19 section 15319(b), Annexations of individual small parcels for facilities exempted by Section 15303 would apply.

The Santa Barbara Local Agency Formation Commission will approve the above-referenced project on March 2, 2023 and has determined it to be exempt from further environmental review under the requirements of California Environmental Quality Act (CEQA) of 1970, as defined in the State and local Guidelines for the implementation of CEQA.

Exempt Status:

- Ministerial
- Statutory
- Categorical Exemption:
Project is a sewer connection and guesthouse exempt from CEQA pursuant to CEQA Guidelines Section 15301 Class 1, Section 15303 Class 3 and 15319(b) Class 19
- Emergency Project
- No Possibility of Significant Effect [Sec. 15061 (b,3)]

By: _____
Executive Officer

Date: _____



GOLETA SANITARY
Water Resource Recovery District

February 14, 2022

Board of Directors:

David Meissner
399 Arboleda Road
Santa Barbara, CA 93110

Steven T. Majoewsky
President

George W. Emerson

**SUBJECT: Sewer Service Availability
Proposed Sewer Service Connection for One Existing Single Family
Residence**

Sharon Rose

A.P.N. 061-210-004 at 399 Arboleda Road, Santa Barbara, CA

Edward Fuller

Jerry D. Smith

Dear Mr. Meisner:

Steve D. Wagner, PE
General Manager
District Engineer

This letter is in response to your recent inquiry relative to the availability of sewer service for the above-mentioned property.

The subject property, as shown on the attached parcel map, is currently within the Goleta Sanitary District service area (sphere of influence) but is not annexed to the District. Based on the District's preliminary understanding from the information you provided, you propose to connect to the District's sewage collection facilities One Existing Single-Family Residence. Currently the existing parcel is being served by a septic system.

Please be advised that adequate sewage collection, treatment, and disposal capacity is currently available to serve the proposed project and that the District does not currently have a moratorium or similar restriction on new sewer connections. Subject to the terms specified in this letter, and upon satisfaction of the conditions set forth in the attached Exhibit "A", the District will issue a sewer connection permit and authorize the connection of the project to the District's sewer collection system. Although adequate sewer capacity is currently available to serve the project, issuing this letter does not guarantee sewer service by the District or reserve capacity for the project. The District provides all new sewer service on a first-come, first-serve basis, as determined from the date on which the connection permit is issued. The District cannot predict the pace of future development in the community and cannot anticipate the demand for new sewer service.

One William Moffett Place, Goleta CA 93117

(805) 967-4519 office (805) 964-3583 fax

www.goletasanitary.org

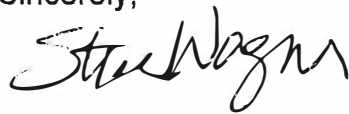
In addition, the District is unable to predict what new regulatory requirements might be imposed in the future by Federal, State and/or local agencies, or exactly what effects said requirements might have on the District's ability to accept any new connections.

This letter does not constitute a sewer connection permit for the proposed project, but sets forth the terms on which a connection permit is issued. By providing this letter, the responsibility or liability for sewer service or matters pertaining to this project will not be the responsibility of the District.

Please note that the District's current assessment with respect to capacity availability, along with terms and conditions stipulated in Exhibit "A" for this project, are valid for two years from the date of this letter. At the end of the two-year period, the applicant, if still interested in the District's availability of service, must submit in writing a request for reassessment of its service conditions and capacity availability outlined in this letter.

If you have any questions regarding this matter please call Mr. Luis Astorga at this office.

Sincerely,



Steve D. Wagner, P.E.
General Manager/District Engineer

SDW: LA

Attachments
Exhibit A
Parcel Maps

cc: Luis Astorga, Goleta Sanitary District
Mike Prater, LAFCO
Marilyn Merrifield, SBCEH

EXHIBIT "A"
TERMS AND CONDITIONS

Applicant shall comply with all applicable District provisions of its Standards and Ordinances.

The property must be annexed to the District. Annexation to the District may incur additional costs by other agencies, depending on the specific application. Please contact LAFCO for annexation information and application materials. LAFCO can be contacted at:

Santa Barbara LAFCO
Executive Officer Mike Prater
105 E. Anapamu Street
Room 407
Santa Barbara, CA 93101
(805) 568-3391
(805) 568-2249 FAX
Email lafco@sblafco.org

Upon completion of the annexation, the applicant/owner(s) must submit a complete copy of the building structure site and floor plans to the District. The District will review the plans and contact the applicant and the County of Santa Barbara Building and Safety Division after plans are reviewed.

