SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

August 6, 2026 (Agenda)

LAFCO 26-02: 4385 Via Presada involving sphere of influence amendment and annexation to the Goleta Sanitary District.

PROPONENT: Property Owners, by Petition of Application.

ACREAGE & LOCATION: The proposed boundary change includes 1.6 acres located at 4385 Via Presada and is directly surrounded by residential uses on all sides. The parcel is located between Eastern Goleta Valley and Hope Ranch. The parcel is located within the unincorporated area of Santa Barbara County. (APN 061-321-013). (**Attachment A**.).

PURPOSE: Amending the Sphere of Influence and Annexation to the Goleta Sanitary District would provide sanitary sewer services to an existing Single-Family Single-Family Residence. The property is currently served by a failing septic system.

RECOMMENDATION:

That the Commission adopt the attached Resolution that will approve a modification to the Goleta Sanitary District's sphere of influence and annex the 4385 Via Presada property into the District.

GENERAL ANALYSIS:

Description of Project

1. Land Use and Zoning - Present and Future:

   The property is developed with a Single-Family Residence. The applicant's proposal will connect the existing residence to nearby Goleta Sanitary District's sewer main due to the current septic system failing.

   No changes in land use will be facilitated by the proposed boundary change. The land use designations and zoning are residential under County (1.5-EX.1).

2. Sphere of Influence:

   The site is not within the Districts' spheres of influence and it is proposed to expand the spheres to include this property. (**Attachment A**)

The parcel proposed for annexation is outside the sphere of influence of Goleta Sanitary District. The parcel is contiguous to the District service boundary. The CKH Act requires that the following factors be addressed according to Government Code Section 56425(e) (1-5):

- Present and planned land uses in the area, including agriculture, and open space lands:

  The present and planned uses for this Sphere of Influence (SOI) Amendment are consistent with the County's Comprehensive Plan and Eastern Goleta Valley Community Plan. The plan for providing services for this area include service to a single-family residential dwelling. The proposal would construct a single sewer lateral connection from the residential sewer drainage system to the Goleta Sanitary District main connection. The annexation contains no agricultural resources or changes to land use as a result. Sewer services can be provided to this parcel by connecting to a District sewer main fronting the property.

- Present and probable need for public facilities and services in the area:

  The present need for public services in the proposed SOI area consist of services for an existing single-family residence. Water services would continue to be provided by the La Cumbre Mutual Water Company and new sewer services would be provided by Goleta Sanitary District. Fire would continue to be provided by County Fire Protection District. The parcel already resides within the water and fire district service boundary. Parcels adjacent to the property have already been annexed into the Goleta Sanitary District (District). The primary purpose is to allow for extension of public sewer service to the identified property. The cost for the service line would be borne by the property owner through the payment of the standard connection and capacity charges to the property owner and would be paid in accordance with applicable District rates.

- Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide:

  Sewer services identical to other users currently within the Goleta Sanitary District could be provided within one year of annexation. The nearest sewer connection would be located on Via Tranquila. The District estimated it serves a population of 41,111 people with 12,384 connections. The District's treatment plant has a capacity of 9.7 million gallons per day (MGD) (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). The District's water resource recovery facility appears to have a current remaining capacity of approximately 4.54 MGD based on the maximum facility design capacity and 2.46 MGD based on the current NPDES permit requirements. The District has a remaining capacity of approximately 2.09 MGD based on the maximum facility design capacity and 1.1 MGD based on the current NPDES permit requirements. The wastewater treatment plant (WWTP) is designed to treat up to 3.3 million gallons per day of secondary effluent to tertiary standards. The WWTP was originally constructed in 1944 and located on 12 acres of District-owned

land. The WWTP is designed to serve about 19,704 equivalent residential units (ERU) or about 97,000 people. The District's collection system serves about 11,823 ERU, representing a population of about 55,000. The District states it has adequate capacity to provide services to the parcel.

- Existence of social or economic communities of interest in the area if the Commission determines that they are relevant to the agency:

  The Sphere of Influence areas for the Goleta Sanitary District are linked to the City of Goleta and the Goleta Valley communities social and economic interest. The existing land use is residential. No changes are proposed in the SOI amendment and the District or surrounding areas would add to the places for shopping and services for the people living in the area. Areas to recreate, schools, places of worship and cultural events would also be made available by the area in the Sphere of Influence that include associated uses. The District will also gain assessment advantages or sewer service charges with the annexation. The property will receive the same level and range of service as other properties currently served by the District.

- Present and probable need for public facilities and services of Disadvantage Unincorporated Communities:

  The Goleta Valley area has a variety of economic diversity within the community and surrounding area including within or adjacent to the Sphere of Influence. A Disadvantaged Unincorporated Community is defined as a community with an annual median household income that is less than 80 percent of the statewide annual median household income. This does not qualify as a disadvantage unincorporated community for the present and probable need for public facilities and services.

3. Environmental Justice:

   An 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 subject site is currently developed with an existing single-family home. The topography is moderate and varied slopes in the existing developed neighborhood. The average slope on the subject parcel is 19%. 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 considered uninhabited because less than 12 registered voters reside in the area.

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

The proposal is for a single sewer lateral connection from a residential sewer drainage system to the Goleta Sanitary District's system main connection. 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 located on Via Tranquila. 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 061-321-013 is presently within Tax Rate Area 069016. The assessed value of the parcel is $1,088,995 for the land and $1,492,567 for improvements for a total of $2,574,562 after exemptions. (Tax roll 2025-2026.)

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 15319(b), Class 19 Annexations of individual small parcels for facilities exempted by Section 15303. LAFCO staff will file the Commission's Notice of Exemption following approval of the proposal and environmental determination. (**Attachment E**.)

10. Landowner and Annexing Agency Consent:

The landowner consents to annexation to the Goleta Sanitary District. (**Attachment B**). The Goleta Sanitary District has 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 would be contiguous to the District. The site is uninhabited; namely, there are fewer than 12 registered voters residing in the annexation area.

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

12. Applications; County Department Reportbacks.

The applicant's application for annexation of the Property was submitted on April 15, 2026. 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 May 22, 2026.

Public Noticing:

A 21-day public notice was sent to the required affected agencies and interested parties. A Notice of Hearing and public review period was published in a newspaper of general distribution (The Santa Maria Times) as required by the CKH Act. The notice was also mailed directly to interested agencies and parties. The documents were also mailed directly to the District, interested parties and agencies. The documents are also available at the Santa Barbara LAFCO website, www.sblafco.org. The noticing requirements of the CKH Act and CEQA have been met.

