

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

May 5, 2022 (Agenda)

LAFCO 22-02: Via Maria Annexation to the Goleta Sanitary District
(Annexation No. 384).

PROPONENT: Property Owners, by Petition of Application.

ACREAGE &
LOCATION The proposed annexation includes 2.88± -acres (1.01 acres, 0.97 acres, and 0.95 acres located at 4525, 4538 & 4539 Via Maria, respectively) and is directly surrounded by residential uses on all sides. All parcels are located on Via Maria and northerly of Cathedral Oaks, easterly of Via Clarice cul-de-sac, easterly of San Antonio Creek Road, southerly of State Highway 154. All three properties are located within the unincorporated area of Santa Barbara County. (APN 153-234-002, 153-234-005, 153-234-006). (**Attachment A**).

PURPOSE: Annexation to the Goleta Sanitary District is to provide sanitary sewer services to three existing single-family residences and future accessory structures. The residences are currently utilizing septic system.

RECOMMENDATION:

That the Commission adopt the attached Resolution that will approve the Annexation of 4525, 4538 & 4539 Via Maria properties into the Goleta Sanitary District.

GENERAL ANALYSIS:

Description of Project

1. Land Use and Zoning - Present and Future:

Both properties are developed with single-family residences. The existing land use is residential. The landowners wish to connect to nearby Goleta Sanitary District's sewer main. The proposal is for continued residential uses.

No changes in land use will be facilitated by the proposed boundary change. The land use designations and zoning are residential under County (Single-Family Residential Res-1.0; Zoned 1-E-1).

2. Sphere of Influence:

All three parcels proposed for annexation are within the sphere of influence of the Goleta Sanitary District. The sphere of influence was last updated in 2016.

3. Environmental Justice:

Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

4. Topography, Natural Features and Drainage Basins

The annexation area is gentle to moderate slopes of 5-15%. The area is an urban residential area surrounded by existing residential development. The parcels slopes southwest toward San Antonio Creek. San Antonio Creek towards the west is a significant natural boundary that would affect the proposal.

5. Impact of Agricultural Resources

The annexation will have no impact on Agricultural Resources.

6. Population:

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

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

Sewer laterals and any necessary easements would connect all three properties to the main sewer line. The district has stated it has the capacity to serve both properties. Each property will receive the same level and range of service as other properties currently served by the district. The existing sewer line is easterly on San Antonio Creek Road and Via Maria at approximately 600 lineal feet. All other utilities are provided by the respective utility companies and no extension of services would be required.

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

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

The assessed value and tax rate for the properties will not be affected by this change. APN 153-234-005, 153-234-002, & 153-234-006 are presently within Tax Rate Area 066159. The assessed value of the parcel 153-234-005 is \$1,010,359 for the land and \$959,841 for improvements for a total of \$1,963,200. The assessed value of the parcel 153-234-002 is \$667,226 for the land and \$610,660 for improvements for a total of \$1,277,886. The assessed value of the parcel 153-234-006 is \$1,072,202 for the land and \$1,281,280 for improvements for a total of \$2,346,482 after exemptions. (Tax roll 2021-2022.)

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

9. Environmental Impact of the Proposal:

The proposal is categorically exempt from the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA") pursuant to CEQA Guidelines section 15303(d), Class 3 New Construction or Conversion of Small Structures and 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:

All three applicants, (landowners) 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 has approved a map and legal description sufficient for filing with the State Board of Equalization.

12. Applications; County Department Reportbacks.

The applicant's application for annexation of the Property was submitted on January 31, 2022. Pursuant to LAFCO's processing procedure, LAFCO requested "Reportbacks" from interested County Departments. Reportback's were received from the Surveyor, Auditor Controller, Fire Department, Planning & Development, Public Works, and the Assessor on March 1, 2022.

Public Noticing:

The Cortese-Knox-Hertzberg Act governs notification requirements regarding annexation with one-hundred percent consent from the property owners and support from the jurisdiction. The

proponents have submitted a letter requesting waiving the noticing requirements under CKH 56662. Notice has been sent to the proponents, District and affected agencies. The documents are also available at the Santa Barbara LAFCO website, www.sblafco.org. The noticing requirements of the CKH Act and CEQA has been met.

Conclusion:

The area proposed for annexation, 4525, 4538 & 4539 Via Maria, respectively properties owned by Matthew and Rebecca Pifer, Blair Douglas, and Patrick and Meghan Floods to the Goleta Sanitary District represents a reasonable and logical expansion of the district. The area proposed for annexation is within the district's sphere of influence.

The sites are located in an area that allows the district to best provide sewer services in the future. The district serves the areas to the north and west of the parcels. District infrastructure (wastewater pipes) is located within a reasonable distance in the area at intersection of San Antonio Creek and Via Maria. The sites are already served by the Goleta Water District for water.

ALTERNATIVES FOR COMMISSION ACTION

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

OPTION 1 – APPROVE the annexation as submitted.

- A. Find the proposal to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15303(d), Class 3 New Construction or Conversion of Small Structures and 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:

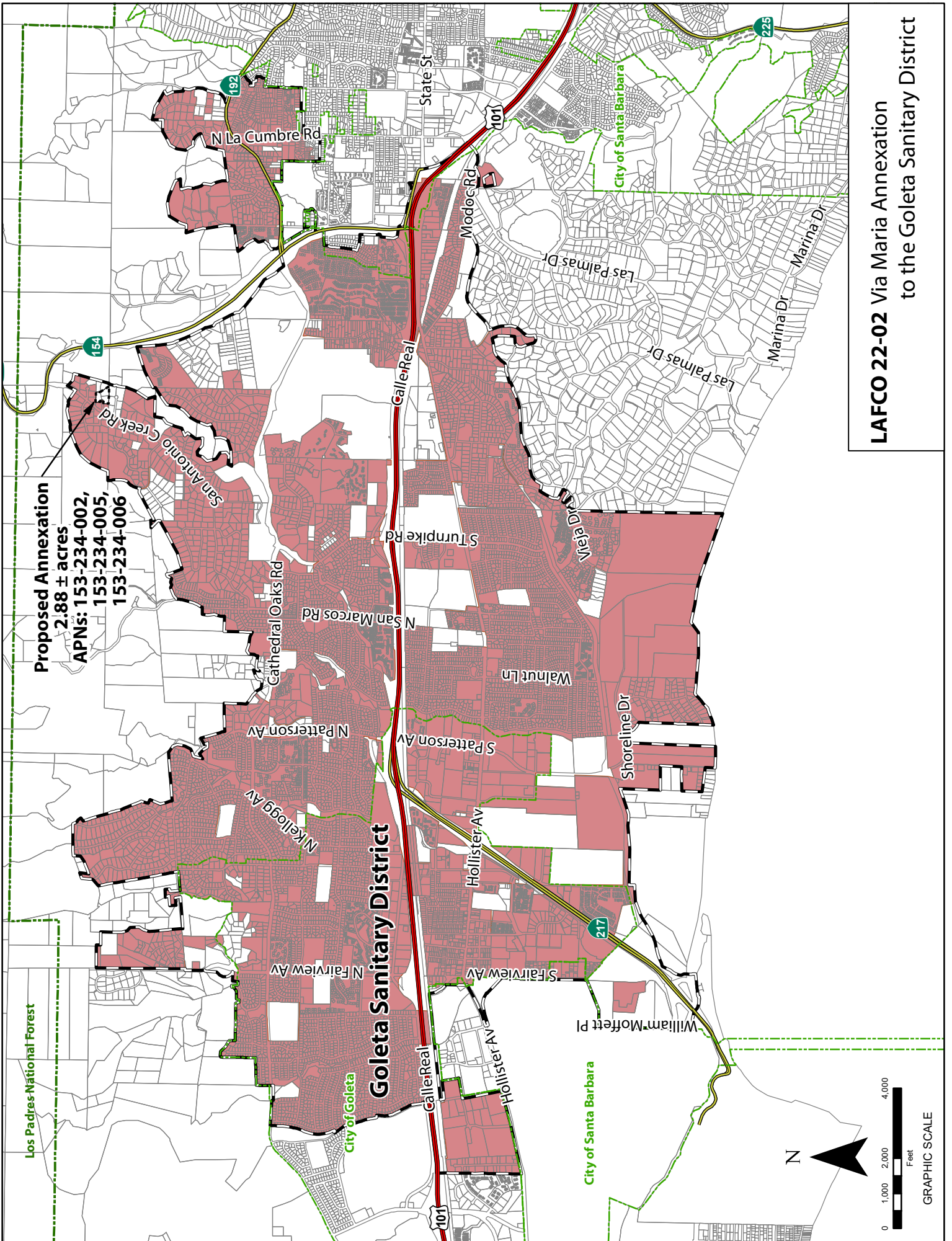
Approve **OPTION 1**.



