

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

September 5, 2024 (Agenda)

LAFCO 24-01: 801 Poinsettia Way involving annexation to Goleta Sanitary District.

PROPONENT: Property Owners, by Petition of Application.

ACREAGE & LOCATION The proposed annexation includes 1.41-acres located at 801 Poinsettia Way and is located just outside and non-contiguous to the Goleta Sanitary District service boundary, westerly of State Highway 154, northerly from and including a full road variable width portion of Cathedral Oaks Rd, and northerly from Federal Highway 101. (APN 067-030-041). (**Attachment A.**).

PURPOSE: Annexation to the Goleta Sanitary District is to provide sanitary sewer services to an existing single-family residence and accessory dwelling unit (ADU). The residence is currently utilizing a septic system.

GENERAL ANALYSIS:

Description of Project

1. Land Use and Zoning - Present and Future:

The property includes one developed parcel located at 801 Poinsettia Way. The existing land use is residential. The landowners wish to connect to nearby Goleta Sanitary District's sewer main. The proposal is for continued residential use with a new proposed ADU.

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:

The parcel proposed for annexation is within the sphere of influence of the Goleta Sanitary District. The sphere of influence was last updated in 2023.

3. Environmental Justice:

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

4. Topography, Natural Features and Drainage Basins

The annexation area is level to gently rolling terrain to the east through which the sewer line extension would travel near Cathedral Oaks Road. The area is an urban residential area surrounded by existing residential development.

5. Impact of Agricultural Resources

The annexation will have no impact on Agricultural Resources.

6. Population:

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

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

The proposal will include construction of one private sanitary sewer connection laterally that will extend from the subject property (APN: 067-030-041) to Cathedral Oaks Road and will connect to the existing manhole of the Goleta Sanitary District sewer main. The sewer lateral will be a gravity line.

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

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

The assessed value and tax rate for the properties will not be affected by this change. APN 067-030-041 is presently within Tax Rate Area 066026. The assessed value of the parcel is \$725,086 for the land and \$548,962 for improvements for a total of \$1,274,048 after exemptions. (Tax roll 2023-2024.)

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

9. Environmental Impact of the Proposal:

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

10. Landowner and Annexing Agency Consent:

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

11. Boundaries, Lines of Assessment and Registered Voters:

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

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

12. Applications; County Department Reportbacks.

The applicant's application for annexation of the Property was submitted on June 6, 2024. 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 July 8, 2024.

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, 801 Poinsettia Way, owned by Tom Wahlquist 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 site is located in an area that allows the district to best provide sewer services in the future. The district serves the areas to the north, west, and south of the parcel. District infrastructure

(wastewater pipes) is located within a reasonable distance in the area Cathedral Oaks Road. The site is already served by the Goleta Water District for water.

ALTERNATIVES FOR COMMISSION ACTION

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

OPTION 1 – APPROVE the annexation as submitted.

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

OPTION 2 –DENY the proposal.

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

RECOMMENDED ACTION:

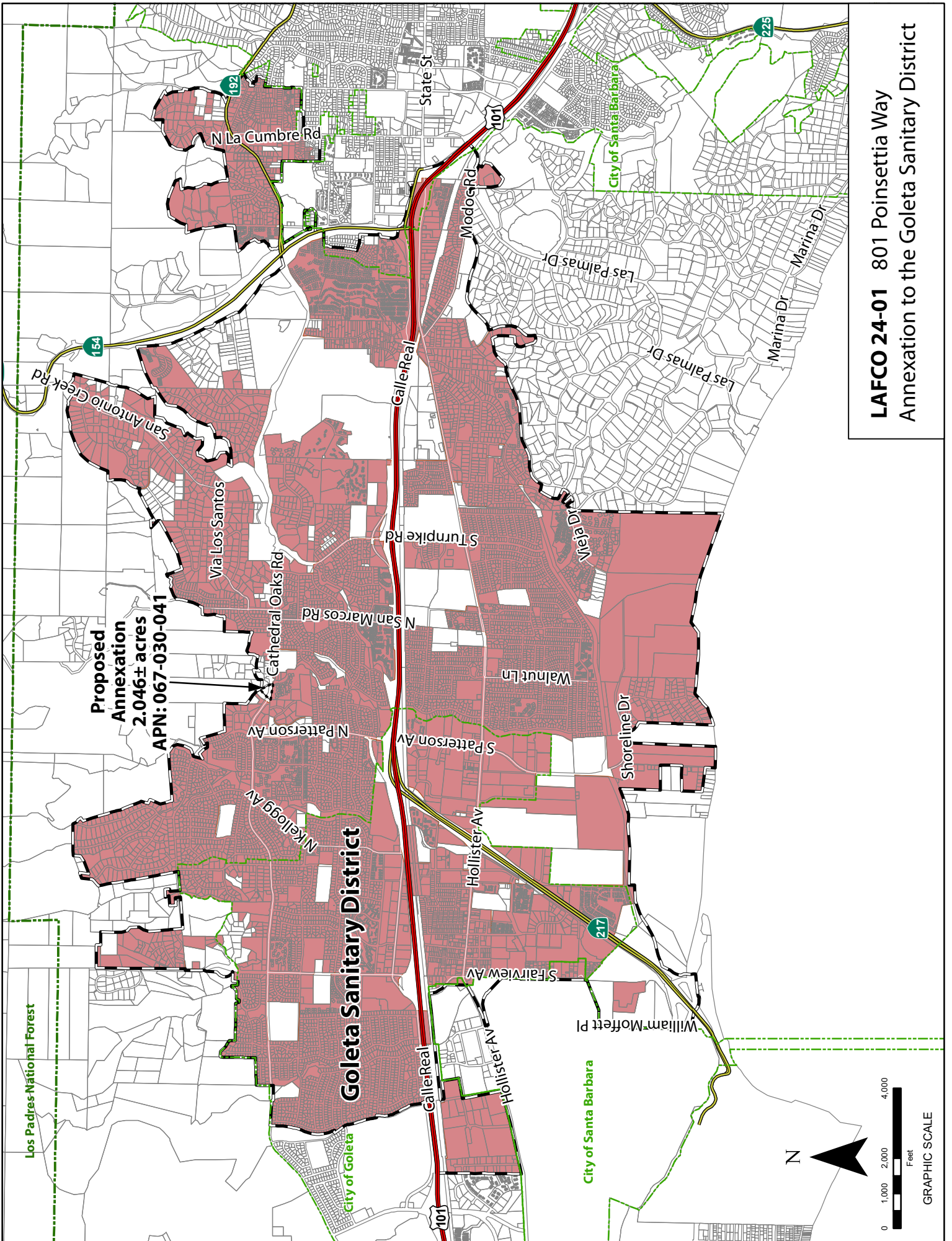
Approve **OPTION 1**.