Conclusion:

The area proposed for annexation will also amend the District's sphere of influence. Annexation of 4385 Via Presada property owned by Dusty Baker, submitted by Heidi Jones agent to the Goleta Sanitary District represents a reasonable and logical expansion of the District. The area proposed for annexation will be amended to be 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. District infrastructure (existing sewer main) is located within a reasonable distance as it runs along Via Tranquila. The sites are already served by the La Cumbre Mutual Water Company 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 15319(b), Class 19 Annexations of individual small parcels for facilities exempted by Section 15303.

B. Amend the Spheres of Influence of the annexing agency to include 4385 Via Presada;

C. Approve the proposal, to be known as 4385 Via Presada SOI and Annexation to the Goleta Sanitary District;

D. Condition approval upon the annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees and assessments of the Goleta Sanitary District;

E. 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.

F. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 –DENY the proposal.

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

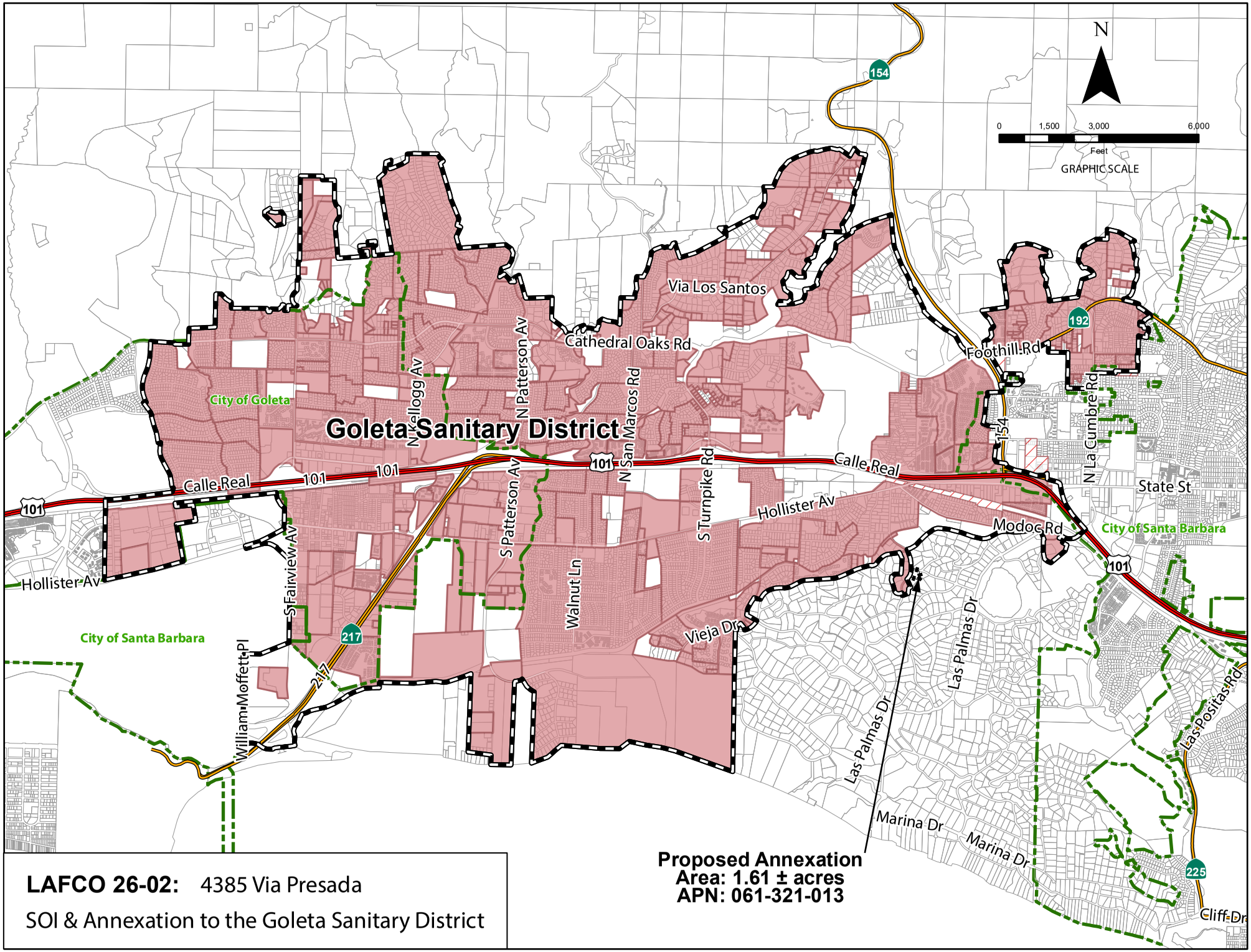
RECOMMENDED ACTION:

Approve **OPTION 1**.