In the event it is necessary to construct a sewer main or trunk line extension and/or appurtenances thereto (the "Extension") to connect the project to the District's existing sewer collection system, the Extension shall be constructed, and any necessary easements shall be obtained, by and at the expense of the applicant. Upon completion of the Extension and the connection of the Project to the District's sewer system, the applicant shall execute and deliver to the District a Grant of Rights document in recordable form conveying the Extension to the District. The applicant shall also convey to the District any easements necessary to enable the District to properly operate, repair and maintain the Extension. This easement document must be executed, complete and ready for recordation. Enclosed is a copy of the District's General and Construction Notes which are to be included on the improvement plans.

Easements must be a minimum 15 feet wide and vehicle access easement must be a minimum 12 feet wide. Easement widths are based on the size and depths of the sewerlines. No trees or shrubbery may be planted within the GSD easement.

The site plans need to show the proposed 4" diameter building structure sewer connection, building floor and rim elevation of the upstream manhole from the proposed connection to the structure.

Each property has to be separately connected to District facilities.

If there is an inability to achieve gravity flow from the building structure to the District's sewage collection facilities, an injector pump system design will need to be submitted to the County of Santa Barbara Building and Safety Division for approval prior to connection of any portion of your force main sewer system. The design must include dual pump and alarm system.

A backflow preventer encased in a concrete vault with a metal lid, embossed with "sewer" or "clean-out", must be installed within the private property whenever the residential interior plumbing fixtures are lower than the District's upstream manhole rim elevation. This manhole is the next immediate manhole upstream from the structure sewer service connection to the main sewerline.

The Applicant shall provide the District with verification that a private and/or public sewer easement has been created, conveyed and recorded, thus allowing the connection of the project to the District's public sewer. The easement documentation shall include language expressly providing for: "The construction, installation, repair, operation and maintenance of the building and lateral sewer," which connect the project to the District's public sewer.

Once the plans and easement documents have been received, reviewed and accepted, the District will stamp the plans approved. A sewer connection permit may be obtained by the applicant once they have paid all applicable fees, posted all required bonds and satisfied all applicable ordinances, regulations, standards and requirements of the District and any other local, state or federal agency with jurisdiction over the project.

As of the date of this letter, the required fees are as follows:

District Annexation Fees:

District Annexation Processing Fee: **\$200.00**
District Annexation Fee: **\$2,125.00** for 1 acre or less, for
properties greater than 1 acre: **\$2,125.00** multiplied by the total acreage

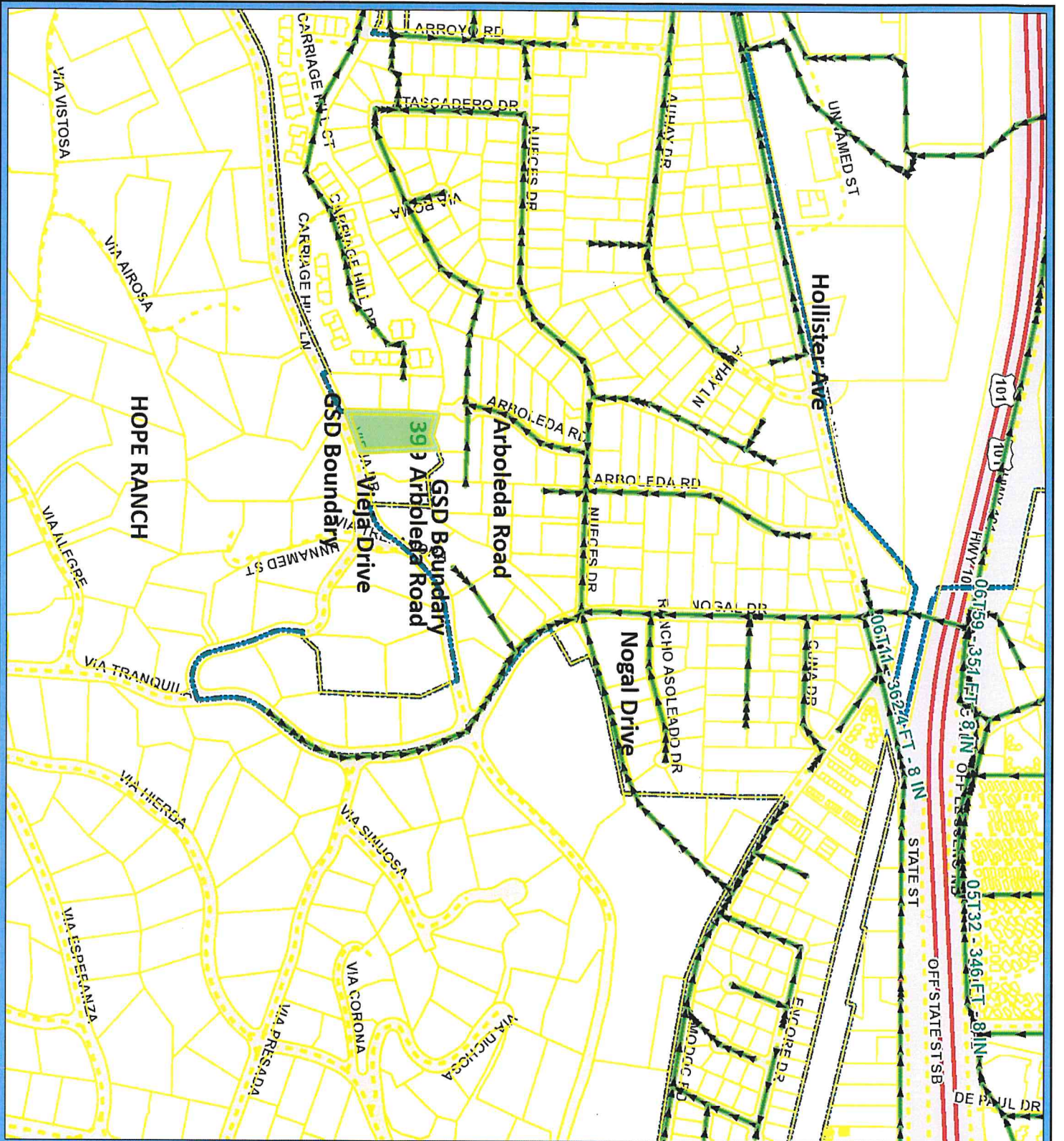
There are other fees associated with annexation from other agencies such as LAFCO, County of Santa Barbara and State Board of Equalization, please contact LAFCO for additional information.

