

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

January 11, 2024 (Agenda)

LAFCO 23-03: 1330 San Antonio Creek Rd. involving annexation to Goleta Sanitary District.

PROPONENT: Property Owners, by Petition of Application.

ACREAGE & LOCATION The proposed annexation includes 1-acre located at 1330 San Antonio Creek Rd. and is located on the corner of San Antonio Creek Rd. and San Antonia Creek Lane which is a private street. (APN 059-440-008). (**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 a septic system.

GENERAL ANALYSIS:

Description of Project

1. Land Use and Zoning - Present and Future:

The property includes one developed parcel located at 1330 San Antonio Creek Road. The existing land use is residential. The landowners wish to connect to a nearby Goleta Sanitary District 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 (Zoned RES-1.0).

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 2023.

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 moderate slopes. The area is an urban residential area surrounded by existing residential development. There are no significant features present that may affect the proposal.

5. Impact of Agricultural Resources

The annexation will have no impact on Agricultural Resources.

6. Population:

The parcel is considered uninhabited as less than 12 registered voters reside in the area.

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

The proposal will include construction of one private sanitary sewer connection laterally that will extend from the subject property (APN: 059-440-008) to San Antonio Creek Road and will connect to the terminal end of the existing Goleta Sanitary District sewer main. The sewer lateral will be a gravity line.

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: 059-440-008 is presently within Tax Rate Area 066159. The assessed value of the parcel is \$1,020,000 for the land and \$765,000 for improvements for a total of \$1,785,000 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 October 6, 2023. 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 November 2, 2023.

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, 1330 San Antonio Creek Road, owned by Lenin Diaz-Rios and Josefa Rios 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. On January 26, 2023 the Commission Chair found it necessary to respond to an existing or impending threat to the health and safety of the public or residents of the affected area to approval and out-of-agency service agreement to be in the best interest of the affected area to be served by the Goleta Sanitary District. Documentation of the threat to public health was provided by the County Environmental Health Services Department. As part of terms and conditions the landowner has consent to future annexation.

The site is located in an area that allows the District to best provide sewer services in the future. District infrastructure (wastewater pipes) is located within a reasonable distance to the parcel. 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:

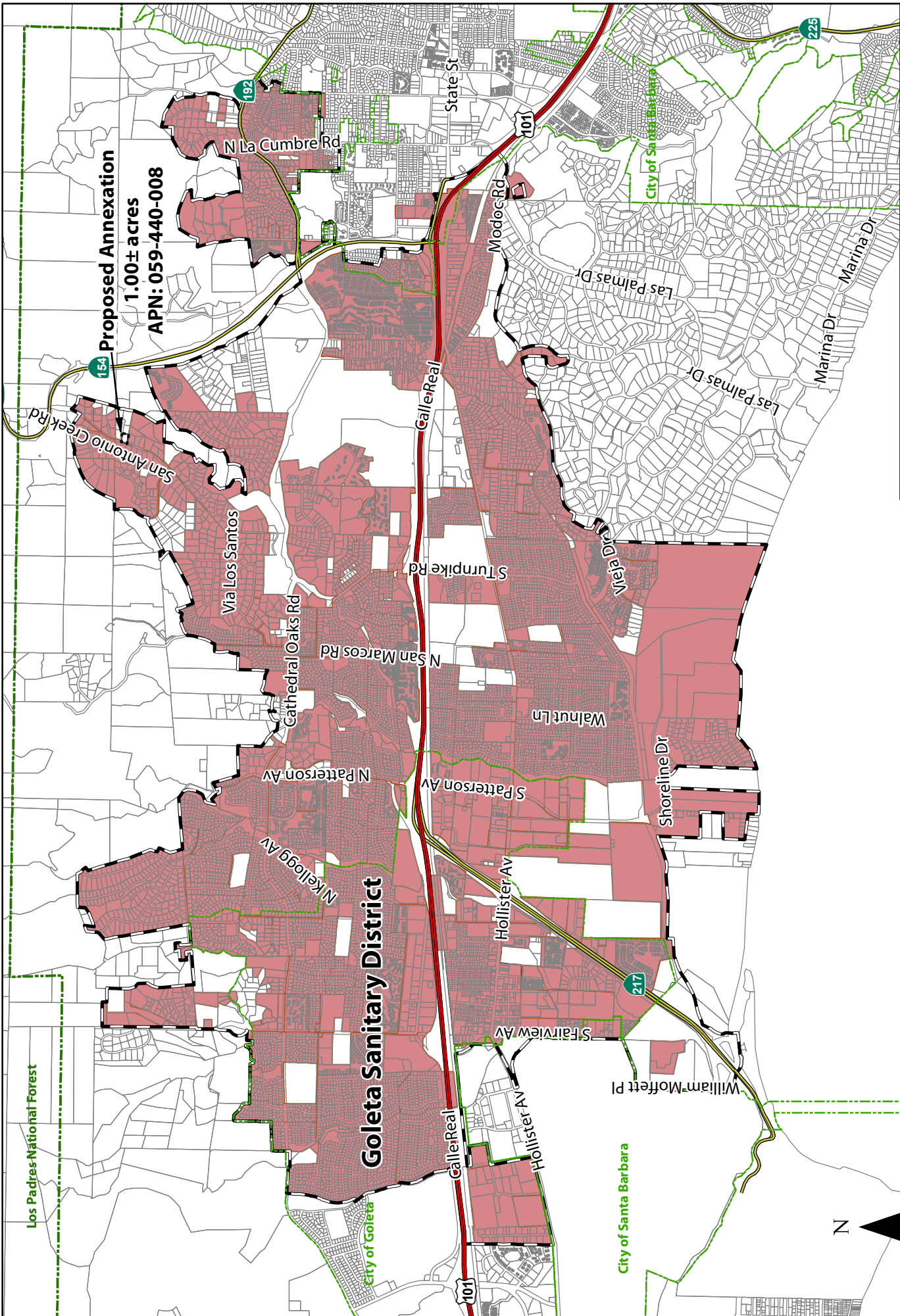
Approve **OPTION 1**.



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

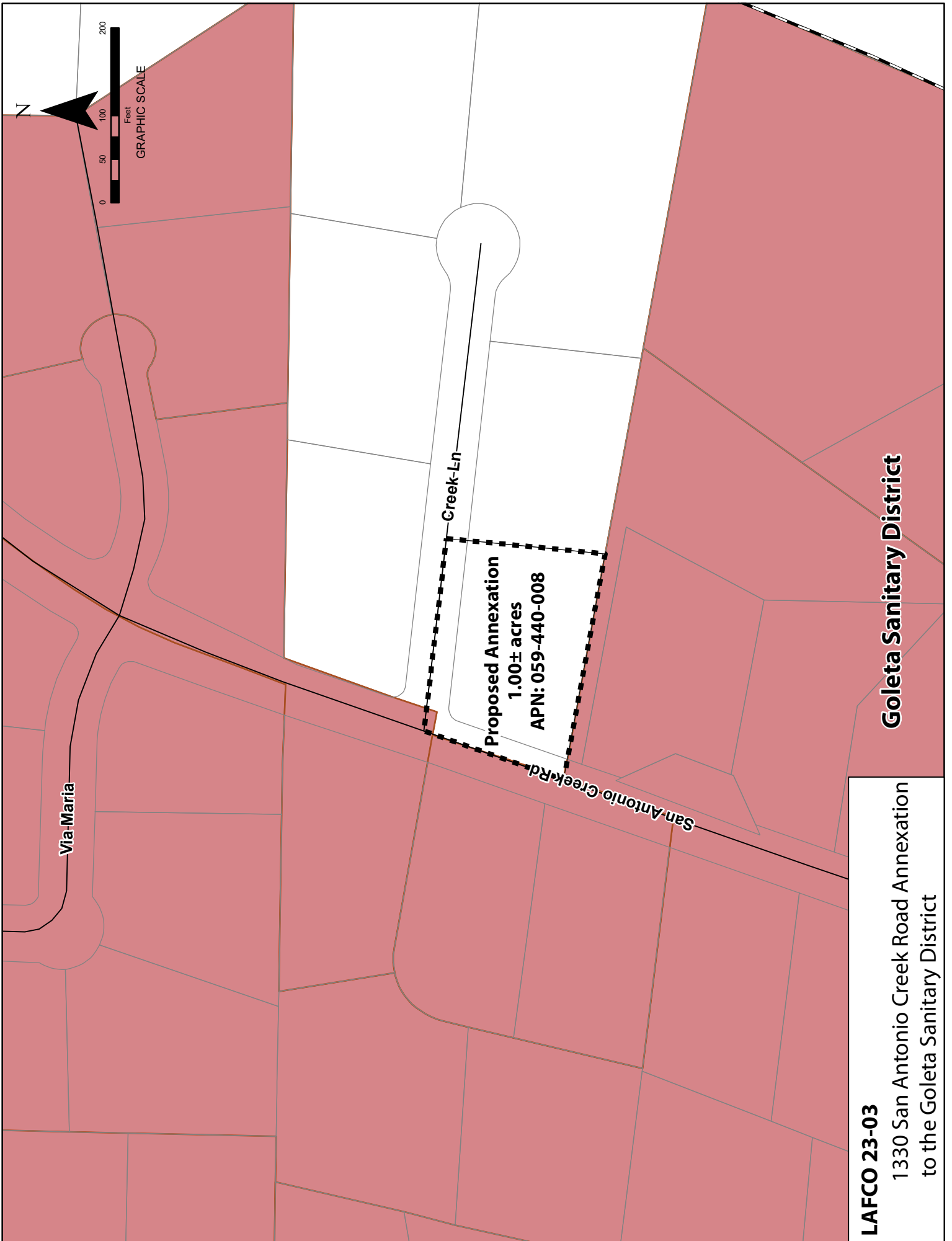


Proposed Annexation
1.00± acres
APN: 059-440-008

Goleta Sanitary District

LAFCO 23-03

**1330 San Antonio Creek Road Annexation
to the Goleta Sanitary District**



Goleta Sanitary District

LAFCO 23-03
1330 San Antonio Creek Road Annexation
to the Goleta Sanitary District

FILING REQUIREMENTS FOR SUBMITTING BOUNDARY CHANGE APPLICATIONS

An application submitted to the Santa Barbara Local Agency Formation Commission should contain the following components: Please submit both digital and hard copy submittal to lafco@sblafco.org and LAFCO Office.