Mike Prater
Executive Officer
LOCAL AGENCY FORMATION COMMISSION

ATTACHMENTS

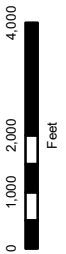
Attachment A	Maps of the Proposed Annexation
Attachment B	Petition, Application & Consent by Landowners
Attachment C	LAFCO Legislative Factors-Government Code Section 56668 (a-q)
Attachment D	CEQA Exemption Section 15301, 15303 & 15319(b)
Attachment E	Plan for Services
Attachment F	LAFCO Resolution Approving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



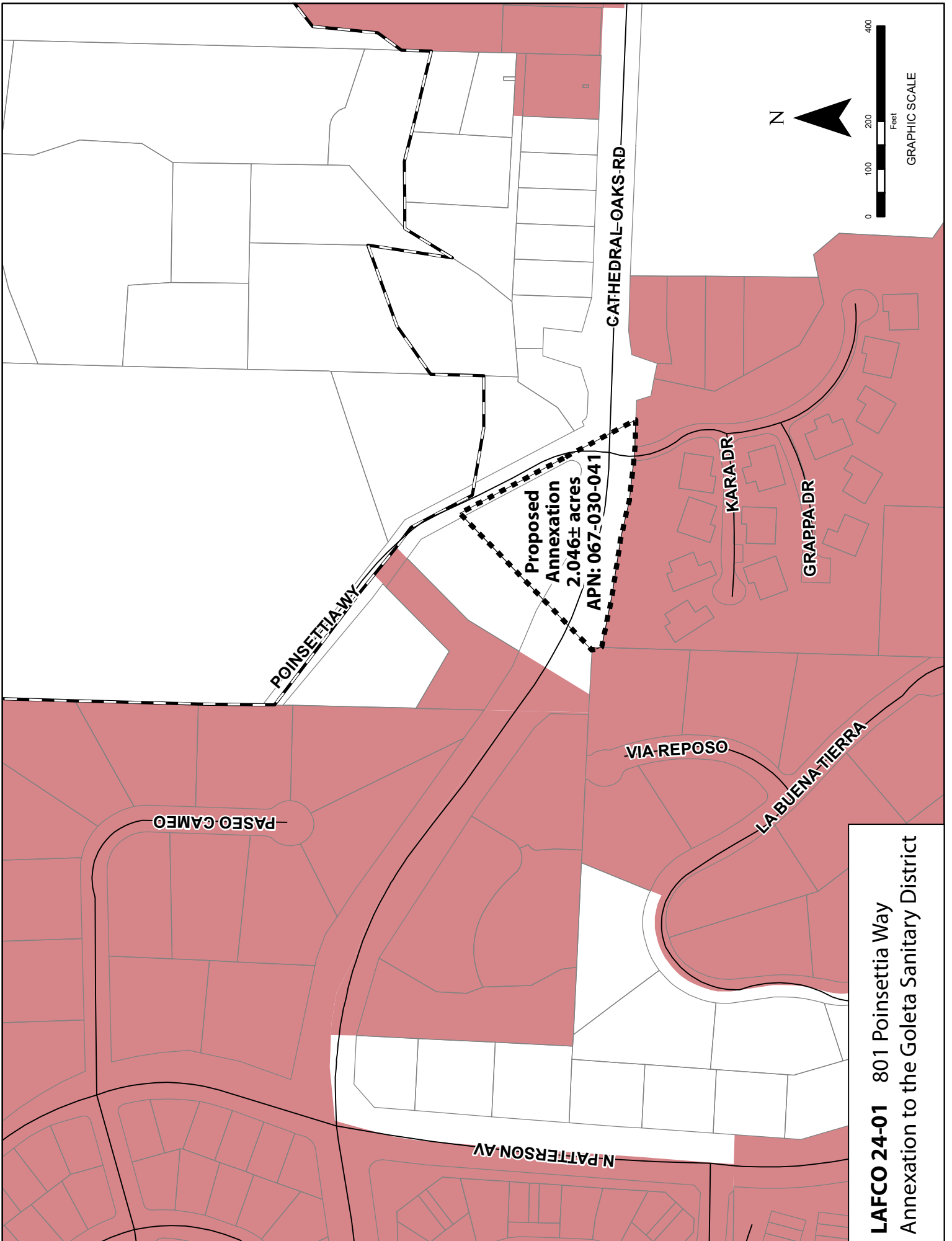
**Proposed
Annexation
2.046± acres
APN: 067-030-041**

Goleta Sanitary District

**LAFCO 24-01 801 Poinsettia Way
Annexation to the Goleta Sanitary District**



GRAPHIC SCALE



LAFCO 24-01 801 Poinsettia Way
Annexation to the Goleta Sanitary District

February 13, 2024

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

Subject: **Proposed**

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 landowners initiating the change.
2. Completed LAFCO Proposal Questionnaire
3. Assessor Parcel Map showing proposal area outlined in red ink.

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,



Tom Wahlquist
801 Poinsettia Way, SB CA 93111 - 805.452.9462

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
Proposed Annexation of A.P.N. 067-030-041 at 801 Poinsettia Way, Santa Barbara CA into Goleta
Sanitary District Sewer Service District

(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 A.P.N. 067-030-041 at 801 Poinsettia Way, Santa Barbara CA into Goleta Sanitary
District Sewer Service District

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

Santa Barbara, Goleta

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

n/a

5. The territory(ies) proposed for n/a

is/are: _____
(uninhabited (less than 12 people) or inhabited (12 or more people))

6. This proposal is ~~is not~~ within the sphere of influence of the affected city and/or district.
(Circle one)

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

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

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

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

(Name of public agency or agencies)

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

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

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

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

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

A. obtain a District sewer connection permit for the existing Single-Family Residence and the proposed ADU at this property

B.

14. The reasons for this proposal are:

A. We would like to take our house off the septic system and connect to Goleta Sanitary District's sewer line

B. The proposed ADU will need to connect to Goleta Sanitary District's Sewer Line

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

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

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

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

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

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

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

B. Provisions are requested for appointment of:

i. City/District Manager _____ Yes _____ No

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

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

_____ 3 (Three) _____ 5 (Five)

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

19. How will the new district be financed?

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

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

Name	Mailing Address
1. THOMAS WILLIAM WAALQUIST	801 POINSETTIA WAY Santa Barbara CA 93111
2.	
3.	