Other District Fees:

Connection Fees:

Single Family Dwelling Unit: **\$2,295.00 / Unit**
Apartment, Duplex, Mobile Home Space, Condominium Unit: **\$1,608.00 / Unit**
Connection fees for commercial/industrial and other non-residential establishments are based on the number of equivalent residential units (ERUs) of the proposed development. The number of ERUs are defined as the ratio of the proposed total number of plumbing fixtures of the proposed development and that of a single-family dwelling (20 fixture units per dwelling). The connection fee for the proposed development is determined by multiplying the proposed ERUs by the connection fee of a single-family dwelling. Under no circumstance shall the fee be less than that of a single-family dwelling.
Permit fee: **\$189.00** (for project)
Permit fee: **\$189.00** (for cleanout installation at property line only, inspection fee waived)
Industrial Waste Control Annual Permit fee: **\$128.00 to \$2,026.00** (Based on Discharger Classification)
Inspection fee: **\$189.00** (per residential or commercial building structure connection)
Inspection fee: **\$251.00** (per industrial/manufacturing building structure connection)
Inspection fee: **\$507.00** (per 100 feet of mainline extension)
Plan check and review fee: **\$128.00** per hour (**\$128.00** minimum fee)
Deposit, as required **\$500.00**

These fees are subject to periodic adjustments and applicant shall pay the fees in effect at the time application is made for a connection permit.