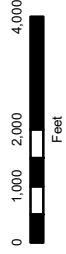
Mike Prater
Executive Officer
LOCAL AGENCY FORMATION COMMISSION

ATTACHMENTS

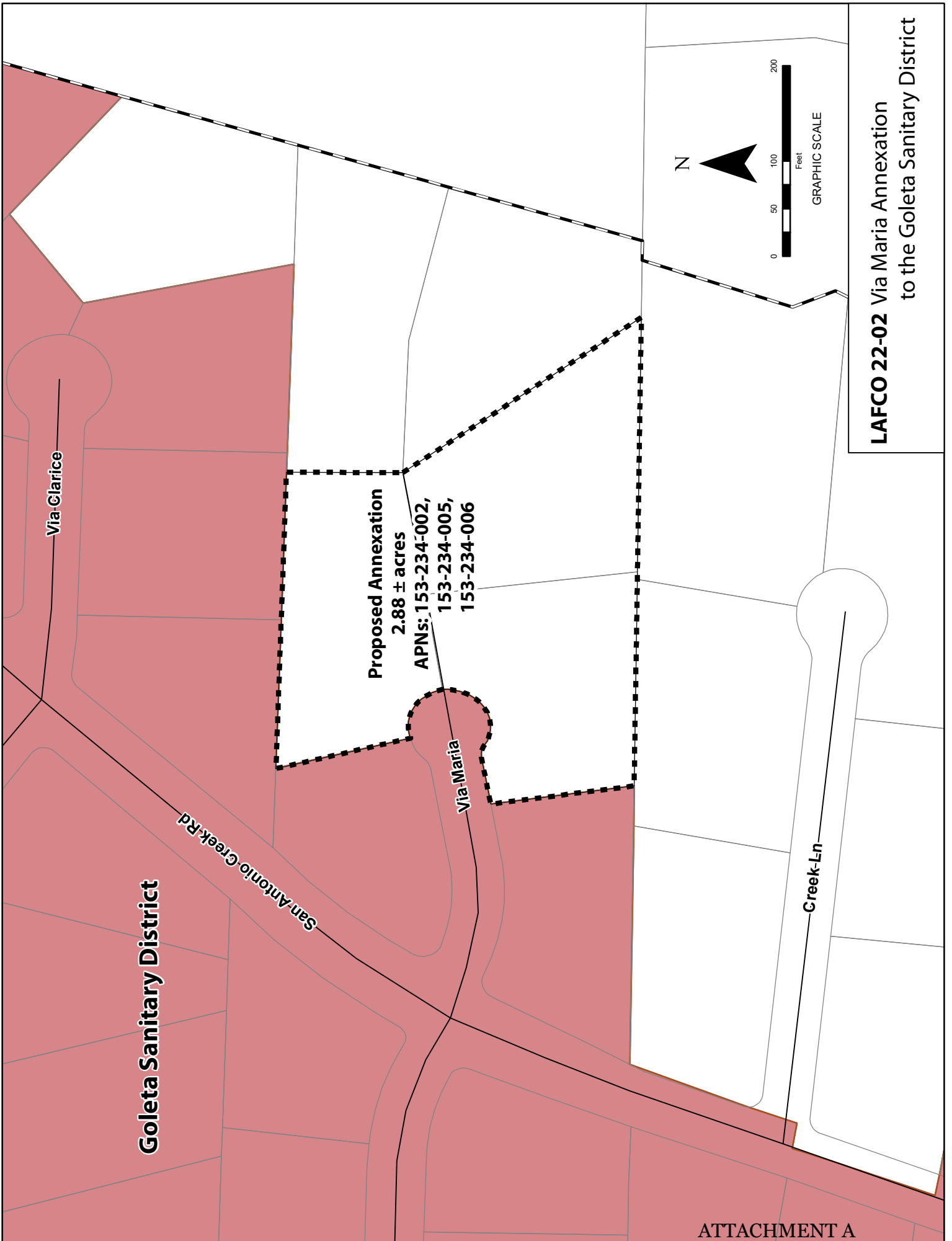
Attachment A	Maps of the Proposed Annexation
Attachment B	Petition, Application & Consent by Landowners
Attachment C	LAFCO Legislative Factors-Government Code Section 56668 (a-q)
Attachment D	CEQA Exemption Section 15303(d) & 15319(b)
Attachment E	Plan for Services
Attachment F	LAFCO Resolution Approving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



**LAFCO 22-02 Via Maria Annexation
 to the Goleta Sanitary District**



GRAPHIC SCALE



Via Clarice

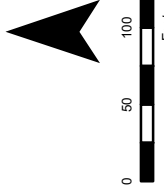
Goleta Sanitary District

San Antonio Creek Rd

Proposed Annexation
2.88 ± acres
APNs: 153-234-002,
153-234-005,
153-234-006

Via Maria

N



GRAPHIC SCALE

Creek Ln

LAFCO 22-02 Via Maria Annexation
to the Goleta Sanitary District

Januar 19, 2022

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

Subject: Proposed Annexation of 4525, 4538 and 4539 Via Maria properties into the Goleta Sanitary District

Dear Mr. Prater

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

Enclosed in support of this proposal are the following:

1. Petition of registered landowners initiating the change
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. Notice of Exemption
6. Processing fee payable to "Santa Barbara LAFCO" for \$2,000 (\$1,500 deposit + \$500 CEQA Exemption Fee.
7. Fee payable to County Surveyor for \$1,100

Written consent has been given to this annexation by all affected property owners and it is therefore requested that the Commission waive the protest hearing requirements.

If you have any questions regarding this proposal, please contact the undersigned.

Sincerely,

Brian Banks
(805) 637-4306
brian@banksplanning.com

Cover letter to LAFCO (12/9/15)
This form can be downloaded from www.sblafco.org

ATTACHMENT B

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

Via Maria 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 the properties at 4525, 4538 and 4539 Via Maria into 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: inhabited.

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

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

(Circle one)

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

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

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

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

N/A

(Name of public agency or agencies)

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

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

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

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

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

A. _____

B. _____

14. The reasons for this proposal are:

A. To allow the subject properties proposed for Annexation into the Goleta Sanitary District to connect to public sewer and allow future abandonment of existing septic systems.

