

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

October 7, 2021 (Agenda)

LAFCO 21-04: 5965 & 5970 La Goleta Road Annexation to the Goleta Sanitary District (Annexation No. 383).

PROPONENT: Property Owners, by Petition of Application.

ACREAGE & LOCATION The proposed annexation includes 1.18 acres and 0.58 acres located at 5965 & 5970 La Goleta Road and is directly surrounded by residential uses on all sides. Both parcels are located on La Goleta Road and northerly of Cathedral Oaks. 5965 La Goleta is located within the City of Goleta and 5970 La Goleta is located within the unincorporated area of Santa Barbara County. (APN 069-070-047 & 069-050-004). (**Attachment A.**)

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

RECOMMENDATION:

That the Commission adopt the attached Resolution that will approve the Annexation of 5965 & 5970 La Goleta Road property into the Goleta Sanitary District.

GENERAL ANALYSIS:

Description of Project

1. Land Use and Zoning - Present and Future:

Both properties are developed with single-family residences. 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 uses.

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 Zoned RR-5) and under City (Single-Family Residential Zoned RS-43.6).

2. Sphere of Influence:

Both parcels proposed for annexation are 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 typical foothills transition. The parcel slopes toward Cathedral Oaks. No significant natural boundaries affect the proposal.

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:

Sewer laterals would connect both properties to the main sewer line. The District has stated it has the capacity to serve both properties. Each 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 N. Fairview Avenue at approximately 500 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 property will not be affected by this change. APN 069-070-047 is presently within Tax Rate Area 008011 & 069-050-004 is within TRA 066026. The assessed value of the parcel 069-070-047 is \$483,241 for the land and \$679,473 for improvements for a total of \$1,162,714. The assessed value of the parcel 069-050-004 is \$376,161 for the land and \$496,533 for improvements for a total of \$865,694 after exemptions. (Tax roll 2021-2022.)

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 15303(d), Class 3 New Construction or Conversion of Small Structures. 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:

Both applicants, the landowners consents 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 has approved 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 July 16, 2021. 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 August 13, 2021.

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, 5965 & 5970 La Goleta Road property owned by Fred Barbaria and Mark Smith 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 of the parcels. District infrastructure (wastewater pipes) is located within a reasonable distance in the area along N. Fairview Avenue. The sites are 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 15303(d), Class 3 New Construction or Conversion of Small Structures.
- 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:

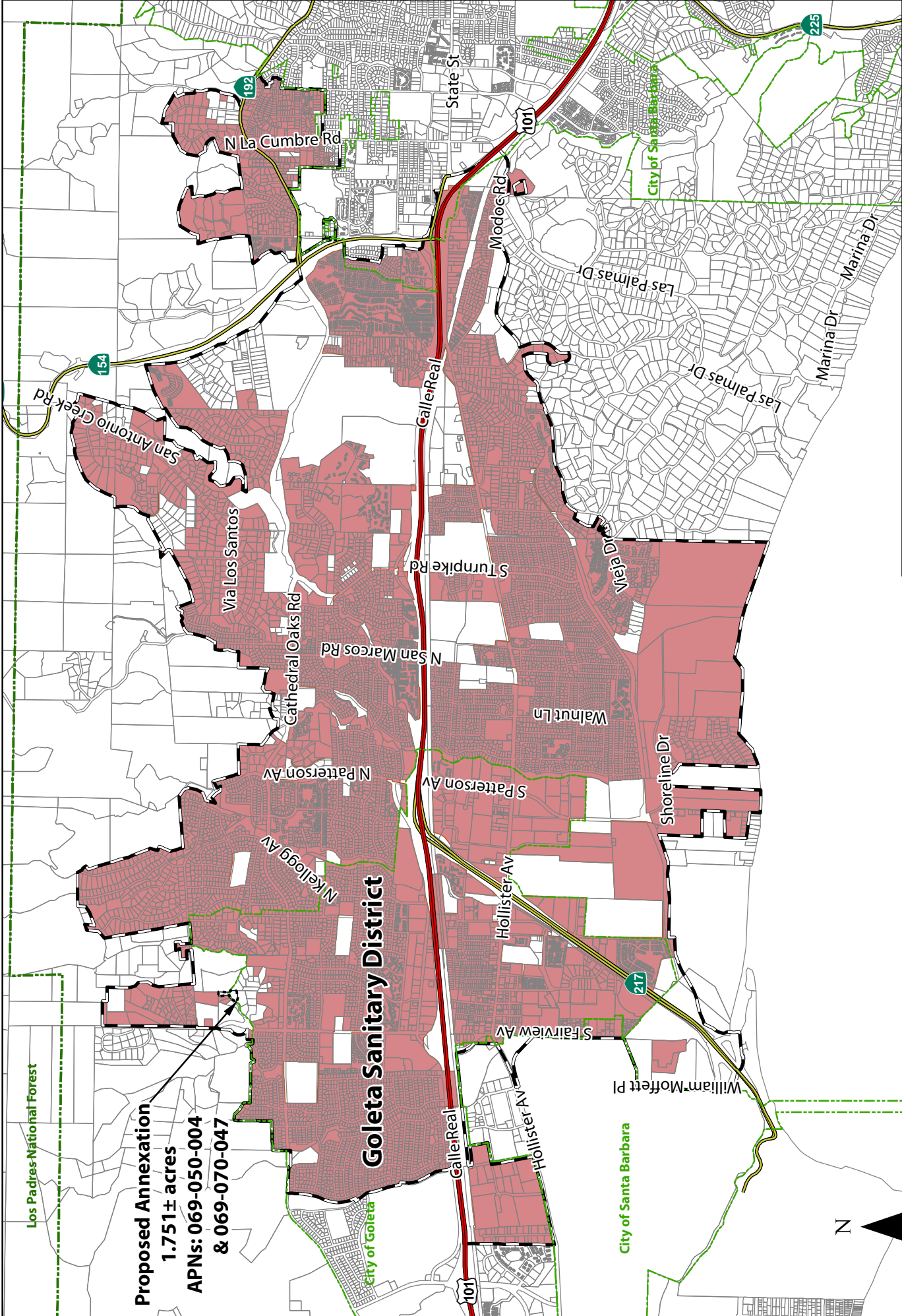
Approve **OPTION 1**.