Mike Prater
Executive Officer
LOCAL AGENCY FORMATION COMMISSION

ATTACHMENTS

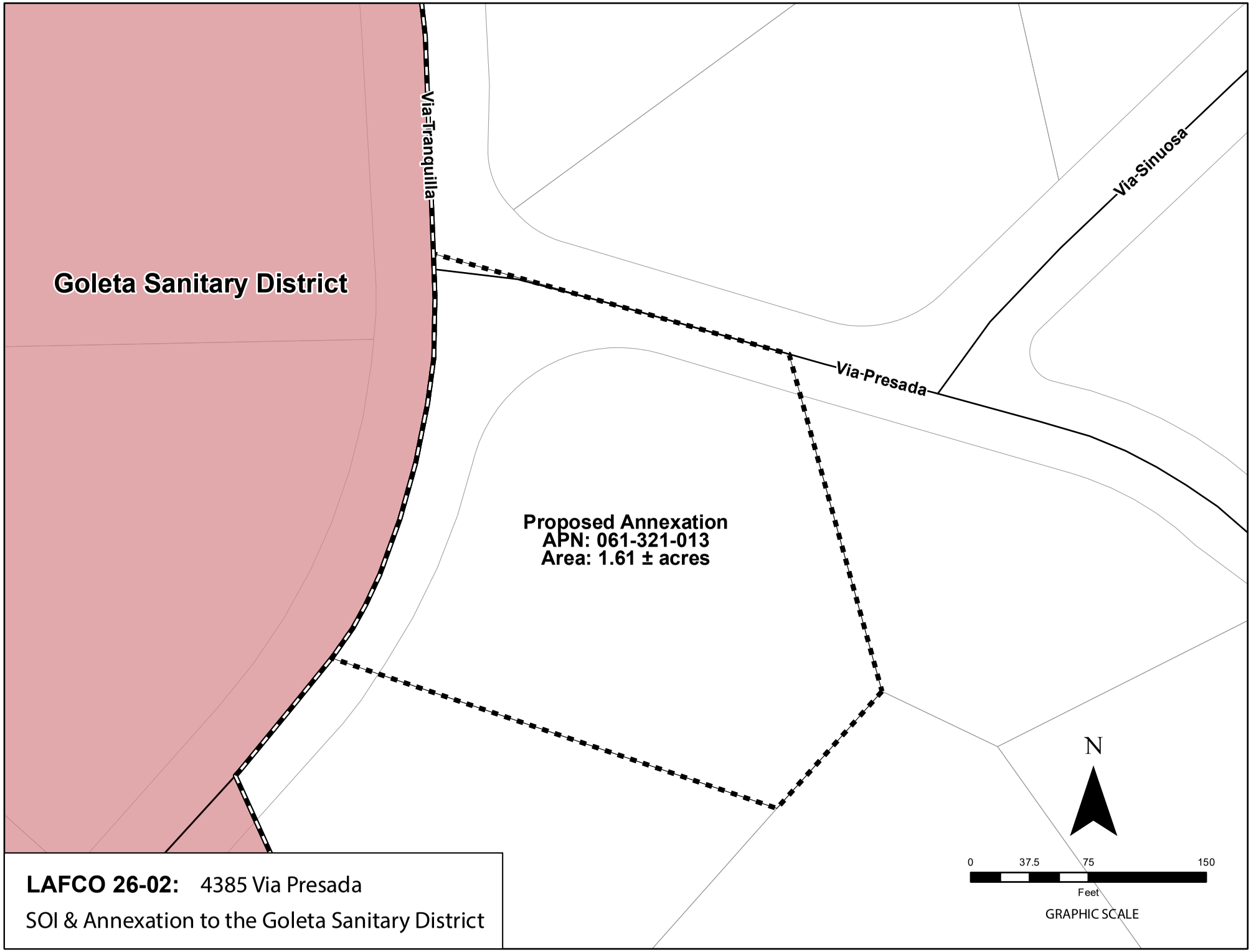
Attachment A	Maps of the Proposed SOI & Annexation
Attachment B	Petition, Applications & Consent by Landowners
Attachment C	LAFCO Legislative Factors-Government Code Section 56668 (a-q)
Attachment D	CEQA Exemption Section 15319(b)
Attachment E	Plan for Services & District Reports
Attachment F	LAFCO Resolution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



LAFCO 26-02: 4385 Via Presada

SOI & Annexation to the Goleta Sanitary District

ATTACHMENT A



LAFCO 26-02: 4385 Via Presada

SOI & Annexation to the Goleta Sanitary District

ATTACHMENT A

Meraki
Land Use Consulting

TRANSMITTAL

Date: 6 April 2026

To: Executive Officer Santa Barbara LAFCO
105 East Anapamu St.
Santa Barbara, CA 93101

Re: Sewer Annexation – 4385 Via Presada, APN: 061-321-013

Dear Mr. Prater,

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

ENCLOSURES:

- Check in the amount of $1,500.00 (LAFCO) delivered to Clerk of the Board
- Check in the amount of $1,100.00 (County of Santa Barbara) delivered to Clerk of the Board
- Applicant cover letter including:
    - Petition of Landowner & completed LAFCO proposal Questionnaire
    - Completed Environmental Questionnaire
    - Map & Legal Description
    - Assessor Parcel Map
    - Cost Accounting & Indemnification Agreement
    - Copy of Goleta Sanitary District Map
    - Landowner Documentation (FATCO/Title docs)
- Copy of Septic tank Inspection report dated 1/22/26
- Copy of Sewer Service Availability (SSA) letter from Goleta Sanitary District

COMMENTS: 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. Please contact me should you have any questions or require additional information; Heidi@merakilanduseconsulting.com, or, 805-252-4851.

Sincerely,
MERAKI LAND USE CONSULTING, LLC.

Heidi Jones, AICP
Owner & Principal

Docusign Envelope ID: 824DB146-BB1D-89AD-8170-6A669CDE448A

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

4385 Via Presada
_____
(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 One William Moffett Place, Goleta, CA 93117
   _____
   _____

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

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

Docusign Envelope ID: 824DB146-BB1D-89AD-8170-6A669CDE448A

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 ___X___ No

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

N/A

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

Unknown

(Name of public agency or agencies)

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

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

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

N/A

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. _____

B. _____

Docusign Envelope ID: 824DB146-BB1D-89AD-8170-6A669CDE448A

14. The reasons for this proposal are:

A. The existing septic system tank is deteriorated; the baffle wall is deteriorated. Given the proximity to existing Sanitary District infrastructure located in Via Tranquila, connection to the district is feasible and desirable.

B. _____

15. The persons signing this petition have signed as _____ registered voters **OR** __X__ 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: _____

19. How will the new district be financed?

_____

_____

Docusign Envelope ID: 824DB146-BB1D-89AD-8170-6A669CDE448A

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.	1165 Coast Village Road, Suite A
Dusty Baker	Santa Barbara, CA 93108
2.	225 Old Ranch Drive
Heidi Jones	Goleta, CA 93117
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):

Dusty Baker

RESIDENCE ADDRESS OF CIRCULATOR:

4385 Via Presada, Santa Barbara, CA 93110

DATES ON WHICH ALL SIGNATURES TO THE PETITION WERE OBTAINED:

Starting date: 4/10/25

Ending date: _____

Docusign Envelope ID: 824DB146-BB1D-89AD-8170-6A669CDE448A

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.

4/10/26

Date

Dusty Baker

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
4/10/26	Sign:	4385 Via Presada	
	Print: Dusty Baker	Santa Barbara CA 93110	
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
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	Sign:		
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4/10/2026

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

Subject: **Proposed Change to the Sphere of Influence of the Goleta Sanitary District**

Dear Mr. Prater,

The undersigned hereby request the Local Agency Formation Commission to approve the sphere of influence change described in the attached materials. This request is submitted pursuant to the Cortese/ Knox/Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.).