B. _____

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

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

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

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

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

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

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

B. Provisions are requested for appointment of:

i. City/District Manager _____ Yes _____ No

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

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

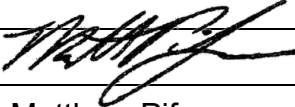
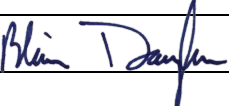

_____ 3 (Three) _____ 5 (Five)

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

19. How will the new district be financed? N/A

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

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

Name	Mailing Address
1. Dr. Matthew Pifer 	4525 Via Maria
Matthew Pifer	Santa Barbara, CA 93111
2. Blair Douglas 	4538 Via Maria
	Santa Barbara, CA 93111
3. Patrick Flood 	4539 Via Maria
	Santa Barbara, CA 93111

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):

Dr. Matthew Pifer

RESIDENCE ADDRESS OF CIRCULATOR:

4525 Via Maria, Santa Barbara, CA 93111

DATES ON WHICH ALL SIGNATURES TO THE PETITION WERE OBTAINED:

Starting date: _____

Ending date: _____

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

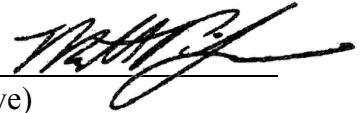
1. That the Circulator circulated the attached petition and witnessed the appended signatures being written;
2. That, according to the best information and belief of the Circulator, each signature is the genuine signature of the person whose name it purports to be;
3. That the Circulator shall certify 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.

1/12/2022

Date

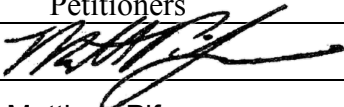
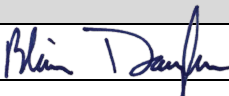

Dr. Matthew Pifer

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
1/12/2022	Sign: 	4525 Via Maria	
	Print: Dr. Matthew Pifer	Santa Barbara, CA 93111	
1/12/2022	Sign: 	4538 Via Maria	
	Print: Blair Douglas	Santa Barbara, CA 93111	
1/12/2022	Sign: 	4539 Via Maria	
	Print: Patrick Flood	Santa Barbara, CA 93111	
	Sign:		
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As a signer of this Petition, I hereby certify that I have read the content of the Petition and request that proceedings be taken for the proposal as provided by said Petition.

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

Date signed	Signature & printed name of Petitioners	Residential Address of Petitioners	Official Use Only
	Sign:		
	Print:		
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PLEASE SIGN NAME ON THE TOP LINE
PRINT NAME ON THE SECOND LINE

Date signed	Signature & printed name of Petitioners	Residential Address of Petitioners	Official Use Only
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SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

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

(Attach additional sheets as necessary)

1. Name of Application: **Via Maria Goleta Sanitary District Annexation**

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

The following properties are proposed to be annexed into the Goleta Sanitary District:

4525 Via Maria; APN 153-234-005; 1.01-acres

4538 Via Maria; APN 153-234-002; 0.97-acres

4539 Via Maria; APN 153-234-006; 0.95-acres

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

APN 153-234-005

APN 153-234-002

APN 153-234-006

4. Purpose of proposal: (Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.)

The proposal is for Annexation of the subject properties into the Goleta Sanitary District service area. The subject properties are already withing the Goleta Sanitary District Sphere of Influence.

5. Land Use and Zoning - Present and Future

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

The subject properties are all developed with existing single-family residences and permitted residential accessory structures and uses.

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

The proposed Annexation into the Goleta Sanitary District would not result in a change in land uses. The existing single-family zone district uses would remain the same.

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

The subject properties are all zoned 1-E-1 (single-family residential).

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

The proposed Annexation would not result in a change in zoning. The existing land uses are consistent with the 1-E-1 zone. The proposal to connect to public sewer and to allow abandonment of existing septic systems would conform to the current zoning.

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

N/A

F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements).

There are no pending zone change, land division or other entitlements for the the subject properties.

6. Describe the area surrounding the proposal

Using Table A, describe existing land uses, general plans and zoning designations for lands adjacent to and surrounding the proposal area. The application is incomplete without this table.

7. Conformity with Spheres of influence

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

Yes, the subject properties are within the existing sphere of influence of the Goleta Sanitary District.

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

8. Conformity with County and City General Plans

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

The proposal area's land use designation is RES-1.0 (Single-Family Residential, 1-acre minimum parcel size).

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, the subject properties are currently developed with legal structures and uses in conformance with the single-family residential land use and zoning designations. No change in land use or zoning designation is proposed or necessary to connect to public sewer.

9. Topography and Natural Features

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

The subject properties exhibit gentle to moderate slopes of 5-15%. The area is an urban residential area surrounded by existing residential development. The location of the proposed sewer line extension to serve the subject properties would be within the existing paved public road known as Via Maria, which exhibits slopes of less than 5%..

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

The general topography of the surrounding area exhibits gentle to moderate slopes of 5-15%. The sewer line extension would be within the flat and paved section of Via Maria.

10. Impact on Agriculture

A. Does the affected property currently produce a commercial agricultural commodity?

No. The affected properties are within an urban residential zone.

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. The affected properties are within an urban residential zone.

C. Is the affected property Prime Agricultural Land as defined in Government Code §56064?

No. The affected properties are within an urban residential zone.

D. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract?

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 properties are 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.

The proposal involves three existing single-family residences.

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

No new dwelling units could result from the proposal to connect to public sewer.

Single-family _____ Multi-family _____

14. Government Services and Controls – Plan for Providing Services (per §56653)

A. Describe the services to be extended to the affected territory by this proposal.

The proposal would allow for an extension of a public sewer line east from the intersection of San Antonio Creek Road, along Via Maria, to a terminating manhole at the cul-de-sac at the east end of Via Maria.

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

Extension of a public sewer line is the only propose range of service as a result of this proposal.

C. 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.

- D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal.

No other improvements or upgrading of facilities would be required other than the installation of the public sewer line extension along Via Maria.

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

The sewer extension construction costs and associated connection fees would be paid by the proposal applicants. Ongoing maintenance of the public sewer line extension would be the responsibility of the Goleta Sanitary District.

- F. 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 systems 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 attached Sewer Service Availability Letters from the Goleta Sanitary District for each property proposed for Annexation.

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.

The proposed extension of public sewer to serve the subject properties would not result in an increase in water use.

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

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

N/A

B. Will the proposal area be liable for payment of its share of this existing debt? _____
If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.)

N/A

C. Should the proposal area be included within any 'Division or Zone for debt repayment? __
If yes, please describe.

N/A

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

N/A

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 15303(d)

EIR _____ Negative Declaration _____ Mitigated ND _____

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

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

N/A

19. Boundaries

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

The proposed boundaries include those property owners who wish to connect to public sewer in place of existing private septic sewage disposal (septic systems). Ideally, the two subject properties to the east that are not currently participating in the Annexation could be included because the physical extension of the public sewer line could serve their residential properties in the future.

- 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. All contiguous land owned by the applicants would be included within the Annexation boundary.

20. Final Comments

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

There are no conditions that should be included or are necessary for LAFCO to approve the proposal. The provision of public sewer is a logical extension of public services that should have previously been established considering the majority of the surrounding urban residential area is currently served by public sewer.

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

The proposal to allow the existing developed residential properties to be served by the adjacent public sewer is an environmentally superior provision of sewage disposal in comparison to the existing septic systems.