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** (1 copy)
4. **Assessor Parcel Map with application area outlined in color** (1 copy)
5. **Maps and legal descriptions** (1 copy)
6. **Certified EIR or Negative Declaration** (5 Hard Copies and 1 digital) 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 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)

8/11/2023

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

**Subject: Proposed Annexation to Goleta Sanitary District For Diaz-Rios
Residence at 1075 San Antonio Creek Road (APN 059-440-008)**

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 (Government Code Section 56000 et seq.)

Enclosed in support of this proposal are the following:

1. Petition for proposal for annexation
2. Completed LAFCO Proposal Questionnaire
3. Map and legal description of the proposed district
4. Assessor Parcel Map showing proposal area outlined in red ink.
5. Certified EIR or Negative Declaration and Notice of Determination or a Notice of Exemption
6. Processing fee payable to "Santa Barbara LAFCO" for \$ 1,500
7. Fee payable to County Surveyor for \$ 1,100
8. Issued Goleta Sanitary District Sewer Service Availability letter and Goleta Sanitary District Boundary Map.

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,
Lenin Edmundo Diaz-Rios
Cover letter to LAFCO (1/20/22)
This form can be downloaded from www.sblafco.org

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

1330 San Antonio Creek Road 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 property 1330 San Antonio Creek Road in
the Goleta Sanitary District.

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:

Goleta Sanitary District.

5. The territory(ies) proposed for Annexation into the Goleta Sanitary District.

is/are: 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.

Goleta Sanitary District.

(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.

14. The reasons for this proposal are:

A. The existing septic system is not sufficient to discharge the wastewater generated on property.

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. 	1330 San Antonio Creek Road
Lenin Edmundo Diaz-Rios	Santa Barbara Ca, 93111
2. 	1330 San Antonio Creek Road
Josefa Rios	Santa Barbara Ca, 93111
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):

RESIDENCE ADDRESS OF CIRCULATOR:

DATES ON WHICH ALL SIGNATURES TO THE PETITION WERE OBTAINED:

Starting date: _____

Ending date: _____

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.

Date

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
	Sign:		
	Print:		
	Sign:		
	Print:		
	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: 1330 San Antonio Creek Road Goleta Sanitary District Annexation

2. Describe the acreage and general location; include street addresses if known:
The Property is located at 1330 San Antonio Creek Road. It is approximately 1 acre and is located on the corner of San Antonio Creek Road and San Antonio Creek Lane which is a private street.

3. List the Assessor's Parcels within the proposal area:
059-440-008

4. Purpose of proposal: Property owner is proposing connection to Goleta Sanitary District due to the existing septic system on location not performing sufficiently in sanitary waste discharge.

5. Land Use and Zoning - Present and Future
 - A. Describe the existing land uses within the proposal area.
The existing land use designation is a single family residential

 - B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change. There is no changes in landuse resulting from this proposed boundry change.

 - C. Describe the existing zoning designations within the proposal area. The existing zoning designation is a single family residential. 1 acre gross in size.

 - D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning? There are no proposed changes in zoning. Both existing and proposed used conform with the designated zoning.

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

- F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements). None

6. Describe the area surrounding the proposal

See Table A.

7. Conformity with Spheres of influence

A. Is the proposal area within the sphere of influence of the annexing agency? Yes, GSD district map included in application package.

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. The subject property has a land use designation of RES-1.0.

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

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.

Gentle Moderate slopes. The area is an urban residential area surrounded by existing residential development. There are no significant features present that may affect the proposal.

B. Describe the general topography of the area surrounding the proposal. The general area is similar to the proposal area with single family residences surrounding the subject parcel. The topography slopes are gentle to moderate slopes. The San Antonio Creek Road slopes are gentle and moderate.

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. No. The affected properties are not within Williamson Act contract area.

11. Impact on Open Space

Is the affected property Open Space land as defined in Government Code Section 65560? No, The affected property is within a developed urban residential zone.

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. The proposal will not result or facilitate an increase in the number of housing units.

13. Population

A. Describe the number and type of existing dwelling units within the proposal area. There is one existing single family home on the subject property. The sewer lateral shall be constructed right in front of the existing single family residential driveway facing San Antonio Creek Road.

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

Single-family 1 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.

This proposal will include the construction of one private sanitary sewer lateral that will extend from the subject property parcel APN 059-440-008 to San Antonio Creek Road and connect to terminal end of the existing Goleta Sanitary District Sewer main. The sewer lateral will be a gravity line.

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

The proposed services will be provided by the Goleta Sanitary District under the term and conditions, Exhibit “A”, of the issued sewer service availability letter dated November 14, 2022.

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

Upon approval of the Annexation, the public sewer line extension can immediately be constructed.

E. 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.

There are no additional improvements required as a result of this proposal. There will be a new connection to the to the Goleta Sanitary District public sewer main and sewer lateral.

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

The service and construction cost will be funded by the property owners including maintenance and operation.

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

There are no alternatives for sewage disposal other than the existing private septic system or the proposed public sewer connection.

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).

Please see Goleta Sanitary District Sewer Service Availability Letter dated November 14, 2022.

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.

There is no increase in water usage associated with this proposal.

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? N/A
If so, please describe.

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?
N/A If yes, please describe.

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

B. What type of environmental document has been prepared?

None, Categorically Exempt -- Class X

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? These boundaries are being used because this proposal is only serving the subject property. Most neighboring parcels are currently served by Goleta Sanitary district and already included in the district boundaries.
- 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. The proposal to allow the existing developed residential property to be served by the adjacent public sewer is an environmentally superior provision of sewage disposal in comparison to the existing septic system.
- 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.

<u>Name</u>	<u>Address</u>	<u>Email</u>
A. Lenin Edmundo Diaz-Rios – Josefa Rios	1330 San Antonio Creek Road, Santa Barbara, CA 93111	Mundodr88@gmail.com Josefarios62@gmail.com

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

<u>Name</u>	<u>Address</u>	<u>Email</u>	<u>Phone</u>
Lenin Edmundo Diaz-Rios	1330 San Antonion Creek Road Santa Barbara, CA 93111	Mundodr88@gmail.com	805-794-4996


Signature  Date 7/13/2023

TABLE A

Information regarding the areas surrounding the proposal area

	Existing Land Use	General Plan Designation	Zoning Designation
East	Single-Family Residential	RES-1.0	1-E-1
West	Single-Family Residential	RES-1.0	1-E-1
North	Single-Family Residential	RES-1.0	1-E-1
South	Single-Family Residential	RES-1.0	1-E-1

Other comments or notations:

PREPARED BY:

BARRY J. WATERS, PLS 6419
 LIC. EXP. DATE: DECEMBER 2024

DATE



APPROVED AS TO FORM AND SURVEYING CONTENT.

ALEKSANDAR JEVREMOVIC, LS 8378
 LICENSE EXPIRATION DATE

NOTES:

(R) = GRANT DEED No. 2022-0026664 OF OFFICIAL RECORDS AND PARCEL MAP No. 10,601 BOOK 2, PAGE 46

LEGEND:

- APN : ASSESSOR PARCEL NUMBER
- R/W : RIGHT OF WAY
- RAD. : RADIAL
- RESO. : RESOLUTION
- T.P.O.B. : TRUE POINT OF BEGINNING
- (#) : COURSE NUMBER PER EXHIBIT "A"
- : INDICATES EXISTING DISTRICT BOUNDARY
- - - : INDICATES PROPOSED DISTRICT BOUNDARY

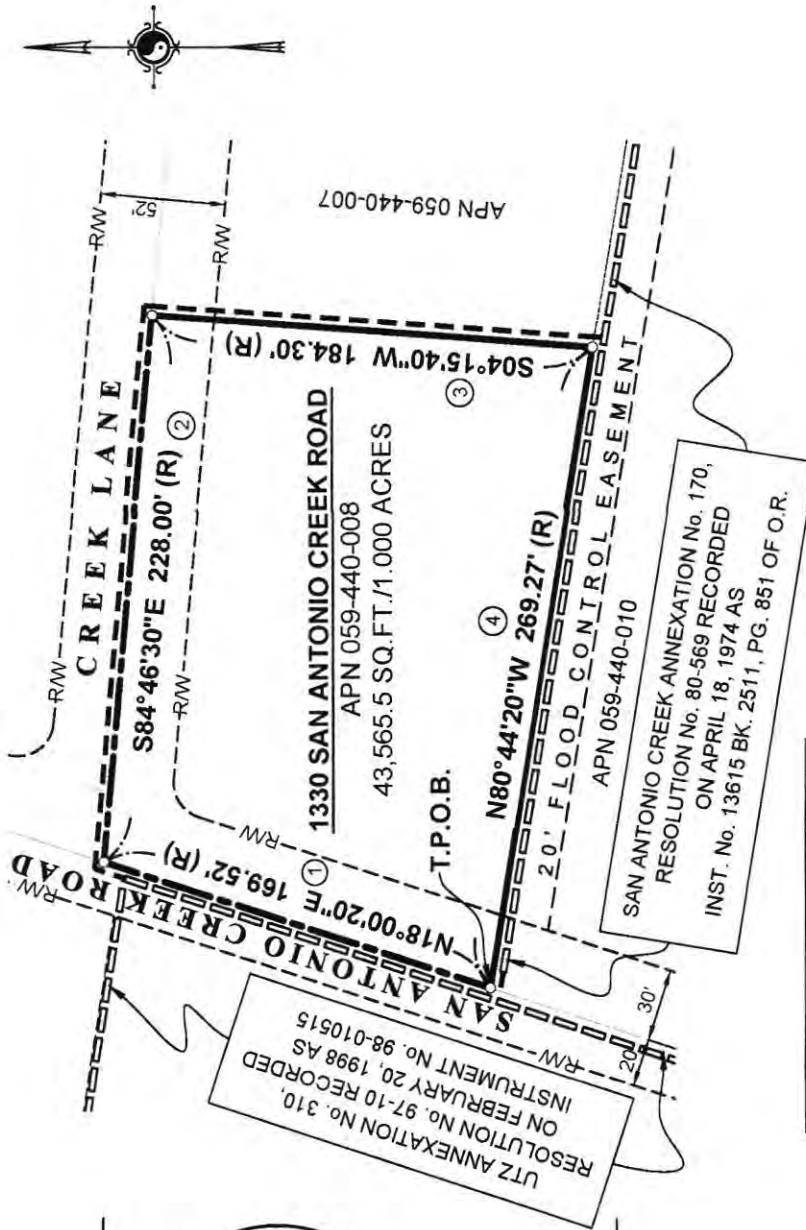
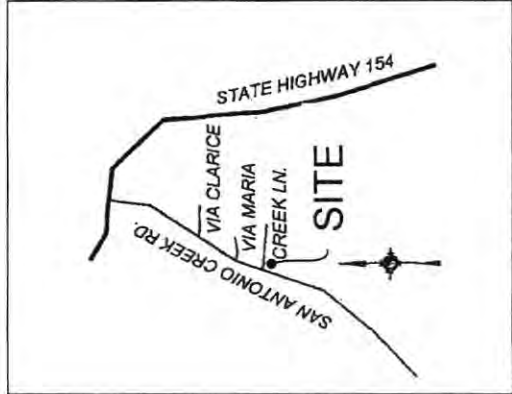


