

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

May 6, 2021 (Agenda)

LAFCO 19-08: 1075 San Antonio Creek Annexation to the Goleta Sanitary District.

PROPONENT: Property Owners, by Petition of Application.

ACREAGE & LOCATION The proposed annexation includes 1.39 acres located at 1075 San Antonio Creek Road and is directly surrounded by residential uses on all sides. The parcel is located at the corner of San Antonio Creek Road and Pennel Road. (APN 059-030-032). (**Attachment A.**)

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

RECOMMENDATION:

That the Commission adopt the attached Resolution that will approve the Annexation of 1075 San Antonio Creek property into the Goleta Sanitary District.

GENERAL ANALYSIS:

Description of Project

1. Land Use and Zoning - Present and Future:

The property is developed with a single-family residence. The existing land use is residential. The landowners wish to develop a new guesthouse and renovate the single-family residence. The proposal is for continued residential uses.

No changes in land use will be facilitated by the proposed boundary change. The land use designations and zoning are residential under County (Residential 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 2016.

3. Environmental Justice:

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

4. Topography, Natural Features and Drainage Basins

The annexation area is relatively flat. The parcel slopes from northeast to southwest with average slope of 3% to 5%. No significant natural boundaries affect the proposal.

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:

Sewer laterals would connect the property to the main sewer line. The District has stated it has the capacity to serve the property. 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 San Antonio Creek Road at approximately 500 lineal feet. All other utilities are provided by the respective utility companies and no extension of services would be required.

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

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

The assessed value and tax rate for the property will not be affected by this change. APN 059-030-032 is presently within Tax Rate Area 066026. The assessed value of the parcel is \$1,445,445 for the land and \$1,168,033 for improvements for a total of \$2,606,478. (Tax roll 2019-2020.)

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

9. Environmental Impact of the Proposal:

The proposal is categorically exempt from the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA") pursuant to CEQA Guidelines section 15303, Class 3 New Construction or Conversion of Small Structures and 15319(b), Class 19 Annexations of individual small parcels for facilities exempted by Section 15303.

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:

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

11. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. The property is contiguous to the District. The site is uninhabited; namely, there are fewer than 12 registered voters residing in the annexation area.

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

12. Applications; County Department Reportbacks.

The applicant's application for annexation of the Property was submitted on February 3, 2021. Pursuant to LAFCO's processing procedure, LAFCO requested "Reportbacks" from interested County Departments. Reportback's were received from the Surveyor, Auditor Controller, Fire Department, Planning & Development, Public Works, and the Assessor on March 5, 2021.

Outside of P&D comments that the District update its Will-Serve Letter, no other County department had comments on the proposal. An Updated Letter was submitted and included as Attachment E.

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, City and affected agencies. The documents are also available at the Santa Barbara LAFCO website, [www.sblafco.org](http://www.sblafco.org). The noticing requirements of the CKH Act and CEQA has been met.

Conclusion:

The area proposed for annexation, 1075 San Antonio Creek Road property owned by David & Carolyn Brown 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 south, north and east of the parcel. District infrastructure (wastewater pipes) is located within a reasonable distance in the area. The site's 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 15303, Class 3 New Construction or Conversion of Small Structures and 15319(b), Class 19 Annexations of individual small parcels for facilities exempted by Section 15303.
- 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**.



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Mike Prater  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION

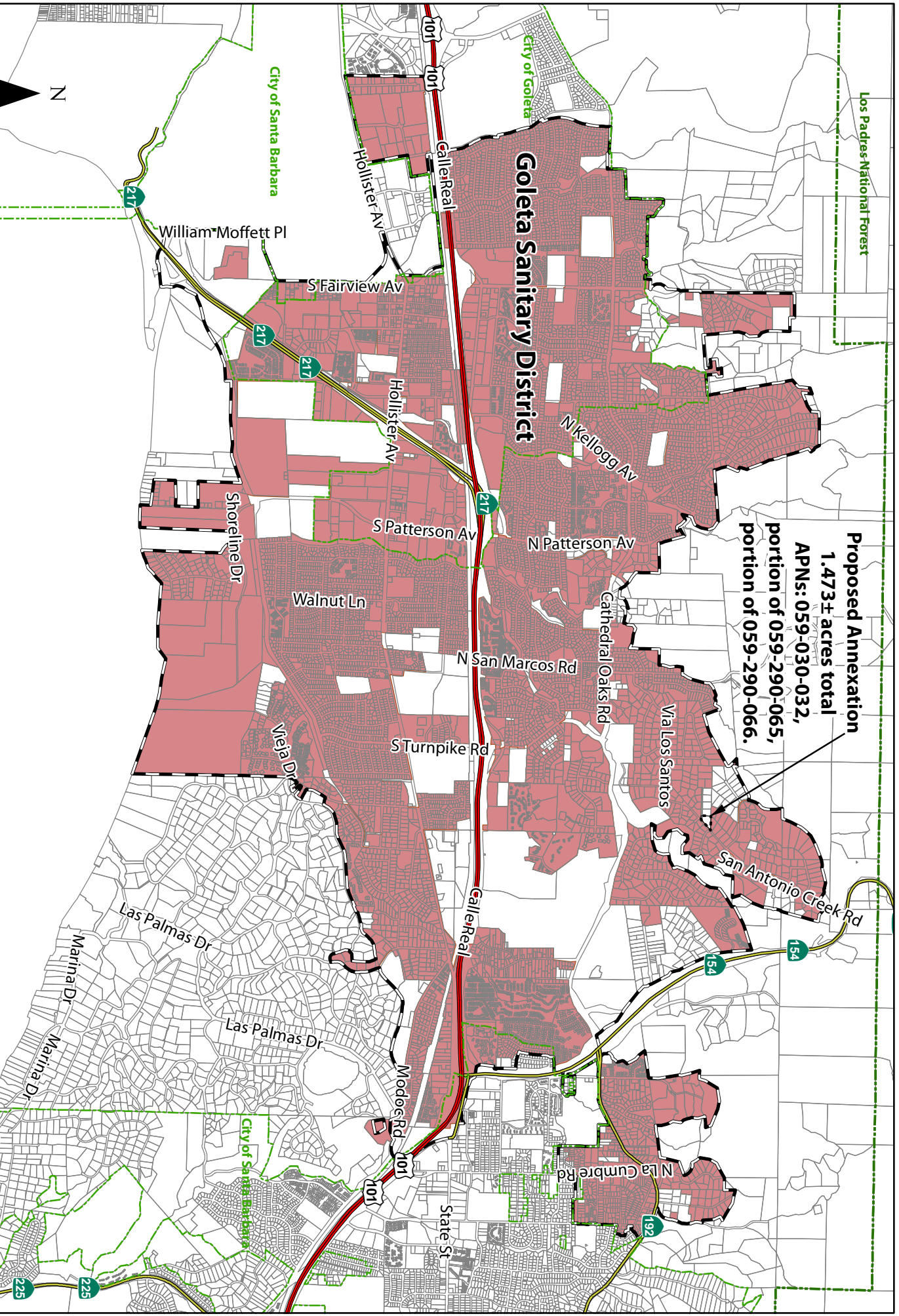
ATTACHMENTS

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

Los Padres National Forest

**Proposed Annexation**  
1,473± acres total  
APNs: 059-030-032,  
portion of 059-290-065,  
portion of 059-290-066.

# Goleta Sanitary District



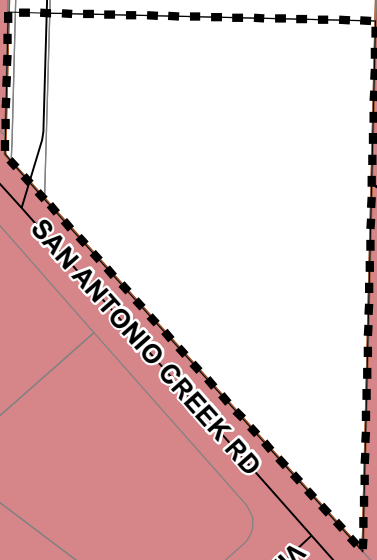
**LAFCO 19-08**  
Brown Annexation to the Goleta Sanitary District



GRAPHIC SCALE  
Feet

**Goleta Sanitary District**

**Proposed Annexation**  
**1,473± acres total**  
**APNs: 059-030-032,**  
**portion of 059-290-065,**  
**portion of 059-290-066.**



PENNEL-L-RD

SAN ANTONIO GREEK RD

VIA GENNITA

VIA RUBI

BEDROCK CT

**LAFCO 19-08**  
Brown Annexation to the Goleta Sanitary District



2019 NOV 22 PM 1:38

COUNTY OF SANTA BARBARA  
CLERK OF SUPERIOR COURT  
W.O. 1824  
BOARD OF SUPERVISORS

November 19, 2019

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

Subject: **Proposed Annexation to Goleta Sanitary District for Brown Residence  
at 1075 San Antonio Creek Road (APN 059-030-032)**

Dear Executive Officer,

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

Enclosed in support of this proposal are the following:


1. Petition for proposal for annexation
2. Completed LAFCO Proposal Questionnaire
3. Assessor Parcel Map showing the proposed annexed parcel highlighted and outlined in red
4. Map and legal description of the proposed district boundary change
5. LAFCO processing fee for \$1,500
6. Signed Cost Accounting and Indemnification Agreement
7. Fee payable to County Surveyor for \$1,100
8. Issued Goleta Sanitary District Sewer Service Availability letter and Goleta Sanitary District Boundary Map
9. Exhibit of proposed improvements based on this proposal of annexation to Goleta Sanitary District
10. Parcel Record of Survey and grant deed additional information



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,  
FLOWERS & ASSOCIATES, INC.

By: 

Gelare Macon  
Principal Planner

**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**

Brown Annexation - 1075 San Antonio Creek Rd

(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

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

Goleta Sanitary District

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

County of Santa Barbara

5. The territory(ies) proposed for annexation

is/are: uninhabited

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

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

(Circle one)

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

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

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

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

Goleta Sanitary District

(Name of public agency or agencies)

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

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

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

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

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

A. 

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B. 

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14. The reasons for this proposal are:

A. The existing septic system is not sufficient to discharge the wastewater generated for an addition of a proposed new guest house at this site.