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

N/A

21. Notices and Staff Reports

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

Name

Address

- A. **Dr. Matthew Pifer** **4252 Via Maria, Santa Barbara, CA 93111**
- B. **Blair Douglas** **4538 Via Maria, Santa Barbara, CA 93111**
- C. **Patrick Flood** **4539 Via Maria, Santa Barbara, CA 93111**

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

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Brian Banks, Agent for Pifer, Douglas and Flood	PO Box 50304 Santa Barbara, CA 93150	(805) 637-4306

Signature  Date 1/14/22

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:

ATTACHMENT C

LAFCO Proposal Review Factors - Government Code 56668

Via Maria Annexation to the Goleta Sanitary District File No. 22-02

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 Via Maria Annexation consist of APN 153-234-002 (4525 Via Maria - 1.01 acres), 153-234-005 (4538 Via Maria - 0.97 acres), and 153-234-006 (4539 Via Maria - 0.95 acres) zoned 1-E-1. The three parcels consist of existing single-family residences located within the unincorporated area of Santa Barbara County. All three parcels are directly surrounded by residential uses on all sides. The parcels are on Via Maria. The annexation area slopes southwest toward San Antonio Creek. San Antonio Creek towards the west is a significant natural boundary that would affect the proposal.

The existing land uses are residential. The parcels are developed with 4525 Via Maria a 3,353 square foot single-family residence, 4538 Via Maria a 2,593 square foot single-family residence, and 4539 Via Maria a 4,693 square foot single-family residence, respectively. All properties would abandon the existing septic system and connect to GSD main sewer line located approximately 600-feet from the parcels within San Antonio Creek Road. The proposal is for continued residential uses with potential for future accessory units. The land use designations and zoning are residential under County (Single-Family Residential Res 1.0; Zoned 1-E-1).

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

Growth is likely in this area whether it's in one of the partnership areas of the City or under the County. The District is prepared to provide treatment services and

has approved a 2020 Strategic Plan to deliver planned and well-organized growth.

Assessed Valuation: APN 153-234-005, 153-234-002, & 153-234-006 are presently within Tax Rate Area 066159. The assessed value of the parcel 153-234-005 is \$1,010,359 for the land and \$959,841 for improvements for a total of \$1,963,200. The assessed value of the parcel 153-234-002 is \$667,226 for the land and \$610,660 for improvements for a total of \$1,277,886. The assessed value of the parcel 153-234-006 is \$1,072,202 for the land and \$1,281,280 for improvements for a total of \$2,346,482 after exemptions. (Tax roll 2021-2022.) No property tax exchange is required with this annexation.

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

Response. The present cost and adequacy of services and controls for this property is the responsibility of the landowner under County for all three APNs for land use authority. The properties are currently served by a septic system. A new sewer lateral would connect the property to the main sewer line. The district has stated it has the capacity to serve the property. There are currently no moratoriums on new sewer connections. The property will receive the same level and range of service as other properties currently served by the district. The existing sewer line is westerly at the intersection of San Antonio Creek Road and Via Maria at approximately 600 lineal feet. The property is supplied water by Goleta Water District.

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

Response. The proposed action would allow the annexation and connection of a sewer extension and lateral into the district upon compliance with the terms and conditions of approval "Exhibit A" of the issued sewer service availability letters dated October 28, 2021, and November 3, 2021. The parcels would remain in County's unincorporated area and only be annexed within the Goleta Sanitary District's service area. No effects of this action would alter the existing social and economic interests.

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

Response. The County's Eastern Goleta Valley Community Plan 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" for the property 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 would be made contiguous to the district. The District provides wastewater treatment for the Goleta Valley as a regional treatment facility. No other competing agencies could provide sewer service.

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

there is an ability of the new agency to provide for and finance the needed new services.

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

Government Code Section 56377 states:

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

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

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

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

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

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

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

Response. The annexation boundary follows lines of assessment and would create a contiguous annexation. The parcels would remain in the incorporated and unincorporated territory no changes are proposed. The proposal was reviewed and approved by the County Surveyor's for legal description and map.

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

Response. The annexation of this residential apartment 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 Policies. The County's Land Use designation for the property is Res-1.0 and Zoned 1-E-1 Single Family Residential. No further zoning changes were required for the allowed uses under County regulations.

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

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

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

LAFCO Process. The Sphere recognizes that an area should receive services from a particular jurisdiction and the jurisdiction should plan to serve an area. The Sphere does not grant a jurisdiction the authority to serve a particular area. For the District to serve the area either an outside service agreement or an annexation would need to be approved by LAFCO. The landowner request for annexation to serve the site with wastewater and the District has issued an availability letter. These approvals are subject to the Cortese-Knox-Hertzberg Act

and local policies and procedures adopted by Santa Barbara LAFCO. LAFCO has discretion in making its decision regarding these actions. Annexation into the Goleta Sanitary District would include the following property; Assessor's Parcel Numbers 153-234-002, 153-234-005, 153-234-006.

Municipal Service Review. The Cortese-Knox-Hertzberg Act advises that a current Municipal Service Review (MSR) be used to analyze a Sphere of Influence. The CKH Act requires LAFCO to update the Spheres of Influence for all applicable jurisdictions in the County every five years or as necessary. The MSR is a study of the Agency's service capabilities and addresses seven factors described in Section 56430 of the CKH Act. LAFCO adopted a Sphere of Influence Update and Municipal Services Review (SOI/MSR) for the Goleta Sanitary District in 2016.

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

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

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

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

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

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

Response. The parcel will remain in the county continuing to contribute to the regional housing needs. Most homes within the Goleta Valley are priced well

above the average County resident income. The annexation would not affect any city or county progress towards achieving their share of the regional housing needs as established in the latest Regional Housing Needs Plan.

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

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

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

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

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

Response. Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

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

Response. The Via Maria Annexation site located at 4525, 4538 & 4539 Via Maria, respectively is as a moderate fire hazard zone; and low liquefaction or landslide risk as identified in the local hazard mitigation plan. Eastern Goleta Valley is located between the City of Santa Barbara and the City of Goleta. This area is largely suburban residential in character, providing a range of residential types. Southern California Edison (SCE) provides power to the Southern parts of the County. The entire county is subject to energy shortages.

NOTICE OF EXEMPTION

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

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

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

PROJECT TITLE: **LAFCO 22-02** Via Maria Annexation into Goleta Sanitary District

PROJECT LOCATION AND DESCRIPTION:

Project Location:

2.93 acres located at 4525, 4538, & 4539 Via Maria east of San Antonio Creek Road
(APNs 153-234-002, 153-234-005, 153-234-006)

Description of Nature, Purpose, and Beneficiaries of Project:

The Proposed Annexation and sewer service connection for three existing single-family residences and three future guesthouse, from the Goleta Sanitary District. The property is currently served by three separate on-site wastewater treatment systems.

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

Name of Person or Agency Carrying Out the Project:

Santa Barbara Local Agency Formation Commission

Reasons for Exemption. LAFCO's approval of the proposed annexation into the Goleta Sanitary District would be consistent with a Categorical Exemption Class 3 & 19(b). The listed exception under section 15300.2 for class 3 would not apply in this case since the new guesthouse is not located in a sensitive location, historic resource, or hazardous site. There will be future development of a new guesthouse approvals with no changes in land use.

Mike Prater, Executive Officer

June 2, 2022
Date

The "project" is to provide sewer services from the Goleta Sanitary District to the existing three residences and future new guesthouses at 4525, 4538, & 4539 Via Maria, in the unincorporated area of the County. A Categorical Exemption Class 3 New Construction or Conversion of Small Structures and 15319(b), Class 19 Annexations of individual small parcels for facilities exempted by Section 15303 would apply.

The Santa Barbara Local Agency Formation Commission will approve the above-referenced project on June 2, 2022 and has determined it to be exempt from further environmental review under the requirements of California Environmental Quality Act (CEQA) of 1970, as defined in the State and local Guidelines for the implementation of CEQA.