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

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

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

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

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

THOMAS WILLIAM WAALQUIST

RESIDENCE ADDRESS OF CIRCULATOR:

801 POINSETTIA WAY SANTA BARBARA CA 93111

DATES ON WHICH ALL SIGNATURES TO THE PETITION WERE OBTAINED:

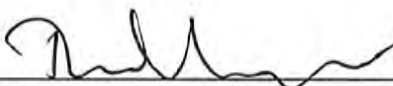
Starting date: 2/13/24

Ending date: 2/13/24

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

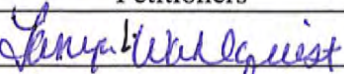
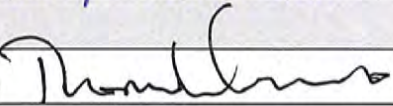
1. That the Circulator circulated the attached petition and witnessed the appended signatures being written;
2. That, according to the best information and belief of the Circulator, each signature is the genuine signature of the person whose name it purports to be;
3. That the Circulator shall certify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

2/17/24
Date


Name (as required above)

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

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

Date signed	Signature & printed name of Petitioners	Residential Address of Petitioners	Official Use Only
2/13/24	Sign: 	801 Poinsettia Way	
	Print: Tanya Wahlquist	Santa Barbara, Ca.	
2/13/24	Sign: 	801 Poinsettia Way	
	Print: Tom ^W WAHLQUIST	Santa Barbara CA 93111	
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

**Proposal Justification Questionnaire for Annexations,
Detachments and Reorganizations**
(Attach additional sheets as necessary)

1. **Name of Application:** (The name should match the title on the map and legal description; list all boundary changes that are part of the application)

A.P.N. 067-030-041 at 801 Poinsettia Way, Santa Barbara CA 93111

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

ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: A PORTION OF LOT 11 MARKED "HELEN HILL" IN CLASS OR DIVISION "B" OF THE RANCHO LA GOLETA, IN THE UNINCORPORATED AREA OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, PARTITIONED TO HELENA HILL, BY DECREE OF PROBATE COURT, OF SAID COUNTY ON FEBRUARY 1, 1868, IN THE MATTER OF THE ESTATE OF DANIEL A. HILL, DECEASED AS SHOWN ON THE MAP ACCOMPANYING THE COMMISSIONER'S REPORT IN SAID MATTER, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE TRACT OF LAND CONVEYED IN THE DEED TO G.L. BEAN AND LELA A. BEAN HIS WIFE, RECORDED OCTOBER 15, 1921, IN BOOK 193, PAGE 385, OF DEEDS RECORDS OF SAID COUNTY, SAID POINT BEING DESIGNATED AS POST NO. 24, AS SHOWN ON SAID MAP, AT THE SOUTHWEST CORNER OF SAID LOT ELEVEN (11), THENCE ALONG THE WEST LINE OF SAID BEAN TRACT, NORTH 1° 10' 00" EAST 237.04 FEET TO A 1-1/2 INCH SURVEY MONUMENT THENCE LEAVING THE WEST LINE OF SAID BEAN TRACT, SOUTH 54° 50' 30" EAST 103.92 FEET TO A 1-1/2 INCH SURVEY MONUMENT THENCE SOUTH 66° 31' 45" EAST 129.49 FEET TO A 1-1/2 INCH SURVEY PIPE MONUMENT, THENCE SOUTH 60° 04' 00" EAST 26.30 FEET TO A 1/2 INCH SURVEY PIPE AND THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED THENCE CONTINUING SOUTH 60° 04' 00" EAST 114.01 FEET TO A 1-1/2 INCH SURVEY MONUMENT THENCE SOUTH 82° 08' 30" EAST 171.72 FEET TO A 1-1/2 INCH SURVEY MONUMENT SET AT THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A DELTA OF 125° 50' 45" AND A RADIUS OF 20 FEET THENCE EASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE 43.93 FEET TO A 2 INCH SURVEY MONUMENT SET ON THE SOUTHWESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE RIGHT OF WAY GRANT TO THE COUNTY OF SANTA BARBARA, RECORDED MARCH 31, 1961 AS INSTRUMENT NO. 11057, IN BOOK 1837, PAGE 742 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, THENCE NORTH 62° 00' 45" EAST 10.00 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID BEAN TRACT, SAID POINT BEING ALSO THE NORTHEASTERLY LINE OF SAID RIGHT OF WAY IN POINSETTIA WAY (FORMERLY CATHEDRAL OAKS ROAD), A COUNTY ROAD OF VARIOUS WIDTHS, THENCE ALONG THE NORTHEASTERLY LINE OF SAID BEAN TRACT AND THE NORTHEASTERLY LINE OF SAID RIGHT OF WAY NORTH 27° 59' 15" WEST 250 FEET MORE OR LESS TO A POINT FROM WHICH

THE TRUE POINT OF BEGINNING BEARS SOUTH 45° 59' 50" WEST THENCE SOUTH 45° 59' 50" WEST 250 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING

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

A.P.N. 067-030-041

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 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. We're proposing to connect to the District's sewage collection facilities one existing Single-Family Residence and one proposed ADU. Currently the existing parcel is being served by a septic system.

5. Land Use and Zoning - Present and Future

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

Single family residence and one proposed ADU

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

n/a

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

1-E-1

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

We're not proposing any changes to the zoning. Proposed use conforms with the zoning.

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

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

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

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.

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

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

9. Topography and Natural Features

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

Private Residence adjacent to Cathedral Oaks with several oak, fruit, and pine trees

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

level to gently rolling terrain. No streams or lakes on site.

10. Impact on Agriculture

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

NO

B. Is the affected property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program?

NO

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

NO

D. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract?
NO

- 1) If “yes,” provide the contract number and the date the contract was executed.
- 2) If “yes”, has a notice of non-renewal be filed? If so, when?
- 3) If this proposal is an annexation to a city, provide a copy of any protest filed by the annexing city against the contract when it was approved.

11. Impact on Open Space

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

12. Relationship to Regional Housing Goals and Policies (City annexations only)

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

13. Population

A. Describe the number and type of existing dwelling units within the proposal area.
1

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

Single-family _____ 1 _____ Multi-family _____

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

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

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

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

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.

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

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

15. Ability of the annexing agency to provide services

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

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

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

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.