GOLETA SANITARY
Water Resource Recovery District

Key to Features

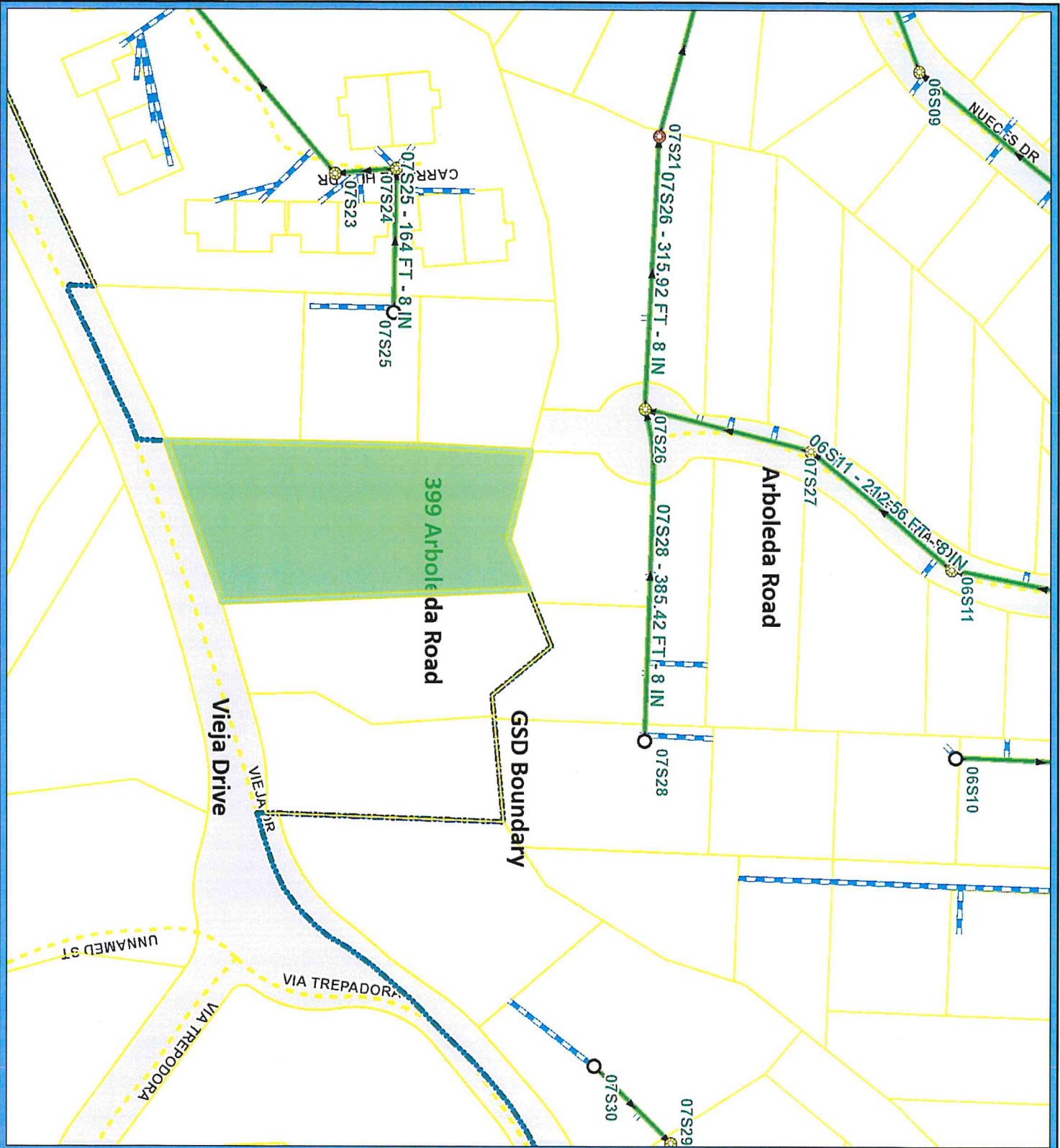
- Well
- Sewer Pipe
- FORCE MAIN
- LATERAL SEWER
- MAIN LINE
- SANITARY SEWER
- SIPHON INVERTED
- Outfall Pipe
- Assessor Parcel
- Goleta Sanitary District Boundary
- Streets
- Tax Parcels

DETAILS: This map is for reference only. It should not be used for legal purposes. The accuracy of the map is not guaranteed. The map is not a warranty, representation, or agreement of any kind. The map is provided as a service to the public and is not intended to be used for any other purpose. All rights reserved.



0 376
Feet
Sate Plane California Zone V NAD 83
Santa Barbara County, California
Goleta Sanitary District

Compiled on ##-##-##
Provided by www.gsd.org



GOLETA SANITARY
Water Resource Recovery District

Key to Features

- Structures
- CO
- DROP
- MH
- WYE
- Wet Well
- Sewer Pipe
- FORCE MAIN
- LATERAL SEWER
- MAIN LINE
- SANITARY SEWER
- SIPHON INVERTED
- Outfall Pipe
- Service Laterals
- Assessor Parcel
- Goleta Sanitary District Boundaries
- Streets
- Tax Parcels

DISCLAIMER: This map is for informational purposes only. It is not intended to be used as a legal document. The accuracy of the information shown on this map is not guaranteed. The Goleta Sanitary District is not responsible for any errors or omissions on this map. For more information, please contact the Goleta Sanitary District at (805) 461-1111.