Exempt Status:

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

By: _____
Executive Officer

Date: _____



GOLETA SANITARY
Water Resource Recovery District

October 28, 2021

Board of Directors:

Matthew and Rebecca Pifer
4525 Via Maria
Santa Barbara, CA 93111

Jerry D. Smith
Board President

Steven T. Majoewsky

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

George W. Emerson

Sharon Rose

A.P.N. 153-234-005 at 4525 Via Maria, Santa Barbara, CA

Edward Fuller

Dear Mr. and Mrs. Pifer:

Steve D. Wagner, PE
General Manager
District Engineer

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

The subject property, as shown on the attached parcel map, is currently within the Goleta Sanitary District service area (sphere of influence) but is not annexed to the District. Based on the District's preliminary understanding from the information you provided, you propose to connect to the District's sewage collection facilities one existing Single-Family Residence with plans for the construction and connection of a guest house at a future date. Currently the existing parcel is being served by a septic system.

Please be advised that adequate sewage collection, treatment, and disposal capacity is currently available to serve the proposed project and that the District does not currently have a moratorium or similar restriction on new sewer connections. Subject to the terms specified in this letter, and upon satisfaction of the conditions set forth in the attached Exhibit "A", the District will issue a sewer connection permit and authorize the connection of the project to the District's sewer collection system. Although adequate sewer capacity is currently available to serve the project, issuing this letter does not guarantee sewer service by the District or reserve capacity for the project.

One William Moffett Place, Goleta CA 93117

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

ATTACHMENTS
www.goletasanitary.org

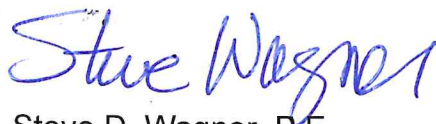
The District provides all new sewer service on a first-come, first-serve basis, as determined from the date on which the connection permit is issued. The District cannot predict the pace of future development in the community and cannot anticipate the demand for new sewer service. In addition, the District is unable to predict what new regulatory requirements might be imposed in the future by Federal, State and/or local agencies, or exactly what effects said requirements might have on the District's ability to accept any new connections.

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

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

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

Sincerely,



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

SDW: LA

Attachments
Exhibit A
Parcel Map
GSD General Construction Notes

cc: Luis Astorga, Goleta Sanitary District

EXHIBIT "A"
TERMS AND CONDITIONS

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

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

Santa Barbara LAFCO
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

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

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

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

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

Each property has to be separately connected to District facilities.

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

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

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

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

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

District Annexation Fees:

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

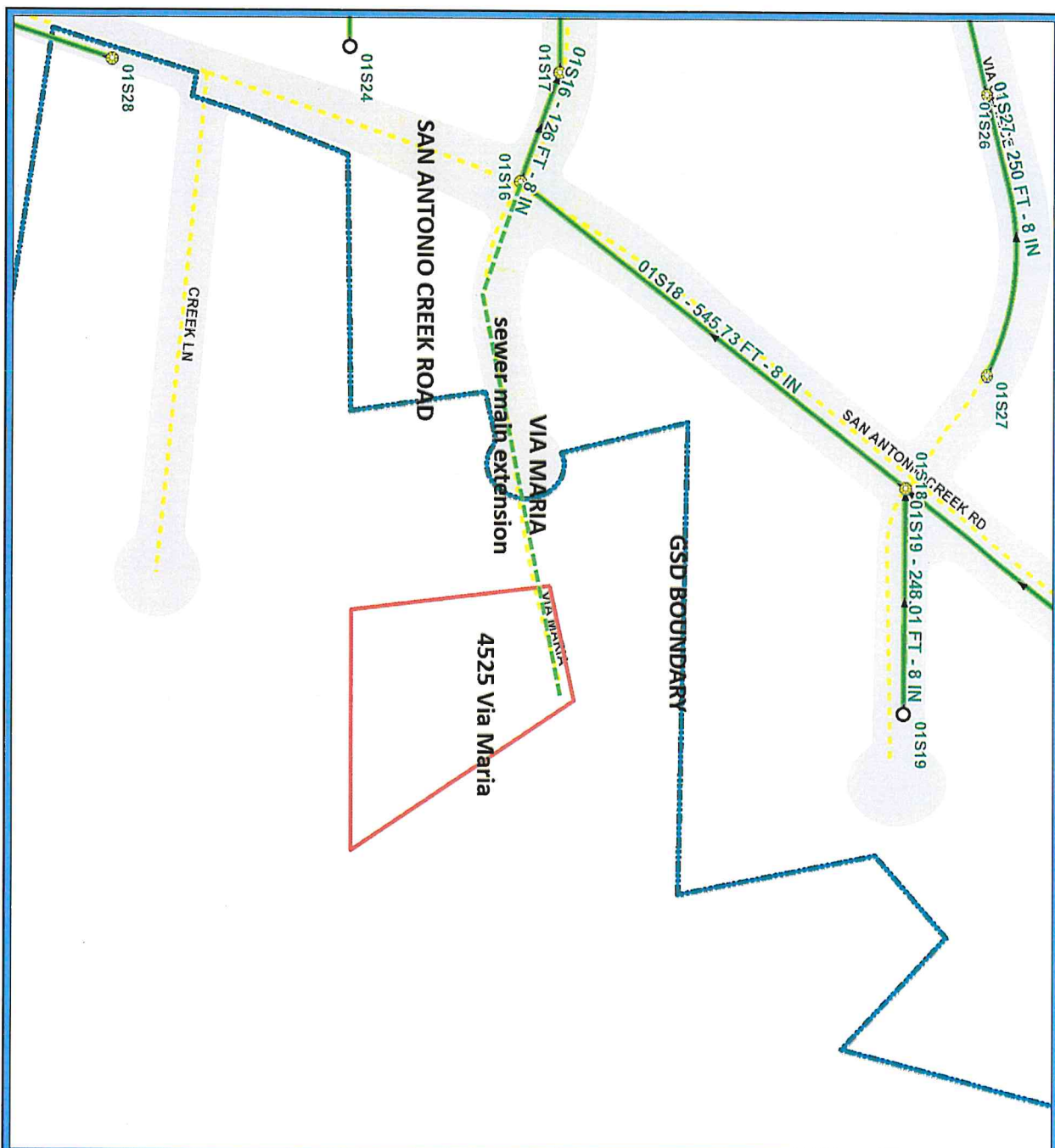
There are other fees associated with annexation from other agencies such as LAFCO, County of Santa Barbara and State Board of Equalization, please contact LAFCO for additional information.

Other District Fees:

Connection Fees:

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

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



GOLETA SANITARY
Water Resource Recovery District

Key to Features

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

THE MAP IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION. THE DISTRICT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE DISTRICT IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS MAP.



0 90
Feet

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

Compiled on 04/24/11
Revised by: jared@gsd.com

GOLETA SANITARY DISTRICT
GENERAL SEWER NOTES

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

6.8 CONSTRUCTION NOTES

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

GOLETA SANITARY DISTRICT SEWER CONSTRUCTION NOTES

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

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

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

6.9 RECORD DRAWINGS

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

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

END OF SECTION

Luis Astorga

From: Matthew Pifer, M.D. <mpifer18@gmail.com>
Sent: Monday, October 25, 2021 9:59 AM
To: Luis Astorga
Cc: Brian; Sbfloods@cox.net; Blair Douglas; drkenly@yahoo.com; lakenly@gmail.com; sgrgich@cox.net; Shamus O'Donnell; Steve Wagner
Subject: Re: Goleta Sanitary District -Confirmation of Sewer Service- 4519, 4520, 4525, 4538 and 4539 Via Maria

Thanks Luis

Here is my (Pifer's) statement as requested:

""I desire sewer service for 4525 Via Maria, Santa Barbara, CA 93111. A single family home with future ADU (guest house)""

Douglases, Kenlys, Floods, Grgich families please do the same and **"Reply All"** so I know who has completed it.