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

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

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

18. Environmental Impact of the Proposal

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

B. What type of environmental document has been prepared?

None, Categorically Exempt -- Class _____

EIR _____ Negative Declaration _____ Mitigated ND _____

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

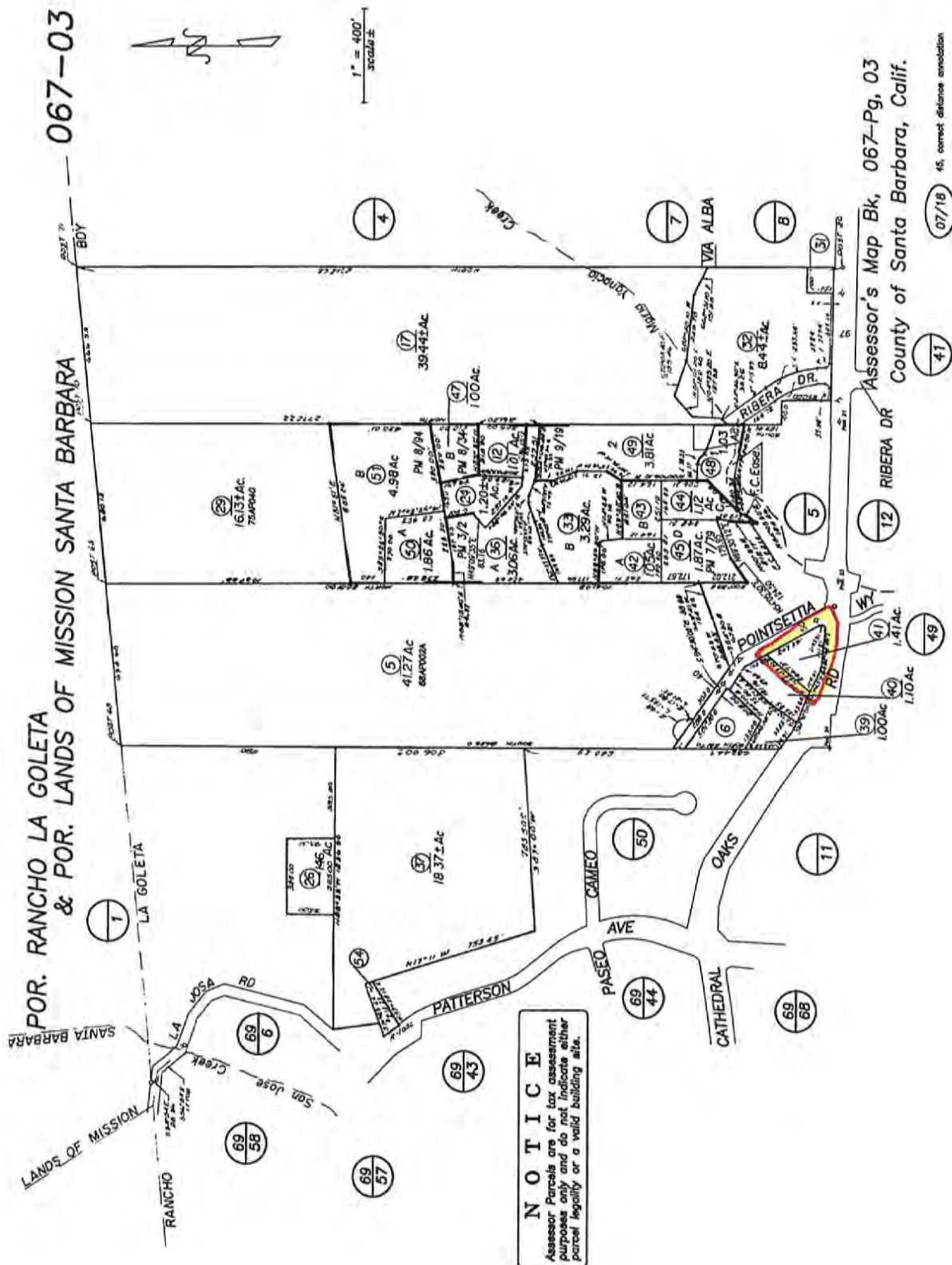
C. If an EIR has been prepared, attach the lead agency's resolution listing significant impacts anticipated from the project, mitigation measures adopted to reduce or avoid significant impacts and, if adopted, a "Statement of Overriding Considerations."

TABLE A

Information regarding the areas surrounding the proposal area

	Existing Land Use	General Plan Designation	Zoning Designation
East	Residential	Residential	R-1.0
West	Residential	Residential	R-1.0
North	Residential	Residential	R-1.0
South	Residential	Residential	R-1.0

Other comments or notations:



067-03

POR. RANCHO LA GOLETA & POR. LANDS OF MISSION SANTA BARBARA

NOTICE
 Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

Assessor's Map Bk. 067-Pg. 03
 County of Santa Barbara, Calif.

07/18 45, correct distance annotation

EXHIBIT "A"

LAFCO 24-0X
WC-24-1398 801 POINSETTIA WAY
ANNEXATION TO GOLETA SANITARY DISTRICT

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Santa Barbara, State of California, described as follows:

A PORTION OF LOT 11 MARKED "HELEN HILL" IN CLASS OR DIVISION "B" OF THE RANCHO LA GOLETA, PARTITIONED TO HELENA HILL, BY DECREE OF PROBATE COURT, OF SAID COUNTY ON FEBRUARY 1, 1868, IN THE MATTER OF THE ESTATE OF DANIEL A. HILL, DECEASED AS SHOWN ON THE MAP ACCOMPANYING THE COMMISSIONER'S REPORT IN SAID MATTER, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE TRACT OF LAND CONVEYED IN THE DEED TO G.L. BEAN AND LELA A. BEAN HIS WIFE, RECORDED OCTOBER 15, 1921, IN BOOK 193, PAGE 385, OF DEEDS RECORDS OF SAID COUNTY, SAID POINT BEING DESIGNATED AS POST NO. 24, AS SHOWN ON SAID MAP, AT THE SOUTHWEST CORNER OF SAID LOT ELEVEN (11), THENCE ALONG THE WEST LINE OF SAID BEAN TRACT, NORTH 1° 10' 00" EAST 237.04 FEET TO A 1-1/2 INCH SURVEY MONUMENT THENCE LEAVING THE WEST LINE OF SAID BEAN TRACT, SOUTH 54° 50' 30" EAST 103.92 FEET TO A 1-1/2 INCH SURVEY MONUMENT THENCE SOUTH 66° 31' 45" EAST 129.49 FEET TO A 1-1/2 INCH SURVEY PIPE MONUMENT, THENCE SOUTH 60° 04' 00" EAST 26.30 FEET TO A 1/2 INCH SURVEY PIPE AND THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