Mike Prater
Executive Officer
LOCAL AGENCY FORMATION COMMISSION

ATTACHMENTS

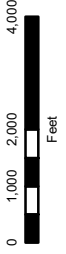
Attachment A	Maps of the Proposed Annexation
Attachment B	Petition, Application & Consent by Landowners
Attachment C	LAFCO Legislative Factors-Government Code Section 56668 (a-q)
Attachment D	CEQA Exemption Section 15303(d)
Attachment E	Plan for Services
Attachment F	LAFCO Resolution Approving the Annexation



Proposed Annexation
 1.751± acres
 APNs: 069-050-004
 & 069-070-047

Goleta Sanitary District

**LAFCO 21-04 5965 & 5970 La Goleta Road Annexation
 to the Goleta Sanitary District**



GRAPHIC SCALE

Goleta Sanitary District

**Proposed Annexation
1.751 ± acres
APNs: 069-050-004
& 069-070-047**

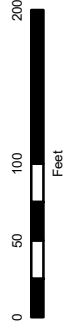
City of Goleta

La Goleta Rd

La Goleta Rd

**LAFCO 21-04 5965 & 5970 La Goleta Road Annexation
to the Goleta Sanitary District**

N



GRAPHIC SCALE

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

5965 & 5970 La Goleta Rd. Goleta Sanitary District Annexation

(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:

Annexation of 5965 & 5970 La Goleta Rd. into the Goleta Sanitary District service area.

These properties are currently within the GSD Sphere of Influence.

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

Goleta Sanitary District

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

N/A

5. The territory(ies) proposed for annexation to Goleta Sanitary District

is/are: residential properties with less than 12 people (uninhabited)

(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.

N/A

(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? N/A Yes No

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

A.

B.

* Discuss this with Fred & Mark

14. The reasons for this proposal are:

A. Facilitate connection to Goleta Sanitary District sewer facilities and abandonment of existing septic sewer systems.

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: N/A

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: N/A

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)


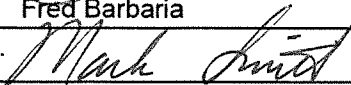
18. If the proposal includes the consolidation of special districts, the proposed name of the consolidated district(s) is/are: N/A

19. How will the new district be financed?

N/A

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. 	
Fred Barbaria	5970 La Goleta Rd., Goleta, CA 93117
2. 	
Mark Smith	5965 La Goleta Rd., Goleta, CA 93117
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):

Steven M. Fort

RESIDENCE ADDRESS OF CIRCULATOR:

816 Grove Lane, Santa Barbara CA 93105

DATES ON WHICH ALL SIGNATURES TO THE PETITION WERE OBTAINED:

Starting date:

7/2/21

Ending date:

7/2/21

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.

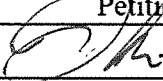
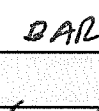
7/2/21
Date

[Handwritten Signature]
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
7-2-21	Sign: 	5970 LA GOLETA RD	
	Print: FRIED BARBARIA	GOLETA, CA 93117	
7/2/21	Sign: 	5965 La Goleta rd	
	Print: MARK SMITH	Goleta, CA 93117	
	Sign:		
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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
	Sign:		
	Print:		
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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
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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)

5965 & 5970 La Goleta Rd. Goleta Sanitary District Annexation

2. Describe the acreage and general location; include street addresses if known:

5965 La Goleta Road, City of Goleta (1.18 Acres) &
5970 La Goleta Road, Santa Barbara County (0.58 Acres)

3. List the Assessor's Parcels within the proposal area:

069-070-047 & 069-050-004

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.)

Annexation to Goleta Sanitary District (already within Sphere of Influence)

5. Land Use and Zoning - Present and Future

- A. Describe the existing land uses within the proposal area. Be specific.

Single Family Residential

- B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.

No changes

- C. Describe the existing zoning designations within the proposal area.

5970 La Goleta Road = RR-5 / Residential Ranchette (County of SB)
5965 La Goleta Road = RS-43.6 / Single Family Residential (City of Goleta)

- D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?

No change. Existing land uses conform to existing 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. Entitlement applications needed for sewer connections & septic abandonments will be filed post-annexation.

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 below.

7. Conformity with Spheres of influence

- A. Is the proposal area within the sphere of influence of the annexing agency?

Yes

- B. If not, include a proposal to revise the sphere of influence.

8. Conformity with County and City General Plans

- A. Describe the existing County General Plan designation for the proposal area.

Single Family Residential

- B. (For City Annexations) Describe the City general plan designation for the area.

Single Family Residential

C. Do the proposed uses conform with these plans? If not, please explain.

Yes

9. Topography and Natural Features

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

Typical lower foothills transition area north of Cathedral Oaks.

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

Same

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.

2) If "yes", has a notice of non-renewal be filed? If so, when?

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.

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)

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.

N/A

13. Population

A. Describe the number and type of existing dwelling units within the proposal area.

Two Single Family Residences

B. How many new dwelling units could result from or be facilitated by the proposal?

Single-family _____ 0 _____ Multi-family _____ 0 _____

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.