Thanks!

-Matthew Pifer, M.D.
www.matthewpifermd.com

On Mon, Oct 25, 2021 at 7:33 AM Luis Astorga <lastorga@goletasanitary.org> wrote:

Good morning Dr. Pifer,

I look forward to meeting on-site and if needed, here at the District office. I may not be able to meet today but I will be available most of this week.

I would like to ask each homeowner to individually request sewer service for their property. The request can be sent to me via email and just needs to include words to the effect of "I desire sewer service for ADDRESS, BRIEF DESCRIPTION OF WHAT IS CURRENTLY ON THE PROPERTY (SINGLE FAMILY RESIDENCE, GUEST HOUSE) and any plans to change/remodel or add another structure such as a guest house. Please feel free to call me at (805) 967-4519 x 106 if there are any questions.

Luis Astorga

Collection System Manager

lastorga@goletasanitary.org



Goleta Sanitary District



GOLETA SANITARY
Water Resource Recovery District

COPY

November 3, 2021

Board of Directors:

Jerry D. Smith
Board President

Blair Douglas
4538 Via Maria
Santa Barbara, CA 93111

Steven T. Majoewsky

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

George W. Emerson

Sharon Rose

A.P.N. 153-234-002 at 4538 Via Maria, Santa Barbara, CA

Edward Fuller

Dear Mr. Douglas:

Steve D. Wagner, PE
General Manager
District Engineer

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

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

Please be advised that adequate sewage collection, treatment, and disposal capacity is currently available to serve the proposed project and that the District does not currently have a moratorium or similar restriction on new sewer connections. Subject to the terms specified in this letter, and upon satisfaction of the conditions set forth in the attached Exhibit "A", the District will issue a sewer connection permit and authorize the connection of the project to the District's sewer collection system. Although adequate sewer capacity is currently available to serve the project, issuing this letter does not guarantee sewer service by the District or reserve capacity for the project.

One William Moffett Place, Goleta CA 93117

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

ATTACHMENT E
www.GoletaSanitary.org

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

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

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

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

Sincerely,



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

SDW: LA

Attachments
Exhibit A
Parcel Map
GSD General Construction Notes

cc: Luis Astorga, Goleta Sanitary District

EXHIBIT "A"
TERMS AND CONDITIONS

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

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

Santa Barbara LAFCO
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

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

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

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

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

Each property has to be separately connected to District facilities.

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

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

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

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

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

District Annexation Fees:

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

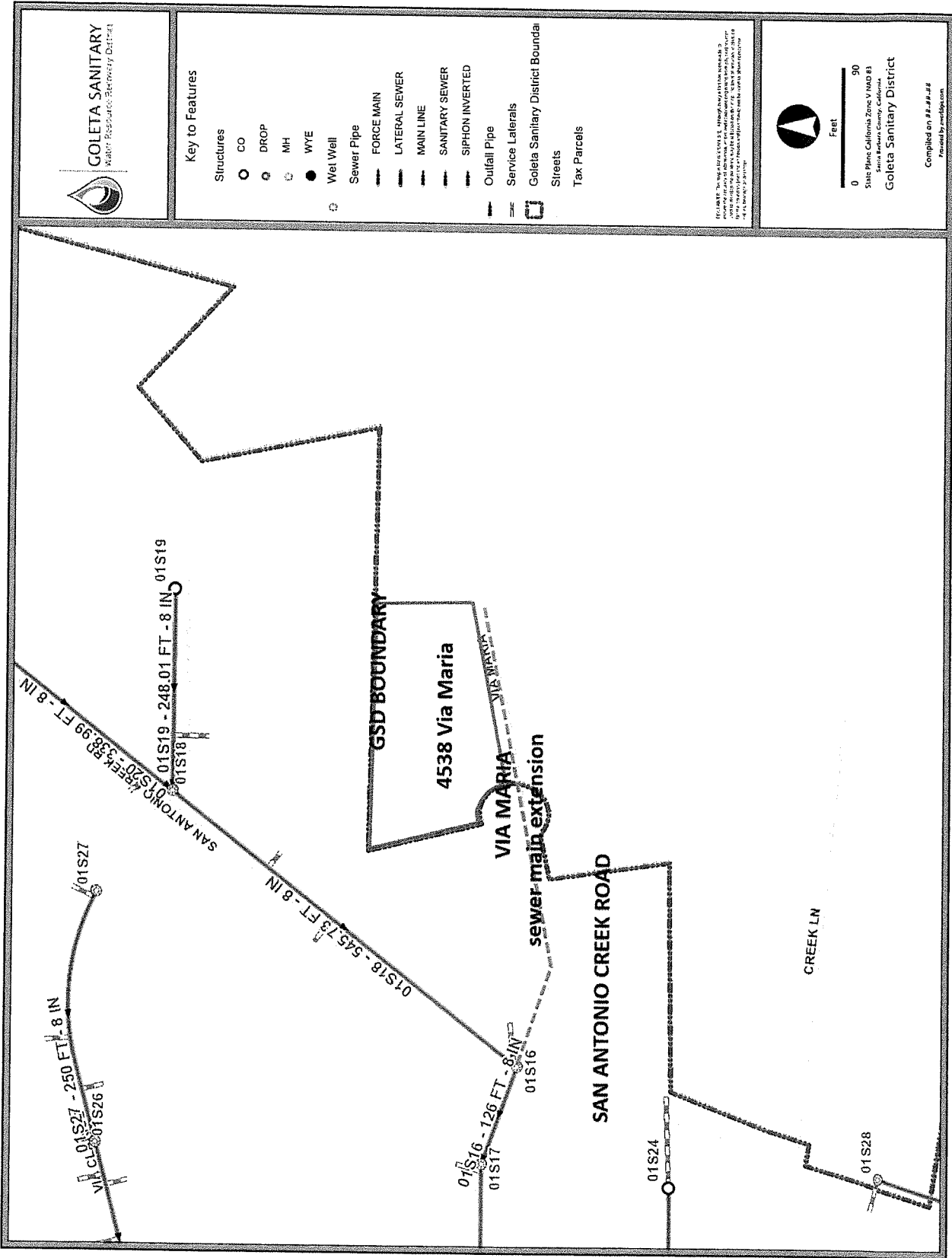
There are other fees associated with annexation from other agencies such as LAFCO, County of Santa Barbara and State Board of Equalization, please contact LAFCO for additional information.

Other District Fees:

Connection Fees:

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

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



Key to Features

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

0 90
Feet

State Plans California Zone V (MAD B)
Santa Barbara County, California
Goleta Sanitary District

Compiled on 02-29-20
Revised by: ewd@ps.com

GOLETA SANITARY DISTRICT, PUBLIC FACILITIES UTILITY DISTRICT, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES.

GOLETA SANITARY DISTRICT
GENERAL SEWER NOTES

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

6.8 CONSTRUCTION NOTES

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

GOLETA SANITARY DISTRICT SEWER CONSTRUCTION NOTES

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

Luis Astorga

From: Blair Douglas <blair.douglas@tierracontracting.com>
Sent: Tuesday, November 2, 2021 8:47 AM
To: Matthew Pifer, M.D.; Luis Astorga
Cc: Brian; Sbfloods@cox.net; drkenly@yahoo.com; lakenly@gmail.com; srggich@cox.net; Shamus O'Donnell; Steve Wagner
Subject: RE: Goleta Sanitary District -Confirmation of Sewer Service- 4519, 4520, 4525, 4538 and 4539 Via Maria

Good Morning Luis,

Here is our statement for the Douglas family requesting sewer service.