B. \_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

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

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

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

B. Provisions are requested for appointment of:

i. City/District Manager	_____ Yes	_____ No
ii. City Clerk & City Treasurer (City only)	_____ Yes	_____ No

C. Number of members proposed for initial Board of Directors/City Council, pursuant to Chapter Three commencing with §61120. (Please check one, below.)  
\_\_\_\_\_ 3 (Three)      \_\_\_\_\_ 5 (Five)

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


19. How will the new district be financed?

N/A  
\_\_\_\_\_  
\_\_\_\_\_



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

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

Name	Mailing Address
1. 	1075 San Antonio Creek Rd
David Brown	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):

\_\_\_\_\_

**RESIDENCE ADDRESS OF CIRCULATOR:**

\_\_\_\_\_

**DATES ON WHICH ALL SIGNATURES TO THE PETITION WERE OBTAINED:**

Starting date: \_\_\_\_\_

Ending date: \_\_\_\_\_

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

1. That the Circulator circulated the attached petition and witnessed the appended signatures being written;
2. That, according to the best information and belief of the Circulator, each signature is the genuine signature of the person whose name it purports to be;
3. That the Circulator shall certify to the content of the declaration as to its truth and correctness, under penalty or perjury under the laws of the State of California, with the signature of his or her name at length, including given name, middle name or initial, and last name.

\_\_\_\_\_

Date

\_\_\_\_\_

Name (as required above)



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

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

Date signed	Signature & printed name of Petitioners	Residential Address of Petitioners	Official Use Only
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

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

19-8

1. Name of Application:  
Brown Annexation to Goleta Sanitary District
2. Describe the acreage and general location; include street addresses if known:  
The property is located at 1075 San Antonio Creek Road. It is approximately 1.39 acres and located on the corner of San Antonio Creek Road and Pennel Road which is a private street.
3. List the Assessor's Parcels within the proposal area:  
059-030-032
4. Purpose of proposal:  
Property owner is proposing to develop the property with a new detached guest house in addition to the renovation of the existing single family residence. The required increase in sanitary waste discharge cannot be handled by the current on site septic system. The location of the current system does not allow for expansion due to proximity to residence, existing improvements, space constraint and unknown existing connection locations.
5. Land Use and Zoning - Present and Future
  - A. Describe the existing land uses within the proposal area. Be specific.  
The existing land use designation is single family residential, RES-1.0-1 designation.
  - B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.  
There are no changes in land use resulting from this proposed boundary change.
  - C. Describe the existing zoning designations within the proposal area.  
The existing zoning designation is single family residential, minimum 1 acre gross in size. 1-E-1 designation.
  - D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?  
There are no proposed changes in zoning. Both existing and proposed uses conform with the designated zoning.
  - E. (For City Annexations) Describe the prezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this prezoning?  
N/A

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

6. Describe the area surrounding the proposal

See Table A.

7. Conformity with Spheres of influence

- A. Is the proposal area within the sphere of influence of the annexing agency?  
Yes, GSD district map included in application package.
- B. If not, include a proposal to revise the sphere of influence.  
N/A

8. Conformity with County and City General Plans

- A. Describe the existing County General Plan designation for the proposal area.  
The subject property has a land use designation of RES-1.0.
- B. (For City Annexations) Describe the City general plan designation for the area.  
N/A
- C. Do the proposed uses conform with these plans? If not, please explain.  
Yes.

9. Topography and Natural Features

- A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal.  
The topography is relatively flat gently sloping from northeast to southwest. The subject parcel has an elevation difference of approximately 9' - 10' from the north property line and south property line. The area is previous developed and graded with multiple single family residences, and public and private roads. There are no significant features present that may affect the proposal.
- B. Describe the general topography of the area surrounding the proposal.  
The general area is similar to the proposal area with single family residences surrounding the subject parcel. The topography slopes gently from northeast to southwest. San Antonio Creek Road slopes at a grade of approximately 3% - 5%.

10. Impact on Agriculture

- A. Does the affected property currently produce a commercial agricultural commodity?  
No
- B. Is the affected property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program?  
No
- C. Is the affected property Prime Agricultural Land as defined in Government Code §56064?  
No
- D. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract?  
No
- 1) If "yes," provide the contract number and the date the contract was executed.
  - 2) If "yes", has a notice of non-renewal be filed? If so, when?
  - 3) If this proposal is an annexation to a city, provide a copy of any protest filed by the annexing city against the contract when it was approved.

11. Impact on Open Space

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

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

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

13. Population

- A. Describe the number and type of existing dwelling units within the proposal area.  
There is one existing single family home on the subject property with a proposed guest house. The property to the south which the sanitary sewer lateral shall be constructed in a private easement is proposing the development of a single family residence.
- B. How many new dwelling units could result from or be facilitated by the proposal?
- Single-family \_\_\_\_\_ 1 \_\_\_\_\_      Multi-family \_\_\_\_\_



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

- A. Describe the services to be extended to the affected territory by this proposal.  
This proposal will include the construction of one private sanitary sewer lateral (assuming 4" pvc) that will be approximately 500'+/- in length. The lateral will extend from the subject property and head south across the private road Pennell Road. It will then head southwest in a private easement on parcel APN 059-290-048 adjacent to San Antonio Creek Road and connect to the terminal end of the existing Goleta Sanitary District sewer main. The sewer lateral will be a gravity line.
- B. Describe the level and range of the proposed services.  
The proposed services will be provided by the Goleta Sanitary District under the terms and conditions, Exhibit "A", of the issued sewer service availability letter dated January 11, 2019.  
  
All other services will continue to be provided by the County of Santa Barbara and other special districts.
- C. Indicate when the services can feasibly be provided to the proposal area.  
The applicant has received a sewer service availability letter from Goleta Sanitary District and Flowers & Associates has met with the district regarding connection to the GSD system. There is also a signed agreement between the subject parcel owners and the neighboring developers stating they will provide an easement for this private sewer lateral. There has been assurance that following LAFCO annexation to the district and having a recorded easement in place is all that is needed for Goleta Sanitary District to issue a permit for construction of this sewer lateral.
- 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.  
There are no additional improvements required as a result of this proposal. There will be a new connection to the Goleta Sanitary District public sewer main. The private sewer lateral will be constructed on private property.
- E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.  
The services will be funded by the property owners including maintenance and operation costs.
- F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.  
The alternative service is to provide a sewer grinder pump on the subject property and pump via a new 300'+/- private force main lateral in the northeast direction. There would be a new connection to the terminal end of the Goleta Sanitary District public sewer main in Via Gennita.

This option is inferior to the proposed service described in Section (A) due to cost, maintenance, and durability of utilizing a pump system versus a gravity lateral. It is also not considered due to the agreement in place for the easement of the private lateral through the neighboring parcel.

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).  
Goleta Sanitary District Sewer Service Availability Letter dated January 11, 2019 attached.

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

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

There is no increase in water usage associated with this proposal

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

- A. Do agencies whose boundaries are being changed have existing bonded debt? Unknown  
If so, please describe.
- B. Will the proposal area be liable for payment of its share of this existing debt? Unknown  
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?  
No. If yes, please describe.
- D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? N/A . If yes, please describe.

18. Environmental Impact of the Proposal

- A. Who is the "lead agency" for this proposal? LAFCO
- B. What type of environmental document has been prepared?  
None, Categorically Exempt   
EIR  Negative Declaration  Mitigated ND   
Subsequent Use of Previous EIR  Identify the prior report.



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

19. Boundaries

- A. Why are these particular boundaries being used? Ideally, what other properties should be included in the proposal?  
These boundaries are being used because this proposal is only serving the subject property. Most neighboring parcels are currently served by Goleta Sanitary District and already included in the district boundary. Other nearby properties that are not currently served by GSD would require costly infrastructure and pumped systems to be able to connect and for those reasons are more likely unwilling to do so.
- B. If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included.  
N/A

20. Final Comments

- A. Describe any conditions that should be included in LAFCO's resolution of approval.  
N/A
- B. Provide any other comments or justifications regarding the proposal.  
This subject property is not part of a larger development. The property owner is proposing to develop the property with a new detached guest house in addition to the renovation of the existing single family residence. The required increase in sanitary waste discharge cannot be handled by the current on-site septic system. The location of the current system does not allow for expansion. The property owner has the ability to connect to the existing sewer lateral within the Goleta Sanitary District located to the south of the subject property.
- C. Enclose all pertinent staff reports and supporting documentation related to this proposal. Note any changes in the approved project that are not reflected in these materials.  
Included in the submitted package are:
- Issued Goleta Sanitary District Sewer Service Availability letter and district boundary map
  - Exhibit of proposed sewer improvements based off annexation to Goleta Sanitary District
  - Parcel Record of Survey and Grant Deed

21. Notices and Staff Reports

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

Name

Address

- A. David and Carolyn Brown – 1075 San Antonio Creek Rd, Santa Barbara, CA 93111
- B. Gelare Macon, Flowers & Associates, Inc. – 201 N Calle Cesar Chavez, Suite 100, SB, CA 93103
- C. Ellen Bildsten, Bildsten Architecture and Planning, Inc. – 30 W. Figueroa St., SB, CA, 93101

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

Name

Address

Phone

Gelare Macon  
Flowers & Associates, Inc.

201 N Calle Cesar Chavez, Suite 100  
Santa Barbara, CA 93103

805-966-2224

Signature \_\_\_\_\_



Date 11/19/19

TABLE A

Information regarding the areas surrounding the proposal area

	<b>Existing Land Use</b>	<b>General Plan Designation</b>	<b>Zoning Designation</b>
East	Immediately adjacent area is residential with recreation/ open space and additional residential beyond	RES-1.0	Immediately adjacent area is residential with recreation and additional residential beyond
West	Immediately adjacent area is residential with recreation/ open space, additional residential, agricultural beyond	RES-1.0	Immediately adjacent area is residential with recreation, additional residential, agricultural beyond
North	Immediately adjacent area is residential with agricultural beyond	RES-1.0	Immediately adjacent area is residential with agricultural beyond
South	Immediately adjacent area is residential with recreation/ open space and additional residential beyond	RES-1.0	Immediately adjacent area is residential with recreation and additional residential beyond

Other comments or notations:

# T4N R28W SBB&M & POR. RANCHO LA GOLETA

# 059-03





## EXHIBIT "A" LEGAL DESCRIPTION

19-8

### BROWN ANNEXATION (A.P.N. 059-030-032)

That certain property situated in the County of Santa Barbara, State of California, described as follows:

BEGINNING at the point of beginning for Goleta Sanitary District Annexation No. 170 " (San Antonio Creek Road Area)GSC"

Described as "beginning at a  $\frac{3}{4}$ " survey monument set on the northwesterly right of way line of San Antonio Creek Road, being the southeast corner of the 36.303 acre tract of land shown on a map of a portion of section 2, T.4N., R28 W. S.B.B. &M. County of Santa Barbara, filed in Book 38 at Page 73, Record of Surveys of said County, ..."

