

# LAFCO MEMORANDUM

## ***SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION***

105 East Anapamu Street • Santa Barbara CA 93101 • (805) 568-3391 + Fax (805) 568-2249

November 7, 2024 (Agenda)

TO: Each Member of the Commission

FROM: Mike Prater  
Executive Officer

SUBJECT: RECEIVE FOR INFORMATION PURPOSES PROPOSAL FILE № 24-05 FOR THE 700 VIA TRANQUILA SPHERE AMENDMENT AND ANNEXATION AND FILE № 24-06 & FILE № 24-07 FOR THE 840 PUENTE DRIVE OUT\_OF\_AGENCY AGREEMENT, SPHERE AMENDMENT AND ANNEXATION TO GOLETA SANITARY DISTRICT

*This is an Informational Report. No Action is Necessary*

### FISCAL IMPACT

The deposit to process the application has been paid by Roderick Britton for 700 Via Tranquila and Gary Reichel for 840 Puente Drive, representative agents.

### DISCUSSION

This memo provides the Commission with a formal notice of the receipt of a new application. Staff will provide appropriate notice and requests for information to affected agencies and interested individuals consistent with Government Code section 56857(a).

The application File № 24-05 for 700 Via Tranquila Sphere of Influence Amendment and Annexation was received October 10, 2024, as a petition of application. It is to annex a single parcel consisting of 1.53-acre, for the purpose of sewer services. The application will be processed through the LAFCO system coordinating with all affected agencies and interested parties.

The application File № 24-06 and File № 24-07 for 840 Puente Drive Out-of-Agency Service Agreement, Sphere of Influence Amendment and Annexation was received October 28, 2024, as a petition of application. It is to annex a single parcel consisting of

0.69-acre, for the purpose of sewer services. The application will be processed through the LAFCO system coordinating with all affected agencies and interested parties.

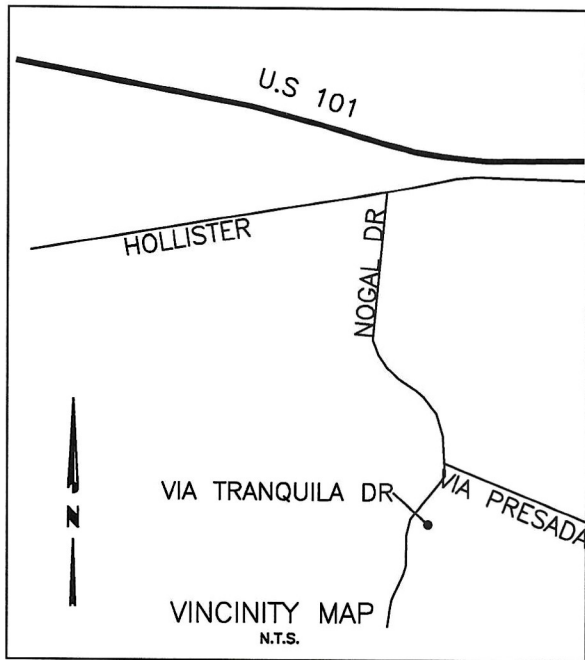
Attachments

Attachment A – Map & Legal Description – 700 Via Tranquila

Attachment B – Map & Legal Description – 840 Puente Drive

Please contact the LAFCO office if you have any questions.

EXHIBIT "B"



LINE TABLE

① S 59°51'15" W 62.11'

CURVE TABLE

① D=2°50'20"  
R=275.10'  
L=13.63'

SURVEY NOTE

VIA TRANQUILA ROAD WAS FORMERLY CALLED SOUTH PRESADA ROAD.