"I desire sewer service for 4538 Via Maria, Santa Barbara, CA 93111. A single family home with future ADU (guest house)"

Thank you,

Blair Douglas
President



Ph 805-964-8747
Fx 805-964-4438
TierraContracting.com

From: Matthew Pifer, M.D. <mpifer18@gmail.com>
Sent: Monday, October 25, 2021 9:59 AM
To: Luis Astorga <lastorga@goletasanitary.org>
Cc: Brian <brian@siemensplanning.com>; Sbfloods@cox.net; Blair Douglas <blair.douglas@tierracontracting.com>; drkenly@yahoo.com; lakenly@gmail.com; srggich@cox.net; Shamus O'Donnell <sodonnell@goletasanitary.org>; Steve Wagner <swagner@goletasanitary.org>
Subject: Re: Goleta Sanitary District -Confirmation of Sewer Service- 4519, 4520, 4525, 4538 and 4539 Via Maria

Thanks Luis

Here is my (Pifer's) statement as requested:

"I desire sewer service for 4525 Via Maria, Santa Barbara, CA 93111. A single family home with future ADU (guest house)"

Douglasses, Kenlys, Floods, Grgich families please do the same and **"Reply All"** so I know who has completed it.

Thanks!

-Matthew Pifer, M.D.

www.matthewpifermd.com



GOLETA SANITARY
Water Resource Recovery District

October 28, 2021

Board of Directors:

Patrick and Meghan Floods
4539 Via Maria
Santa Barbara, CA 93111

Jerry D. Smith
Board President

Steven T. Majoewsky

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

George W. Emerson

Sharon Rose

A.P.N. 153-234-006 at 4539 Via Maria, Santa Barbara, CA

Edward Fuller

Dear Mr. and Mrs. Floods:

Steve D. Wagner, PE
General Manager
District Engineer

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

The subject property, as shown on the attached parcel map, is currently within the Goleta Sanitary District service area (sphere of influence) but is not annexed to the District. Based on the District's preliminary understanding from the information you provided, you propose to connect to the District's sewage collection facilities one existing Single-Family Residence with plans for the construction and connection of a guest house at a future date. Currently the existing parcel is being served by a septic system.

Please be advised that adequate sewage collection, treatment, and disposal capacity is currently available to serve the proposed project and that the District does not currently have a moratorium or similar restriction on new sewer connections. Subject to the terms specified in this letter, and upon satisfaction of the conditions set forth in the attached Exhibit "A", the District will issue a sewer connection permit and authorize the connection of the project to the District's sewer collection system. Although adequate sewer capacity is currently available to serve the project, issuing this letter does not guarantee sewer service by the District or reserve capacity for the project.

One William Moffett Place, Goleta CA 93117

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

www.GoletaSanitary.org

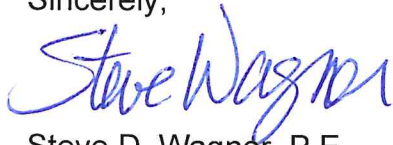
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This letter does not constitute a sewer connection permit for the proposed project, but sets forth the terms on which a connection permit is issued. By providing this letter, the responsibility or liability for sewer service or matters pertaining to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

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

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

Sincerely,



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

SDW: LA

Attachments
Exhibit A
Parcel Map
GSD General Construction Notes

cc: Luis Astorga, Goleta Sanitary District

EXHIBIT "A"
TERMS AND CONDITIONS

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

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

Santa Barbara LAFCO
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

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

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

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

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

Each property has to be separately connected to District facilities.

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

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

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

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

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

District Annexation Fees:

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

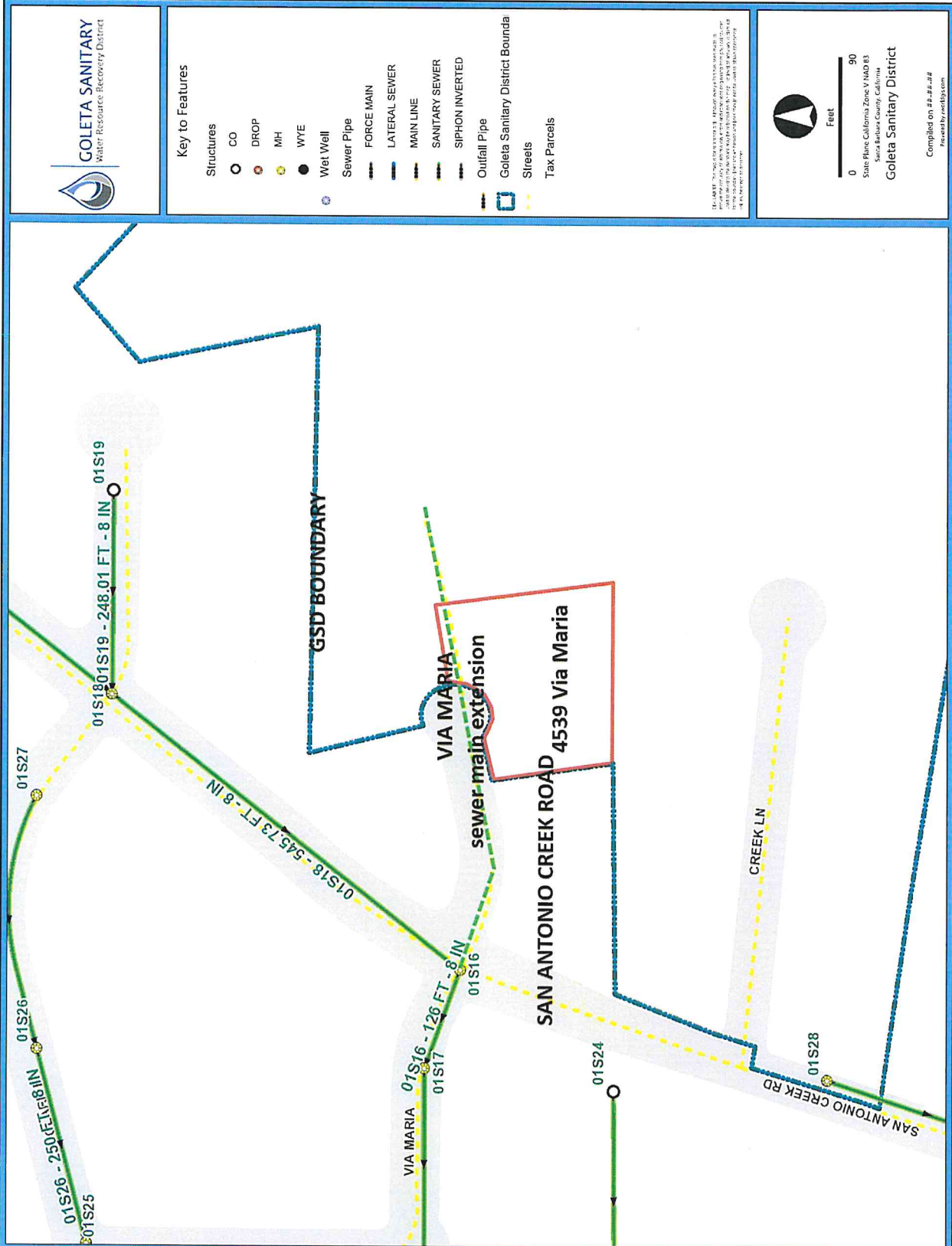
There are other fees associated with annexation from other agencies such as LAFCO, County of Santa Barbara and State Board of Equalization, please contact LAFCO for additional information.