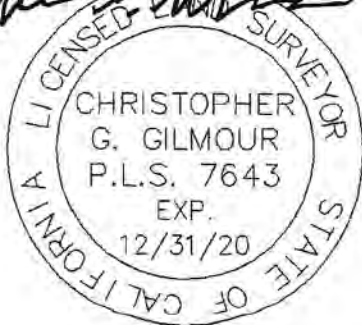
- 1) Thence along the westerly line of said San Antonio Creek road, and the first course of Goleta Sanitary District Annexation No. 83 (La Cumbre Land Co. Tract No. 10,305)GSC South  $47^{\circ}23'50''$  West 380.91 feet to the "True Point Of Beginning" shown on Goleta Sanitary District Annexation 372 (Boulders Partners, L.P. and MOY Properties);
- 2) Thence westerly along Course 10 of said Annexation 372 (labeled North  $89^{\circ}23'47''$  East), North  $89^{\circ}30'29''$  West 107.74 feet to the southwesterly corner of Parcel Two of a grant deed, Instrument No. 2007-0075575 O.R. recorded on the 26<sup>th</sup> of October, 2007 to the BROWN FAMILY TRUST DATED OCTOBER 5, 2007 ;
- 3) Thence leaving said Annexation 372, along the westerly lines of Parcel Two and Parcel One of said grant deed, North  $0^{\circ}33'01''$  East 260' more or Less, to the 39<sup>th</sup> course of said Goleta Sanitary District Annexation No. 170;
- 4) Thence along said 39<sup>th</sup> course South  $89^{\circ}30'29''$  East 385.85' to THE POINT OF BEGINNING of said Goleta Sanitary District Annexation No. 170.

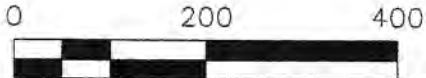
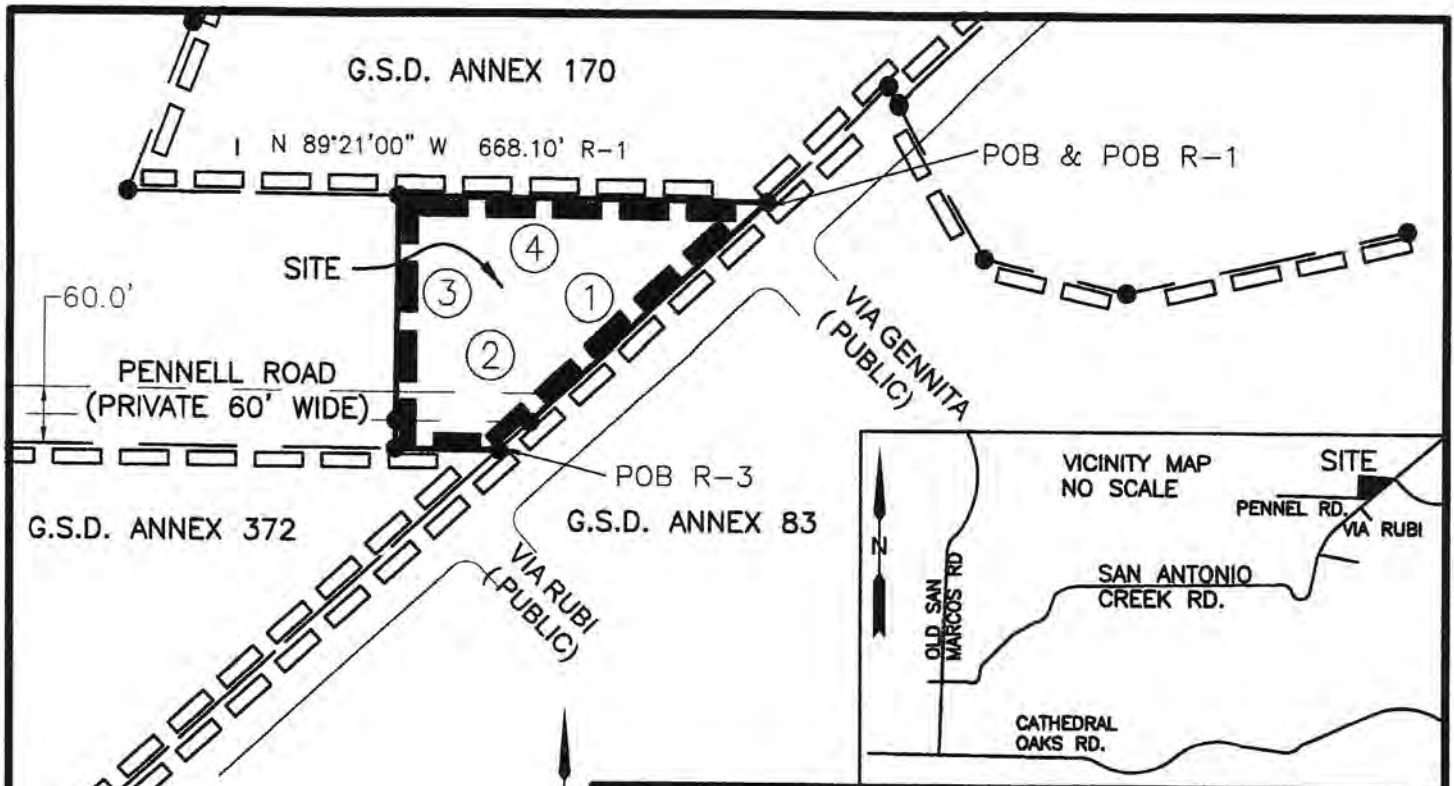
End of Description.

Containing 1.47 acres more or less.

Prepared by: Christopher Gilmour, Gilmour Land Surveying Inc. PLS 7643

*Christopher Gilmour* 10-31-19





- ① South 47°23'50" West R-2 380.91' CF INST. 2007-0075575 O.R.
- ② North 89°30'29" West 107.74' CF R-3 (labeled North 89°23'47" East),
- ③ North 0°33'01" East 260' CF INST. 2007-0075575 O.R. (labeled North 00°30'00" East),
- ④ South 89°30'29" East 385.85' R-1 (labeled South 89°21'00" East),

R-1 = Goleta Sanitary District Annexation No. 170 " (San Antonio Creek Road Area)GSC"

R-2 = Goleta Sanitary District Annexation No. 83 (La Cumbre Land Co. Tract No. 10,305)GSC

R-3 = Goleta Sanitary District Annexation 372 (BOULDERS PARTNERS, L.P. AND MOY PROPERTIES

POB = POINT OF BEGINNING  
CF = CALCULATED FROM

▭ = EXISTING ANNEX.  
▬ = PROPOSED GSD ANNEXATION

PREPARED BY:  
CHRISTOPHER GILMOUR,  
PLS 7643  
GILMOUR LAND SURVEYING INC.



*Christopher G. Gilmour* 10-31-19  
SIGNATURE DATE

APPROVED AS TO FORM AND CONTENT.

\_\_\_\_\_  
SIGNATURE DATE  
ALEXANDAR JEVREMIVIC,  
PLS 8387 EXP. \_\_\_\_\_  
SANTA BARBARA COUNTY  
SURVEYOR

**BROWN FAMILY TRUST 2007**  
ANNEXATION TO  
GOLETA SANITARY DISTRICT  
1075 SAN ANTONIO CREEK ROAD  
A.P.N. 059-003-032  
EXHIBIT "B"  
GILMOUR LAND SURVEYING INC  
7127 HOLLISTER AVE. #25A-301  
GOLETA, CA 93117 805-685-4500  
info@gilmourlandsurveying.com



**COST ACCOUNTING AND INDEMNIFICATION AGREEMENT**

Applicant: DAVID BROWN  
Mailing Address: 1075 SAN ANTONIO CANYON RD  
SANTA BARBARA, CA 93111  
Telephone: 805-452-6575  
Fax: \_\_\_\_\_  
E-mail Address: DAVID@SABRIENT.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, DAVID BROWN, 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, including the cost of any suit and reasonable attorney fees.

As part of this application, Applicant agrees to defend, indemnify, hold harmless and release the Santa Barbara Local Agency Formation Commission (LAFCO), its officers, employees, attorneys, or agents from any claim, action or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul, in whole or in part, LAFCO's action on the proposal or on the environmental documents submitted to or prepared by LAFCO in connection with the proposal. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys' fees, and expert witness fees that may be asserted by any person or entity, including the Applicant, arising out of or in connection with the application. In the event of such indemnification, LAFCO expressly reserves the right to provide its own defense at the reasonable expense of the Applicant. ***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 and indemnification provisions, please sign and date this statement indicating your agreement to the cost accounting procedure and indemnification 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

OCT 24, 2019  
Date





# GOLETA SANITARY

Water Resource Recovery District

Board of Directors:

January 11, 2019

Steven T. Majoewsky  
President

Ellen Bildsten  
Bildsten Architecture & Planning, Inc.  
424 Olive Street  
Santa Barbara, CA 93101

Jerry D. Smith

George W. Emerson

Sharon Rose

Robert O. Wageneck

**SUBJECT: Sewer Service Availability  
Proposed Annexation and Sewer Service Connection for One  
Existing Single Family Residence and One Proposed New Pool  
Cabana**

Steve D. Wagner, PE  
General Manager  
District Engineer

**A.P.N. 059-030-032 at 1075 San Antonio Creek Road, Santa Barbara  
CA**

Dear Ms. Bildsten:

This letter is in response to your recent inquiry dated January 9, 2019 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, your client proposes to connect to the District's sewage collection facilities One Existing Single Family Residence and One Proposed Pool Cabana. 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.

One William Moffett Place, Goleta CA 93117

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

[www.GoletaSanitary.org](http://www.GoletaSanitary.org)

ATTCHMENT B


The District cannot predict the pace of future development in the community and cannot anticipate the demand for new sewer service. In addition the District is unable to predict what new regulatory requirements might be imposed in the future by Federal, State and/or local agencies, or exactly what effects said requirements might have on the District's ability to accept any new connections.

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

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

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

Sincerely,

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

SDW: LA

Attachments

1. Exhibit A
2. Parcel Map

cc: Luis Astorga, Goleta Sanitary District

N:\1075 San Antonio Creek Rd\SSA 1075 SAC 01112019.doc

## EXHIBIT "A" TERMS AND CONDITIONS

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

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

Santa Barbara LAFCO  
Attn: Mr. Paul Hood  
105 E. Anapamu Street  
Room 407  
Santa Barbara, CA 93101  
(805) 568-3391  
(805) 568-2249 FAX  
Email [lafco@sblafco.org](mailto:lafco@sblafco.org)

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

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

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

Each property has to be separately connected to District facilities.