EXHIBIT "B"
LAFCO 23-0X

for 1330 SAN ANTONIO CREEK ROAD / APN 059-440-008
 ~ COUNTY OF SANTA BARBARA ~
 ~ STATE OF CALIFORNIA ~
 ~APRIL 2023~

WATERS CARDENAS LAND SURVEYING, LLP
 5553 HOLLISTER AVE.-STS. 7&8 - GOLETA, CALIFORNIA 93117
 PHONE: (805) 967-4416
 SCALE: 1" = 80'
 WC W.O. #23-1263



VICINITY MAP
 NOT TO SCALE

WATERS CARDENAS

LAND SURVEYING LLP

Rios Annexation ~ 1330 SAN ANTONIO CREEK RD.

Point of Beginning : North: 4933.7753' East: 6414.3333'

Segment #1 : Line

Course: N18°00'20"E Length: 169.521'

North: 5094.9946' East: 6466.7339'

Segment #2 : Line

Course: S84°46'30"E Length: 228.001'

North: 5074.2312' East: 6693.7872'

Segment #3 : Line

Course: S04°15'40"W Length: 184.300'

North: 4890.4406' East: 6680.0934'

Segment #4 : Line

Course: N80°44'20"W Length: 269.270'

North: 4933.7753' East: 6414.3333'

Perimeter: 851.092' Area: 43565.50 Sq. Ft.

EXHIBIT "A"

Diaz-Rios Annexation to Goleta Sanitary District
LAFCO 23-0X

The following described property in the unincorporated area of the County of Santa Barbara, State of California, per an Affidavit-Death of Joint Tenant said Affidavit recorded June 2, 2022 as Instrument No. 2022-0026664 of Official Records of said County, said property more particularly described as follows:

Beginning at the Southwesterly corner of Parcel A of Parcel Map No. 10,601 as recorded in Book 2, Page 46 of Parcel Maps in the office of the County Recorder, said point being a point on the centerline of San Antonio Creek Road, said point also being the Southerly terminus of the 6th course of the Utz Annexation No. 310 LAFCO Resolution No. 97-10 recorded 02-20-1998 as Inst. No. 98-010515 of Official Records, said point also being the Northerly terminus of the 11th course of the San Antonio Creek Road #2 Annexation No. 170 LAFCO Resolution No. 80-569 recorded April 18, 1974 as Inst. No. 13615 in Book 2511, Page 851 of Official Records, said point also being the **True Point of Beginning**;

Thence 1st along said 6th course of said Annexation No. 310 LAFCO No. 97-10 and along said centerline of San Antonio Creek Rd., North 18°00'20" East 169.52 to the intersection of said centerline of San Antonio Creek Road with the centerline of Creek Lane and an angle point;

Thence 2nd leaving said centerline of San Antonio Creek Road along said centerline of Creek Lane, South 84°46'30" East 228.00 feet to an angle point;

Thence 3rd leaving said centerline of Creek Lane, South 4°15'40" West 184.30 feet to a point on the Northerly line (course #10) of said San Antonio Creek Road #2 Annexation No. 170 LAFCO Resolution No. 80-569;

Thence 4th along said Northerly line (course #10) of San Antonio Creek Road #2 Annexation No. 170 LAFCO Resolution No. 80-569, North 80°44'20" West 269.27 feet to a point on said centerline of San Antonio Creek Road and the **True Point of Beginning**.

~ End of Description ~

The above described parcel is shown as Parcel "A" on Parcel Map No. 10,601 filed as Book 2, Page 46 of Parcel Maps in the office of the County Recorder.

The above-described area contains **43,565.5 sq.ft. / 1.000 Acres** more or less

Prepared By: _____
Barry J. Waters, P.L.S. 6419 _____ Date

LICENSE EXPIRATION DATE: 12/31/2024

Approved as to Form and Survey Content

Aleksandar Jevremovic, P.L.S. 8378
County Surveyor
LICENSE EXPIRATION DATE:

Date

Date: 8/11/2023

Diaz-Rios Annexation Application

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.

5. Please describe the environmental setting of the site: Residential with Natural Vegetation and Trees

6. Terrain: Level to gently rolling (0-10%) _____
Slopes (10-30%) _____
Steep slopes (over 30%) _____

7. Hydrology (streams, lakes, or marshes on site)? _____Yes No
If yes, please describe: _____

8. Vegetation:
Has the natural vegetation already removed or altered?
_____Yes No

9. Are there any endangered plant species on site? _____Yes No

10. Have any endangered or threatened species been identified?
_____Yes No

If yes, please explain: _____



GOLETA SANITARY
Water Resource Recovery District

November 14, 2022

Mundo Diaz-Rios
1330 San Antonio Creek Road
Santa Barbara, CA 93111

Board of Directors:

Steven T. Majoewsky
President

George W. Emerson

Sharon Rose

Edward Fuller

Jerry D. Smith

Steve D. Wagner, PE
General Manager
District Engineer

**SUBJECT: Sewer Service Availability
Proposed Annexation and Connection of One Single Family
Residence**

**A.P.N. 059-440-008 at 1330 San Antonio Creek Road, Santa Barbara
CA**

Dear Mr. Diaz-Rios:

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 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 B

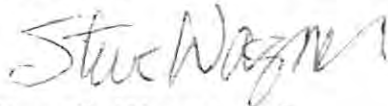
In addition, the District is unable to predict what new regulatory requirements might be imposed in the future by Federal, State and/or local agencies, or exactly what effects said requirements might have on the District's ability to accept any new connections.

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:

Attachments

Exhibit A

Parcel Map

cc: Luis Astorga, Goleta Sanitary District
Mike Prater, LAFCO

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

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.

Upon completion of the annexation, the applicant/owner(s) must submit a complete copy of the final 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.

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.

Building structures on the lot, not directly connected to a public sewer, will have to be separately connected with the public sewer upon subsequent subdivision of the lot.

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 County 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.

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: **\$2,242.00** for 1 acre or less, for properties greater than 1 acre: **\$2,242.00** 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: **\$2,421.00 / Unit**
Apartment, Duplex, Mobile Home Space, Condominium Unit: **\$1,669.00 / 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: **\$199.00** (for project)
Permit fee: **\$199.00** (for cleanout installation at property line only, inspection fee waived)

Industrial Waste Control Annual Permit fee: **\$135.00 to \$2,137.00** (Based on Discharger Classification)

Inspection fee: **\$199.00** (per residential or commercial building structure connection)