- Thence 1st along the Northwesterly line of that certain 1.41 Acre parcel of land shown on a Record of Survey recorded May 22, 1962 in Book 63, Page 57 of Records of Survey in the Office of said County Recorder, **North 45°59'50" East 251.21 feet**, more or less to a point on the Northeasterly line of said Bean Tract, said point also on the Southwesterly Right of Way line of Poinsettia Way (formerly Cathedral Oaks Road), a county road of various widths;
- Thence 2nd along said Northeasterly line of said Bean Tract and said Southwesterly Right of Way line of Poinsettia Way, **South 27°59'15" East 408.11 feet, more or less** to a point on the 20th course of Serena Annexation No. 250 LAFCO Resolution No. 83-AD-07 recorded October 3, 1983 as Inst. No. 83-0052914 of Official Records;
- Thence 3rd along said 20th of said Serena Annexation No. 250, North 89°38'13" West 102.14 feet to an angle point in the Northerly line of said Serena Annexation No. 250;
- Thence 4th along said Northerly line of said Serena Annexation No. 250 and along the 19th course of said Serena Annexation No. 250, North 83°39'01" West 238.90 feet to an angle point said Northerly line of said Serena Annexation No. 250;
- Thence 5th continuing along said Northerly line of said Serena Annexation No. 250 and along the 18th course of said Serena Annexation No. 250, North 79°18'11" West 110.46 feet to an angle point said Northerly line of said Serena Annexation No. 250;
- Thence 6th continuing along said Northerly line of said Serena Annexation No. 250 and along the 17th course of said Serena Annexation No. 250, North 54°33'24" **West 110.46 feet** to an angle point said Northerly line of said Serena Annexation No. 250;

Thence 7th continuing along said Northerly line of said Serena Annexation No. 250 and along the 16th course of said Serena Annexation No. 250, North 88°03'40" **West** 15.49 feet, more or less to the intersection of the said Northerly line of said Serena Annexation No. 250 with the Southwesterly extension of said Northwesterly line of that certain 1.41 Acre parcel of land shown on a Record of Survey recorded May 22, 1962 in Book 63, Page 57 of Records of Survey;

Thence 8th leaving said Northerly line of said Serena Annexation No. 250 and along said Southwesterly extension of said Northwesterly line of that certain 1.41 Acre parcel of land shown on a Record of Survey recorded May 22, 1962 in Book 63, Page 57 of Records of Survey, North 45°59'50" East 168.08 feet, more or less to the True Point of Beginning.

~ End of Description ~

The above-described area contains 89,113.6 Sq.Ft./2.046 Acres more or less

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

LICENSE EXPIRATION DATE: 12/31/2024

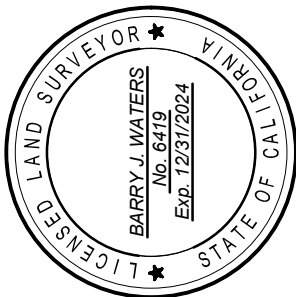
Approved as to Form and Survey Content

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

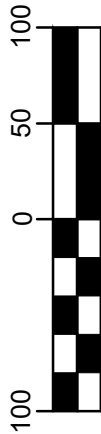
PREPARED BY:

BARRY J. WATERS, PLS 6419
 LIC. EXP. DATE: DECEMBER 31, 2024

DATE



GRAPHIC SCALE



1 inch = 100 ft.

APPROVED AS TO FORM AND SURVEY CONTENT.

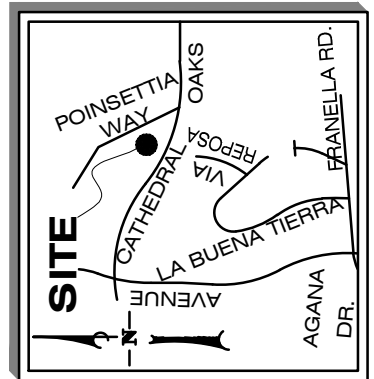
ALEKSANDAR JEVREMOVIC, LS 8378
 LICENSE EXPIRATION DATE

NOTES:

(R) = ANNEXATION No. 250, INST. No. 1983-0052914 OF O.R. DATED OCTOBER 03, 1983.

LEGEND:

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



VICINITY MAP
 NO SCALE

EXHIBIT "B"
LAFCO 23-03
801 POINSETTIA WAY
ANNEXATION TO GOLETA SANITARY DISTRICT
 ~ COUNTY OF SANTA BARBARA ~
 ~ STATE OF CALIFORNIA ~

~MAY 2024~

WATERS GARDENAS LAND SURVEYING, LLP
 5553 HOLLISTER AVE.-STS. 7&8 - GOLETA, CALIFORNIA 93117
 PHONE: (805) 967-4416

SCALE: 1" = 100'

WC W.O. #24-1398

801 Poinsettia Lane Annexation to Goleta Sanitary District ~ 801 Poinsettia

Description: EXHIBIT "B"

North: 8323.1622' East: 18131.7284'

Segment #1 : Line

Course: N88°03'40"W Length: 15.486'

North: 8323.6861' East: 18116.2513'

Segment #2 : Line

Course: N45°59'50"E Length: 168.076'

North: 8440.4474' East: 18237.1494'

Segment #3 : Line

Course: N45°59'50"E Length: 251.209'

North: 8614.9606' East: 18417.8455'

Segment #4 : Line

Course: S27°59'15"E Length: 408.108'

North: 8254.5808' East: 18609.3620'

Segment #5 : Line

Course: N89°38'13"W Length: 102.145'

North: 8255.2281' East: 18507.2191'

Segment #6 : Line

Course: N83°39'01"W Length: 238.900'

North: 8281.6496' East: 18269.7846'

Segment #7 : Line

Course: N79°18'11"W Length: 110.460'

North: 8302.1526' East: 18161.2441'

Segment #8 : Line

Course: N54°33'24"W Length: 36.230'

North: 8323.1623' East: 18131.7279'

Perimeter: 1330.614' Area: 89120.69 Sq. Ft.

Error Closure: 0.0005 Course: N78°43'05"W

Error North: 0.00009 East: -0.00047

Precision 1: 2661228.000

Date: April 4, 2024

(Application Name) Thomas Wahlquist

Environmental Questionnaire

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

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

Yes No

If yes, please attach a copy

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

Yes No

If yes, please explain: _____

Prime agricultural land:

Yes No

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

On adjacent properties? Yes No

Unincorporated? Yes No

Both? Yes No

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

Yes No

If yes, please explain: _____

5. Please describe the environmental setting of the site: The property is 1.41 acres with a primary residence, swimming pool, yard, and has oak, eucalyptus, and pine trees.

6. Terrain: Level to gently rolling (0-10%) - 75%

Slopes (10-30%) - 25%

Steep slopes (over 30%)

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

If yes, please describe: _____

8. Vegetation:

Has the natural vegetation already removed or altered?