Enclosed in support of this proposal are the following:

1. Completed Questionnaire for Amending a Sphere of Influence Enclosed

2. Map of the proposed sphere of influence change. Enclosed

3. Assessor Parcel Map with sphere of influence change outlined in red Enclosed

4. Certified EIR or Negative Declaration (5 copies), or Notice of Determination or Notice of Exemption (1 copy) or Environmental Questionnaire (1 copy) N/A

5. LAFCO processing fee payable to "LAFCO" for $1,500.00, Enclosed

If you have any questions regarding this proposal, you should contact (name/ phone number).

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

Questionnaire for Amending a Sphere of Influence,
(Attach additional sheets as necessary)

Sphere of Influence of the Goleta Sanitary District

Purpose of the proposal

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

The existing septic system tank is deteriorated; the baffle wall is deteriorated. Given the proximity to existing Goleta Sanitary District infrastructure located in Via Tranquila, connection to the sanitary district is feasible and desirable.

Consultation with the County (City sphere changes only)

2. Provide documentation regarding consultation that has occurred between the City and the County with regard to agreement on boundaries, development standards and zoning requirements for land in the proposed sphere as required by Government Code §56425.

Description of area to be included in the sphere

3. What area is proposed to be included in the sphere? Attach a map identifying the current sphere and the proposed addition. What is the acreage?
The subject property at 4385 Via Presada, see APN page and Exhibits A &B. Parcel is 1.6 acres.

4. Why was it decided to use these particular boundaries?
The boundaries of the subject property are proposed to be annexed as a whole.

5. What are the existing land uses for the proposal area? Be specific.
Existing single family residential development. An existing single-family residence and garage, no proposed development.

6. Are there proposed land uses for the proposal area? Be specific.
No proposed land uses, existing land uses to remain.

Relationship to Existing Plans

7. Describe current County general plan and zoning designations for the proposal area.
Inland County of Santa Barbara, 1.5-EX-1 Single Family Residential Zoning. RES-1/0 General Plan Designation.

8. Describe any City general plan and prezoning designations for the proposal area. None.

Environmental Assessment

9. What is the underlying project? Who is the lead agency? What type of environmental document has been prepared for the proposed project? There is no proposed or underlying project associated with the request. No lead agency, no related environmental documents.

Justification

10. To assist LAFCO in making determinations pursuant to Government Code §56425, please provide information relevant to each of the following:

A. Present and planned uses in the area, including agricultural and open-space lands.
Existing single family residential development. An existing single-family residence and garage to remain, no proposed development.

B. Present and probable needs for public facilities and services in the area.
Current desire to annex and connect to Goleta Sanitary District given the proximity to infrastructure and given the failing existing septic system.

C. Present capacity of public facilities and adequacy of public services the affected agency provides or is authorized to provide.
Refer to the enclosed Sewer Service Availability (SSA) letter from Goleta Sanitary District.

D. Existence of any social or economic communities of interest in the area.
N/A to request.

E. The present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing Sphere of Influence.
N/A to request.

Additional Comments

11. Provide any other comments or justifications regarding the proposal.
Current desire to annex and connect to Goleta Sanitary District given the proximity to infrastructure and given the failing existing septic system.

12. Enclose any pertinent staff reports and supporting documentation related to this proposal.
N/A to request.

13. Notices and Staff Reports
N/A to request.

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

Name	Address	Email

1. N/A to request.

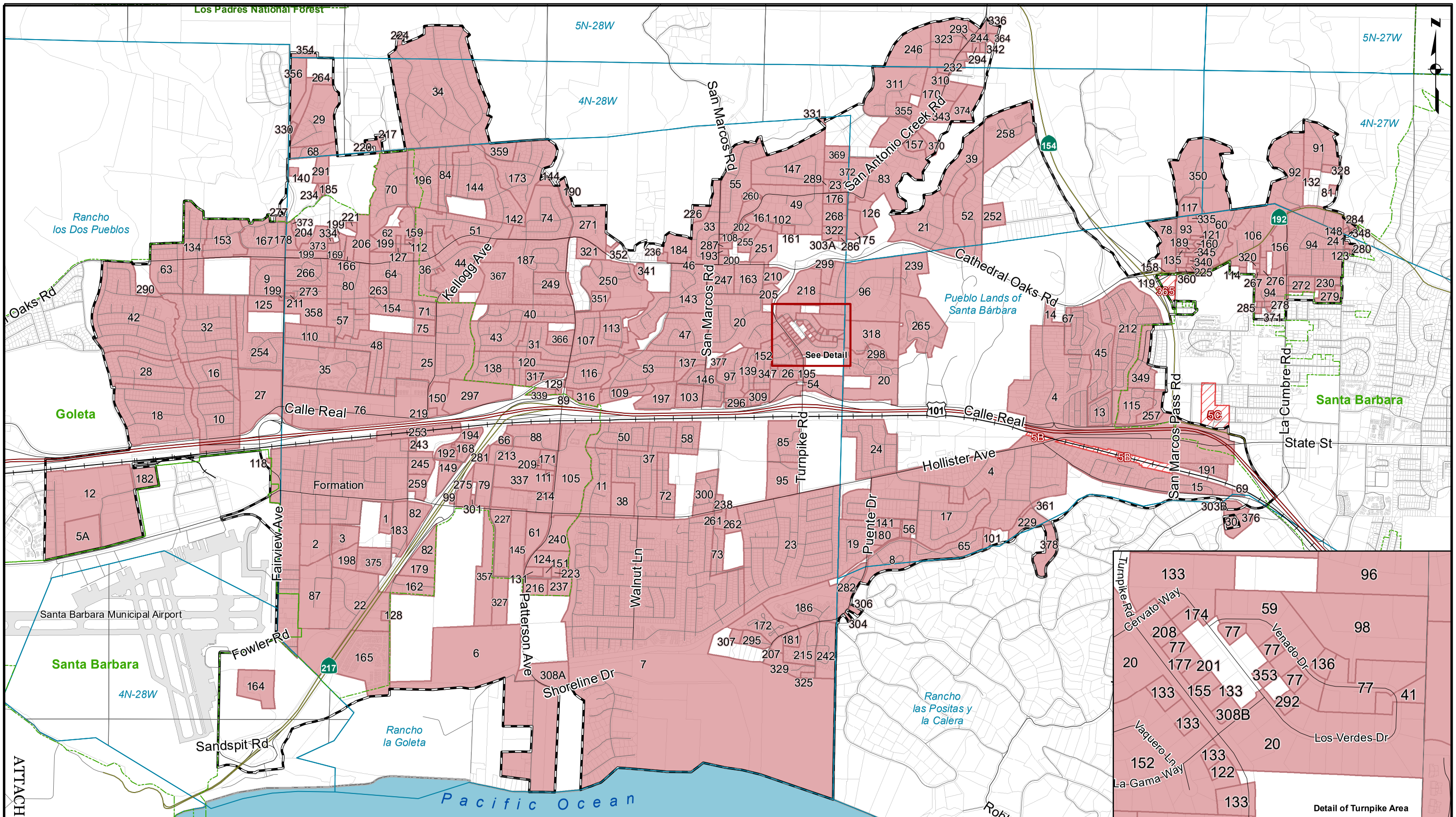
2.