0 94
Feet
State Plane California Zone V NAD 83
Santa Barbara County, California
Goleta Sanitary District

Compiled on 07/27/2011
Provided by aed@gsd.com

GOLETA SANITARY DISTRICT
GENERAL SEWER NOTES

1. *Revisions shall not be made to these plans without the approval of the District.*
2. *Before beginning work, the contractor shall obtain a permit to excavate in public road right of ways from the County of Santa Barbara or City of Goleta, as applicable.*
3. *If work is to be done in a state highway, a permit must be obtained from the State of California, Division of Highways, District 5, San Luis Obispo, California.*
4. *Prior to issuance of the required sewer connection permit or Notice to Proceed, the contractor shall obtain and file with the District, copies of: encroachment permit(s) to excavate in County/City streets, a permit for excavations and trenches from the State of California, Division of Industrial Safety, a Certificate of Worker's Compensation Insurance and Liability Insurance with the District named as the certificate holder. The certificate shall state that the holder shall be notified 30 days prior to cancellation of policy.*
5. *Acceptance of the sewer plans by the District does not constitute a representation as to the accuracy of the location of, or the existence of, any underground utility pipe or structure within the limits of this project.*
6. *The Contractor shall have at the Work site, copies or suitable extracts of: Construction Safety Orders, Tunnel Safety Orders and General Industry Safety Orders issued by the State Division of Industrial Safety. The Contractor shall comply with the provisions of these and all other applicable laws, ordinances and regulations.*
7. *The District will not survey or layout any portion of the work.*
8. *The District shall be notified 48 hours prior to staking the sewer line.*
9. *A licensed Civil Engineer or surveyor shall furnish the District with grade (cut) sheets and stationing for all lateral sewers and wyes, and shall provide stakes for them at their proper locations with stationing clearly marked. Lateral sewers shall be constructed in a straight alignment at right angles from the main line sewer, except as shown on the plans. Any change in alignment shall be requested in writing by the Civil Engineer.*
10. *The Civil Engineer or surveyor shall furnish the lateral sewer depth at the property line below the top of curb elevation for each lateral sewer on the grade (cut) sheet.*

6.8 CONSTRUCTION NOTES

The following sewer line construction notes are requirements adopted by the District and shall be shown on the title sheet of the improvement plans:

GOLETA SANITARY DISTRICT SEWER CONSTRUCTION NOTES

1. *Construction of sewage collection facilities shall not commence until construction plans have been approved and permits issued by the Goleta Sanitary District. Sewer mains, laterals, and appurtenances shall be constructed according to Goleta Sanitary District standards and specifications and shall be subject to inspections to obtain acceptance of the constructed work.*
2. *Compliance with Goleta Sanitary District Standard Specifications and Santa Barbara County/City of Goleta encroachment permit(s) will be required for trench backfill. Certification of backfill compaction and material sand equivalents by a qualified, registered testing laboratory shall be provided to the Goleta Sanitary District by the permittee prior to the issuance of a Certificate of Acceptance.*
3. *Geotechnical investigations and soils reports prepared for the project shall be made available to the District.*
4. *The Goleta Sanitary District shall be notified at least forty-eight (48) hours prior to starting construction. Any construction done without approved plans, permits or prior notification to the District will be rejected, and any rework will be done at the contractor's expense. Inspection and approval by the Goleta Sanitary District shall be requested by the contractor prior to commencing and after each phase of construction, specifically, trench alignment, pipe bedding, pipe installation, backfill over installed pipe, final backfill and compaction, and clean-up.*
5. *Sewer lines near the construction site or involved with the sewer line construction shall be protected with plugs in the inlets and outlets of manholes until work is complete.*
6. *Contractor shall verify existing water, sewer, storm drain and other utility elevations prior to sewer trenching construction.*
7. *Clearance between sewer lines crossing under or over other underground utilities shall not be less than six inches (6") except for water pipes. Sewer lines shall be installed under water lines, unless otherwise approved by the Water and Sanitary Districts. If construction over water lines is permitted, the sewer main construction shall comply with State Health Department Guidelines.*
8. *The contractor shall be responsible for installing adequate bracing and shoring for excavations, temporary structures, and all partially completed portions of the work, as necessary. Sheeting, shoring, bracing, or equivalent protection for all excavations over 5 feet deep shall be provided as required by CAL-OSHA.*