Yes No

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

10. Have any endangered or threatened species been identified?

Yes No

If yes, please explain: _____

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 24-01** 801 Poinsettia Way Annexation into Goleta Sanitary District

PROJECT LOCATION AND DESCRIPTION:

Project Location:

1.41 acres located at 801 Poinsettia Way north of Cathedral Oaks Road
(APN 067-030-041)

Description of Nature, Purpose, and Beneficiaries of Project:

The Proposed Annexation and sewer service connection for an existing single-family residence (SFR) and Accessory Dwelling Unit (ADU), from the Goleta Sanitary District, by way of lateral connecting from the sewer main line within Cathedral Oaks Road. The property is currently served by a separate on-site wastewater treatment system.

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

Name of Person or Agency Carrying Out the Project:

Santa Barbara Local Agency Formation Commission

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



Mike Prater, Executive Officer

June 6, 2024
Date

ATTACHMENT B

The "project" is to provide sewer services from the Goleta Sanitary District to the existing residence and ADU at 801 Poinsettia Way, in the unincorporated area of the County. A Categorical Exemption Class 1, Existing Facilities, Class 3 New Construction or Conversion of Small Structures and Class 19 section 15319(b), Annexations of individual small parcels for facilities exempted by Section 15303 would apply.

The Santa Barbara Local Agency Formation Commission will approve the above-referenced project on September 5, 2024 and has determined it to be exempt from further environmental review under the requirements of California Environmental Quality Act (CEQA) of 1970, as defined in the State and local Guidelines for the implementation of CEQA.

Exempt Status:

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

By: _____
Executive Officer

Date: _____

COST ACCOUNTING AGREEMENT

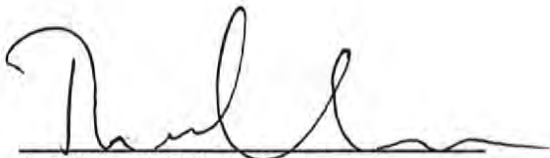
Applicant: Thomas Wahlquist
Mailing Address: 801 Poinsettia Way
Santa Barbara, CA 93111
Telephone: (805) 452-9462
Fax: (805) 569-9542
E-mail Address: tom@walpolecpa.com

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

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

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

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


Applicant's Signature

April 4, 2024
Date



The Office of Joseph E. Holland
 County Clerk, Recorder and Assessor
 Registrar of Voters

- Home
- Clerk-Recorder
- Assessor
- Elections
- Forms
- Data
- About
- Contact Us

Text size: [▲](#) [▲](#) [▲](#)

[Assessor](#) > [Parcel Details, Value Notice and Assessor Map LookUp](#) > [Search Result](#) > [Details](#)

Assessor Parcel Information Details

Disclaimer/Limitation of Liability

R&T 408.3(d) The Legislature finds and declares that information concerning property characteristics is maintained solely for assessment purposes and is not continuously updated by the assessor. Therefore, neither the county nor the assessor shall incur any liability for errors, omissions, or approximations with respect to property characteristics information provided by the assessor to any party pursuant to this section. Further, this subdivision shall not be construed to imply liability on the part of the county or the assessor for errors, omissions, or other defects in any other information or records provided by the assessor pursuant to the provisions of this part.

■ **Property Information**

Parcel Number:	067-030-041	<u>Value Notice</u>
Address:	801 POINSETTIA WAY SANTA BARBARA, CA 93111	
Transfer Date:	06/17/2016	
TRA:	066026	
Document #:		
Transfer Tax Amount:	\$1,204.50	

■ **Property Characteristics**

Use Description:	Single Family Residence
Jurisdiction:	County - Unincorporated
Acreage:	1.41
Primary Res SF:	2,009
Year Built:	1976
Bedrooms:	4
Bathrooms:	3
Fireplaces:	1
Guest SF:	
Garage:	706
Carport:	
Pool/Spa:	Both

[Assessor Map](#)

■ **2022 Assessed Values**

Land & Mineral Rights:	\$725,086
Improvements:	\$548,962
Personal Property:	\$0
Home Owner Exemption:	(\$0)
Other Exemption:	(\$0)
Net Assessed Value:	\$1,274,048

■ **Districts that Serve Property**

District Information [Property Tax Breakdown for Last Equalized Roll Year](#)

■ **Other**

District and Elected Official [Look up District and Elected Official](#)

Disclaimer/Limitation of Liability

R&T 408.3(d) The Legislature finds and declares that information concerning property characteristics is maintained solely for assessment purposes and is not continuously updated by the assessor. Therefore, neither the county nor the assessor shall incur any liability for errors, omissions, or approximations with respect to property characteristics information provided by the assessor to any party pursuant to this section. Further, this subdivision shall not be construed to imply liability on the part of the county or the assessor for errors, omissions, or other defects in any other information or records provided by the assessor pursuant to the provisions of this part.



JOSEPH E. HOLLAND
 County Clerk, Recorder and Assessor
 105 E. Anapamu St 2nd Floor
 Santa Barbara, CA 93101
 (805) 568-2550

511 E. Lakeside Parkway - Suite 115
 Santa Maria, CA 93455
 (805) 346-8310

SECURED PROPERTY NOTICE OF VALUES

Assessor Parcel Number: 067-030-041
 Situs Location: 801 Poinsettia Way
 Santa Barbara 93111

This notice reflects the value of your property upon which your 2022-23 property tax bill will be calculated. You will receive your regular tax bill from the County Tax Collector's Office in October 2022.

Under California property tax law, your taxes are based on the lesser of the market value of your property as of January 1, 2022 or its factored base year value. The market value reflects market conditions existing on January 1, 2022. The Proposition 13 Factored Base Year Value means the value at the time you purchased the property and any assessable new construction after the purchase, increased by the consumer price index (CPI) as allowed under Proposition 13. A base year value is usually set by a change in ownership or new construction. For those owners who have purchased their property after January 1, 2022, the Proposition 13 Factored Base Year Value below is the prior owner's assessment. The assessment is shown for informational purposes only and is not your base year value.

YOUR TAXES WILL BE BASED ON THE VALUES SHOWN BELOW

Proposition 13 Factored Base Year Value - Fiscal Year 2022-23

Land	\$725,086
Structures	\$548,962
Living Improvements	0
Trade Fixtures	0
Personal Property	0
Mobile Home	0
Total Assessed Value	\$1,274,048
Less Homeowners' Exemption	0
Less Other Exemptions	0
Net Assessed Value	\$1,274,048

Informal Review: If you believe this assessment is incorrect, you have the right to an informal review with the Assessor's office. Please contact your nearest Assessor's office.