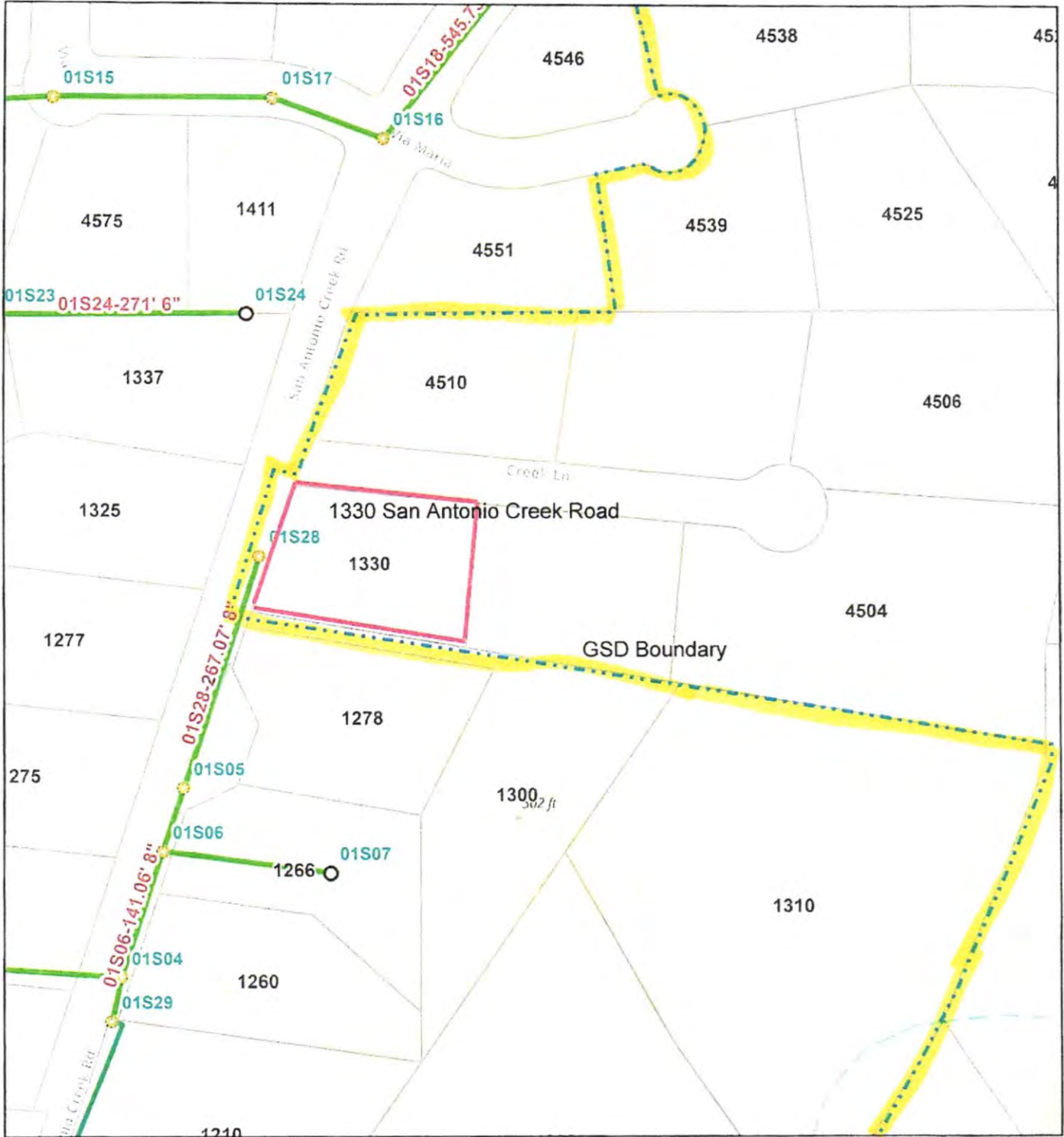
Inspection fee: **\$265.00** (per industrial/manufacturing building structure connection)

Plan check and review fee: **\$135.00** per hour (**\$135.00** 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 District



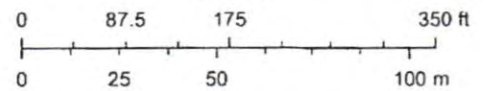
11/14/2022, 7:45:16 AM

1:2,257

Structures

- CO
- MH

- Private Pipes
- - - Goleta Sanitary District Boundary
- Parcels



Sewer Pipe

— SANITARY SEWER

Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Sources: Esri, Arbus DS, USGS.

Goleta Sanitary District

Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, USGS, Bureau of Land Management,

Luis Astorga

From: Lenin Diaz-Rios <mundodr88@gmail.com>
Sent: Thursday, November 10, 2022 12:40 PM
To: Luis Astorga
Cc: Josefa Rios; Amada Campuzano
Subject: Re: Goleta Sanitary District - sewer service for 1330 San Antonio Creek Road

Good Afternoon Luis,

Thank you so much for returning my phone call this morning and understanding the situation that we are in. I am Ccing my Mother Josefa Rios and my Sister Amada Campuzano on this email for any further information needed.

Lenin Edmundo Diaz-Rios C: 805-794-4996 Email: Mundodr88@gmail.com
Property: 1330 San Antonio Creek Road, Santa Barbara, CA, 93111
Parcel Number: 059-440-008

We would like to have sewer service as we have been informed from a Septic specialist that our Septic Leach Field is not disposing water correctly and is considered a failed system. Our Septic system was pumped a month ago and will be pumped again tomorrow. We are within 200 ft of a sewer line, as there is a manhole right infant of our drive way.

Environmental Health will provide reports informing on the Septic Issue.

The property is a single family home property but we do plan to build an ADU on a later date.

This is an urgent matter as we discussed please let me on the additional steps, we would also like to set up a meeting to review all the steps discussed so we can have a clearer understanding on this process. Please let me know what available times you may have first thing in the morning next week. Thank you for your time.

Kindly,

Mundo Diaz-Rios

On Nov 3, 2022, at 10:47 AM, Luis Astorga <lastorga@goletasanitary.org> wrote:

Good morning Mundo,

In order to start the process of providing sewer service for your property, please send an email with the following information:

Your name and contact information

A brief statement with words to the effect that you desire sewer service

The property information to include assessor parcel number, a description of what is currently on the property and what changes are planned or may occur, such as an addition or remodel

We will prepare a Sewer Service Availability Letter which will list all the steps which need to be completed prior to the issuance of a sewer connection permit.

Please feel free to call me at (805) 967-4519 x 106 if there are any questions. Thanks.

Luis Astorga
Collection System Manager

lstorga@goletasanitary.org

<image001.png>

Goleta Sanitary District
1 William Moffett Place
Goleta, CA 93117
(805) 967-4519
Fax (805) 964-3583
www.goletasanitary.org

CONFIDENTIALITY NOTICE: This is an e-mail transmission and the information is privileged and/or confidential. It is intended only for the use of the individual or entity to which it is addressed. If you have received this communication in error, please notify the sender at the reply e-mail address and delete it from your system without copying or forwarding it. If you are not the intended recipient, you are hereby notified that any retention, distribution, or dissemination of this information is strictly prohibited. Thank you.

COST ACCOUNTING AGREEMENT

Applicant: Lenny Diaz-Rios

Mailing Address: 1330 San Antonio Creek Rd
93111, Santa Barbara, CA

Telephone: 805-794-4996

Fax: N/A

E-mail Address: Munbpf88@gmail.com

The cost of processing an application may exceed the initial deposit required. In order to recover any additional costs associated with processing your application, the Local Agency Formation Commission, LAFCO, has found it necessary to implement a provision of the Fee Schedule that provides full cost recovery for processing an application.

I, Lenny Diaz-Rios, the landowner and/or responsible Applicant, agree to pay the actual costs pursuant to the Fee Schedule attached hereto, plus copying charges and related expenses incurred in the processing of this application. I also understand that if payment on any billings prior to final action is not paid within thirty (30) days, I agree that processing of my application will be suspended until payment is received. In the event of default, I agree to pay all costs and expenses incurred by LAFCO in securing the performance of this obligation.

If the applicant is in non-compliance with an existing agreement, the applicant shall be subject to LAFCO Policy Guidelines and Standards XIV, which identifies additional steps that must be satisfied before a new application may be accepted.

In order to implement the cost accounting, please sign and date this statement indicating your agreement to the cost accounting procedure and agreement. This signed agreement is required for your application to be accepted for processing. Checks may be made payable to LAFCO and delivered or mailed to the LAFCO Office at 105 East Anapamu Street, Rm 407, Santa Barbara, CA 93101. If you have questions regarding your application, please contact the LAFCO Office at (805) 568-3391.


Applicant's Signature

8/11/2023
Date

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

Application for Out-of Agency Service Agreement

(Attach additional sheets as necessary)

1. City or District Goleta Sanitary District

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

Name, address and telephone:

Josefa Rios, 1330 San Antonio Creek Road, Santa Barbara Ca, 93111.

(805)729-7280

Lenin Edmundo Diaz-Rios, 1330 San Antonio Creek Road, Santa Barbara Ca, 93111. (805)794-4996.

2. Affected Property Owners

Names, addresses and telephones:

Josefa Rios, 1330 San Antonio Creek Road, Santa Barbara Ca, 93111.

(805)729-7280

Lenin Edmundo Diaz-Rios, 1330 San Antonio Creek Road, Santa Barbara Ca, 93111. (805)794-4996.

3. Address/location/size of property: Parcel number: 059-440-008

1330 San Antonio Creek Road, Santa Barbara Ca, 93111

Property size 0.88 of an acre.

Complete all relevant questions

4. Is the property within the service agency's sphere of influence? Yes X No _____

5. What types of services are to be provided under contract?
Sewer Service.

6. Discuss the justification for the service agreement. Is this an emergency health and safety situation? Why is annexation not possible at this time?

This is an emergency health and after situation. Reports provided by SBC environmental health state a failing septic system.

7. Is annexation of the territory anticipated at some future time? Yes X
No _____ If yes, when? If no, why not?

As soon as Possible.

Application for Out-of-Agency Service Agreement - Page two

8. What is the existing use of the site? Be specific.
Single Family home, Primary Resident.
9. If a change in use is proposed, provide a description of the change.
No Change.
10. Describe in detail how services will be extended to the property:
 - A. Describe needed improvements including distance for connections.
Construction of sewer lateral to existing District sewer line approximately 20' from property line
 - B. What are the costs of improvements and other start up costs?
\$20,000
 - C. How is financing to occur, both capital costs and ongoing operations?
Construction and maintenance of sewer lateral is property owner responsibility.
11. What environmental review has been conducted for the project? If exempt, please provide a copy of the agency's Notice of Exemption.
Notice of Exemption CEQA Guidelines Section 15319, annexations of existing facilities.

Provide a vicinity map showing the property, the city or district boundary and sphere line and existing and proposed infrastructure as relevant to this agreement.

Attach a copy of the proposed services agreement and any staff reports or supporting documentation related to this application.

This request and a processing fee set forth in LAFCO's fee schedule should be submitted to:

Santa Barbara LAFCO
105 East Anapamu Street
Santa Barbara CA 93101
805/568-3391



GOLETA SANITARY

Water Resource Recovery District

December 20, 2022

Board of Directors:

Steven T. Majoewsky
President

Mike Prater, Executive Officer
Santa Barbara LAFCO
105 East Anapamu Street, Room 407
Santa Barbara CA 93101

George W. Emerson

Subject: Diaz-Rios Out-of-Agency Service Agreement with Goleta
Sanitary District
1330 San Antonio Creek Rd, Santa Barbara, CA

Sharon Rose

Edward Fuller

Dear Mr. Prater:

Jerry D. Smith

Please find enclosed the following documents for the requested Diaz-Rios out-of-agency service agreement for the above-referenced property. It is our understanding that an annexation application has been delivered to your office under separate cover by the applicant.