Sewer laterals.

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

Typical sewer service.

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

Within approx. 6 months to 1 year of 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.

Sewer lateral extensions.

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

Private financing by home owners.

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

N/A

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).

See enclosed Goleta Sanitary District Sewer Service Availability letters.

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.

N/A

- A. Do agencies whose boundaries are being changed have existing bonded debt? _____
If so, please describe.

- B. Will the proposal area be liable for payment of its share of this existing debt? _____
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.

- D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? _____. If yes, please describe.

18. Environmental Impact of the Proposal

A. Who is the "lead agency" for this proposal? LAFCO

B. What type of environmental document has been prepared?

None, Categorically Exempt -- Class 15303 (d)

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."

N/A

19. Boundaries

A. Why are these particular boundaries being used? Ideally, what other properties should be included in the proposal?

Homeowners requesting annexation and connection to sewer facilities.

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.

N/A

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

N/A

- 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.

N/A

21. Notices and Staff Reports

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

<u>Name</u>	<u>Address</u>
A. Fred Barbaria	5970 La Goleta Road, Goleta CA 93117
B. Mark Smith	5965 La Goleta Road, Goleta CA 93117
C. Steve Fort, SEPPS	1625 State Street, Suite 1, Santa Barbara, CA 93101

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

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Steve Fort, SEPPS	Same as above	805-966-2758 x101

Signature  _____

Date 7/9/21

TABLE A

Information regarding the areas surrounding the proposal area

	Existing Land Use	General Plan Designation	Zoning Designation
East	Orchard and Single Family Residential	RR-5 (County) Single Family Residential (City)	RR – 5 (County) RS – 20 (City)
West	Single Family Residential	RR-5 (County) Single Family Residential (City)	RR – 5 (County) RS-43.6 (City)
North	Single Family Residential	RR – 5 (County)	RR – 5 (County)
South	Single Family Residential	Single Family Residential (City)	RS – 43.6 (City)

Other comments or notations:

ATTACHMENT C

LAFCO Proposal Review Factors - Government Code 56668 5965 & 5970 La Goleta Road Annexation to the Goleta Sanitary District File No. 21-04

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 La Goleta Annexation consist of parcel 069-070-047 located within the City of Goleta containing 1.18 acres. Parcel 069-050-004 which is located within the unincorporated area of Santa Barbara County containing 0.58 acres. Both parcels are directly surrounded by residential uses on all sides. The parcels are on La Goleta Road. The annexation area slopes towards Cathedral Oaks. No significant natural boundaries affect the proposal.

The existing land uses are residential. The parcels are developed with a 3,553 square foot single-family residence and a 3,079 square foot single-family residence, respectively. Both properties would abandon the existing septic system and connect to GSD main sewer line located approximately 500-feet from the parcel within N. Fairview Avenue. The proposal is for continued residential uses. The land use designations and zoning are residential under County (Single-Family Residential Zoned RR-5) and under City (Single-Family Residential Zoned RS-43.6).

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: APN 069-070-047 is presently within Tax Rate Area 008011 & 069-050-004 is within TRA 066026. The assessed value of the parcel 069-070-047 is \$483,241 for the land and \$679,473 for improvements for a total of \$1,162,714. The assessed value of the parcel 069-050-004 is \$376,161 for the land and \$496,533 for improvements for a total of \$865,694 after exemptions. (Tax roll 2021-2022.) 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 City for APN 069-070-047 and County for 069-050-004 for land use authority. The properties are currently 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 N. Fairview Avenue at approximately 500 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 laterals into the District upon compliance with the terms and conditions of approval "Exhibit A" of the issued sewer service availability letter dated March 1, 2021 and February 4, 2021. Both parcels would remain in their respective City and County's unincorporated area and only be annexed within the Goleta Sanitary 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 and City's Northeast Residential Community Sub-Area provides for the planned, orderly and efficient development of the area by regulating development via standards expressed in the two plans 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" for both properties 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 properties 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 properties are would be made 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).

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 of a larger noncontiguous portion as part of a northern boundary which is allowed for under the principal act. The parcels would remain in the incorporated and unincorporated territory no changes are proposed. The proposal was reviewed and approved by the County Surveyor's for legal description and map.

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 2019 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 City's General Plan Policies. The County's Land Use designation for the property is Single-Family Residential Zoned RR-5 and under City designation as Single-Family Residential Zoned RS-43.6. No zoning changes were required for the allowed uses under either 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 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 Numbers 069-070-047 & 069-050-004.

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.

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 both properties 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 is already 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 La Goleta Annexation site located at 5965 & 5970 La Goleta Road is identified as a high fire hazard zone on the edge of wildland urban interface; and low liquefaction or landslide risk as identified in the Multi-Jurisdictional Local Hazard Mitigation Plan. The site is located along the northern border of the City and within the Eastern Goleta Valley. 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 21-04** 5965 & 5970 La Goleta Rd Annexation into Goleta Sanitary District

PROJECT LOCATION AND DESCRIPTION:

Project Location:

5965 La Goleta Road, within City of Goleta (1.18 acres) (APN 069-070-047), and;
5970 La Goleta Road, within Santa Barbara County (0.58 acres) (APN 069-050-004), both located across the street from each other along La Goleta Road.

Description of Nature, Purpose, and Beneficiaries of Project:

The Proposed Annexation and sewer service connection is for two separate existing single-family residences into the Goleta Sanitary District. Both properties are currently served by an on-site septic systems. The landowners wish to connect to nearby sewer main line.