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

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



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

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

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

District Annexation Fees:

District Annexation Processing Fee:     **\$200.00**  
District Annexation Fee:                   **\$1,905.00** for 1 acre or less, for  
properties greater than 1 acre: **\$1,905.00** 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:     **\$2,122.00 / Unit**  
Apartment, Duplex, Mobile Home Space, Condominium Unit:     **\$1,486.00 / 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 (\$2,058 at present). Under no circumstance shall the fee be less than that of a single family dwelling.  
Permit fee:     **\$175.00** (for project)  
Permit fee:     **\$175.00** (for cleanout installation at property line only, inspection fee waived)  
Industrial Waste Control Annual Permit fee:     **\$233.00 to \$1,873.00** (Based on Discharger Classification)

Inspection fee: **\$175.00** (per residential or commercial building structure connection)  
Inspection fee: **\$233.00** (per industrial/manufacturing building structure connection)  
Inspection fee: **\$468.00** (per 100 feet of mainline extension)  
Plan check and review fee: **\$118.00** per hour (**\$118.00** minimum fee)  
Deposit, as required **\$500.00**  
Credit will be given for the existing connection and existing plumbing fixtures.

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





Key to Features

Structures

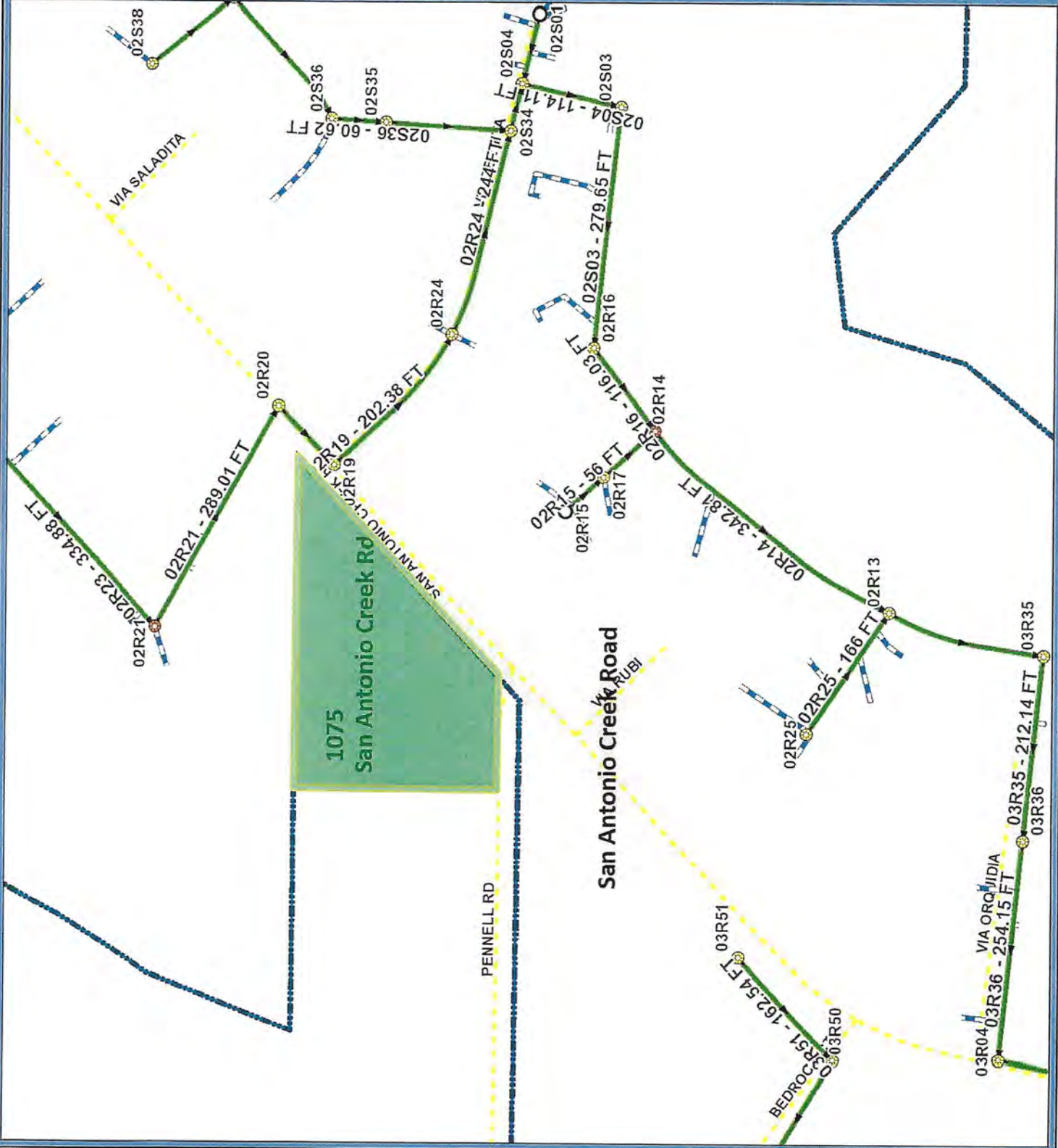
- CO
- DROP
- MH
- WYE
- Wet Well
- Sewer Pipe
- FORCE MAIN
- LATERAL SEWER
- MAIN LINE
- SANITARY SEWER
- SIPHON INVERTED
- Outfall Pipe
- Service Laterals
- Goleta Sanitary District Bounda
- Streets
- Tax Parcels

DISCLAIMER: This map is for reference only. Although every effort has been made to ensure the accuracy of the information shown on this map, the Goleta Sanitary District does not warrant the accuracy or completeness of the information shown on this map. The Goleta Sanitary District shall not be liable for any damages, including but not limited to, arising out of or from the use of this map.

Feet  
0 94

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

Compiled on ##-##-##  
Provided by [penology.com](http://penology.com)



## Luis Astorga

---

**From:** Erica Obertelli <erica@sb-designgroup.com>  
**Sent:** Wednesday, January 09, 2019 10:33 AM  
**To:** Luis Astorga  
**Cc:** Ellen Bildsten  
**Subject:** Re: FW: Goleta Sanitary District - request for sewer service 1075 San Antonio Creek Rd  
**Attachments:** A1.1 EXISTING-DEMO FIRST FLOOR PLAN.pdf; 1075 San Antonio Creek Road\_Capture GSD Map.PNG; A1.1 EXISTING-DEMO SECOND FLOOR PLAN.pdf; V1.1 SURVEY WITH NOTES FOR GSD.pdf; A1.3 PROPOSED FIRST FLOOR PLAN.pdf; A1.4 PROPOSED SECOND FLOOR PLAN.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning Luis,

I am getting in touch regarding 1075 San Antonio Creek Road. The property owner, David Brown, has shared the correspondence he has had with you about providing sewer service to his property. Our office will picking up the conversation in order to get this wrapped up for the Browns.

Regarding the property at 1075 San Antonio Creek Road, APN# 059-030-032, please communicate with Ellen Bildsten and me (Erica Obertelli) at *Bildsten Architecture and Planning, 30 W Figueroa, Santa Barbara 93101, Phone -805-845-2646*.

I have attached for your reference the survey of the property, showing structures. and plans showing existing and proposed. Currently onsite are the main residence (4 bedrooms, 4 full bathrooms, and one powder) and a storage shed. We are proposing a minor addition to the main residence to resolve circulation issues, add an elevator (4 bedrooms, 4 full bathrooms, and one powder); also proposed is a new pool cabana with a bathroom and bar sink. Additionally, I have included the GSD map you provided showing nearby sewer connections; note that the Browns would prefer not to pump anything uphill.

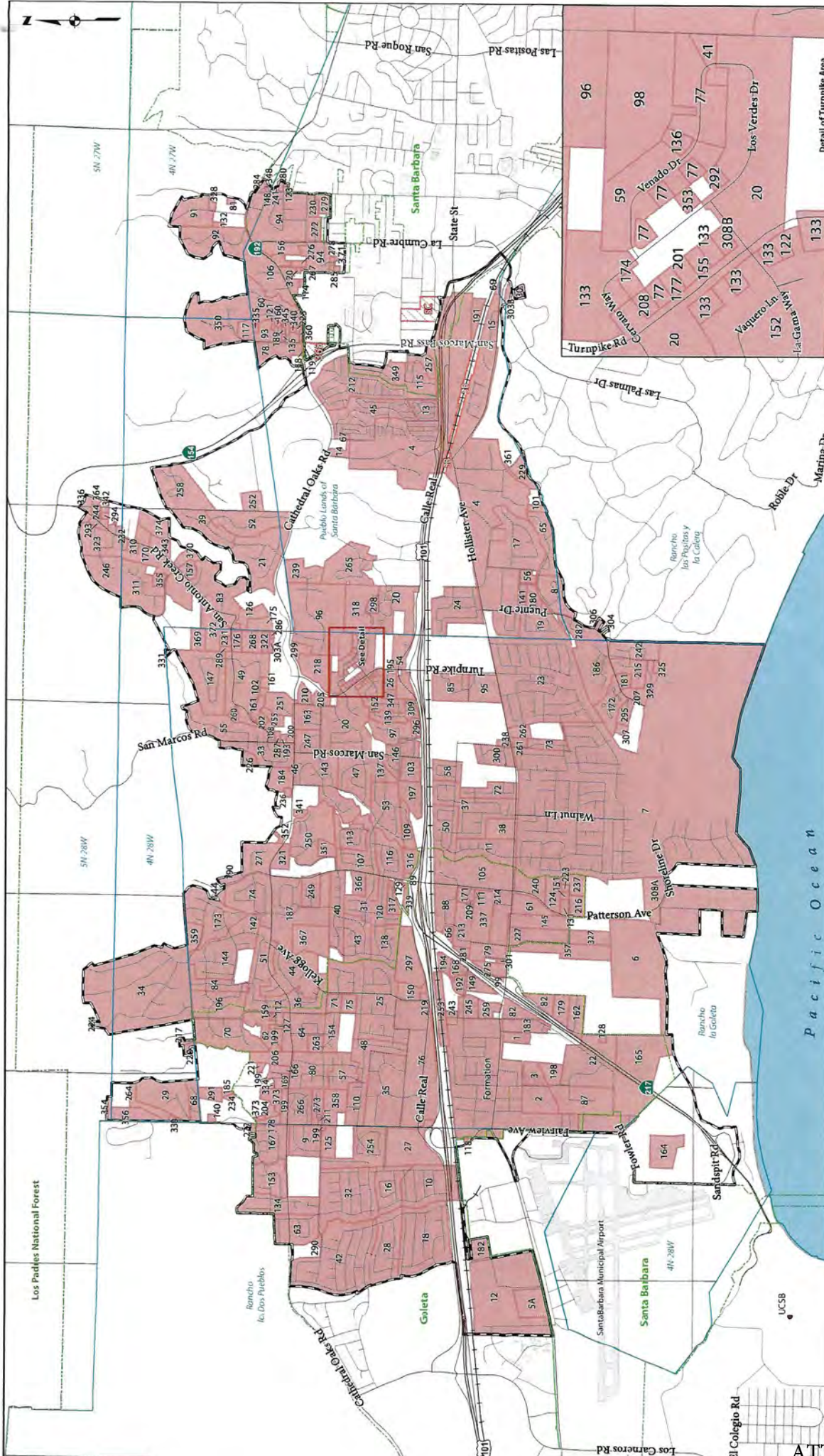
As David shared with you, it is important for the construction process to be streamlined as this project will be mitigating health and safety issues arising from limited mobility. We need clarity on the pros and cons of septic vs sewer with regards to both timing and cost, so that the Browns can make an informed decision and proceed. Please can you let us know the approximate costs and time it would take get approval and a letter of intent to serve if we were to proceed with connecting to sewer downhill from the property.