Steve D. Wagner, PE
General Manager
District Engineer

- Wastewater Service Agreement
- CEQA Notice of Exemption
- LAFCO Application for Out-of-Agency Service Agreement
- Map of the requested service area
- Signed Cost Accounting Agreement
- LAFCO Landowner Consent to Out-of-Agency Service Agreement (OASA)
- Check in the amount \$1,500 payable to LAFCO as a deposit for the LAFCO fees for this out-of-agency service agreement
- County of Santa Barbara Septic Tank Inspection Reports

One William Moffett Place, Goleta CA 93117

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

www.GoletaSanitary.org
ATTACHMENT B

We look forward to working with you and the applicant to complete this Out-of-Agency Service Agreement request.

Please feel free to contact me at (805) 967-4519 if there are any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Wagner". The signature is fluid and cursive, with the first name "Steve" being more prominent than the last name "Wagner".

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

SW: LA

Cc: Luis Astorga, Goleta Sanitary District
Edmundo Diaz-Rios

WASTEWATER SERVICE AGREEMENT

THIS WASTEWATER SERVICE AGREEMENT (this "Agreement"), dated as of December 21, 2022 (the "Effective Date"), is made and entered into by and between the **GOLETA SANITARY DISTRICT**, a public agency organized and existing under Part I of Division 6 of the California Health and Safety Code (the "District"), and **LENIN EDMUNDO DIAZ-RIOS and JOSEFA RIOS** (collectively, "Owner"), as follows:

Recitals

A. Owner owns the real property located at 1330 San Antonio Creek Road, Santa Barbara, California 93110 and designated as Santa Barbara County Assessor's Parcel Number 059-440-008 (the "Property"). Improvements on the Property consist of a single-family residence (the "Residence").

B. The Property is located within the District's sphere of influence but has not been annexed to the District. Owner has submitted all required application materials for the annexation of the Property to the Santa Barbara Local Agency Formation Commission ("LAFCO"), but LAFCO approval of the annexation is not anticipated for several months.

C. In order to provide for the connection of the Residence to the District's wastewater system pending LAFCO's approval of the annexation, Owner has requested that the District enter into this Agreement for the collection, treatment and disposal of wastewater from the Residence under an out-of-agency service arrangement pursuant to Government Code Section 56133.

D. The District and Owner desire to set forth herein their agreement pertaining to the provision of wastewater service to the Property by the District pending LAFCO approval of the annexation.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District and Owner agree as follows:

1. Service by District. The District agrees to issue such permits as may be necessary and to provide wastewater service to the Property consistent with Owner's capacity entitlement, subject to the terms and limitations hereof. Nothing contained in this Agreement shall be interpreted as giving Owner or its successors or assigns the right to connect additional facilities, structures or buildings, other than the Residence, whether located on the Property or elsewhere, to the District's wastewater system.

2. In Lieu Annexation Fees. In order to fund Owner's equitable share of the cost of maintaining facilities previously acquired and/or constructed by the District, and because the Property will initially receive wastewater service without being annexed to the District boundaries, within five (5) days after the Effective Date, Owner shall pay the District an in lieu annexation fee in the amount of \$2,422 and an in lieu annexation processing fee of \$200, which fees have been calculated in accordance with the District's Ordinance No. 88.

3. **Capacity Fee.** In order to fund a portion of the cost of expanding the sanitation and wastewater facilities of the District to provide additional capacity required as a result of the utilization of capacity by Owner pursuant to this Agreement, within five (5) days after the Effective Date, Owner shall pay the District a capacity fee in the amount of \$2,421, which is the District's standard capacity fee for a single-family residence under Ordinance No. 87, as amended.

4. **Service Charges.** In order to fund the Property's share of the cost of operating, maintaining, repairing and replacing the District's wastewater collection, treatment and disposal facilities, Owner shall pay the District a service charge calculated in accordance with the District's Ordinance No. 79, and/or under such other ordinances of the District by which Ordinance No. 79 has been or may be amended, replaced or superseded in the future. The initial service charge shall be calculated from the date the Residence is connected to the District's wastewater collection system to the District's next fiscal year end (June 30) and shall be payable by Owner within thirty (30) days thereafter. Subsequent service charges shall be calculated and collected to the annual Santa Barbara County property tax roll in accordance with standard District billing practices and procedures. Owner hereby consents to and waives the right to protest or object to (a) the collection of such service charges on the County tax roll, and (b) the imposition of a lien against the Property to secure the payment of the service charges.

5. **Plan Check, Permit and Inspection Fees.** As required by the District's Ordinance No. 73, Owner shall pay a permit fee of \$199, and an inspection fee of \$199 in connection with the approval by the District of the connection of the Residence to the District's wastewater collection system.

6. **Administrative Fee.** Within five (5) days after the Effective Date, Owner shall pay the District an administrative fee of \$1,000 to cover a portion of the costs of the District's staff and legal counsel in connection with the preparation of this Agreement.

7. **Plans and Specifications.** Owner shall submit to the District plans and specifications showing the facilities which Owner proposes to construct to connect the Residence to District's wastewater collection system (the "Wastewater Connection"). Said plans and specifications shall be subject to review and approval by the District.

8. **Construction of Wastewater Facilities.** The Wastewater Connection shall be constructed and installed (a) in accordance with the plans and specifications approved pursuant to Section 7, above, (b) in a good and workmanlike manner, (c) in compliance with all Applicable Requirements (as defined in Section 10 below), and (d) at Owner's sole cost and expense. Upon completion, the Wastewater Connection shall belong to Owner and Owner shall be responsible for the repair and maintenance thereof.

9. **Inspection.** Owner shall give the District written notice not less than forty-eight (48) hours prior to commencement of construction of the Wastewater Connection, excluding Saturdays, Sundays and holidays. Owner agrees to provide the District and its employees and agents the right to inspect the Wastewater Connection and the work thereon at all reasonable times before, during, and after construction. Owner further agrees to coordinate and cooperate with the District's employees and agents to facilitate such inspections. Promptly upon

completion of construction, Owner shall notify the District so that the District may make any final inspections and tests that the District may deem necessary or appropriate.

10. Compliance with Applicable Requirements. Owner shall comply with (a) all ordinances, regulations, resolutions, policies, procedures and administrative provisions of the District to the same extent as if the Property had been annexed to the District, and (b) all statutes, rules and regulations of agencies of the United States of America, the State of California, the County of Santa Barbara and other governmental and regulatory agencies having jurisdiction over the collection, treatment and/or disposal of wastewater and wastes, including but not limited to (a) requirements applicable to the construction, use, repair and maintenance of the Wastewater Connection, (b) requirements addressing the type, contents and strength of wastes permitted to be discharged into wastewater collection systems, and (c) the District's Ordinance No. 92 (collectively, "Applicable Requirements"), as said Applicable Requirements may be amended or superseded from time to time. Owner shall further comply with the terms and conditions set forth in Exhibit "A" attached hereto.

11. LAFCO Approval. This Agreement is contingent upon LAFCO's approval of the out-of-agency service arrangement set forth herein pursuant to Government Code Section 56133. This Agreement shall be of no force or effect unless and until LAFCO has granted such approval.

12. Termination. This Agreement may be terminated by the District upon thirty (30) days written notice to Owner in the event Owner violates any of terms hereof, including but not limited to any terms relating to the payment of fees or charges to the District. Owner may terminate this Agreement upon thirty (30) days written notice to the District in the event Owner is able to obtain wastewater service for the Residence from an alternative provider. This Agreement shall automatically terminate in the event LAFCO has not granted its approval of the annexation of the Property to the District within one (1) year after the Effective Date. Upon termination, (a) the District may plug or disconnect from the District's wastewater collection system all lines serving the Residence, and all costs of plugging or disconnecting such lines shall be paid promptly by Owner to the District, (b) no further amounts shall be due to the District from Owner, except any unpaid service charges, and (c) the District shall not be required to refund any part of the fees and charges paid by Owner hereunder. This Agreement shall automatically terminate upon the effective date of the annexation of the Property to the District, in which event all fees and charges paid by Owner hereunder shall be credited to the fees and charges payable by Owner in connection with the annexation.

13. Successors and Assigns. This Agreement shall inure to the benefit of and shall be binding upon the successors and permitted assigns of the parties hereto. The rights granted to Owner herein relating to the provision of wastewater service to the Residence shall run with the land and shall be appurtenant to the Property and to any parcels into which the Property may hereafter be legally divided.

14. Entire Agreement/Modification. This Agreement (including all exhibits attached hereto) is the final expression of and contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior understandings and

communications with respect thereto. This Agreement may be modified only by a written instrument signed by all parties in interest at the time of the amendment.

15. **Attorneys' Fees.** In the event that either party brings an action to interpret or enforce the terms of this Agreement or declare rights hereunder, the prevailing party in such action, on trial or appeal, shall be entitled to all reasonable attorneys' fees and costs incurred therein.

16. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

17. **Waiver.** No waiver of any breach of any covenant or provision herein shall be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.

18. **Construction.** Headings at the beginning of each section are solely for the convenience of the parties and are not a part of this Agreement. Unless otherwise indicated, all references to sections are to this Agreement. All exhibits attached to this Agreement are incorporated herein by reference and are made a part hereof.

19. **Signatures.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument. In the event executed copies of this Agreement are provided by one party to the other by email transmission, the email copies and the signatures thereon shall for all purposes be treated as originals.

20. **Authority.** Each individual executing this Agreement on behalf of a party hereto represents and warrants that he or she has the authority to execute this Agreement on behalf of such party.

21. **Notices.** Any notices permitted or required hereunder shall be in writing and shall be (a) given by personal delivery, (b) mailed by certified or registered mail, postage prepaid, return receipt requested, (c) sent by reputable overnight delivery service (e.g., UPS, Federal Express, DHL or Airborne), or (d) sent by email transmission using the contact information set forth below for such party:

DISTRICT:
Goleta Sanitary District
One William Moffett Place
Goleta, California 93117
Attn: General Manager
Email: swagner@goletasanitary.org

OWNER:
Mundo Diaz-Rios
1330 San Antonio Creek Road
Santa Barbara, CA 93110
Email: mundodr88@gmail.com

Any party may change its contact information for notice purposes by giving notice of such change in the manner set forth above.