3.

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

Name	Address	Email	Phone
Heidi Jones, Agent	225 Old Ranch Dr.,Goleta, CA 93117	MLUC.Heidi@gmail.com	805-252-4851

Signature _____ Date 4/10/26



ATTACHMENT B

Goleta Sanitary District

Compiled by the Santa Barbara County Surveyor's Office on 05/21/2020.
Last Action: 378, La Cumbre Mutual Water Company Annex., LAFCO 18-20, recorded 2/19/2019.
Sphere of influence: 11/4/2010 Last Amended 2/19/2019.
See Boundary Activity Table at http://countyofsb.org/pwd/specialdistricts.sbc

Completion information was not found for all proposed boundary changes, therefore the numbering is not continuous.

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.

GRAPHIC SCALE

0 0.2 0.4 0.8

Miles

Legend

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

Goleta Sanitary District Boundary Activity

See map at http://countyofsb.org/pwd/specialdistricts.sbc

InternalNo	Title	Type	Effective	County_Res	County_DT	Dist_Res	Dist_DT	Instrument	Recorded	LAFCO_Res	LAFCO_No	LAFCO_DT	State_DT
0	Goleta Sanitary District Formation	Formation	1/6/1942		1/6/1942								
1	Charles E. Bowen and Lila L. Bowen	Annexation	7/14/1950	9537	7/14/1950								
2	S.E. Kramer	Annexation	11/6/1950	9898	11/6/1950								
3	Western Design & Manufacturing Co	Annexation	8/31/1953	12668	8/31/1953								
4	Struck Area	Annexation	2/11/1957	16459	2/11/1957								
5 A	Raytheon Manufacturing Company	Annexation	2/25/1957	16512	2/25/1957								
5 B	Southern Pacific Company Lands	Detachment	3/4/1957	16531	3/4/1957								
5 C	Jenkins, Pinoli, et. al. Exclusion	Detachment	4/15/1957	16697	4/15/1957								
6	Dorwin Petition	Annexation	6/10/1957	16962	6/10/1957								
7	Dal Pozzo Petition	Annexation	6/10/1957	16963	6/10/1957								
8	Kantzler Petition	Annexation	6/10/1957	16964	6/10/1957								
9	Rollefson Petition	Annexation	8/12/1957	17178	8/12/1957								
10	Brisbine Petition	Annexation	8/12/1957	17179	8/12/1957								
11	Warren Petition	Annexation	5/12/1958	17902	5/12/1958								
12	Mallas Petition	Annexation	8/18/1958	18240	8/18/1958								
13	Peers Petition	Annexation	6/8/1959	19107	6/8/1959								
14	Martell Petition	Annexation	7/6/1959	19267A	7/6/1959								
15	Fox Petition	Annexation	7/6/1959	19268	7/6/1959								
16	Ravenscroft Petition	Annexation	9/21/1959	19499	9/21/1959								
17	Mogensen Petition	Annexation	12/14/1959	19754	12/14/1959								
18	Miller Petition	Annexation	10/19/1959	19571	10/19/1959								
19	Encore Homes Petition	Annexation	12/28/1959	19797	12/28/1959								
20	Greene Petition	Annexation	2/23/1960	20011	2/23/1960								
21	El Venado Petition	Annexation	2/8/1960	19960	2/8/1960								
22	Rexall Petition	Annexation	5/23/1960	20352	5/23/1960								
23	Willard Ranch Petition	Annexation	5/23/1960	20353	5/23/1960								
24	Durbiano Petition	Annexation	10/17/1960	20816	10/17/1960								
25	Elliott Petition	Annexation	9/6/1960	20716	9/6/1960								
26	Spears Petition	Annexation	3/20/1961	21210	3/20/1961								
27	Lucian Petition	Annexation	9/6/1960	20717	9/6/1960								
28	Classic Homes Petition	Annexation	11/28/1960	20940	11/28/1960								
29	Normandy Manor Petition	Annexation	6/5/1961	21422	6/5/1961								
30	La Cumbre Country Club Petition	Annexation	2/14/1961	21135	2/14/1961								
31	John Van Dyke	Annexation	6/12/1961	21435	6/12/1961								
32	Cavalletto Petition	Annexation	6/6/1961	21423	6/6/1961								
33	Sorrento Gardens - Tract No. 10,086	Annexation	7/25/1961	21520	7/25/1961								