Other District Fees:

Connection Fees:

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

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



GOLETA SANITARY DISTRICT
GENERAL SEWER NOTES

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

6.8 CONSTRUCTION NOTES

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

GOLETA SANITARY DISTRICT **SEWER CONSTRUCTION NOTES**

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

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

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

6.9 RECORD DRAWINGS

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

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

END OF SECTION

Luis Astorga

From: Patrick & Meghan Flood <sbffloods@cox.net>
Sent: Monday, October 25, 2021 8:02 AM
To: Luis Astorga
Cc: Meghan
Subject: 4539 VM, The Floods- Goleta Sanitary District -Confirmation of Sewer Service- 4519, 4520, 4525, 4538 and 4539 Via Maria

We would like to connect to sewer service at 4539 Via Maria for our 4700 square foot SFR. We plan on doing a remodel in the next 3 years but will maintain our 4 bathrooms in the main house and not change the footprint. At that time, we will consider a small guest house, probably less than 1200sq. ft., that would most likely have 1 bathroom.

Patrick & Meghan Flood

On Oct 25, 2021, at 7:33 AM, Luis Astorga <lastorga@goletasanitary.org> wrote:

Good morning Dr. Pifer,

I look forward to meeting on-site and if needed, here at the District office. I may not be able to meet today but I will be available most of this week.

I would like to ask each homeowner to individually request sewer service for their property. The request can be sent to me via email and just needs to include words to the effect of "I desire sewer service for ADDRESS, BRIEF DESCRIPTION OF WHAT IS CURRENTLY ON THE PROPERTY (SINGLE FAMILY RESIDENCE, GUEST HOUSE) and any plans to change/remodel or add another structure such as a guest house. Please feel free to call me at (805) 967-4519 x 106 if there are any questions.

Luis Astorga

Collection System Manager
lastorga@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.

From: Matthew Pifer, M.D. <mpifer18@gmail.com>

Sent: Saturday, October 23, 2021 9:16 AM

To: Brian <brian@siemensplanning.com>

Cc: Luis Astorga <lastorga@goletasanitary.org>; Sbffloods@cox.net; Blair Douglas <blair.douglas@tierracontracting.com>; drkenly@yahoo.com; lakenly@gmail.com; srggich@cox.net; Shamus O'Donnell <sodonnell@goletasanitary.org>; Steve Wagner <swagner@goletasanitary.org>

Subject: Re: Goleta Sanitary District -Confirmation of Sewer Service- 4519, 4520, 4525, 4538 and 4539 Via Maria

Thanks Luis and Brian, a lot of great info.

LAFCO 22-xx

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE 4525, 4538 &
4539 VIA MARIA 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 May 13, 2022, the Executive Officer issued a Certificate of Filing for LAFCO application No, 22-02. The application proposes annexation of the property known as the Via Maria to the Goleta Sanitary District (Annexation No. 384); and

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

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

WHEREAS, the Commission determined that the environmental review documentation meets the requirements of the California Environmental Quality Act, Public Resources Code section 21000 et seq., (CEQA); and

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

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

- (1) The proposal has been reviewed and is found to be Categorically Exempt from CEQA pursuant to CEQA Guidelines section 15303(d), Class 3 New Construction or Conversion of Small Structures and 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 proposal is found to be within the Goleta Sanitary District's sphere of influence;
- (4) The subject proposal is assigned the distinctive short-form designation:

Via Maria Annexation;
- (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) Said territory is found to be uninhabited;
- (7) All affected landowners have given written consent to the annexation and the annexing agency has consented to waive conducting authority proceedings.
- (8) The conducting authority proceedings are waived and staff is directed to complete the proceedings, subject to compliance with all conditions of this Resolution;
- (9) The boundaries of the affected territory are found to be definite and certain as set forth in Exhibits A and B, attached hereto and made a part hereof.
- (10) All subsequent proceedings in connection with this annexation shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.
- (11) The annexation shall become final upon the recordation of the Certificate of Completion.

This resolution is hereby adopted this 2nd day of June, 2022 in Santa Barbara, California.

AYES:

NOES:

ABSTAIN:

Santa Barbara County Local Agency
Formation Commission

By: _____
Shane Stark, Chair

Date: _____

ATTEST:

Natasha Carbajal, Clerk
Santa Barbara County
Local Agency Formation Commission

EXHIBIT "A"

Via Maria Annexation
To the Goleta Sanitary District
LAFCO 22-02


Lots 2, 5 & 6 in Tract 10,128 in the County of Santa Barbara, State of California, as per Map recorded in Book 54, Pages 16 and 17 of Maps, in the Office of the County Recorder of said County, more particularly described as follows:

Beginning at a Southeasterly Corner of Annexation No. 232 being the San Antonio Creek Rd #2 Annexation to the Goleta Sanitary District per LAFCO Resolution No. 80-569 Recorded 01-13-1981 as Instrument No. 81-1574 of Official Records, said corner also being the Southwesterly corner of said Lot 6 per above referenced Tract Map;

- Thence 1st along the Westerly line of said Lot 6 and the Easterly boundary of Annexation No. 232, North 13°30'10" West 144.02 feet to the Northwest corner of said Lot 6 and a point on the Right-of-Way of Via Maria (54 feet wide);
- Thence 2nd along the Northerly line of said Lot 6 and said Easterly boundary of Annexation No. 232, and the Right-of-Way of said Via Maria North 76°50'04" East 44.81 feet to the beginning of a curve concave Southerly whose radial center bears South 13°09'56" East 30.00 feet;
- Thence 3rd continuing Easterly along said Lot 6 Northerly line, said Easterly boundary of Annexation No. 232, and said curve of said Right-of-Way, through a central angle of 35°29'00", a length of 18.58 feet to the beginning of a reverse curve concave Westerly;
- Thence 4th continuing Easterly and Northerly along said reverse curve of said Right-of-Way, along said Northerly line of Lot 6 and the Westerly line of said Lot 2 and said Easterly boundary of Annexation No. 232, through a central angle of 216°11'36", a length of 150.93 feet;
- Thence 5th leaving said Right-of-Way of Via Maria along the Westerly line of said Lot 2 and the Easterly boundary of said Annexation No. 232, North 13°52'32" West 142.34 feet to the Northwest corner of said Lot 2 and the Northeast corner of said Annexation No. 232;
- Thence 6th along the Northerly line of said Lot 2 as shown on said Tract map and the Southerly boundaries of Annexation No. 244 being the Morin Annexation to the Goleta Sanitary District per LAFCO Resolution No. 82-627 Recorded 12-07-1982 as Instrument No. 82-51325 of Official Records and Annexation No. 294 being the Via Clarice II Annexation to the Goleta Sanitary District per LAFCO Resolution No. 91-813 Recorded 03-15-1991 as Instrument No. 91-015437 of Official Records, South 89°41'46" East 309.89 feet to the Northeast corner of said Lot 2;
- Thence 7th leaving said Annexation No. 294, along the Easterly line of said Lot 2, South 00°18'14" West 122.00 feet to the Southeasterly corner of said Lot 2 and Northeasterly corner of Lot 5 on said Tract map;
- Thence 8th along the Easterly line of said Lot 5, South 34°18'07" East 288.76 feet to the Southeasterly corner of said Lot 5;
- Thence 9th along the Southerly lines of said Lot 5 and said Lot 6 South 89°55'24" West 471.66 feet to the **Point of Beginning.**

~ End of Description ~

The above-described area contains 2.88 Acres more or less

Prepared By:  04/19/2022
Barry J. Waters, P.L.S. 6419 Date

LICENSE EXPIRATION DATE: 12/31/2022



Approved as to Form and Survey Content

E. Tenell Matlovsky
Deputy for: 05/13/2022
Aleksandar Jevremovic, P.L.S. 8378 Date
County Surveyor
LICENSE EXPIRATION DATE: 12/31/2023