Let me know if you have any questions.

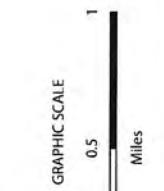
Many thanks,  
Erica

On Sat, Jul 14, 2018 at 5:22 PM Ellen Bildsten <ellen@sb-designgroup.com> wrote:  
David,





- Legend**
- Freeways
  - Highways
  - Roads
  - Railroads
  - Parcels
  - Sections
  - Land Grants and Townships
  - City Boundaries
  - County Boundary
  - Formation
  - Annexation
  - Detachment
  - Sphere of Influence



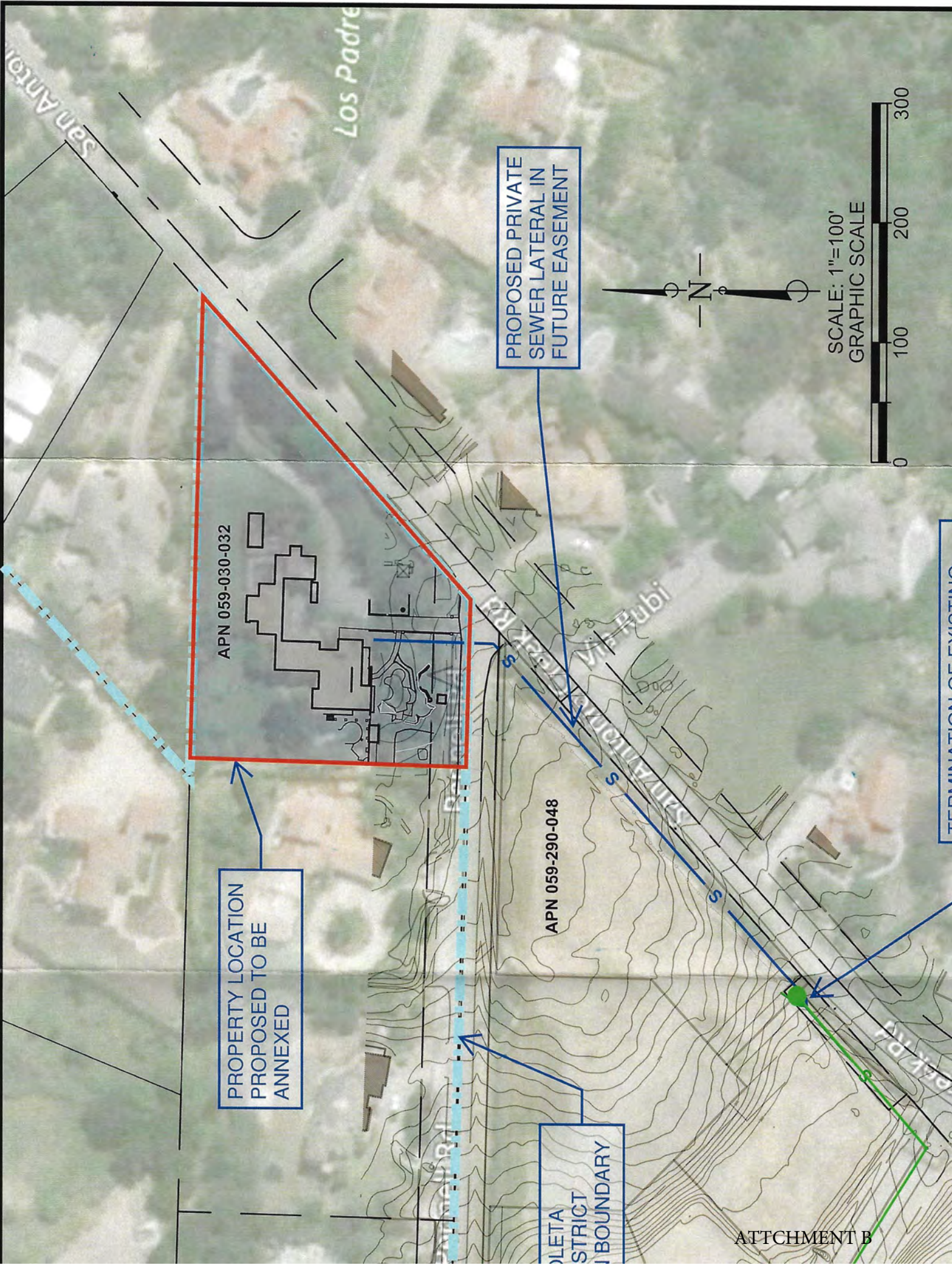
### Goleta Sanitary District

Compiled by the Santa Barbara County Surveyor's Office on 06/09/2016. Last Action: 374, Blickey Annex, LAFCO 15-2, recorded 5/15/2015. Sphere of influence: 3/3/2011. See Boundary Activity Table at <http://www.countyso.org/pwd/pwsvueyvor.aspx?id=23260>.

Competition information was not found for all proposed boundary changes. Therefore, the numbering is not conclusive. **NOTICE OF DISCLAIMER:** This data is for reference only. Although every effort has been made to ensure the accuracy of information, errors and conditions originating from physical sources used to develop the database may be reflected in this data. Santa Barbara County shall not be liable for any errors, omissions, or damages that result from inappropriate use of this document. No level of accuracy is claimed for the boundary lines shown hereon and lines should not be used to obtain coordinate values, bearings or distances.







APN 059-030-032

APN 059-290-048

PROPERTY LOCATION  
PROPOSED TO BE  
ANNEXED

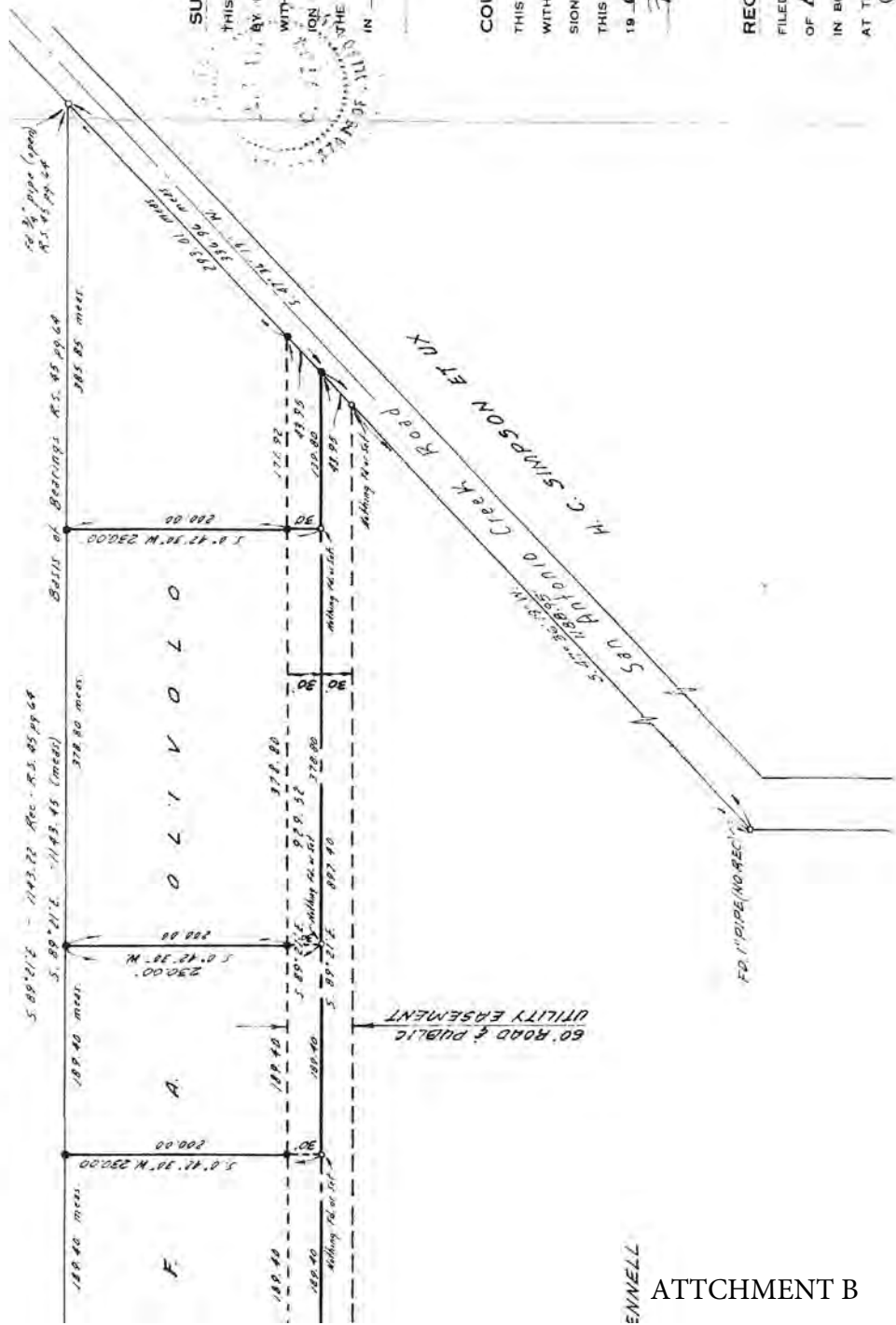
PROPOSED PRIVATE  
SEWER LATERAL IN  
FUTURE EASEMENT