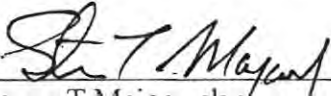
22. Assignment. Owner may not assign any of its rights or delegate any of its obligations under this Agreement, in whole or in part, without the prior written consent of the District, which consent shall not be unreasonably withheld.

23. Further Assurances. The parties each agree to take such actions and execute such documents as may be reasonably required to carry out the intent of this Agreement.


IN WITNESS WHEREOF, the District and Owner have executed this Agreement as of the date(s) set forth below.

“District”

GOLETA SANITARY DISTRICT

By: 
Steven T. Majoewsky,
Governing Board President

COUNTERSIGNED:

By: 
Robert O. Mangus, Jr.,
Governing Board Secretary

Dated: 12/22/2022

“Owner”


Lenin Edmundo Diaz-Rios


Josefa Rios

Dated:  12-21-22

EXHIBIT "A"
Terms and Conditions

PLANS AND SPECIFICATIONS

The plans and specifications submitted by Owner shall include:

- Site plan
- Plumbing plans
- Proposed Wastewater Connection facilities
- Structure elevation and rim elevation of the upstream manhole in relation to the proposed connection to the Residence
- Any facilities included as part of the Residence which are listed below

ADDITIONAL FACILITIES

If an injector pump system is required because wastewater from the Residence cannot flow by gravity to the District's wastewater collection facilities, the design of the injector pump system shall be submitted to and shall be approved by the Santa Barbara County Building and Safety Division prior to connection of the Residence to the District's wastewater collection facilities. The design shall include dual pumps and an alarm system.

If the elevation of the Residence is lower than the rim elevation of the District's upstream manhole, a backflow preventer encased in a concrete vault with a metal lid, embossed with "sewer" or "clean-out", must be installed within the Property.

If required by the District after its review of the plans and specifications, a sampling manhole, per District standards, shall be installed at the Property line or within the Property.

SEPARATE LATERALS

In the event the Property is split or subdivided in the future, each parcel shall be served by a separate sewer lateral connecting the buildings located thereon to the public sewer.



Santa Barbara County
JOSEPH E. HOLLAND, County Clerk-Recorder
1100 Anacapa Street
Hall of Records
Santa Barbara, CA 93101
805-568-2250

Receipt: 23-21469

Product	Name	Extended
CONS	CONSENT	\$17.00
	Document #	2023-0011943
	# Pages	2
Total		\$17.00
Tender (CC SB)		\$17.00
Transaction ID	18942667002	
Service Fee	\$0.00	
Credit Card #	*****0243	
Entry method	Chip	
Auth Code	857636	
Credit Card Invoice #	BPI708S101	

Signature

Thank you for your Business

RECORDING REQUESTED BY:

LAFCO

Santa Barbara Local Agency Formation Commission

Return via interoffice mail to:

LAFCO

105 East Anapamu Street, Suite 407
Santa Barbara, CA 93101
805-568-3391 FAX 805-568-2249

LANDOWNER CONSENT TO OUT-OF-AGENCY SERVICE AGREEMENT (OASA)

Santa Barbara Local Agency Formation Commission (LAFCO)

December 7, 2022

LAFCO FILE OASA No. ²²¹¹ XX-XX: THE GOLETA SANITARY DISTRICT TO PROVIDE
OUT-OF-AGENCY SERVICE TO DIAZ-RIOS PROPERTY 1330 SAN ANTONIO
CREEK ROAD

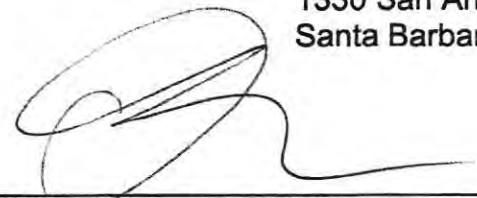
As landowner(s) of the property described below, I hereby consent to my/our property being included in the above-referenced OASA.

Approval of this Out-of-Agency Service Agreement ("Agreement") is conditioned upon recordation of the landowner's consent to annexation of the property subject to the Agreement to Goleta Sanitary District, which consent shall run with the land and be binding upon the heirs, executors, administrators and successors and assigns of landowner.

PROPERTY OWNER ADDRESS: 1330 San Antonio Creek Road

ASSESSORS PARCEL NUMBER: 059-440-008

LANDOWNER(S): Lenin Edmundo Diaz-Rios
1330 San Antonio Creek Road
Santa Barbara, CA 93111



Signature: Lenin Edmundo Diaz-Rios

4/27/23

DATE:

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

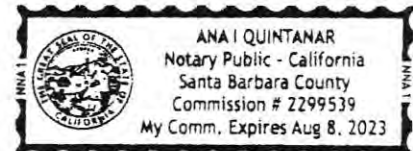
On APRIL 27, 2023 before me, ANA I. QUINTANAR, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared LENIN EDMUNDO DIAZ-RIOS,
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.

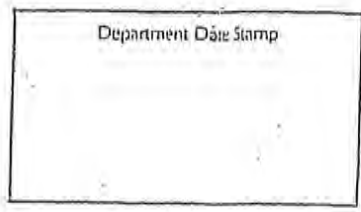
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



County of Santa Barbara Septic Tank Inspection Report



(Please Print or Type)

Date of Service/Maintenance: 11-11-2022

Owner's name: Lenin Diaz Phone No.: _____

Location of inspection: 1330 San Antonio Creek Rd SB 93111
(ADDRESS) (CITY) (ZIP)

No. of Bedrooms: unknown Year Septic System Built: unknown

Septage disposal location / date: 23 N. Quarantina SB 11-11-2022

System Components: unknown

Septic tank with leach field or drywell Septic Tank With Seepage Pit (Hollow) Cesspool Other

Estimated capacity of septic tank or cesspool: 1000 gal. No. of compartments: 2 Amount pumped: 1011 gal.

No. of Access Lids: 2 Depth to Access Lids: 0 Diameter of Access Lids: 6" PVC Pipe

Construction of septic tank or cesspool:

- Rectangular Round Other
- Concrete Fiberglass Plastic Brick Other _____

Condition of tank:	No	Yes		No	Yes
Tank deteriorated	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inlet tee present	<input type="checkbox"/>	<input type="checkbox"/>
Baffle wall deteriorated	<input type="checkbox"/>	<input type="checkbox"/>	Outlet tee present	<input type="checkbox"/>	<input type="checkbox"/>
Lids are deteriorated	<input type="checkbox"/>	<input type="checkbox"/>	House lateral open	<input type="checkbox"/>	<input type="checkbox"/>
Heavy grease build-up	<input type="checkbox"/>	<input type="checkbox"/>	Needs pumping	<input type="checkbox"/>	<input type="checkbox"/>

Minimum concrete thickness of tank top, measured at lids: _____ Method of Measurement: _____

Prior to pumping, was effluent level above outflow tee? No Yes (may indicate failing system)

Signs of surfacing effluent? No Yes, location: _____

Any signs of past drainage problems? No Yes

Maintenance Performed: _____

System appears to be functioning satisfactorily? No Yes

Repairs / upgrade required? (see reverse side) No Yes

- NOD-1 RTC-1
- water level was above outlet
- unavailable to check condition

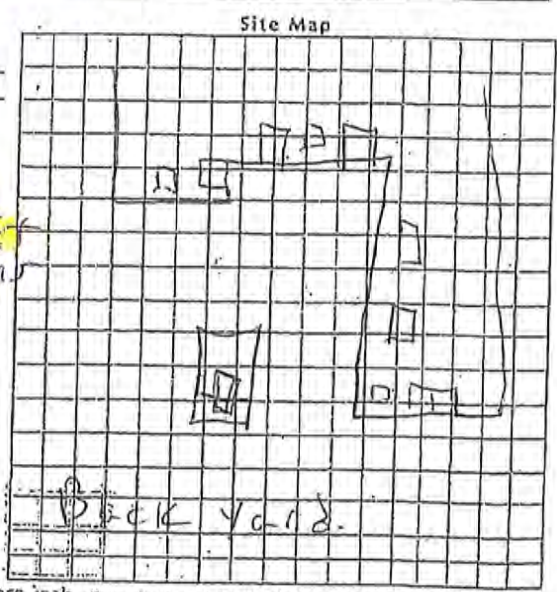
Comments / Recommendations: by 6" PVC pipe access

Did a Qualified Inspector personally inspect system? No Yes

(Complete or Stamp)

Company: LEE & NEAL/MARBORG INDUSTRIES

Registration/Contractor's License No.: 4244



The useful life of any septic system is determined by numerous factors including, but not limited to, soil characteristics, water usage and proper maintenance. This inspection report is based on observations by the inspector and information provided by the system owner. It is not a guarantee of system adequacy.

Signature of Qualified Inspector: DANIEL A Date: 11-11-2022 Phone: _____

County of Santa Barbara Septic Tank Inspection Report

(Please Print or Type)

Department Date Stamp

Date of Service/Maintenance: 10-21-2022

Owner's name: Lenia Diaz Phone No.: _____

Location of inspection: 1330 San Antonio Creek Rd 93111
(ADDRESS) (CITY) (ZIP)

No. of Bedrooms: Unknown Year Septic System Built: Unknown

Septage disposal location / date: 23 N. Quarantine SB 10-

System Components: unknown

Septic tank with leach field or drywell Septic Tank With Seepage Pit (Hollow) Cesspool Other

Estimated capacity of septic tank or cesspool: 1000 gal. No. of compartments: 2 Amount pumped: 1100 gal.