9. Trenches shall be backfilled or secured with steel traffic plates at the end of each workday. Traffic control devices shall be provided in accordance with State of California (Caltrans) Manual of Traffic Controls for Construction and Maintenance Work Zones, latest edition, or as otherwise directed by the District.
10. Solvent joints are not acceptable.
11. A minimum four-inch (4") diameter lateral and building sewer shall be installed for each single-family residential unit with a minimum grade of 1/4" per foot (approximately 2%) from the public sewer main to the building connection.
12. A minimum six-inch (6") diameter lateral and building sewer shall be installed on a minimum grade of 1/8" per ft. (approximately 1%) for multiple family dwellings, churches, commercial, industrial, school buildings, etc., from the sewer main to the building connection.
13. Lateral sewer connections to mainline sewers shall be with fabricated wye fittings in accordance with District Standard Drawing No. 16.
14. Lateral sewers shall be constructed with five (5) feet of cover at property line.
15. The Contractor shall furnish material, labor and equipment for conducting tests for deflection, leakage, infiltration and CCTV inspections. Tests shall be made after the sewer trench has been backfilled and compacted and before paving. Compaction test reports shall be submitted to the District prior to testing.
16. Deflections in installed pipe shall not exceed five (5) percent of the internal pipe diameter. Any section of the pipeline that exceeds the maximum allowable deflection shall be uncovered and, if not damaged, reinstalled at the Contractor's expense. Damaged pipe shall be removed from the Work site. The contractor shall test the deflection with an approved mandrel in the presence of a Goleta Sanitary District representative.
17. Prior to paving and video tests, installed pipe shall be cleaned by the balling method or with a hydro jet rodding/debris vacuum unit with a spinning nozzle approved by the District. A debris trap shall be installed at the most downstream manhole during the cleaning operation. A District Inspector shall be present at all times.
18. Prior to paving, the main sewer line shall be CCTV inspected from center of manhole to center of manhole by the Contractor in accordance with the District's standards. Water shall be discharged into the pipeline just prior to CCTV inspection. A DVD and (printed) hardcopy of the CCTV inspection shall be submitted to the Goleta Sanitary District. A District Inspector shall be present during the entire CCTV inspection.
19. Manhole interiors shall be coated and spark tested in accordance with District Standards. District Inspector shall be present during the coating and testing of the Manhole. A pull test may be required at the Inspector's discretion.

20. *Manhole covers and frames shall be manufactured of ductile iron in accordance with Goleta Sanitary District Standard Drawing No. 12. Manhole covers shall be stamped with "G.S.D. Sewer".*
21. *Manhole tops in unimproved rights of way shall be 18" above finished grade, 6" above grade in maintained landscaped areas and shall be protected per Goleta Sanitary District Standard Drawing 10.*
22. *New manholes shall be vacuum tested for leaks after assembly and before backfill unless the requirement is waived by the District Inspector.*
23. *Record Drawings. Drawings showing the actual location of all mains, structures, wyes, laterals, manholes, cleanouts, easements, etc., shall be filed with the District before final acceptance of the work. In addition, an electronic AutoCad™ format drawing recorded on a CD, showing the actual location of mains, wyes, laterals, manholes, cleanouts and appurtenant structures, including invert and rim elevations, shall be submitted to the District before final acceptance of work. The Electronic Drawing shall be in the following coordinate system; Horizontal NAD 83 North America Datum, Vertical NAVD 88 North American Vertical Datum.*

6.9 RECORD DRAWINGS

A complete set of approved drawings shall be maintained at the work site during construction. The Contractor shall record changes from the approved plans on the drawings including change orders, approved field revisions, existing utility locations and depths and other information that may differ from the approved plans.

Upon completion of construction, inspection and testing, the Project Engineer shall prepare and submit to the District a complete set of original mylars with all of the changes shown and marked as "Record Drawings". The corrected mylars, one set of prints and a CD with electronic files of the drawings in an AutoCad™ .DWG format shall be submitted to the District within 30 days of completion of construction. Record Drawings are required prior to acceptance of the sewer improvements and prior to release of bonds.

END OF SECTION

LAFCO 23-xx

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS AND
APPROVING THE 399 ARBOLEDA DRIVE 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, on February 10, 2023, the Executive Officer issued a Certificate of Filing for LAFCO application No, 22-06. The application proposes annexation of the property located in the unincorporated area of the County at 399 Arboleda Drive, Goleta, CA., to the Goleta Sanitary District; and

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

WHEREAS, the Commission heard, discussed and considered all oral and written testimony and evidence 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 Commission determined that the environmental review documentation meets the requirements of the California Environmental Quality Act, Public Resources Code section 21000 et seq., (CEQA); and

WHEREAS, the Commission has considered all factors required to be considered by Government Code Sections 56668 et seq.; and

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Commission as follows:

- (1) The proposal has been reviewed and is found to be Categorical Exempt from CEQA pursuant to CEQA Guidelines section 15301 Class 1 alteration of existing public or private structures, facilities, etc., involving negligible or no expansion of existing or former use; Section 15303 Class 3 New Construction or Conversion of Small Structures; and Section 15319(b), Class 19 Annexations of individual small parcels for facilities exempted by Section 15303.