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InternalNo	Title	Type	Effective	County_Res	County_DT	Dist_Res	Dist_DT	Instrument	Recorded	LAFCO_Res	LAFCO_No	LAFCO_DT	State_DT
34	Rancho Del Ciervo - Tract No. 10,145	Annexation	8/14/1961	21571	8/14/1961								
35	Lutheran Church	Annexation	1/8/1962	21865	1/8/1962								
36	Rowe - Tract 10,115 Unit 1	Annexation	11/13/1961	21750	11/13/1961								
37	Meeker #1-Tract 10194	Annexation	1/8/1962	21864	1/8/1962								
38	Magnolia Shopping Center	Annexation	2/19/1962	21973	2/19/1962								
39	Ontare Investments	Annexation	2/26/1962	21997	2/26/1962								
40	Balcom-Tract No.10,197	Annexation	2/26/1962	21998	2/26/1962								
41	Fritsche-Lots 16 & 41, Los Verdes Tract	Annexation	2/26/1962	21999	2/26/1962								
42	Crestview Homes-Tract No. 10,225	Annexation	8/6/1962	22448	8/6/1962								
43	Davis-KW McKee-Tract 10154 unit 2	Annexation	8/6/1962	22449	8/6/1962								
44	Rowe No. 2 - Tract 10,245, Unit 1	Annexation	8/13/1962	22473	8/13/1962								
45	Parker Trailer Park	Annexation	6/3/1963	23187	6/3/1963								
46	Conover	Annexation	12/3/1962	22743	12/3/1962								
47	Canby-Tract No. 10,236	Annexation	11/19/1962	22703	11/19/1962								
48	Roseglen - Tract 10,218, Unit 1	Annexation	12/10/1962	22759	12/10/1962								
49	Halnor, Inc.-Tract 10,206 Unit 1	Annexation	12/10/1962	22758	12/10/1962								
50	Meeker #2-Tract 10251	Annexation	1/14/1963	22835	1/14/1963								
51	Rowe No. 3 Tract 10,245 2nd Portion	Annexation	1/14/1963	22836	1/14/1963								
52	Ontare No. 2 - Tract 10,256	Annexation	2/4/1963	22896	2/4/1963								
53	Hilton-Tract 10,266	Annexation	3/4/1963	22955	3/4/1963								
54	Lucian No.2 Turnpike Road	Annexation	7/22/1963	23325	7/22/1963								
55	Oxley No. 1 - Tract 10,269, Unit 1	Annexation	3/18/1963	23001	3/18/1963								
56	Seventh-Day Adventist Church	Annexation	4/8/1963	23059	4/8/1963								
57	Roseglen No. 2 - Tract 10,218 Unit	Annexation	7/1/1963	23267	7/1/1963								
58	Meeker #3-Tract 10257	Annexation	3/18/1963	23000	3/18/1963								
59	Los Verdes No.2 - Harman	Annexation	1/27/1964	23764	1/27/1964								
60	Luria-Tract 10,253	Annexation	4/1/1963	23045	4/1/1963								
61	Hospital	Annexation	5/20/1963	23156	5/20/1963								
62	Goleta Vista Tract	Annexation	8/26/1963	23409	8/26/1963								
63	Bottiani-Tract 10,268	Annexation	7/1/1963	23268	7/1/1963								
64	Ranch Development Co. Tract	Annexation	6/3/1963	23185	6/3/1963								
65	Braun-Tract 10,295	Annexation	6/17/1963	23224	6/17/1963								
66	Humane Society	Annexation	6/3/1963	23186	6/3/1963								
67	Parker No. 2	Annexation	8/5/1963	23368	8/5/1963								
68	Cronin-Tract 10,272	Annexation	7/22/1963	23326	7/22/1963								
69	Boy Scouts (Modoc Tract Annex)	Annexation	7/22/1963	23327	7/22/1963								
70	Spears No. 2 - Tract No. 10,232	Annexation	7/1/1963	23269	7/1/1963								
71	Baptist Church	Annexation	7/22/1963	23328	7/22/1963								
72	Meeker #4-Tract 10278	Annexation	7/20/1964	24136	7/20/1964								

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73	Van Rees-Tract No. 10,350	Annexation	9/21/1964	24262	9/21/1964								
74	Cameo Park-Tract 10,260	Annexation	9/30/1963	23503	9/30/1963								
75	Wolff	Annexation	4/27/1964	23958	4/27/1964								
76	Elliott Bowling Alley-JRS Investment Co.	Annexation	9/16/1963	23449	9/16/1963								
77	Los Verdes No. 3 - Wenzlau	Annexation	8/26/1963	23410	8/26/1963								
78	Gainor-Tract 10,331	Annexation	10/28/1963	23569	10/28/1963								
79	St. Raphael's Church	Annexation	2/24/1964	23827	2/24/1964								
80	Roseglen No. 3 - Tract 10,306	Annexation	12/23/1963	23693	12/23/1963								
81	Goleta County Water District	Annexation	12/23/1963	23694	12/23/1963								
82	Bottiani Ranch #2	Annexation	2/10/1964	23799	2/10/1964								
83	LaCumbre Land Co-Tract 10,305	Annexation	12/2/1963	23652	12/2/1963								
84	Sexton-Cox-Tract 10,316 Unit 1	Annexation	1/27/1964	23765	1/27/1964								
85	Sanders-Tract 10,311	Annexation	2/10/1964	23798	2/10/1964								
87	Wilson Property-Tract 10,339	Annexation	8/10/1964	24187	8/10/1964								
88	McGowan	Annexation	3/9/1964	23864	3/9/1964								
89	Jones Service Station 10338	Annexation	1/20/1964	23745	1/20/1964								
91	Upper La Vista Road	Annexation	8/10/1964	24189	8/10/1964								
92	Prevedello - Tract 10,043	Annexation	8/10/1964	24188	8/10/1964								
93	Cienequitas Road - Doty	Annexation	11/26/1963	23640	11/26/1963								
94	Hope Area	Annexation	11/16/1964	24366	11/16/1964								
95	Barling	Annexation	5/11/1964	23991	5/11/1964								
96	Spaulding-Tract No. 10,318	Annexation	9/21/1964	24263	9/21/1964								
97	Luria No. 2-Tract 10,326	Annexation	4/27/1964	23959	4/27/1964								
98	Los Verdes No. 4 Rawlins	Annexation	6/18/1964	24081	6/18/1964								
99	Lucian No.3	Annexation	7/20/1964	24137	7/20/1964								
101	Peterson	Annexation	10/19/1964	24316	10/19/1964								
102	Dennison Property	Annexation	10/26/1964	24327	10/26/1964								
103	D.I.F. Associates	Annexation	4/13/1965	24634	4/13/1965								
105	Patterson-Hollister	Annexation	11/29/1965	25101	11/29/1965								
106	Foothill Road	Annexation	6/8/1966	66-290	6/8/1966								
107	Meeker #5-Tract 10338	Annexation	8/30/1965	24934	8/30/1965								
108	Trinity Lutheran Church	Annexation	7/20/1965	24841	7/20/1965								
109	D'Ordine-Tract 10,359	Annexation	8/30/1965	24935	8/30/1965								
110	Luria No. 3, Tract 10,402	Annexation	9/6/1966	66-19	9/6/1966					66-25			
111	Sumida-Highway Patrol Property	Annexation	11/25/1965								65-AD-01	11/25/1965	
112	Onisko Property	Annexation	6/28/1966								66-AD-07	6/28/1966	
113	Meeker #6-Tract 10388 #2	Annexation	6/20/1966								66-AD-08	6/20/1966	
114	Heth Property	Annexation	8/15/1966								66-AD-10	8/15/1966	
115	St. Vincent's School	Annexation	2/10/1967							67-31		2/10/1967	