Your right to appeal: You also have the right to a formal appeal of the assessment which involves (1) the filing of an *Application for Changed Assessment*, (2) a hearing before an appeals board, and (3) a decision by the appeals board. An *Application for Changed Assessment* form is available from, and should be filed with, the Clerk of the Appeals Board between July 2 and November 30. The Clerk will set an assessment appeal hearing. If the applicant and the Assessor can reach an agreement prior to the hearing, a written stipulation may be filed with the Assessment Appeals Board. The Assessor, County Counsel and the applicant must sign the stipulation. The Assessment Appeals Board may, at a hearing, accept the stipulation or reject it and set a hearing date. Call the Clerk of the Board at (805) 568-2240 to request an *Application for Changed Assessment* or for help in completing the form. The Clerk of the Board is located at 105 E. Anapamu St. Room 407, Santa Barbara, CA 93101.

THIS IS NOT A TAX BILL

Type:IF

ATTACHMENT C

LAFCO Proposal Review Factors - Government Code 56668 801 Poinsettia Way Annexation to the Goleta Sanitary District File No. 24-01

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. This Annexation is 1.41 acres and is directly surrounded by residential uses on all sides. The parcel is on the corner of Poinsettia Way and Cathedral Oaks Road. The annexation area gently slopes from northeast to southwest. No significant natural boundaries affect the proposal.

The existing land use is residential. The parcel is developed with a 2,009 square foot single-family residence, and 706 square foot garage. A new accessory dwelling unit will be added. The proposal is for continued residential uses. The land use designations and zoning are residential under County (Residential 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: The property is presently within Tax Rate Area 066026. The assessed value of the parcel is \$725,086 for the land and \$548,962 for improvements for a total of \$1,274,048. (Tax roll 2023-2024.) No property tax exchange is required with this annexation.

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

Response. The present cost and adequacy of services and controls for this property is the responsibility of the landowner under County land use authority. The property is current served by a septic system; however, the existing septic system is not sufficient to discharge the wastewater generated by an addition of a new ADU. The current system does not allow for expansion due to proximity of existing residence and improvements. 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 southerly on Cathedral Oaks Road at approximately 225 lineal feet. The property is supplied water by Goleta Water District.

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

Response. The proposed action would allow the annexation and connection of a sewer lateral into the District upon compliance with the terms and conditions of approval "Exhibit A" of the issued sewer service availability letter dated October 19, 2022. The area would remain in the County's unincorporated area and be annexed within the District's service area. No effects of this action would alter the existing social and economic interests.

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

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

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

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

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

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

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

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

Analysis. The property is non-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 contiguous to 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 noncontiguous annexation allowed for under the principal act. The parcel would remain in unincorporated territory the proposal was reviewed and approved by the County Surveyor's for legal description and map.

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

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

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

Response. The annexation is consistent with the County's General Plan and Policies. The County's Land Use designation for the property is Residential 1.0 Zoned 1-E-1. No zoning changes were required for the allowed uses under the County regulations.

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

Response. The proposal site is within the Districts Sphere of Influence. The last SOI update was in 2023.

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

LAFCO Process. The Sphere recognizes that an area should receive services from a particular jurisdiction and the jurisdiction should plan to serve an area. The Sphere does not grant a jurisdiction the authority to serve a particular area. For the District to serve the area either an outside service agreement or an annexation would need to be approved by LAFCO. January 26, 2023 the Commission Chair found it necessary to respond to an existing or impending threat to the health and safety of the public or residents of the affected area to approval and out-of-agency service agreement to be in the best interest of the affected area to be served by the Goleta Sanitary District. Documentation of the threat to public health was provided by the County Environmental Health Services Department. The landowner request for annexation to serve the site with wastewater and the District has issued an availability letter. These approvals are subject to the Cortese-Knox-Hertzberg Act and local policies and procedures adopted by Santa Barbara LAFCO. LAFCO has discretion in making its decision regarding these actions. Annexation into the Goleta Sanitary District would include the following property; Assessor's Parcel Number 059-440-008.

Municipal Service Review. The Cortese-Knox-Hertzberg Act advises that a current Municipal Service Review (MSR) be used to analyze a Sphere of Influence. The CKH Act requires LAFCO to update the Spheres of Influence for all applicable jurisdictions in the County every five years or as necessary. The MSR is a study of the Agency's service capabilities and addresses seven factors described in Section 56430 of the CKH Act. LAFCO adopted a Sphere of Influence Update and Municipal Services Review (SOI/MSR) for the Goleta Sanitary District in 2023. The current Municipal Service Review and SOI Update for Water, Wastewater, and

Stormwater services recommends the area remain in the SOI and documents determinations.

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

Response. The County of Santa Barbara has provided comments that the proposed annexation is consistent with County Comprehensive Plan including the Eastern Goleta Valley Community Plan policies. Any additional comments will be addressed in the staff report.

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

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

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

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

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

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

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

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

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

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

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

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

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

Response. The 801 Poinsettia Way Annexation site is identified as a moderate fire hazard zone; and low liquefaction or landslide risk as identified in the local hazard mitigation plan. Eastern Goleta Valley is located between the City of Santa Barbara and the City of Goleta. This area is largely suburban residential in character, providing a range of residential types. Southern California Edison (SCE) provides power to the Southern parts of the County. The entire county is subject to energy shortages.

NOTICE OF EXEMPTION

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

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

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

PROJECT TITLE: **LAFCO 24-01** 801 Poinsettia Way Annexation into Goleta Sanitary District

PROJECT LOCATION AND DESCRIPTION:

Project Location:

1.41 acres located at 801 Poinsettia Way north of Cathedral Oaks Road
(APN 067-030-041)

Description of Nature, Purpose, and Beneficiaries of Project:

The Proposed Annexation and sewer service connection for an existing single-family residence (SFR) and Accessory Dwelling Unit (ADU), from the Goleta Sanitary District, by way of lateral connecting from the sewer main line within Cathedral Oaks Road. The property is currently served by a separate on-site wastewater treatment system.

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

Name of Person or Agency Carrying Out the Project:

Santa Barbara Local Agency Formation Commission

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



Mike Prater, Executive Officer

June 6, 2024
Date

The "project" is to provide sewer services from the Goleta Sanitary District to the existing residence and ADU at 801 Poinsettia Way, in the unincorporated area of the County. A Categorical Exemption Class 1, Existing Facilities, Class 3 New Construction or Conversion of Small Structures and Class 19 section 15319(b), Annexations of individual small parcels for facilities exempted by Section 15303 would apply.

The Santa Barbara Local Agency Formation Commission will approve the above-referenced project on September 5, 2024 and has determined it to be exempt from further environmental review under the requirements of California Environmental Quality Act (CEQA) of 1970, as defined in the State and local Guidelines for the implementation of CEQA.