PLETA  
STRICT  
BOUNDARY

TERMINATION OF EXISTING



LADERA VISTA TRACT  
R/S 45 PG. 64



**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 15 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE AT THE REQUEST OF F.A. OLIVOLO & H.M. PENNELL IN OCTOBER 19 60

*M. L. Grant*  
M. L. GRANT R.E. 7704

**COUNTY SURVEYOR'S CERTIFICATE**

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 15 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE THIS 2nd DAY OF February 19 61

*Francis E. ...*  
COUNTY SURVEYOR

RECORDER'S CERTIFICATE File No. 3695

FILED FOR REC'D THIS 2nd DAY OF February 19 61 AT 1:00 P. M. IN BOOK 61 OF Surveys AT PAGE 81 AT THE REQUEST OF M. L. Grant Fee \$ 5

*James E. Fowler*  
COUNTY RECORDER

2007-0075575

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO  
Name DAVID BROWN  
CAROLYN BROWN  
Address 1075 San Antonio Creek Road  
City Santa Barbara  
State California 93111

Recorded | REC FEE | 10.00  
Official Records |  
County of |  
Santa Barbara |  
Joseph E. Holland |  
| NA  
08:02AM 26-Oct-2007 | Page 1 of 2

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

**Grant Deed** (Excluded from Reappraisal under Proposition 13, i.e., Calif. Const. Art 13A § 1 et.seq.) The undersigned grantors declare that the following is true and correct:

**THERE IS NO CONSIDERATION FOR THIS TRANSFER.**


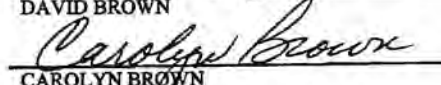
There is no Documentary transfer tax due. This is a Trust Transfer under § 62(d) of the Revenue and Taxation Code: Transfer to a revocable trust. This conveyance transfers the Grantor's interest into his or her revocable trust, R&T 11930.

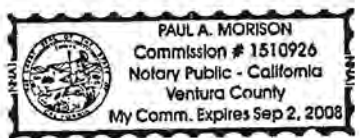
**GRANTORS:** DAVID BROWN and CAROLYN BROWN, husband and wife as joint tenants, hereby grant to **DAVID BROWN and CAROLYN BROWN**, trustees of the **BROWN FAMILY TRUST DATED OCTOBER 5, 2007**, the following described real property in the County of Santa Barbara, State of California:

Assessor Parcel Number: 059-030-32  
Property Address or Location: 1075 San Antonio Creek Road, Santa Barbara, California 93111

NOTWITHSTANDING THE PRIOR JOINT TENANCY TITLE OF RECORD, THE GRANTORS AGREE THAT THE REAL PROPERTY CONVEYED HEREIN IS THEIR COMMUNITY PROPERTY AND SHALL HENCEFORTH RETAIN ITS COMMUNITY PROPERTY CHARACTER.

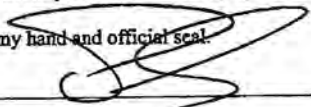
Dated October 5, 2007

Grantors:   
DAVID BROWN  
  
CAROLYN BROWN



State of California )  
County of Santa Barbara )

On October 5, 2007 before me, Paul A. Morison, Notary Public, personally appeared DAVID BROWN and CAROLYN BROWN personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.  
Signature  (Seal)

Mail future tax statements to DAVID BROWN and CAROLYN BROWN, Trustees, 1075 San Antonio Creek Road, Santa Barbara, California 93111

**LEGAL DESCRIPTION EXHIBIT**

All that certain land situated in the County of Santa Barbara, State of California, described as follows:

That portion of Government Lot 5 and the Southwest 1/4 of the Northeast 1/4 of Section 2, Township 4 North, Range 28 West, S.B.B. & M. in the County of Santa Barbara, State of California, described as follows:

**PARCEL ONE:**

Beginning at a one-inch pipe set at the most Easterly corner of the land described in the deed to Hilda H. Pennell and Mabel H. Pennell, recorded March 23, 1926 in Book 93, Page 179 of Official Records, said corner being a point in the Northwesterly line of San Antonio Creek Road; thence 1st, South 47° 23' 50" West along the Westerly line of said road 336.96 feet to a 1/2 inch survey pipe; thence 2nd, North 89° 33' 30" West 139.80 feet to the Southeast corner of the tract of land deeded to Walter Mantsch, et ux., recorded April 26, 1957 as Instrument No. 8046 in Book 1442, Page 583 of Official Records; thence North 0° 30' East along the Easterly line of said Mantsch Tract 230 feet to the Northeast corner of said Mantsch Tract; thence South 89° 33' 30" East 385.85 feet to the point of beginning.

**PARCEL TWO:**

A right of way for road and public utility purposes, over, upon and under a strip of land 30 feet wide lying adjacent to, parallel with and Southerly of the 2nd course of Parcel One above described.

Except that portion lying within San Antonio Creek Road.

APN# 59-030-32

## ATTACHMENT C

### LAFCO Proposal Review Factors - Government Code 56668 Brown 1075 San Antonio Creek Annexation to the Goleta Sanitary District 19-08

**Factor (a)** Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

**Response.** The Brown Annexation is 1.39 acres and is directly surrounded by residential uses on all sides. The parcel is on the corner of San Antonino Creek Road and Pennel Road (a private street). The annexation area slopes from northeast to southwest with average slope of 3% to 5%. No significant natural boundaries affect the proposal.

The existing land use is residential. The parcel is developed with a 3,932 square foot single-family residence, which would be renovated and new guesthouse 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 \$1,445,445 for the land and \$1,168,033 for improvements for a total of \$2,606,478. (Tax roll 2019-2020.) 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 guesthouse. 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 San Antonio Creek Road at approximately 500 lineal feet. The property is supplied water by Goleta Water District.

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

**Response.** The proposed action would allow the annexation and connection of a sewer lateral into the District upon compliance with the terms and conditions of approval "Exhibit A" of the issued sewer service availability letter dated February 16, 2021. The area would remain in the County's unincorporated area and be annexed within the District's service area. No effects of this action would alter the existing social and economic interests.

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

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

**Policy 1.** Any proposal for a change or organization or reorganization shall contain sufficient information to determine that adequate services, facilities, and improvements can be provided and financed by the agencies responsible for the provision of such services, facilities, and improvements.

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

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

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

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

**Analysis.** The property is contiguous to the District. The District provides wastewater treatment for the Goleta Valley as a regional treatment facility. No other competing agencies could provide sewer service.

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

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

States' Central Coast Regional Water Quality Control Board (CCRWQCB).

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 does not create an island or corridor of unincorporated territory reviewed and approved by the County Surveyor's for legal description and map.

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

**Response.** The annexation of this small residential lot would not change the SBCAG RTP 2019 planning document.

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

**Response.** The annexation is consistent with the County's General Plan and 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 2016.

**Efficient Service Provision.** The site is located in an area that allows the District to best provide services in the future. The District serves the areas to south, north and east of the parcel. 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 user agreement or an annexation would need to be approved by LAFCO. The landowner request for annexation to serve the site with wastewater and the District has issued an availability letter. These approvals are subject to the Cortese-Knox-Hertzberg Act and local policies and procedures adopted by Santa Barbara LAFCO. LAFCO has discretion in making its decision regarding these actions. Annexation into the Goleta Sanitary District would include the following property; Assessor's Parcel Numbers 059-030-032.

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

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



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

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

**Response.** The GSD is capable of providing services to 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 with the addition of a guesthouse. 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

racess, 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 Brown Annexation site located at 1075 San Antonino Creek Road 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**                      **LAFCO 19-08**      Brown Annexation into Goleta Sanitary District  
**TITLE:**

### **PROJECT LOCATION AND DESCRIPTION:**

#### Project Location:

1.39 acres located at 1075 San Antonio Creek Road, on corner of San Antonio Creek and Pennel Road (APN 059-030-032)

#### Description of Nature, Purpose, and Beneficiaries of Project:

The Proposed Annexation and sewer service connection for one existing single-family residence and one proposed guesthouse from the Goleta Sanitary District. The property is currently served by an on-site septic system that has been documented to be insufficient to discharge wastewater generated by the proposed new guesthouse.

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

#### Name of Person or Agency Carrying Out the Project:

Santa Barbara Local Agency Formation Commission

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

\_\_\_\_\_  
Mike Prater, Executive Officer

\_\_\_\_\_  
April 15, 2021  
Date

ATTCHMENT D

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The "project" is to provide sewer services from the Goleta Sanitary District to the existing residence and proposed new guesthouse at 1075 San Antonio Creek Road, in the unincorporated area of the County. This property will be granted permits for a new guesthouse improvement which shall be approved by Santa Barbara County. The increase in sanitary waste discharge cannot be handled by the current on-site septic system. The location of the current system does not allow for expansion due to proximity to residence, existing improvements, space constraints and unknown existing connection location. a Categorical Exemption Class 3 New Construction or Conversion of Small Structures and 15319(b), Class 19 Annexations of individual small parcels for facilities exempted by Section 15303 would apply.

The Santa Barbara Local Agency Formation Commission will approve the above-referenced project on June 3, 2021 and has determined it to be exempt from further environmental review under the requirements of California Environmental Quality Act (CEQA) of 1970, as defined in the State and local Guidelines for the implementation of CEQA.

Exempt Status:

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

By: \_\_\_\_\_  
**Commission Clerk**

Date: \_\_\_\_\_



**GOLETA SANITARY**  
Water Resource Recovery District

February 17, 2021

**Board of Directors:**

**Jerry D. Smith**  
Board President

Mr. Mike Prater, Executive Officer  
Santa Barbara LAFCO  
105 East Anapamu Street  
Santa Barbara CA 93101

**Steven T. Majoewsky**

Subject: Brown Annexation to Goleta Sanitary District  
LAFCO 19-8

**George W. Emerson**

1175 San Antonio Creek Rd, Santa Barbara, CA

**Sharon Rose**

Dear Mr. Prater:

**Edward Fuller**

**Steve D. Wagner, PE**  
General Manager  
District Engineer

This letter is in response to your letter dated February 3, 2021 regarding the annexation proposal for above-mentioned property to the Goleta Sanitary District. District staff have reviewed the materials included with your letter. The District has updated the Sewer Service Availability Letter dated January 11, 2019 to reflect the current scope of the project and updated District fees. We have enclosed an updated copy of this letter. We look forward to working with you and the applicant to complete this annexation request.