- (2) The proposal is found to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County.
- (3) The subject proposal is assigned the distinctive short-form designation:

“399 Arboleda Drive Annexation.”
- (4) Said territory is found to be uninhabited.
- (5) This approval is conditioned upon annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees, and assessments of the Goleta Sanitary District.
- (6) All affected landowners have given written consent to the annexation and the annexing agency has consented to waive conducting authority proceedings.
- (7) The conducting authority proceedings are waived and staff is directed to complete the proceedings, subject to compliance with all conditions of this Resolution.
- (8) The boundaries of the affected territory as revised are found to be definite and certain as set forth in Exhibits A and B, attached hereto and made a part hereof, subject to the condition that prior to the Executive Officer executing and recording the Certificate of Completion, the proponent shall obtain the County Surveyor’s final approval of the legal description and map and submit such approval to the Executive Office.
- (9) All subsequent proceedings in connection with this annexation shall be conducted only in compliance with terms and conditions specified in this Resolution.
- (10) The annexation shall become final upon the recordation of the Certificate of Completion.

This resolution is hereby adopted this 6th day of March, 2023 in Santa Barbara, California.

AYES:

NOES:

ABSTAIN:

Santa Barbara County Local Agency
Formation Commission

By: _____
Joan Hartmann, Chair

Date: _____

ATTEST:

Natasha Carbajal, Analyst/Clerk
Santa Barbara County
Local Agency Formation Commission

EXHIBIT A

Legal Description For APN: 061-210-004

All that real property situate in the county of Santa Barbara, state of California, described as follows:

Beginning at the northeast corner of the tract of land described in the deed to "Veterans' Welfare Board of the State of California", dated January 9, 1940, and recorded in Book 488, Page 161 of official records, records of said county, being a point in the center line of Cieniguitas Creek and on the northerly line of Lot 52 as shown on Sheet No. 6 of Map No. 1 of La Cumbre Estates, recorded in Book 15, Page 122 of Maps, records of said county.

1st Thence, along said last mentioned line, South 76°08' East 100.15 feet to an angle point therein;

2nd Thence, continuing along said last mentioned line, North 67°45' East 72.71 feet to a point;

3rd Thence, leaving said last mentioned line, South 1°29'10" East 387098 feet to a point in the center line of Vieja Drive, being a point in the curve concave to the south, with a radius of 1910.08 feet, tangent to which at said last mentioned point bears South 73°04'20" West;

4th Thence, southwesterly along the arc of said curve and center line of Vieja Drive to its intersection with the southerly prolongation of the easterly line of the tract of land described in deed to "Veterans' Welfare Board of the State of California", above referred to;

5th Thence, North 1°42' East along said last mentioned line and its prolongation, 452 feet, more or less, to the Point of Beginning and containing 1.64 acres more or less.


Marshall D. Fargen L.S. 8962

10-14-22
date





LAFCO
"EXHIBIT B"