The existing residences are allowed under City and County zoning of single-family residential RS-43.6 (City) and residential ranchette RR-5 (County) within the Eastern Goleta Valley Community Plan. Activity is covered under existing zoning with connection to sewer system 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 15303 (d), Class 3 New Construction or Conversion of Small Structures.

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 3 section 15303(d). Both existing residences will extend sewer utility connections.

Mike Prater, Executive Officer

July 16, 2021
Date

The "project" is to provide sewer services from the Goleta Sanitary District to the existing residences located at 5965 La Goleta Road, within City of Goleta (1.18 acres) (APN 069-070-047), and; 5970 La Goleta Road, within Santa Barbara County (0.58 acres) (APN 069-050-004). These properties will be connecting sewer laterals to an existing mainline. A Categorical Exemption Class 3 section 15303 (d), New Construction or Conversion of Small Structures would apply.

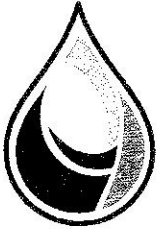
The Santa Barbara Local Agency Formation Commission will approve the above-referenced project on October 7, 2021 and has determined it to be exempt from further environmental review under the requirements of California Environmental Quality Act (CEQA) of 1970, as defined in the State and local Guidelines for the implementation of CEQA.

Exempt Status:

- Ministerial
- Statutory
- Categorical Exemption:
Project is sewer connections exempt from CEQA pursuant to CEQA Guidelines
Section 15303(d) Class 3
- Emergency Project
- No Possibility of Significant Effect [Sec. 15061 (b,3)]

By: _____
Commission Clerk

Date: _____



GOLETA SANITARY
Water Resource Recovery District

February 4, 2021

Board of Directors:

Fred Barbaria
5970 La Goleta Road
Goleta, CA 93117

Jerry D. Smith
Board President

Steven T. Majoewsky

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

George W. Emerson

Sharon Rose

A.P.N. 069-050-004 at 5970 La Goleta Road, Goleta, CA

Edward Fuller

Dear Mr. Barbaria:

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
ATTACHMENT E

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 Map
GSD General Construction Notes

cc: Luis Astorga, Goleta Sanitary District

N:\5970LaGoletaRd\GSDSSA5970LaGoletaRd02042021.doc

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
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.

SECTION 3: THE ANNEXATION PROCESS

3.1 GENERAL

All properties receiving sewage collection, treatment, and disposal service from the District must be annexed into the District's service area. Annexation to the District is made pursuant to the Cortese/Knox Local Government Reorganization Act of 1985. Herewith, in outline, is the annexation procedure. Upon request, the District will supply the Applicant with a packet of detailed information and documents needed for annexation. The Applicant shall pay all costs for annexation to the District and construction of sewer facilities.

3.2 PROCEDURE

A. REQUEST FOR ANNEXATION

Applicant(s) submit the following materials to the Goleta Sanitary District, requesting annexation to the District:

1. A brief letter to the District requesting annexation with a description of land and facilities to be annexed. Existing or proposed dwelling(s)/building(s) should be referenced here.
2. "Landowner Consent to Annexation" form completed by property owner(s); must include separate form for each property owner involved in the annexation.
3. Payment of Annexation Processing Fee made payable to GOLETA SANITARY DISTRICT. A current fee schedule is available from the District.

B. DISTRICT FILING APPROVAL

District considers approval of filing annexation application with LAFCO and adoption of "Resolution of Application" including Terms and Conditions of annexation.

C. ANNEXATION APPLICATION

Applicant(s) submit the following annexation application materials to the District for further processing:

1. Map and legal description of property(ies) to be annexed, prepared by Applicant's Engineer/Surveyor.
2. Completed "Proposal Justification Questionnaire".
3. Certified Environmental Documents (EIR or ND); or Environment Application; or Notice of Exemption.

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: **\$2,098.00** for 1 acre or less, for
properties greater than 1 acre: **\$2,098.00** 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: **\$2,266.00 / Unit**
Apartment, Duplex, Mobile Home Space, Condominium Unit: **\$1,587.00 / 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: **\$187.00** (for project)
Permit fee: **\$187.00** (for cleanout installation at property line only, inspection fee waived)
Industrial Waste Control Annual Permit fee: **\$248.00 to \$2,000.00** (Based on Discharger Classification)
Inspection fee: **\$187.00** (per residential or commercial building structure connection)
Inspection fee: **\$248.00** (per industrial/manufacturing building structure connection)
Inspection fee: **\$500.00** (per 100 feet of mainline extension)
Plan check and review fee: **\$126.00** per hour (**\$126.00** minimum fee)
Deposit, as required **\$500.00**
Credit will be given for the existing connection and existing plumbing fixtures.

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.