No. of Access Lids: 2 Depth to Access Lids: 0 Diameter of Access Lids: 6" PVC Pipe

Construction of septic tank or cesspool:

- Rectangular Round Other
- Concrete Fiberglass Plastic Brick Other

Condition of tank:	No	Yes		No	Yes
Tank deteriorated	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inlet tee present	<input type="checkbox"/>	<input type="checkbox"/>
Baffle wall deteriorated	<input type="checkbox"/>	<input type="checkbox"/>	Outlet tee present	<input type="checkbox"/>	<input type="checkbox"/>
Lids are deteriorated	<input type="checkbox"/>	<input type="checkbox"/>	House lateral open	<input type="checkbox"/>	<input type="checkbox"/>
Heavy grease build-up	<input type="checkbox"/>	<input type="checkbox"/>	Needs pumping	<input type="checkbox"/>	<input type="checkbox"/>

Minimum concrete thickness of tank top, measured at lids: _____ Method of Measurement: _____

Prior to pumping, was effluent level above outflow tee? No Yes (may indicate failing system)

Signs of surfacing effluent? No Yes, location: _____

Any signs of past drainage problems? No Yes

Maintenance Performed: _____

System appears to be functioning satisfactorily? No Yes

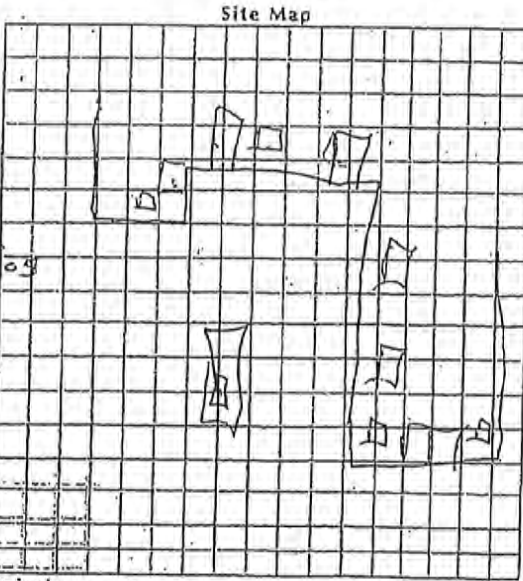
Repairs / upgrade required? (see reverse side) No Yes

1. RTC-1
2. NO. 1 6" PVC access
3. unavailable to check condition

Comments / Recommendations: _____

Did a Qualified Inspector personally inspect system? No Yes

(Complete or Stamp)
 Company: LEE & NEAL/MARBORG INDUSTRIE
 Registration/Contractor's License No.: 4244



The useful life of any septic system is determined by numerous factors including, but not limited to, soil characteristics, water usage and proper maintenance. This inspection report is based on observations by the inspector and information provided by the system owner. It is not a guarantee of system adequacy.

Signature of Qualified Inspector: DUTANIO D Date: 10-21-2022 Phone: _____

ATTACHMENT C

LAFCO Proposal Review Factors - Government Code 56668

1330 San Antonio Creek Rd Annexation to the Goleta Sanitary District File No. 23-03

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 1330 San Antonio Creek Rd Annexation is 1-acre and is surrounded by residential uses on all sides. The parcel is adjacent to San Antonio Creek Lane which is a private street. The annexation area has gentle moderate slopes. No significant natural boundaries affect the proposal.

The existing land use is residential. The parcel is developed with a 2,896 square foot single-family residence and 702 square foot garage, which was authorized to connect via out-of-agency service agreement in January of 2023 under emergency health and safety conditions. The property has already abandoned the existing septic system and connected to GSD main sewer line directly in front of the parcel. The proposal is for continued residential uses. The land use designations and zoning are residential under County (Residential Res 1.0 Zoned Res 1-E1).

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 066159. The assessed value of the parcel is \$1,020,000 for the land and \$765,000 for

improvements for a total of \$1,785,000 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 currently served by Goleta Sanitary District under an approved OASA. As part of terms and conditions the landowner has consent to future annexation. 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 directly in front of the property on San Antonio Creek Road. 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 continued 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 November 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 Res 1.0 Zoned 1-E-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 2023.

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. January 26, 2023 the Commission Chair found it necessary to respond to an existing or impending threat to the health and safety of the public or residents of the affected area to approval and out-of-agency service agreement to be in the best interest of the affected area to be served by the Goleta Sanitary District. Documentation of the threat to public health was provided by the County Environmental Health Services Department. 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 059-440-008.

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 2023. The current Municipal Service Review and SOI Update for Water, Wastewater, and Stormwater services recommends the area remain in the SOI and documents determinations.

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

Response. The County of Santa Barbara has provided comments that the proposed annexation is consistent with County Comprehensive Plan including the Eastern Goleta Valley Community Plan policies. Any additional 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 1330 San Antonio Creek Rd 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 23-03** 1330 San Antonio Creek Road Anx into Goleta Sanitary District

PROJECT LOCATION AND DESCRIPTION:

Project Location:

0.88 acres located at 1330 San Antonio Creek Road
(APN 059-440-008)

Description of Nature, Purpose, and Beneficiaries of Project:

The proposed annexation would allow a sewer service connection for an existing single-family residence under a health and safety determination from the Goleta Sanitary District. The property is currently served by a separate on-site wastewater treatment system.

The project is exempt under Section 15301 because it involves (i) the continued operation of a private structure (i.e., an existing single-family residence), (ii) the minor alteration and continued operation of existing public facilities (i.e., the District's wastewater collection system), and (iii) no expansion of existing 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. There is no substantial evidence in the record before the District that the agreement will have a significant effect on the environment.

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, Class 3, and Class 19. The approval does not involve, authorize or permit any type of development or construction activity associated with the subject property. The proposed agreement only provides sewer services from the GSD to an existing SFR with an identified failing septic system located at 1330 San Antonino Creek Road. There is no substantial evidence in the record that the project will have a significant effect on the environment. LAFCO's approval is strictly limited to the agreement.

Mike Prater, Executive Officer

January 11, 2024
Date

The "project" is to provide sewer services from the Goleta Sanitary District to the existing single-family residence located at 1330 San Antonio Creek Road, in the unincorporated area of the County. A Categorical Exemption Class 1 Existing Facilities with no expansion would apply, 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 Santa Barbara Local Agency Formation Commission will approve the above-referenced project on January 11, 2024 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 exempt from CEQA pursuant to CEQA Guidelines
Section 15301 Class 1; Section 15303 Class 3; Section 15319 Class 19
- Emergency Project
- No Possibility of Significant Effect [Sec. 15061 (b,3)]

By: _____
Executive Officer

Date: January 11, 2024



GOLETA SANITARY

Water Resource Recovery District

November 14, 2022

Mundo Diaz-Rios
1330 San Antonio Creek Road
Santa Barbara, CA 93111

Board of Directors:

Steven T. Majoewsky
President

George W. Emerson

Sharon Rose

Edward Fuller

Jerry D. Smith

Steve D. Wagner, PE
General Manager
District Engineer

**SUBJECT: Sewer Service Availability
Proposed Annexation and Connection of One Single Family
Residence**

**A.P.N. 059-440-008 at 1330 San Antonio Creek Road, Santa Barbara
CA**

Dear Mr. Diaz-Rios:

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 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

ATTACHMENT E
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:

Attachments

Exhibit A

Parcel Map

cc: Luis Astorga, Goleta Sanitary District

Mike Prater, LAFCO

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

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.

Upon completion of the annexation, the applicant/owner(s) must submit a complete copy of the final 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.

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.

Building structures on the lot, not directly connected to a public sewer, will have to be separately connected with the public sewer upon subsequent subdivision of the lot.

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 County 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.

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: **\$2,242.00** for 1 acre or less, for
properties greater than 1 acre: **\$2,242.00** 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: **\$2,421.00 / Unit**
Apartment, Duplex, Mobile Home Space, Condominium Unit: **\$1,669.00 / 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: **\$199.00** (for project)
Permit fee: **\$199.00** (for cleanout installation at property line only, inspection fee waived)

Industrial Waste Control Annual Permit fee: **\$135.00 to \$2,137.00** (Based on Discharger Classification)

Inspection fee: **\$199.00** (per residential or commercial building structure connection)

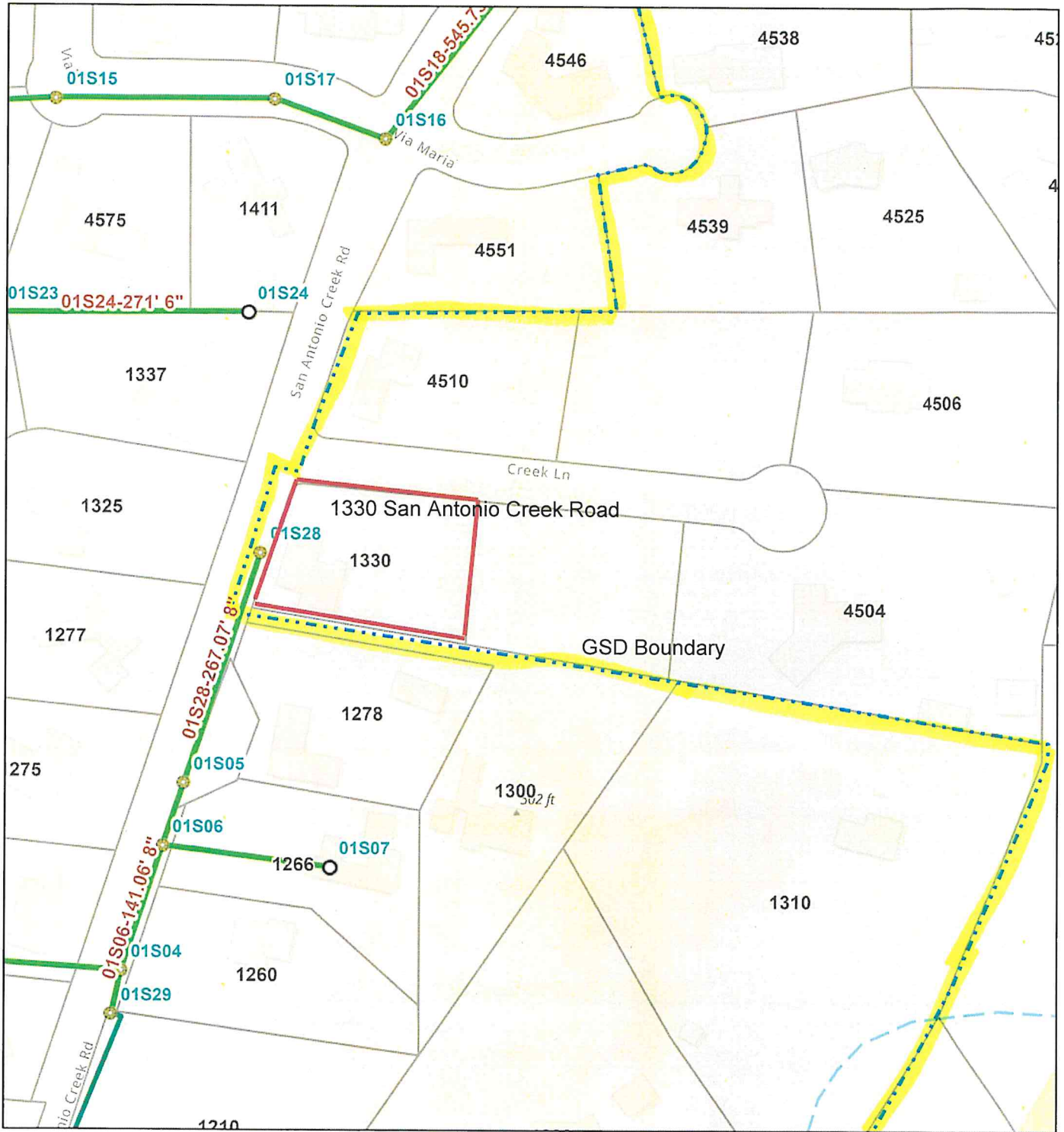
Inspection fee: **\$265.00** (per industrial/manufacturing building structure connection)