ALEKSANDAR JEVREMOVIC PLS 8378 DATE
 SANTA BARBARA COUNTY SURVEYOR

STRUCK AREA ANNEXATION 004 TO GSD
 LAFCO RESOLUTION NO. 57-16459
 RECORDED 2/11/1957

LEGEND

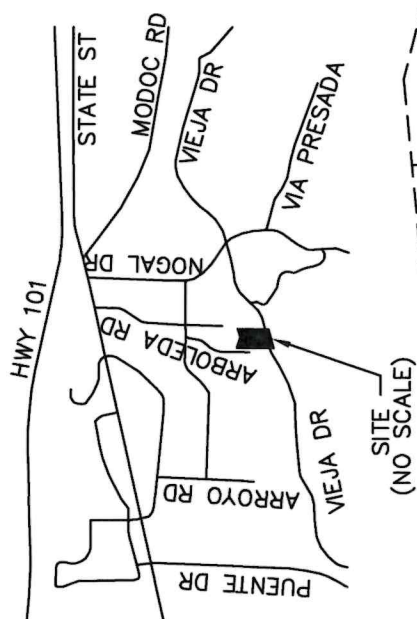
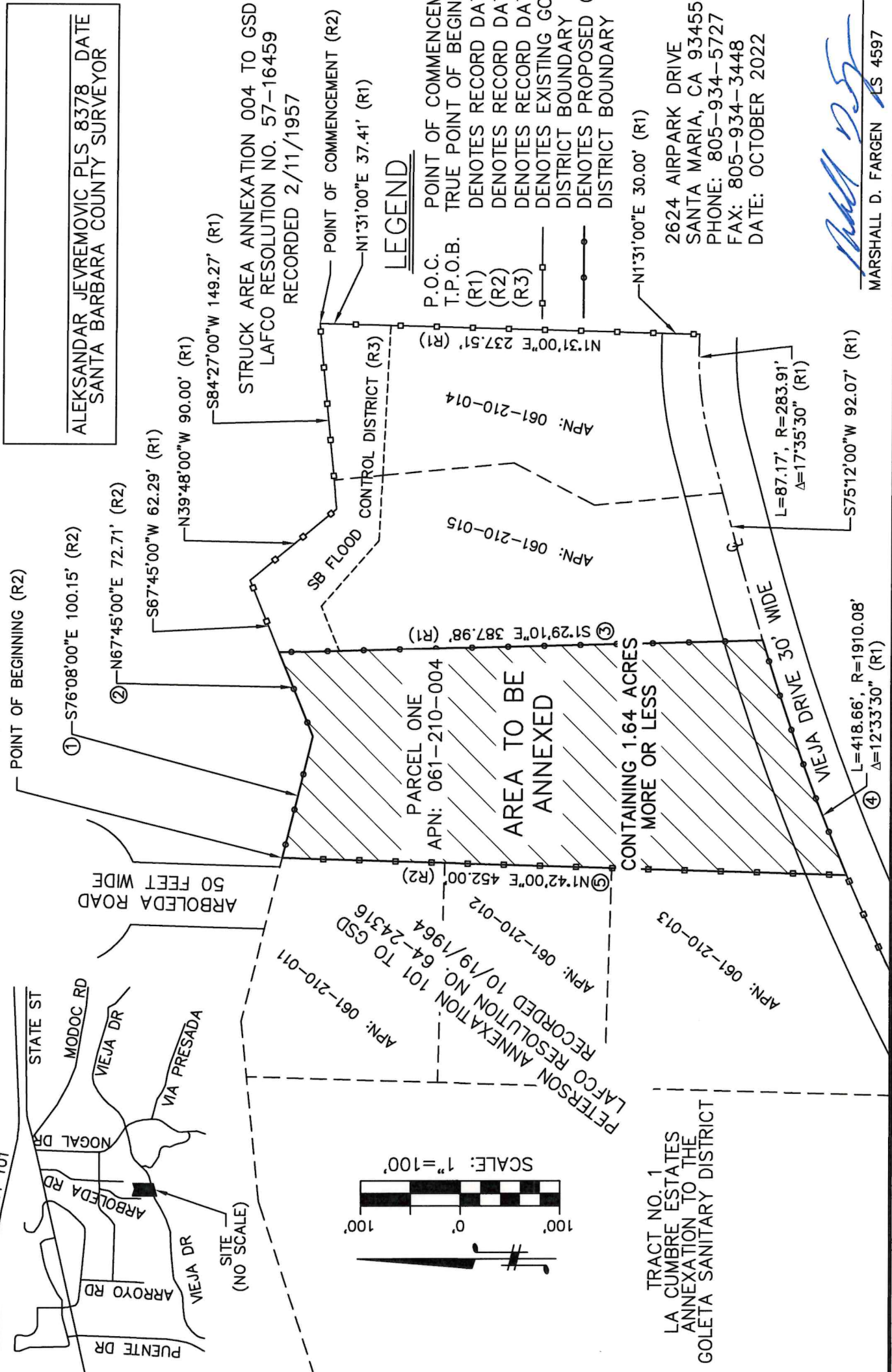
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- (R1) DENOTES RECORD DATA PER 15 MAPS 122
- (R2) DENOTES RECORD DATA PER 488 O.R. 161
- (R3) DENOTES RECORD DATA PER 23 PM 32
- DENOTES EXISTING GOLETA SANITARY DISTRICT BOUNDARY
- DENOTES PROPOSED GOLETA SANITARY DISTRICT BOUNDARY

2624 AIRPARK DRIVE
 SANTA MARIA, CA 93455
 PHONE: 805-934-5727
 FAX: 805-934-3448
 DATE: OCTOBER 2022

10-14-22

DATE

Marshall D. Fargen
 MARSHALL D. FARGEN LS 4597



TRACT NO. 1
 LA CUMBRE ESTATES
 ANNEXATION TO THE
 GOLETA SANITARY DISTRICT