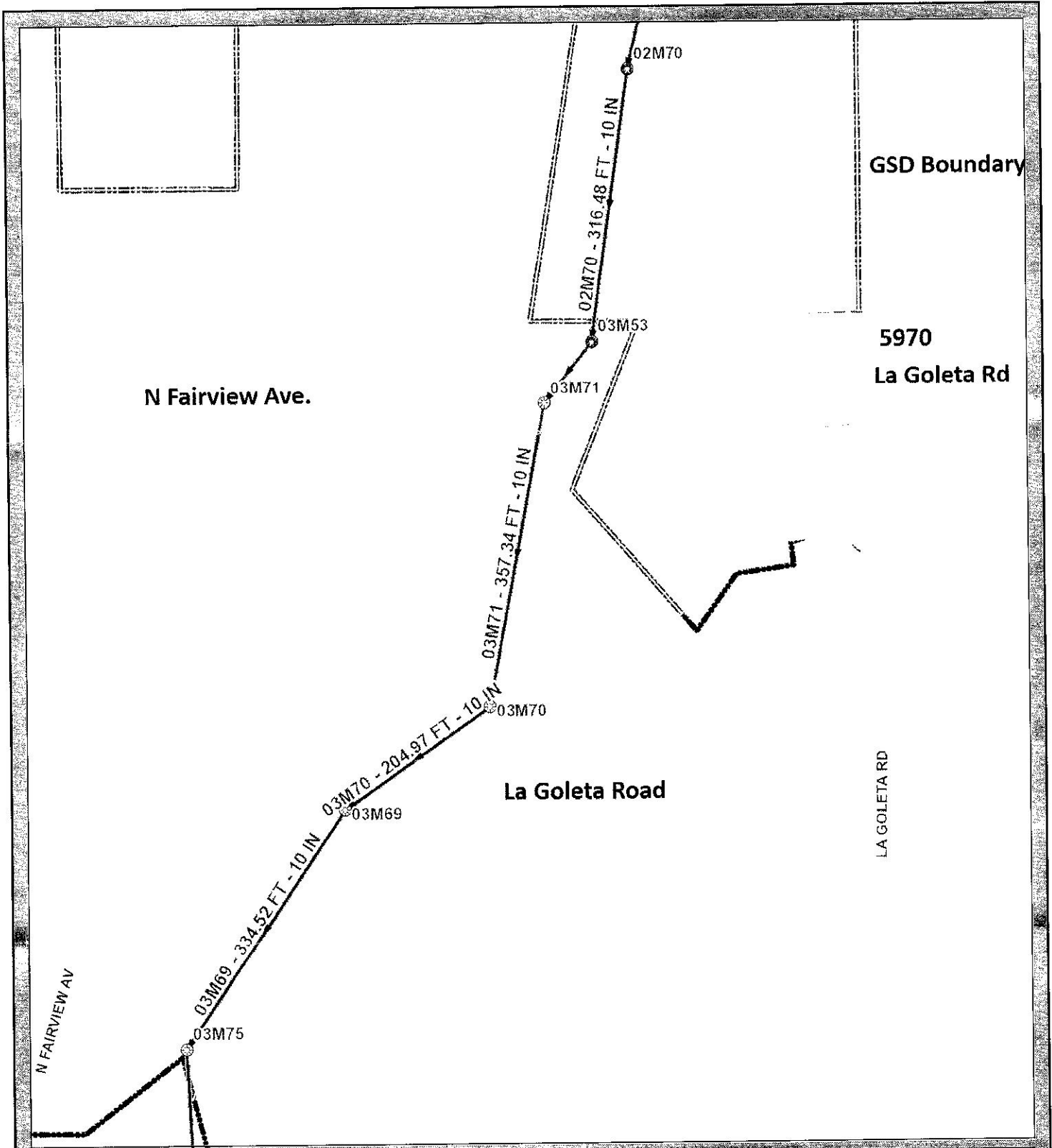
LAFCO

Santa Barbara Local Agency Formation Commission
105 East Anapamu Street ♦ Santa Barbara CA 93101
(805)568-3391 ♦ FAX (805)568-2249
www.sblafco.org ♦ lafco@sblafco.org

FILING REQUIREMENTS FOR SUBMITTING BOUNDARY CHANGE APPLICATIONS

An application submitted to the Santa Barbara Local Agency Formation Commission should contain the following components:

1. _____ **Cover letter listing the materials being submitted (1 copy)**
2. _____ **Either a Resolution of Application or a signed Petition (1 copy)**
3. _____ **Completed Proposal Questionnaire (7 copies)**
4. _____ **Assessor Parcel Map with application area outlined in color (1 copy)**
5. _____ **Maps and legal descriptions (7 copies)**
6. _____ **Certified EIR or Negative Declaration (7 Hard Copies and 7 Soft Copies) or Notice of Determination or Notice of Exemption (1 copy) or Environmental Questionnaire if LAFCO is to be the lead agency (1 copy)**
7. _____ **(EIRs Only) Verification that Fish and Game Dept. Fees have been paid (1 copy)**
8. _____ **List of current and any known future landowners or lessees (1 copy) (for any boundary change related to land use development projects)**
9. _____ **LAFCO Processing fee (in accordance with current LAFCO fee schedule)**
10. _____ **Signed Cost Accounting and Indemnification Agreement**
11. _____ **\$1,100 map check deposit (\$1,100 payable to County of Santa Barbara)**
12. _____ **State Board of Equalization Filing Fee (Paid After LAFCO Approval)**
13. _____ **Pertinent reports, studies and other information that will assist the LAFCO staff and Commission in understanding the application. (1 copy)**



GSD Boundary

5970
La Goleta Rd

N Fairview Ave.

La Goleta Road

LA GOLETA RD

N FAIRVIEW AV



Goleta Sanitary District

Key to Features

- | | | |
|-------------------|-------------------|-----------------------------------|
| Structures | Sewer Pipe | Outfall Pipe |
| ○ CO | — FORCE MAIN | — Assessor Parcel |
| ⊙ DROP | — LATERAL SEWER | □ Goleta Sanitary District Bounda |
| ○ MH | — MAIN LINE | — Streets |
| ● WYE | — SANITARY SEWER | — Tax Parcels |
| ⊙ Wet Well | — SIPHON INVERTED | |



0 94
Feet

State Plane California Zone V NAD 83
Santa Barbara County, California

Goleta Sanitary District

Completed on ##-##-##

THESE PLANS WERE PREPARED BY THE DISTRICT ENGINEER AND ARE SUBJECT TO THE APPROVAL OF THE DISTRICT BOARD OF DIRECTORS. THE DISTRICT ENGINEER AND BOARD OF DIRECTORS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE SUBMITTER. THE DISTRICT ENGINEER AND BOARD OF DIRECTORS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE SUBMITTER.