WW SURVEYING, INC.  
805-748-3234

LEGEND

R = BOOK 23 PAGE 30

● = FOUND MONUMENT PER R

○ = LOCATION OF MONUMENT PER R, NOT FOUND

— = PROPERTY LINE

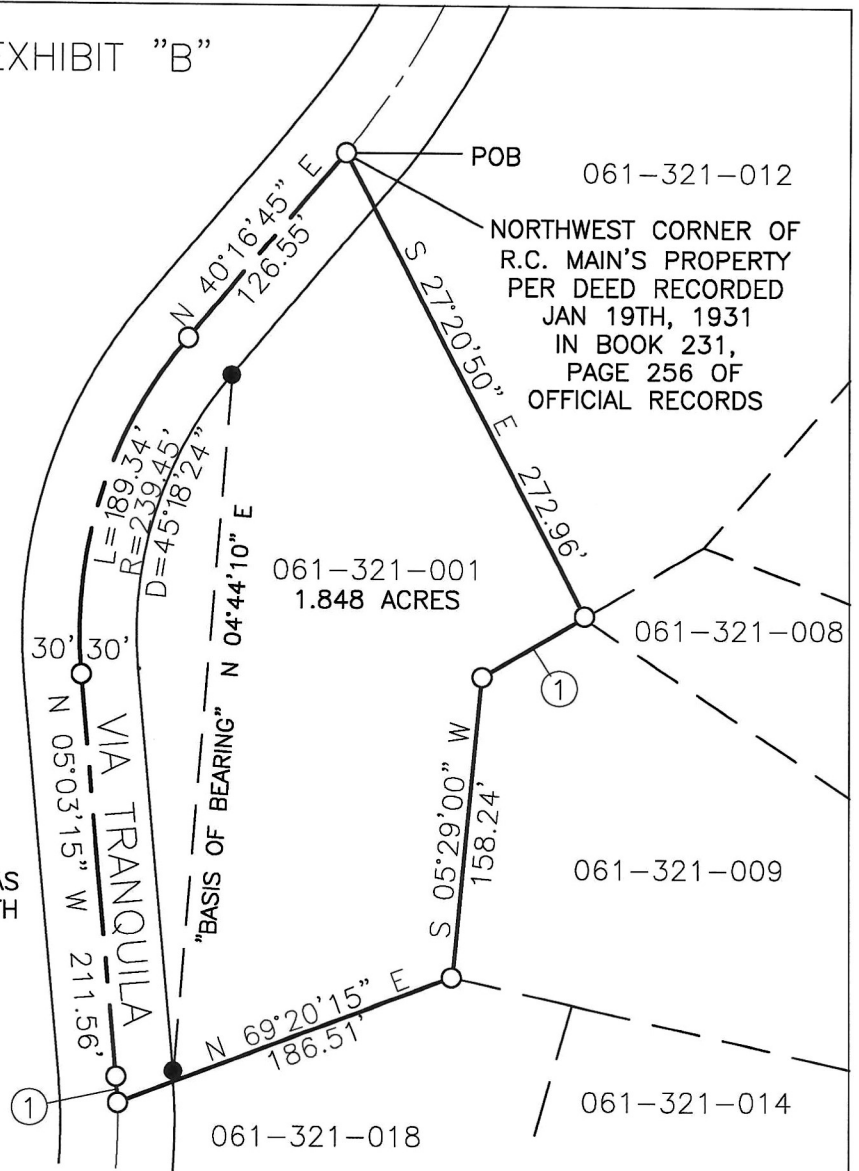
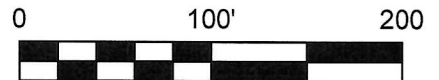
POB = POINT OF BEGINNING

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS A LINE BETWEEN A FOUND 2 INCH BRASS CAP MONUMENTS ALONG THE EASTERLY RIGHT OF WAY LINE OF VIA TRANQUILA THE BEARING BEING N04°44'10"E PER R.

ALEKSANDAR JEVREMOVIC  
P.L.S. 8378

DATED



LOCATION:  
700 VIA TRANQUILA AVE  
SANTA BARBARA, CA  
93110  
APN: 061-321-001

DRAWN BY: JW

CHECKED BY: JW

SCALE: 1"=100'

DATE: SEPTEMBER 29TH, 2024

JOB NUMBER

SHEET

LAFCO EXHIBIT

S03768

ATTACHMENT A

# EXHIBIT A

## LAFCO EXHIBIT FOR 700 VIA TRANQUILA

Property located in the County of Santa Barbara, State of California, described as follows:

Commencing at the northwest corner of R.C. Main's property on the center line of Via Tranquila (formerly South Presada Road), as shown in that certain deed recorded with the County Recorder of Santa Barbara County, California, on January 19, 1931 in Book 231, page 256 of Official Records thereof, said Northwest corner being the **POINT OF BEGINNING** of the premises herein described; thence leaving the center line of Via Tranquila (formerly South Presada Road) and following the westerly line of R.C. Main's property South  $27^{\circ}20'50''$  East a distance of 272.96 feet; thence leaving the westerly line of R.C. Main's property, South  $59^{\circ}51'15''$  West a distance of 62.11 feet; thence South  $5^{\circ}29'$  West a distance of 158.24 feet; thence South  $69^{\circ}20'15''$  West a distance of 186.51 feet to a point on the center line Via Tranquila (formerly South Presada Road) along a curve to the left whose central angle is  $2^{\circ}50'20''$ ; whose radius is 275.10 feet and whose long chord bears north  $3^{\circ}38'05''$  west a distance of 13.63 feet to a point; thence along the arc of said curve to the end thereof; thence North  $5^{\circ}03'15''$  West a distance of 211.56 feet to a point which is the beginning of a curve to the right whose central angle is  $45^{\circ}20'$ , whose radius is 239.45 feet and whose long chord bears North  $17^{\circ}36'45''$  East a distance of 184.45 feet to a point; thence along the arc of said curve to the end thereof; thence North  $40^{\circ}16'45''$  East a distance of 126.55 feet to the **POINT OF BEGINNING**.