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InternalNo	Title	Type	Effective	County_Res	County_DT	Dist_Res	Dist_DT	Instrument	Recorded	LAFCO_Res	LAFCO_No	LAFCO_DT	State_DT
116	Annex. No. 116 (Meeker #7-Tract 10567)	Annexation	6/5/1967		4/28/1967		5/16/1967			1967-39	67-AD-03	4/27/1967	6/5/1967
117	Trinity Baptist Church	Annexation	5/31/1967								67-AD-04	5/31/1967	
118	Gammons Property	Annexation	12/19/1967					2215/0215-0224	12/19/1967		67-AD-02	12/19/1967	
119	Standard Station Property	Annexation	7/26/1967					2198/0768-0777	7/26/1967		67-AD-06	7/20/1967	
120	Burnett Property	Annexation	7/13/1967								67-AD-05	7/13/1967	
121	Haas Property	Annexation	9/26/1967								67-AD-09	9/26/1967	
122	Prudential Property	Annexation	7/31/1967								67-AD-11	7/31/1967	
123	Dutt Property	Annexation	1/22/1968								67-AD-12	1/22/1968	
124	General Telephone Company Property	Annexation	12/26/1967								67-AD-15	12/26/1967	
125	Charles Sexton Property	Annexation	12/26/1967								67-AD-16	11/27/1967	
126	B'nai B'rith & Reorganized Church	Annexation	3/22/1968								67-AD-18	3/22/1968	
127	Clark Elliott Property	Annexation	11/30/1967								67-AD-20	11/30/1967	
128	Frank-Newitt Properties	Annexation	8/12/1968								68-AD-03	8/12/1968	
129	Annex. No. 129 (Mobil Oil Property)	Annexation	2/29/1968		2/5/1967		5/16/1967	2227/0308-0318	4/2/1968	1968-64	67-AD-21	1/25/1968	2/29/1968
131	C.I.F. Property	Annexation	3/12/1968								67-AD-26	3/12/1968	
132	Morgan Property	Annexation	4/18/1968								67-AD-29	4/18/1968	
133	Meadows Property	Annexation	10/28/1968								67-AD-28	10/28/1968	
134	Meeker #8 -Tract 10699, Unit 1	Annexation	10/9/1968								68-AD-06	10/9/1968	
135	Koons Property	Annexation	8/21/1968								68-AD-09	8/21/1968	
136	Martin J. Robeck, Jr.	Annexation	6/4/1968					2234/0300-0310	6/4/1968		68-AD-10	6/4/1968	
137	Howland & Rice Property	Annexation	11/14/1968								68-AD-13	11/14/1968	
138	Burnett No. 2 Property	Annexation	6/11/1968								68-AD-14	6/11/1968	
139	La Gama Way Property	Annexation	7/30/1969								68-AD-23	7/30/1969	
140	Pagliotti Property	Annexation	10/4/1968								68-AD-29	10/4/1968	
141	Hope Evangelical Church Property	Annexation	12/26/1968								68-AD-31	12/26/1968	
142	Forshey Property	Annexation	2/11/1969								68-AD-34	2/11/1969	
143	Haverland Property-Tract 10,851	Annexation	1/30/1969								68-AD-32	1/30/1969	
144	Elliott-Sexton-Tract 10,896	Annexation	1/27/1969					2260/0082-0094	1/27/1969		68-AD-33	1/27/1969	
145	Austin-Hollister Property	Annexation	4/21/1969								68-AD-38	4/21/1969	
146	Rice-Luria Property-Tract 10,913	Annexation	8/29/1969								68-AD-46	8/29/1969	
147	Halnor, Inc. No. 2-Tract 10,924	Annexation	4/23/1969					2269/0306-0311	4/23/1969		68-AD-51	4/23/1969	
148	Kilbury-Young Property	Annexation	7/1/1969								69-AD-08	7/1/1969	
149	Karen Apartment Property	Annexation	10/23/1969								69-AD-09	10/23/1969	
150	Elks Lodge Property	Annexation	8/18/1969					2281/0815-0816	8/18/1969		69-AD-22	7/10/1969	
151	Braun No. 2-Tract 11,001	Annexation	6/27/1969								69-AD-17	6/27/1969	
152	Cathedral Oaks No. 2	Annexation	12/7/1970								69-AD-24	12/7/1970	
153	Meeker #9-Tract 10699, Unit 2	Annexation	12/18/1969								69-AD-28	12/18/1969	
154	Elliott-Rich Tract 10933	Annexation	7/29/1970								69-AD-31	7/29/1970	
155	Hufford Property	Annexation	11/27/1969								69-AD-30	11/27/1969	

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156	Trinity Lutheran Church	Annexation	11/14/1969					2290/0635-0645	11/14/1969		69-AD-32	11/13/1969	
157	Simpson Property	Annexation	3/31/1970								69-AD-38	3/31/1970	
158	Watling Property	Annexation	11/14/1969					2290/0646-0656	11/14/1969		69-AD-36	11/14/1969	
159	Hoyt Property	Annexation	10/28/1969								69-AD-39	10/28/1969	
160	Bruington No. 2 Property	Annexation	1/16/1970								69-AD-41	1/16/1970	
161	Dennison Property	Annexation	2/6/1970								69-AD-43	2/6/1970	
162	Frank-Newitt No. 2	Annexation	10/27/1972								72-AD-40	10/27/1972	
163	Koart Property-Tract 10,988	Annexation	3/2/1970								70-AD-01	3/2/1970	
164	District Plant Site	Annexation	1/7/1971								70-AD-04	1/7/1971	
165	Parker No.3 Property	Annexation	8/11/1971								70-AD-18	8/11/1971	
166	Assembly of God Property	Annexation	10/26/1970								70-AD-16	10/26/1970	
167	Meeker #10-Tract 10699 #3	Annexation	10/16/1970								70-AD-24	10/16/1970	
168	Poinsettia Gardens	Annexation	6/3/1971					2349/1418-1428	6/3/1971	71-237			
169	Gauthier Property	Annexation	8/11/1971								70-AD-31	8/11/1971	
170	San Antonio Creek Annex	Annexation	4/181974					2511/0851-0863	4/18/1974		72-AD-53	4/12/1974	
171	Weatherby Property	Annexation	2/6/1971								70-AD-32	2/6/1971	
172	Hedrick Property-Tract 11,257	Annexation	4/16/1971								70-AD-34	4/16/1971	
173	Midtown-Sexton-Tract 11,174	Annexation	4/2/1971					2342/0906-0917	4/2/1971		71-AD-01	3/29/1971	
174	Webb Property	Annexation	4/16/1971					2344/0323-3033	4/16/1971	71-234			
175	Miley Property	Annexation	6/21/1971								71-AD-13	6/21/1971	
176	Metcalf Property	Annexation	8/10/1971					2360/0271-0276			71-AD-11	8/10/1971	
177	Johnson Property	Annexation	6/22/1971								71-AD-10	6/22/1971	
178	Jehovah's Witnesses	Annexation	5/2/1972					2398/0482-0492	5/2/1972		71-AD-14	5/2/1972	
179	Phillips Property	Annexation	5/23/1972								71-AD-30	5/23/1972	
180	Del Robles Farms-Tract 11,368	Annexation	11/10/1971								71-AD-27	11/10/1971	
181	Drake Property-Tract No.11,451	Annexation	3/3/1972								71-AD-29	3/3/1972	
182	Goleta Lemon Assn. Property	Annexation	5/2/1972								72-AD-09	5/2/1972	
183	Kunze Property	Annexation	5/19/1972					2402/430-441	5/19/1972		72-AD-06	5/19/1972	
184	Federated Church Property	Annexation	5/25/1972								72-AD-01	5/25/1972	
185	Marvin Davis Property	Annexation	5/2/1972								72-AD-07	5/2/1972	
186	Casa La Cumbre-Tract 11,469	Annexation	7/5/1972								72-AD-10	7/5/1972	
187	Cathedral Oaks Village-Tract No. 11	Annexation	5/12/1972					2401/0120-0121			72-AD-08	5/12/1972	
189	Leaberry Property	Annexation	5/17/1972								72-AD-19	5/17/1972	
190	Rice Property - Tract 11,486	Annexation	7/13/1972								72-AD-26	7/13/1972	
191	Girsh Property	Annexation	7/28/1972								72-AD-22	7/28/1972	
192	Poinsettia Gardens No. 2	Annexation	7/28/1972								72-AD-23	7/28/1972	
193	McKone Property	Annexation	8/15/1972								72-AD-25	8/15/1972	
194	Serena Property	Annexation	5/17/1973								72-AD-27	5/17/1973	
195	McMurry Property	Annexation	8/28/1972								72-AD-31	8/28/1972	