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

Sincerely,

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

SW: LA

Cc: Luis Astorga, Goleta Sanitary District  
David Brown  
Gelare Macon, Flowers & Associates Inc.

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

[www.GoletaSanitary.org](http://www.GoletaSanitary.org)  
ATTCHMENT E





# GOLETA SANITARY

Water Resource Recovery District

February 16, 2021

**Board of Directors:**

**Jerry D. Smith**  
Board President

**Steven T. Majoewsky**

**George W. Emerson**

**Sharon Rose**

**Edward Fuller**

**Steve D. Wagner, PE**  
General Manager  
District Engineer

Ellen Bildsten  
Bildsten Architecture & Planning, Inc.  
424 Olive Street  
Santa Barbara, CA 93101

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

**A.P.N. 059-030-032 at 1075 San Antonio Creek Rd, Santa Barbara**

Dear Ms. Bildsten:

This is a revised and updated letter to replace the Sewer Service Availability letter dated January 11, 2019, 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, your client proposes to connect to the District's sewage collection facilities One Existing Single-Family Residence and a proposed detached guesthouse. 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.

One William Moffett Place, Goleta CA 93117

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

[www.GoletaSanitary.org](http://www.GoletaSanitary.org)

ATTCHMENT E

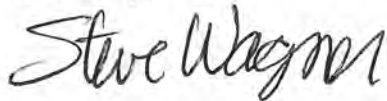
The District cannot predict the pace of future development in the community and cannot anticipate the demand for new sewer service. In addition, the District is unable to predict what new regulatory requirements might be imposed in the future by Federal, State and/or local agencies, or exactly what effects said requirements might have on the District's ability to accept any new connections.

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

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

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

Sincerely,



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

SDW: LA

Attachments  
Exhibit A  
Parcel Map

cc: Luis Astorga, Goleta Sanitary District  
David Brown  
Gelare Macon, Flowers & Associates  
Mike Prater, LAFCO



**EXHIBIT "A"**  
**TERMS AND CONDITIONS**

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

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

Santa Barbara LAFCO  
Attn: Mr. Mike Prater  
105 E. Anapamu Street  
Room 407  
Santa Barbara, CA 93101  
(805) 568-3391  
(805) 568-2249 FAX  
Email [lafco@sblafco.org](mailto:lafco@sblafco.org)

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

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

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

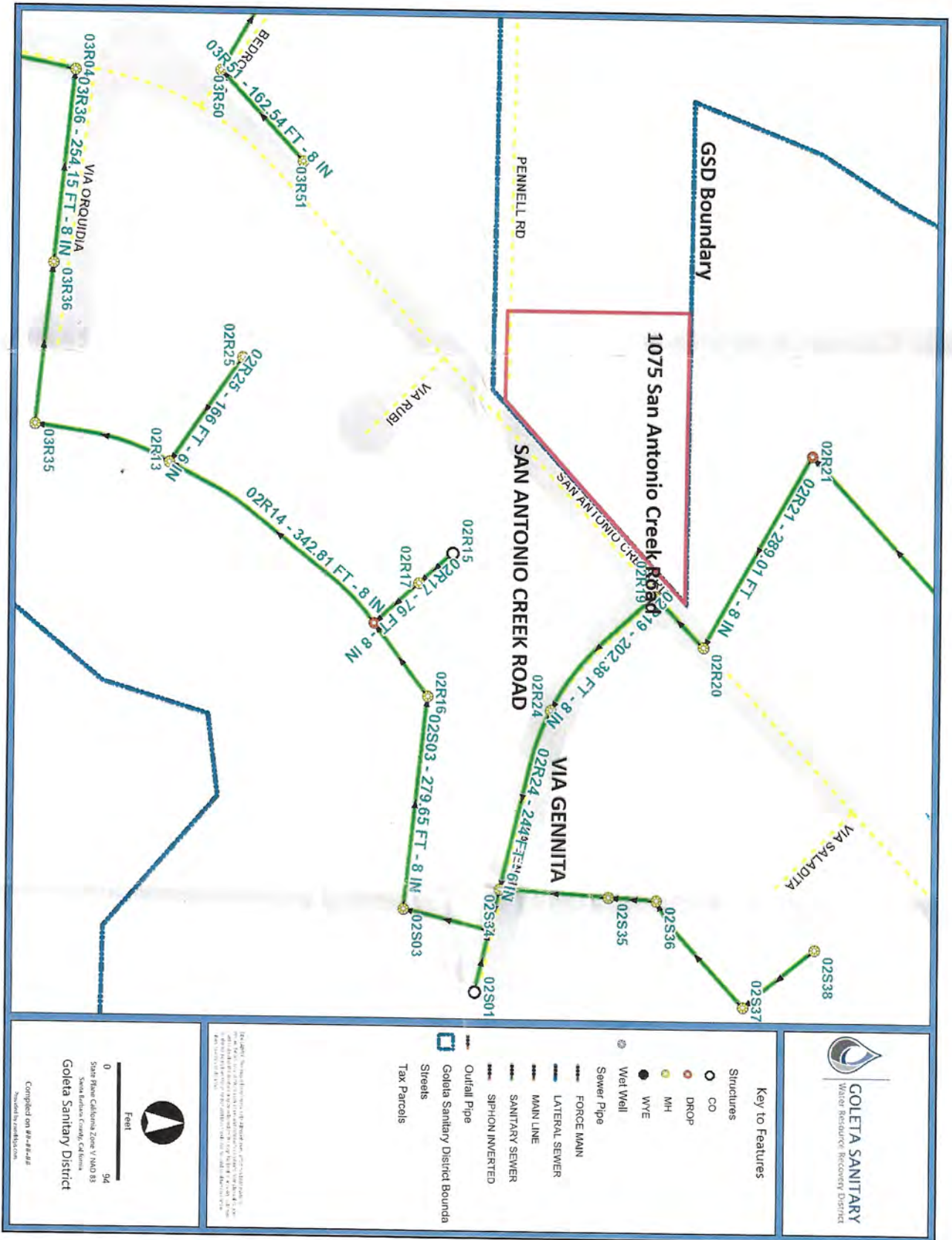
Each property has to be separately connected to District facilities.

If there is an inability to achieve gravity flow from the building structure to the District's sewage collection facilities, an injector pump system design will need to be submitted to the County of Santa Barbara 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.

Inspection fee: **\$187.00** (per residential or commercial building structure connection)  
Inspection fee: **\$248.00** (per industrial/manufacturing building structure connection)  
Inspection fee: **\$500.00** (per 100 feet of mainline extension)  
Plan check and review fee: **\$126.00** per hour (**\$126.00** minimum fee)  
Deposit, as required **\$500.00**  
Credit will be given for the existing connection and existing plumbing fixtures.

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



**Key to Features**

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



0  
94  
Feet  
State River California Zone V/MND 83  
San Francisco County, California  
Goleta Sanitary District  
Compiled by M. A. A. A.  
Revised by M. A. A. A.



LAFCO 21-xx

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING THE BROWN  
1075 SAN ANTONIO CREEK 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 April 6, 2021, the Executive Officer issued a Certificate of Filing for LAFCO application No, 19-08, a request to consider a proposal for Annexation No. 379 to the Goleta Sanitary District of the property located at 1075 San Antonio Creek in the unincorporated area of Santa Barbara County; and

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

WHEREAS, a staff report was prepared, and the public hearing was duly conducted under the Covid-19 modified open meetings laws of the Brown Act; and

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

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

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

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

- (1) The proposal has been reviewed and is found to be Categorically Exempt from CEQA pursuant to CEQA Guidelines section 15303, Class 3 New Construction or Conversion of Small Structures and 15319(b), Class 19

Annexations of individual small parcels for facilities exempted by Section 15303;

- (2) The written statements of determinations set forth in the Executive Officer's Staff report dated May 6, 2021, are hereby incorporated by reference as though set forth in full and are adopted as determinations and findings of the Commission;
- (3) The proposal is found to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County;
- (4) The proposal is found to be within the Goleta Sanitary District's sphere of influence;
- (5) The subject proposal is assigned the distinctive short-form designation:  

1075 San Antonio Creek - Brown;
- (6) This approval is conditioned upon annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees, and assessments of the Goleta Sanitary District;
- (7) Said territory is found to be uninhabited;
- (8) All affected landowners have given written consent to the annexation and the annexing agency has consented to waive conducting authority proceedings.
- (9) The conducting authority proceedings are waived and staff is directed to complete the proceedings, subject to compliance with all conditions of this Resolution;
- (10) The boundaries of the affected territory are found to be definite and certain as set forth in Exhibits A and B, attached hereto and made a part hereof.
- (11) All subsequent proceedings in connection with this reorganization shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.
- (12) The reorganization shall become final upon the recordation of the Certificate of Completion.

This resolution is hereby adopted this 6<sup>th</sup> day of May, 2021 in Santa Barbara, California.

AYES:

NOES:

ABSTAIN:

Santa Barbara County Local Agency  
Formation Commission

By: \_\_\_\_\_  
Etta Waterfield, Chair

Date: \_\_\_\_\_

ATTEST:

Jacquelyne Alexander, Clerk  
Santa Barbara County  
Local Agency Formation Commission

## EXHIBIT "A"

### L.A.F.C.O 19-08 BROWN ANNEXATION TO GOLETA SANITARY DISTRICT

That certain property situated in the County of Santa Barbara, State of California, described as follows:

BEGINNING at the point of beginning for Goleta Sanitary District Annexation No. 170 (San Antonio Creek Road Area) GSC as recorded April 18, 1974 in Book 2511 at Page 851 Official Records of Santa Barbara County, California Described as "beginning at a  $\frac{3}{4}$ " pipe survey monument set on the northwesterly right of way line of San Antonio Creek Road, being the southeast corner of the 36.303 acre tract of land shown on a map of a portion of section 2, T.4N., R28 W. S.B.B. &M. County of Santa Barbara, filed in Book 38 at Page 73, Record of Surveys of said County, ... "

1) Thence along said northwesterly right of way of said San Antonio Creek road, and the first course of Goleta Sanitary District Annexation No. 83 (La Cumbre Land Co. Tract No. 10,305) GSC per Santa Barbara County Board of Supervisors Resolution No. 23652 adopted 12/02/1963 South 47°23'50" West 380.91 feet to the "True Point of Beginning" shown on Goleta Sanitary District Annexation LAFCO 13-12 "Boulders Partners, LP. and MOY Properties annexation to the Goleta Sanitary District" LAFCO PROJECT No. 13LF12 recorded May 28, 2014 as Instrument No. 2014-0024115 Official Records of Santa Barbara County, California;

2) Thence westerly along Course 10 of said Annexation LAFCO 13-12 North 89°30'29" West 107.74 feet (incorrectly written North 89°23'47" East, but on map correctly labeled South 89°23'47" East), to the southwesterly corner of Parcel Two as described in the grant deed recorded on the 26th of October 2007, Instrument No. 2007-0075575 O.R. to the BROWN FAMILY TRUST DATED OCTOBER 5, 2007;

3) Thence leaving said Annexation LAFCO 13-12, along the westerly lines of Parcel Two and Parcel One of said grant deed, North 0°33'01" East (deed bearing is North 0°30' East per said grant deed) 260' more or Less, to a point along the 39<sup>th</sup> course of said Goleta Sanitary District Annexation No. 170;

4)Thence along said 39<sup>th</sup> course South 89°30'29" East 385.85' (labeled South 89°21' East) to THE POINT OF BEGINNING of said Goleta Sanitary District Annexation No. 170.