The herein described land contains 1.848 Acres and is graphically shown on Exhibit "B" and made apart hereof.

**End of Description**

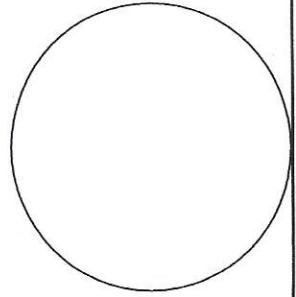
Document Prepared by:

  
JAMES WENZEL  
L.S. 9209

Date



ATTACHMENT A



# Exhibit B

LAFCO 24-\_\_\_\_\_

Salzman Annexation to Goleta Sanitary District

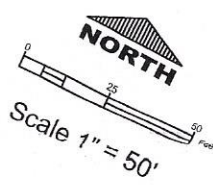
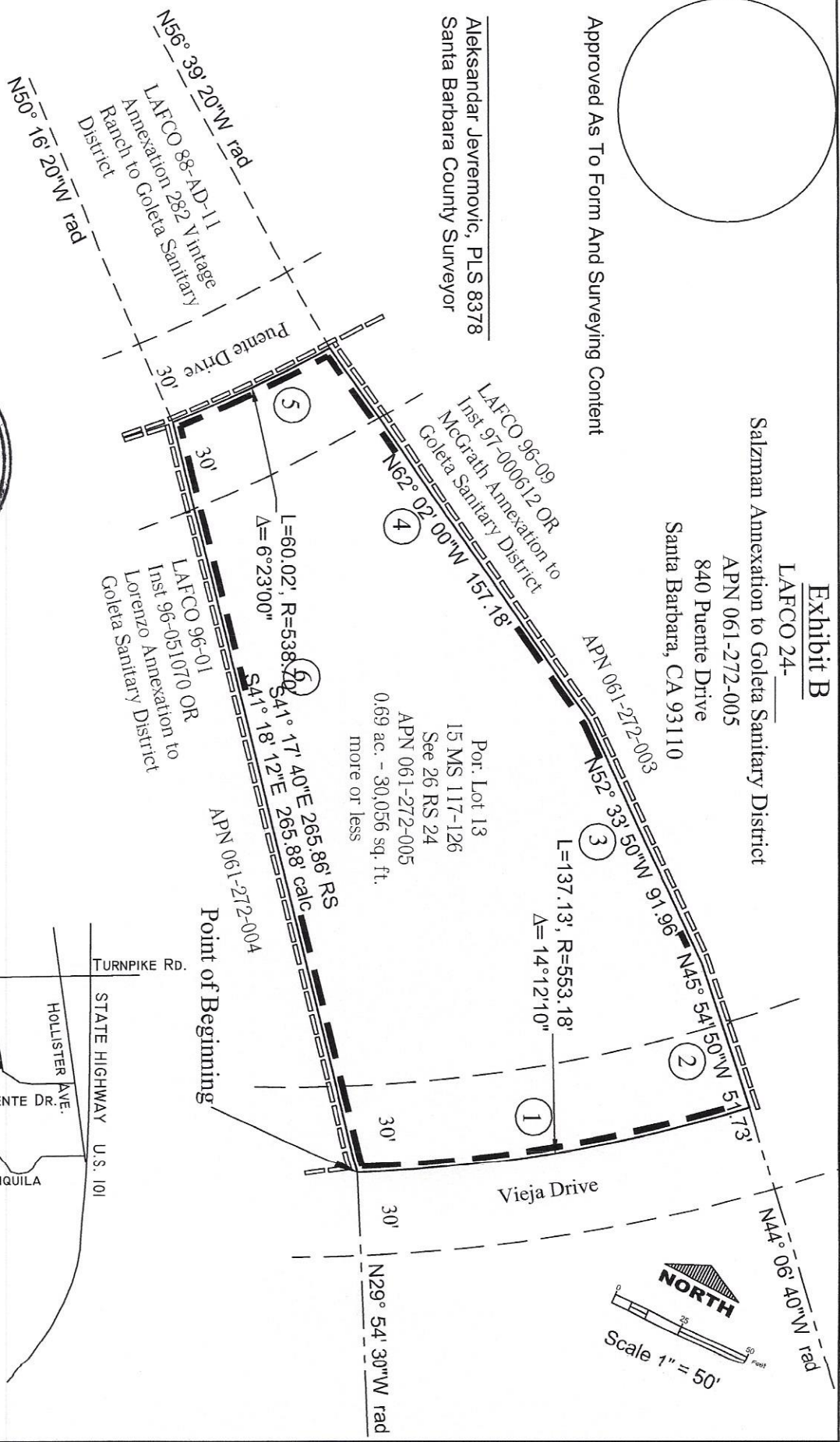
APN 061-272-005