Prepared by: jmc@gsd.com



GOLETA SANITARY
Water Resource Recovery District

*MAIL TO
STEVE
FOIT*

March 1, 2021

Board of Directors:

Jerry D. Smith
Board President
Mark Smith
5965 La Goleta Road
Goleta, CA 93117

Steven T. Majoewsky
George W. Emerson
SUBJECT: Sewer Service Availability
Proposed Sewer Service Connection for One Existing Single Family Residence

Sharon Rose
A.P.N. 069-070-047 at 5965 La Goleta Road, Goleta, CA

Edward Fuller
Dear Mr. Smith:

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
ATTACHMENT E

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 Map
GSD General Construction Notes

cc: Luis Astorga, Goleta Sanitary District

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
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: **\$2,098.00** for 1 acre or less, for
properties greater than 1 acre: **\$2,098.00** 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: **\$2,266.00 / Unit**
Apartment, Duplex, Mobile Home Space, Condominium Unit: **\$1,587.00 / 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: **\$187.00** (for project)
Permit fee: **\$187.00** (for cleanout installation at property line only, inspection fee waived)
Industrial Waste Control Annual Permit fee: **\$248.00 to \$2,000.00** (Based on Discharger Classification)
Inspection fee: **\$187.00** (per residential or commercial building structure connection)
Inspection fee: **\$248.00** (per industrial/manufacturing building structure connection)
Inspection fee: **\$500.00** (per 100 feet of mainline extension)
Plan check and review fee: **\$126.00** per hour (**\$126.00** minimum fee)
Deposit, as required **\$500.00**
Credit will be given for the existing connection and existing plumbing fixtures.


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.



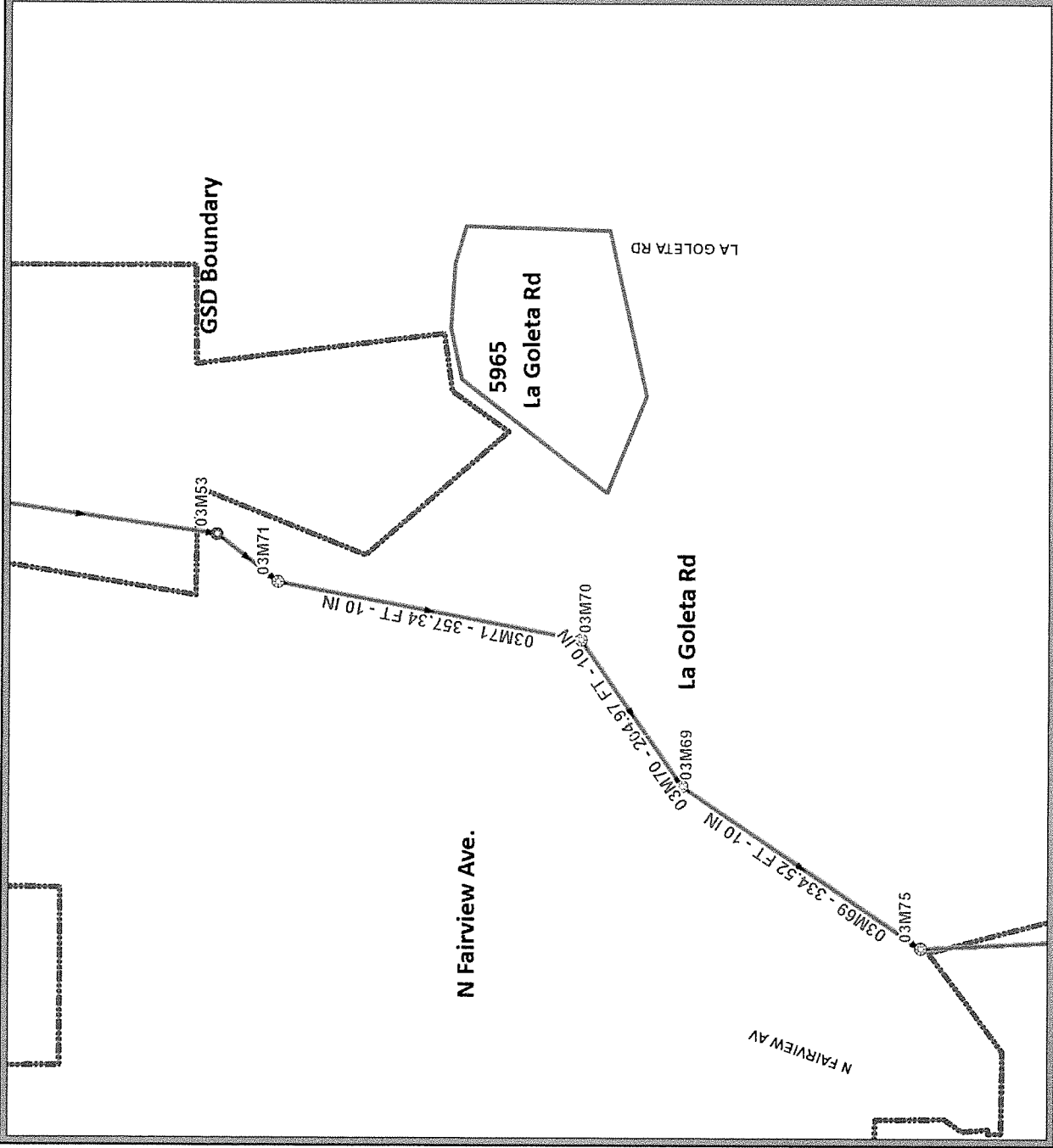
Key to Features

- Structures
- CO
 - ◐ DROP
 - ⊙ MH
 - WYE
 - ⊕ Wet Well
 - Sewer Pipe
 - FORCE MAIN
 - LATERAL SEWER
 - MAIN LINE
 - SANITARY SEWER
 - SIPHON INVERTED
 - Outfall Pipe
- Goleta Sanitary District Bounda
 Streets
 Tax Parcels

This drawing is the property of the District and is not to be used for any other purpose without the written consent of the District. It is the responsibility of the user to verify the accuracy of the information shown on this drawing. The District is not responsible for any errors or omissions.