Exempt Status:

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

By: _____
Executive Officer

Date: _____



GOLETA SANITARY
Water Resource Recovery District

October 19, 2022

Board of Directors:

Steven T. Majoewsky
President

Tom Wahlquist
801 Poinsettia Way
Santa Barbara, CA 93111

George W. Emerson

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

Sharon Rose

Edward Fuller

A.P.N. 067-030-041 at 801 Poinsettia Way, Santa Barbara, CA

Jerry D. Smith

Dear Mr. Wahlquist:

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 one proposed ADU. Currently the existing parcel is being served by a septic system.

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

One William Moffett Place, Goleta CA 93117
(805) 967-4519 office (805) 964-3583 fax

ATTACHMENT E
www.GoletaSanitary.org

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Steve Wagner". The signature is written in a cursive, flowing style.

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
Mike Prater, Santa Barbara LAFCO

EXHIBIT "A"
TERMS AND CONDITIONS

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

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

Santa Barbara LAFCO
Attn: 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.

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.

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

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

District Annexation Fees:

District Annexation Processing Fee: **\$200.00**
District Annexation Fee: **\$2,242.00** for 1 acre or less, for properties greater than 1 acre: **\$2,242.00** multiplied by the total acreage

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

Other District Fees:

Connection Fees:

Single Family Dwelling Unit: **\$2,421.00 / Unit**
Apartment, Duplex, Mobile Home Space, Condominium Unit: **\$1,696.00 / Unit**
Connection fees for commercial/industrial and other non-residential establishments are based on the number of equivalent residential units (ERUs) of the proposed development. The number of ERUs are defined as the ratio of the proposed total number of plumbing fixtures of the proposed development and that of a single-family dwelling (20 fixture units per dwelling). The connection fee for the proposed development is determined by multiplying the proposed ERUs by the connection fee of a single-family dwelling. Under no circumstance shall the fee be less than that of a single-family dwelling.

Permit fee: **\$199.00** (for project)
Permit fee: **\$199.00** (for cleanout installation at property line only, inspection fee waived)
Industrial Waste Control Annual Permit fee: **\$135.00 to \$2,137.00** (Based on Discharger Classification)
Inspection fee: **\$199.00** (per residential or commercial building structure connection)
Inspection fee: **\$265.00** (per industrial/manufacturing building structure connection)
Inspection fee: **\$500.00** (per 100 feet of mainline extension)
Plan check and review fee: **\$135.00** per hour (**\$135.00** minimum fee)
Deposit, as required **\$500.00**

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

GOLETA SANITARY DISTRICT
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: Tom Wahlquist - Walpole & Co., LLP <Tom@walpolecpa.com>
Sent: Saturday, October 15, 2022 12:05 PM
To: Luis Astorga
Cc: Dale Pekarek
Subject: FW: Request for can and will serve letter - Goleta Sanitary District 801 Poinsettia Way

Hi Luis,

Can you help me understand what I need to do as we begin the Annexation request process? As Dale mentioned – we’re building a new ADU on our property and need to connect the ADU to the sewer maintained by the Goleta Sanitary District. In addition, we would like to connect the main house to the Goleta sewer system as well.

Page 16 in the link below – 3.1 states “Upon request, the District will supply the Applicant with a packet of detailed information and documents needed for annexation.”

Will you be mailing that packet or do I need to pick it up? Does this packet contain the Annexation Application (3.2.C) in the 2008 Standard Specs.pdf document? Is the Annexation Application a form your office completes and submits to LAFCO?

The same document says you need a letter requesting annexation from the District with proposed and existing buildings on the property. Is what Dale sent you sufficient for that request? It looks like he sent the site and floorplan documents to your office already.

Do I need to pay the annexation fee in the amount of \$2,125 at this time?

-Payable to GOLETA SANITARY DISTRICT

-Mailing address 1 William Moffett Place Goleta, CA 93117

Let me know what I need to do in order to get this process started. If you have time to discuss this week let me know when you’re free.

Thank you,

Tom Wahlquist
805.452.9462
801 Poinsettia Way
Santa Barbara, CA 93111

From: Dale Pekarek <thefinelinesb@gmail.com>
Sent: Friday, October 7, 2022 4:00 PM
To: Tom Wahlquist - Walpole & Co., LLP <Tom@walpolecpa.com>
Subject: Fwd: Request for can and will serve letter - Goleta Sanitary District 801 Poinsettia Way

Tom,
Here is the connection and information for the sewer hookup for the county.
Dale

----- Forwarded message -----

From: **Luis Astorga** <lastorga@goletasanitary.org>

Date: Fri, Oct 7, 2022 at 1:31 PM

Subject: RE: Request for can and will serve letter - Goleta Sanitary District 801 Poinsettia Way

To: Dale Pekarek <thefinelinesb@gmail.com>

Cc: Shamus O'Donnell <sodonnell@goletasanitary.org>, Braden Stribling <BStribling@goletasanitary.org>

Good afternoon Dale,

As discussed, this property, 801 Poinsettia Way APN 067-030-041, is not connected to District sewer facilities and is outside the District service area. In order for the District to provide sewer service, the owners need to seek annexation to the District through Santa Barbara Local Agency Formation Commission (SB LAFCO). Here are the links to LAFCO and the District website which cover the annexation process.

<https://www.sblafco.org/>

<https://goletasanitary.org/environmental-protection/collection-system/how-to-connect>

Please feel free to give me a call at (805) 967-4519 x 106 to go over the annexation process details. We can then provide a sewer service availability letter to the owners which will detail the steps needed to obtain a sewer connection permit. Annexation to the District generally takes 6-9 months for a typical residential parcel such as this one. Costs can range from \$10K- >\$20K, between fees, permits and submittal preparation.

Otherwise, if SB County will approve this project without connection to GSD sewer, we have no comment other than to state that the property is outside the District service area.

Luis Astorga

Collection System Manager

lastorga@goletasanitary.org



LAFCO 24-xx

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS AND
APPROVING THE 801 POINSETTIA WAY 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 July 29, 2024, the Executive Officer issued a Certificate of Filing for LAFCO application No, 24-01. The application proposes annexation of the property located in the unincorporated area of the County at 801 Poinsettia Way Goleta, CA., to the Goleta Sanitary District; and

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

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

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

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

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

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

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

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

This resolution is hereby adopted this 5th day of September, 2024 in Santa Barbara, California.

AYES:

NOES:

ABSTAIN:

Santa Barbara County Local Agency
Formation Commission

By: _____
Jay Freeman, Chair

Date: _____

ATTEST:

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