Plan check and review fee: **\$135.00** per hour (**\$135.00** 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 District



11/14/2022, 7:45:16 AM

1:2,257

Structures



CO



MH

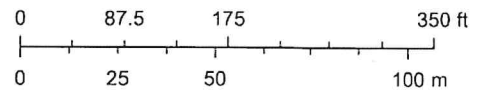
Sewer Pipe

SANITARY SEWER

Private Pipes

Goleta Sanitary District Boundary

Parcels



Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Sources: Esri, Airbus DS, USGS,

County of Santa Barbara Septic Tank Inspection Report

Department Date Stamp

(Please Print or Type)

Date of Service/Maintenance: 11-11-2022

Owner's name: Lenin Diaz Phone No.: _____

Location of inspection: 1330 San Antonio Creek Rd SB 93111
(ADDRESS) (CITY) (ZIP)

No. of Bedrooms: unknown Year Septic System Built: unknown

Septage disposal location / date: 23 N. Quarantina SB 11-11-2022

System Components: unknown

Septic tank with leach field or drywell Septic Tank With Seepage Pit (Hollow) Cesspool Other

Estimated capacity of septic tank or cesspool: 1000 gal. No. of compartments: 2 Amount pumped: 1011 gal.

No. of Access Lids: 2 Depth to Access Lids: 0 Diameter of Access Lids: 6" PVC Pipe

Construction of septic tank or cesspool:

Rectangular Round Other
 Concrete Fiberglass Plastic Brick Other _____

Condition of tank:	No	Yes	No	Yes
Tank deteriorated	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inlet tee present	<input type="checkbox"/>
Baffle wall deteriorated	<input type="checkbox"/>	<input type="checkbox"/>	Outlet tee present	<input type="checkbox"/>
Lids are deteriorated	<input type="checkbox"/>	<input type="checkbox"/>	House lateral open	<input type="checkbox"/>
Heavy grease build-up	<input type="checkbox"/>	<input type="checkbox"/>	Needs pumping	<input type="checkbox"/>

Minimum concrete thickness of tank top, measured at lids: _____ Method of Measurement: _____

Prior to pumping, was effluent level above outflow tee? No Yes (may indicate failing system)

Signs of surfacing effluent? No Yes, location: _____

Any signs of past drainage problems? No Yes

Maintenance Performed: _____

System appears to be functioning satisfactorily? No Yes

Repairs / upgrade required? (see reverse side) No Yes

- NOD-1 R.T.C-1
- water level was above outlet
- unavailable to check condition

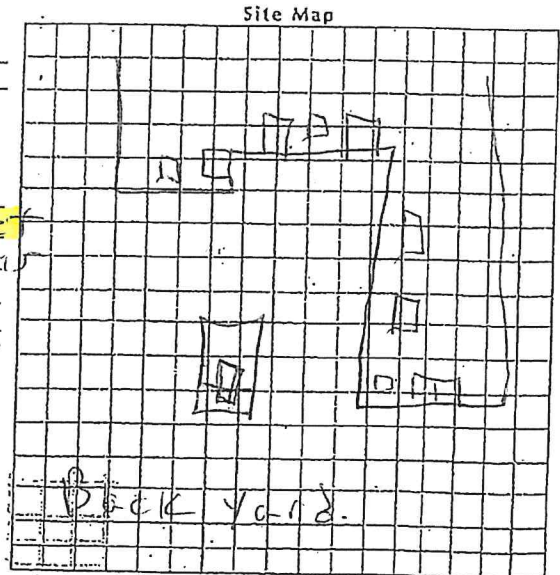
Comments / Recommendations: by 6" PVC pipe access

Did a Qualified Inspector personally inspect system? No Yes

(Complete or Stamp)

Company: LEE & NEAL/MARBORG INDUSTRIES

Registration/Contractor's License No.: 4244



The useful life of any septic system is determined by numerous factors including, but not limited to, soil characteristics, water usage and proper maintenance. This inspection report is based on observations by the inspector and information provided by the system owner. It is not a guarantee of system adequacy.

Signature of Qualified Inspector: Antonio S Date: 11-11-2022 Phone: _____

County of Santa Barbara Septic Tank Inspection Report

(Please Print or Type)

Department Date Stamp

Date of Service/Maintenance: 10-21-2022

Owner's name: Lenia Diaz Phone No.: _____

Location of inspection: 1330 San Antonio Creek Rd 93111
(ADDRESS) (CITY) (ZIP)

No. of Bedrooms: Unknown Year Septic System Built: Unknown

Septage disposal location / date: 23 N. Quarantine SB 10-

System Components:

Septic tank with leach field or drywell unknown Septic Tank With Seepage Pit (Hollow) Cesspool Other
Estimated capacity of septic tank or cesspool: 1000 gal. No. of compartments: 2 Amount pumped: 1100 gal.
No. of Access Lids: 2 Depth to Access Lids: 0 Diameter of Access Lids: 6" PVC Pipe

Construction of septic tank or cesspool:

Rectangular Round Other
 Concrete Fiberglass Plastic Brick Other _____

Condition of tank:	No	Yes		No	Yes
Tank deteriorated	<input type="checkbox"/>	<input type="checkbox"/>	Inlet tee present	<input type="checkbox"/>	<input type="checkbox"/>
Baffle wall deteriorated	<input type="checkbox"/>	<input type="checkbox"/>	Outlet tee present	<input type="checkbox"/>	<input type="checkbox"/>
Lids are deteriorated	<input type="checkbox"/>	<input type="checkbox"/>	House lateral open	<input type="checkbox"/>	<input type="checkbox"/>
Heavy grease build-up	<input type="checkbox"/>	<input type="checkbox"/>	Needs pumping	<input type="checkbox"/>	<input type="checkbox"/>

Minimum concrete thickness of tank top, measured at lids: _____ Method of Measurement: _____

Prior to pumping, was effluent level above outflow tee? No Yes (may indicate failing system)

Signs of surfacing effluent? No Yes, location: _____

Any signs of past drainage problems? No Yes

Maintenance Performed: _____

System appears to be functioning satisfactorily? No Yes

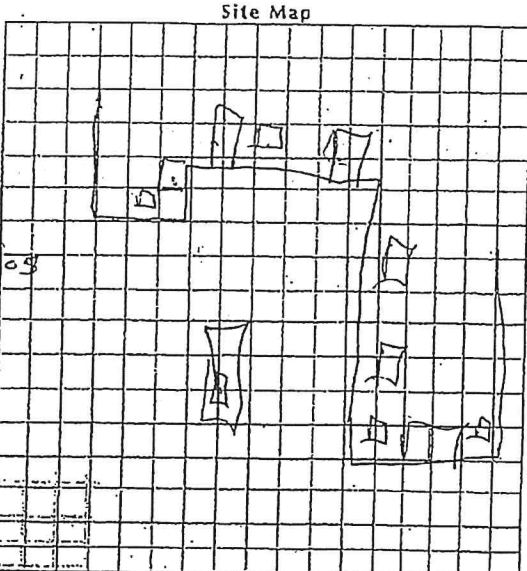
Repairs / upgrade required? (see reverse side) No Yes

- RTC-1
- NO.D-1 6" PVC access
- unavailable to check condition

Comments / Recommendations: _____

Did a Qualified Inspector personally inspect system? No Yes

(Complete or Stamp)
Company: LEE & NEAL/MARBORG INDUSTRIES
Registration/Contractor's License No.: 4244



The useful life of any septic system is determined by numerous factors including, but not limited to, soil characteristics, water usage and proper maintenance. This inspection report is based on observations by the inspector and information provided by the system owner. It is not a guarantee of system adequacy.

Signature of Qualified Inspector: DUTONIA D Date: 10-21-2022 Phone: _____

LAFCO 24-xx

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS AND
APPROVING THE 1330 SAN ANTONIO CREEK 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 December 1, 2023, the Executive Officer issued a Certificate of Filing for LAFCO application No, 23-03. The application proposes annexation of the property located in the unincorporated area of the County at 1330 San Antonio Creek Road 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:

“1330 San Antonio Creek 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 11th day of January, 2024 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