 Feet
 0 94
 State Plane, California Zone V, NAD 83
 Santa Barbara County, California
Goleta Sanitary District
 Compiled on 11/14/14
 Drawn by: MMB/SLC



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. Sheet piling, 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 21-xx

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE 5965 & 5970
LA GOLETA ROAD 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 September 13, 2021, the Executive Officer issued a Certificate of Filing for LAFCO application No, 21-04. The application proposes annexation of the property known as the 5965 & 5970 La Goleta Road to the Goleta Sanitary District (Annexation No. 383); and

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

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

WHEREAS, the 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 Categorically Exempt from CEQA pursuant to CEQA Guidelines section 15303(d), Class 3 New Construction or Conversion of Small Structures;
- (2) The written statements of determinations set forth in the Executive Officer's Staff report dated October 7, 2021, are hereby incorporated by reference as though set forth in full and are adopted as determinations and findings of the Commission;

- (3) 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;
- (4) The proposal is found to be within the Goleta Sanitary District's sphere of influence;
- (5) The subject proposal is assigned the distinctive short-form designation:

5965 & 5970 La Goleta Road;
- (6) 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;
- (7) Said territory is found to be uninhabited;
- (8) All affected landowners have given written consent to the annexation and the annexing agency has consented to waive conducting authority proceedings.
- (9) The conducting authority proceedings are waived and staff is directed to complete the proceedings, subject to compliance with all conditions of this Resolution;
- (10) 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.
- (11) All subsequent proceedings in connection with this annexation shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.
- (12) The annexation shall become final upon the recordation of the Certificate of Completion.

This resolution is hereby adopted this 7th day of October, 2021 in Santa Barbara, California.

AYES:

NOES:

ABSTAIN:

Santa Barbara County Local Agency
Formation Commission

By: _____
Etta Waterfield, Chair

Date: _____

ATTEST:

Jacquelyne Alexander, Clerk
Santa Barbara County
Local Agency Formation Commission

EXHIBIT A

LAFCO No.21-04 5965 & 5970 La Goleta Road Annexation to Goleta Sanitary District

THOSE PORTIONS of Lot 9 of the Partition of the B.A.Hicks Estate, in the County of Santa Barbara, State of California, as shown on map recorded October 5, 1898, in Maps & Surveys Book 1, Page 75, records of said County, AND ALSO Parcel 1 of Parcel Map 14,123, filed February 28, 1990, in Parcel Map Book 44, Pages 96, 97 and 98, records of said County, described as follows.

Beginning at the northeasterly corner of said Lot 9, said corner being the northeasterly corner of the tract of land described in the grant deed from James R. Lohnas to Fred A. Barbaria and Cheryl L. Barbaria, recorded March 21, 1997, as Instrument 97-015195, records of said County, said corner being the southeasterly corner of Goleta Sanitary District Annexation No. 291 (Via Lemora), as described in Instrument 90-072860, filed November 8, 1990, records of said County;

- (1) Thence along the easterly line of said Lot 9, said line being the easterly line of said Barbaria tract, South $00^{\circ} 22' 30''$ West, 261.28 feet to the most northerly corner of said Parcel 1;

Thence along the northerly, easterly, southeasterly, southwesterly and northwesterly lines of said Parcel 1 the following courses:

- (2) South $72^{\circ} 28' 00''$ East, 45.01 feet;
- (3) South $00^{\circ} 22' 30''$ West, 170.00 feet;
- (4) South $77^{\circ} 14' 20''$ West, 202.67 feet;
- (5) North $69^{\circ} 31' 30''$ West, 126.74 feet;
- (6) North $37^{\circ} 42' 00''$ East, 149.20 feet to the most southerly corner of Goleta Sanitary District Annexation No. 234 (King Property), as described in Instrument 81-042977, records of said County;
- (7) Thence continuing along the northwesterly line of said Parcel 1, said line being the southeasterly line of said Annexation No. 234, North $37^{\circ} 42' 00''$ East, 75.00 feet to the corner common to said Annexation No. 234 and Goleta Sanitary District Annexation No. 185 (Marvin Davis Property), as described in Instrument 15915, recorded in Book 2398, Page 471 of Official Records, records of said County;
- (8) Thence along the northerly line of said Parcel 1, being the southerly line of said Annexation No. 185, North $82^{\circ} 31' 00''$ East, 61.09 feet to the

southeasterly corner of said Annexation No. 185, said corner being the southwesterly corner of said Barbaria tract;

- (9) Thence along the westerly line of said Barbaria tract, being the easterly line of said Annexation No. 185, North 06° 51' 00" West, 263.56 feet to the northwesterly corner of said Barbaria tract, being the northeasterly corner of said Annexation No. 185, also being a point on the southerly line of said Annexation No. 291;
- (10) Thence leaving the easterly line of said Annexation No. 185 and along the northerly line of said Barbaria tract, being the southerly line of said Annexation No. 291, South 89° 05' 00" East, 110.00 feet to the Point of Beginning.

The above described land contains 76,254 square feet (1.751 acres) more or less and is shown on Exhibit B for informational purposes, attached hereto and made a part hereof.