840 Puente Drive

Santa Barbara, CA 93110

Approved As To Form And Surveying Content

Aleksandar Jevremovic, PLS 8378  
Santa Barbara County Surveyor



- LEGEND**
- Existing District
  - Proposed Annex.
  - Course in Legal Description
  - Official Record



Joel F. Avakian, PLS 7324  
208 Park Road Ojai, CA 93023  
805-646-7242

Vicinity Map  
Not to Scale



## Exhibit A

LAFCO 24-\_\_\_\_\_

Salzman Annexation to Goleta Sanitary District

APN 061-272-005

### Legal Description

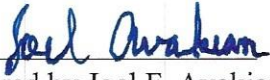
That portion of Lot 13 as shown on Sheet 2 of 10 sheets on the map of Tract No. 1, La Cumbre Estates, being a subdivision of a portion of Hope Ranch, filed with the County Recorder of Santa Barbara County, State of California, in Book 15 of Maps, at pages 117-126 inclusive, described as follows and depicted on the map filed in Book 26 of Records of Surveys, Page 24, in the office of the County Recorder of said County and State:

Beginning at the southeast corner of the 0.690 acre parcel shown on said Record of Survey, said corner being a point on a curve concave northwesterly in the centerline of Vieja Drive, 60.00 feet wide, having a radius of 553.18 feet, a radial bearing of N29° 54' 30"W, said corner also being the northeasterly corner of the Lorenzo Annexation to the Goleta Sanitary District, LAFCO 96-01, recorded August 21, 1996 as Instrument No. 96-051070 OR, in the office of said County Recorder; thence, along the centerline of said Puente Drive,

- 1) Along the arc of said curve having a central angle of 14° 12' 10", an arc length of 137.13 feet to the northeast corner of said 0.690 acre parcel, said corner also being the southeast corner of the McGrath Annexation to the Goleta Sanitary District, LAFCO 96-09, recorded January 6, 1997 as Instrument No. 1997-000612 OR; thence, departing said centerline and continuing along said McGrath Annexation boundary the following three courses,
- 2) N45° 54' 50"W, 51.73 feet; thence,
- 3) N52° 33' 50"W, 91.96 feet; thence,
- 4) N62° 02' 00"W, 157.18 feet to the northwest corner of said 0.690 acre parcel, the southwest corner of said McGrath Annexation and a point in the centerline of Puente Drive, 60.00 feet wide, said corner also being a point in the Vintage Ranch Annexation No. 282 to the Goleta Sanitary District, LAFCO 88-AD-11 dated October 17, 1988 filed in the office of the County Surveyor of Santa Barbara County, said corner also being a point in a curve concave westerly having a radius of 538.70 feet, a radial bearing of N56° 39' 20"W; thence, along the centerline of said Puente Drive and said Vintage Ranch Annexation,
- 5) Along the arc of said curve through a central angle of 6° 23' 00", an arc length of 60.02 feet to the southwest corner of said 0.690 acre parcel, said corner also being the northwest corner of said Lorenzo Annexation; thence, departing said centerline and said Vintage Ranch Annexation and along said Lorenzo Annexation,
- 6) S41° 18' 12"E, 265.88 feet (calculated closure), shown as S41° 17' 40"E, 265.86 feet on said Record of Survey, to the Point of Beginning

Containing 30,036 sq. ft./0.690 acres more or less

End of Description



Prepared by Joel F. Avakian, PLS 7324

Approved As To Form  
And Surveying Content

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Aleksandar Jevremovic, PLS 8378  
Santa Barbara County Surveyor