End of Description.

Calculated to Contain 1.473 acres more or less.

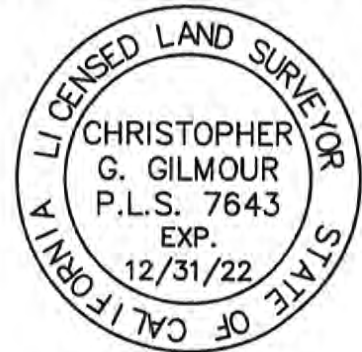
For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis of an offer for sale of the land described.

Prepared by: *Christopher Gilmour* 3-12-2021

Christopher Gilmour, PLS 7643

Lic. expiration date: 12/31/2022

Gilmour Land Surveying Inc



APPROVED AS TO FORM  
AND SURVEY CONTENT

*E. Tenell Matlovsky*  
*Deputy*  
COUNTY SURVEYOR  
LICENSE EXP. *12/31/2021*





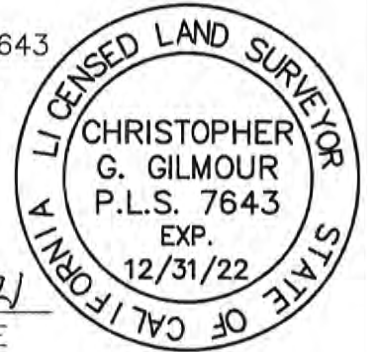
LAFCO 19-08 BROWN ANNEXATION TO  
GOLETA SANITARY DISTRICT

1075 SAN ANTONIO CREEK ROAD  
A.P.N. 059-030-032

EXHIBIT "B" SHEET 1 OF 2

GILMOUR LAND SURVEYING INC  
7127 HOLLISTER AVE. #25A-301  
GOLETA, CA 93117 805-685-4500  
info@gilmourlandsurveying.com

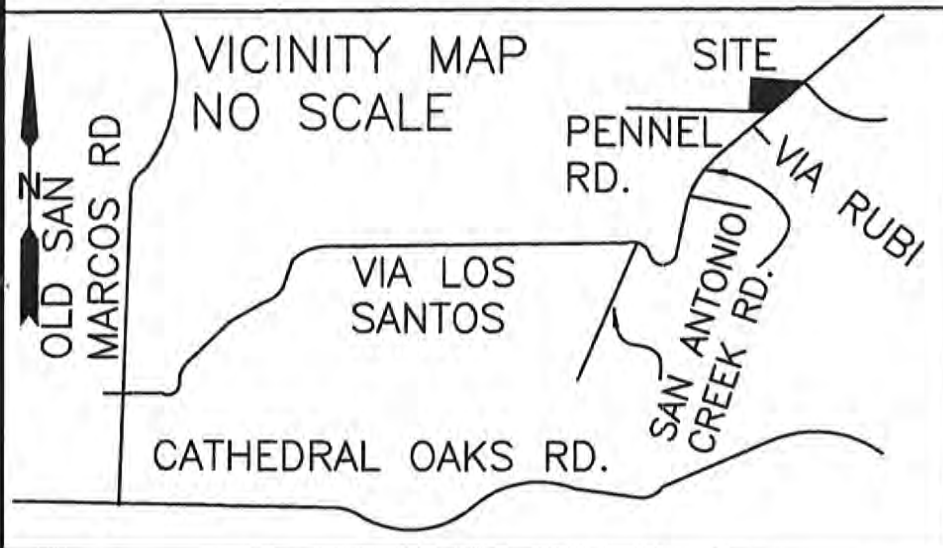
PREPARED BY:  
CHRISTOPHER GILMOUR, PLS 7643  
GILMOUR LAND SURVEYING INC.  
PREPARED 03/11/20210



*[Handwritten Signature]* 3-12-2021  
SIGNATURE DATE

APPROVED AS TO FORM  
AND SURVEY CONTENT

*E. Tenell Matlovsky*  
Deputy  
COUNTY SURVEYOR  
LICENSE EXP. 12/31/2021

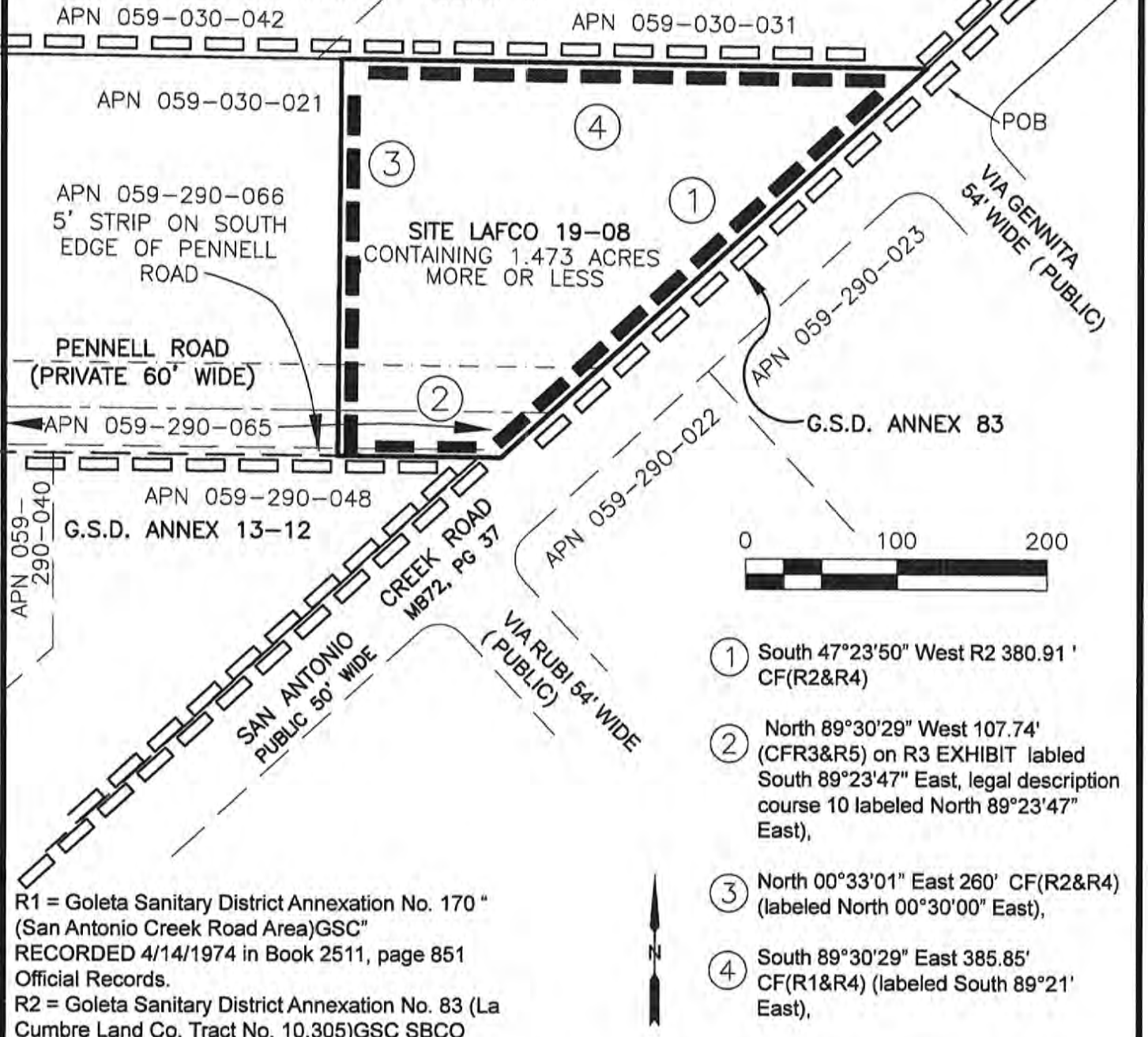


For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis of an offer for sale of the land described.

# EXHIBIT "B" SHEET 2 OF 2

G.S.D. ANNEX 170

N 89°21'00" W 668.10' R1



- ① South 47°23'50" West R2 380.91' CF(R2&R4)
- ② North 89°30'29" West 107.74' (CFR3&R5) on R3 EXHIBIT labled South 89°23'47" East, legal description course 10 labeled North 89°23'47" East),
- ③ North 00°33'01" East 260' CF(R2&R4) (labeled North 00°30'00" East),
- ④ South 89°30'29" East 385.85' CF(R1&R4) (labeled South 89°21' East),

R1 = Goleta Sanitary District Annexation No. 170 " (San Antonio Creek Road Area)GSC" RECORDED 4/14/1974 in Book 2511, page 851 Official Records.  
 R2 = Goleta Sanitary District Annexation No. 83 (La Cumbre Land Co. Tract No. 10,305)GSC SBCO BOS Resolution No. 23652 Adopted 12/02/1963  
 R3 = Goleta Sanitary District Annexation LAFCO 13-12 (BOULDERS PARTNERS, L.P. AND MOY PROPERTIES) Recorded 05/28/2014 inst. No. 2014-0024115 O.R.  
 R4 = Inst. No. 2007-0075575 O.R.  
 R5 = Record of Survey Book 61, Page 81  
 POB = POINT OF BEGINNING  
 CF = CALCULATED FROM  
 [Dashed line symbol] = EXISTING ANNEX.  
 [Thick dashed line symbol] = PROPOSED GSD ANNEXATION

**LAFCO 19-08 BROWN ANNEXATION TO GOLETA SANITARY DISTRICT**

1075 SAN ANTONIO CREEK ROAD  
 A.P.N. 059-030-032  
 EXHIBIT "B" SHEET 2 OF 2  
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