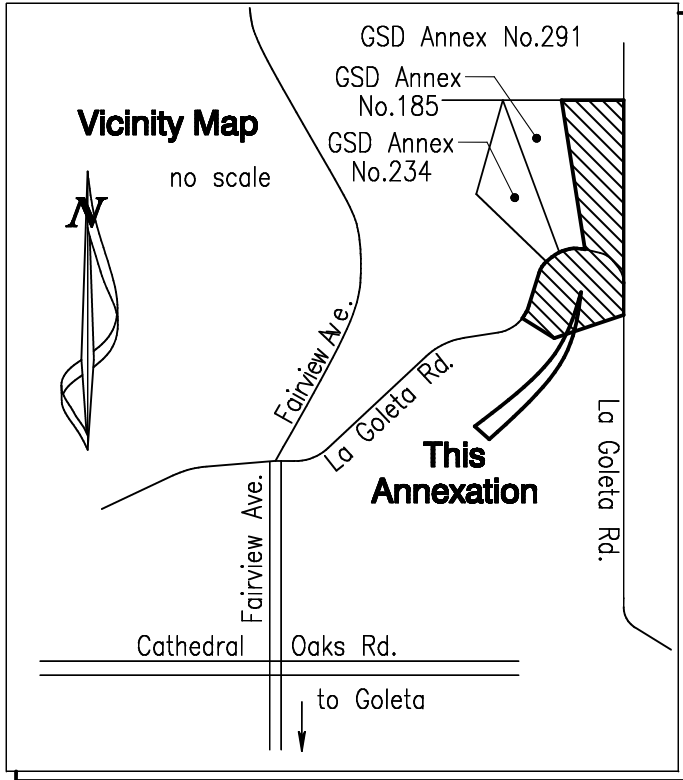
This description has been prepared by me in accordance with provisions of the Professional Land Surveyors Act.

Robert Reese, LS 6208

Approved as to Form and Survey Content.

Aleksandar Jevremović, PLS 8378
County Surveyor

8/24/2021 C:\1 JOBS BENGAL\2107-bengal-la-goleta sewer\survey-legal descriptions\2107-legal-Exhibit-B.pro



LEGEND

- Proposed Annexation
- Existing GSD Boundary
- easement line
- lot lines

GSD = Goleta Sanitary District
 GCWD = Goleta Water District
 (R1) = 44 RS 05
 (R2) = 44 PM 96-98
 (R3) = 115 RS 76

This map has been prepared by me in accordance with provisions of the Professional Land Surveyors Act.

Robert J. Reese, LS 6208

2021-08-24

Date

Approved as to Form and Surveying Content.

Aleksandar Jevemovic PLS 8378

Santa Barbara County Surveyor

Date

EXHIBIT B
LAFCO No. 21-04
5965 & 5970 La Goleta Road
Annexation to Goleta Sanitary District

A Portion of Lot 9 of the B.A.Hicks Estate
of the La Goleta Rancho, Maps & Surveys Book 1 Page 75,
per Instrument 97-015195
AND ALSO Parcel 1 of Parcel Map No. 14,123, 44 PM 96-98
records of Santa Barbara County

REESE
Water
& Land
SURVEYING SERVICES
900-B Los Osos Valley Road
Los Osos, CA 93402-3206
805.439.2741

*** DRAFT ***

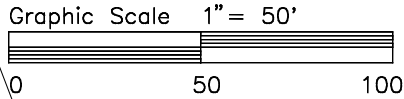
Sheet 1 of 2

8/24/2021 C:\1 JOBS BENGAL\2107-bengal-la-goleta sewer\survey-legal descriptions\2107-legal-Exhibit-B.pro

GSD ANNEX. No. 291, (Via Lemora), 11/8/1990, Instr.90-072860

APN 069-050-009 115 RS 76 (R3)

POB: NE'ly corner Lot 9 per 1 M&S 75



GSD ANNEX. No. 185 (Marvin Davis Property) 5/2/1972, Inst. 15915, Doc. 2398 OR 471

APN 069-050-004 Inst. 97-015195 44 RS 05 (R1)

LAFCO No. 21-04 5965 & 5970 LA GOLETA ROAD 76254sq.ft. 1.751ac. (more or less)

GSD ANNEX. No.234 (King Property) 10/20/1981 Inst. 81-042977

APN 069-050-012 44 RS 05 (R1)

APN 069-050-015 44 RS 05 (R1)

37.50' Priv.Rd. Easement

50' Priv.Rd. Easement

APN 069-050-014

N82°31'00"E 61.09' (8)
N37°42'00"E 75.00' (7)
12.50' (R2) GCWD easement
37.50' Priv.Rd. Easement (R2)

S72°28'00"E 45.01' (2)

LAFCO No. 21-04 5965 & 5970 LA GOLETA ROAD 76254sq.ft. 1.751ac. (more or less)

APN 069-070-047 Inst. 98-093221 Parcel 1, 44 PM 97 (R2)

5.00' (R2) Util.easement

43' (R2) Priv.Rd & Util. easement

Priv.Rd & PUE (R2)

N69°31'30"W 126.74' (5)
20' GCWD Util. easement (R2)

S77°14'20"W 202.67' (4)

APN 069-070-048 Parcel 2 44 PM 97 (R2)

La Goleta Road

La Goleta Road

Road

EXHIBIT B LAFCO No. 21-04 5965 & 5970 La Goleta Road Annexation to Goleta Sanitary District

Containing 76254 sq.ft. (1.751 ac.) more or less

REESE
Water 
& Land
SURVEYING SERVICES
900-B Los Osos Valley Road
Los Osos, CA 93402-3206
805.439.2741