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196	Wells Property	Annexation	11/20/1972								72-AD-33	11/20/1972	
197	Wiener Property-Tract 11,607	Annexation	8/31/1972					2418/1286-1296	8/31/1972		72-AD-37		
198	Heyer-Schulte Property	Annexation	11/27/1972					2432/1191-1201	11/27/1972	72-318	72-AD-49	10/26/1972	
199	Grace Bretheren Church et al	Annexation	12/27/1972					2436/1477-1489	12/27/1972		72-AD-52		
200	Mother Goose Nursery Property	Annexation	2/5/1973					2445/1452/1462	2/5/1973		72-AD-51	2/1/1973	
201	Shulpe Property	Annexation	4/26/1973					2458/1279-1289	4/26/1973		72-AD-54	4/3/1973	
202	Brier Property	Annexation	5/31/1973					2464/0970-0980	5/31/1973		73-AD-02	5/29/1973	
204	Herold Property	Annexation	2/25/1974					2503/0557-0567	2/25/1974		73-AD-26		
205	Church of Christ Annexation	Annexation	1/31/1975					1975-0013203	1/31/1975		74-AD-03		
206	Cathedral Oaks Tennis Club	Annexation	12/31/1974					2546/0673-0683	12/31/1974		74-AD-06		
207	Rainbolt Property	Annexation	3/1/1976					1976-0007920	3/1/1976		75-AD-05		
208	Johnson Property	Annexation	2/6/1976					1976-0004835	2/6/1976		75-AD-06		
209	Annex. No. 209, APN 71-090-60 Mazzetti/Uhles	Annexation	12/8/1978					1978-0056890	12/8/1978		78-AD-09		
210	Martin Luther Church Property	Annexation	6/23/1976					1976-0025926	6/23/1976		76-AD-02		
211	Forsyth Property	Annexation	8/16/1976					1976-0035441	8/16/1976		76-AD-06		
212	San Vincente Trailer Park	Annexation	7/22/1977					1977-0041858	8/18/1977		77-AD-07		
213	Granite Construction Company	Annexation	11/11/1977					1977-0056587	11/11/1977		77-AD-14		
214	Annex. No. 214 (Sumida No. 2)	Annexation	1/24/1978					1978-0003345	1/24/1978		77-AD-24		
215	Fred Stewart Inc. Property	Annexation	7/25/1979					1979-0034424	7/25/1979		78-AD-06		
216	Lot 1, TTM 12,529 (Cavalletto/Scoby)	Annexation	8/28/1978					1978-0039524	8/28/1978		78-AD-07		
217	Glasspool Property	Annexation	8/25/1978					1978-0039322	8/25/1978		78-AD-10		
218	Grube/Kremser/Moore Property	Annexation	11/10/1978					1978-0052566	11/10/1978		78-AD-11		
219	Forest E. Olson Property	Annexation	1/19/1979					1979-0002223	1/19/1979		78-AD-13		
220	Cavalletto Property	Annexation	3/9/1979					1979-0012856	3/9/1979		78-AD-23		
221	Dresser Property	Annexation	3/2/1979					1979-0009585	3/2/1979		78-AD-24		
223	Portion of Parcel "A" of PM 12,792	Annexation	7/9/1979					1979-0031314	7/9/1979		78-AD-28		
224	Daniels/Cavaletto Property	Annexation	7/31/1979					1979-0035457	7/31/1979		79-AD-06		
225	Bornand Property	Annexation	11/29/1979					1979-0056145	11/29/1979		79-AD-05		
226	Ellis Property	Annexation	3/13/1980					1980-0010385	3/13/1980		79-AD-11		
227	Bottiani Property	Annexation	5/29/1980					1980-0029079	5/29/1980		79-AD-08		
229	Obern Property	Annexation	3/10/1981					1981-0009905	3/10/1981		79-AD-21		
230	Tract 12,902 - Monte Vista Homes	Annexation	12/24/1981					1981-0051879	12/24/1981		80-AD-03		
231	Cohen Property	Annexation	7/10/1980					1980-0026571	7/10/1980		80-AD-04		
232	San Antonio Creek Road #2, No. 232	Annexation	1/13/1981					1981-0001574	1/13/1981		80-AD-08		
234	King Property	Annexation	10/20/1981					1981-0042977	10/20/1981		80-AD-13		
236	DeBarge/Federated Church Property	Annexation	10/20/1981					1981-0042976	10/20/1981		81-AD-05		
237	Cavalletto/Scoby No. 2	Annexation	11/9/1981					1981-0045598	11/9/1981		81-AD-11		
238	General Telephone Company Property	Annexation	10/28/1981					1981-0044048	10/28/1981		81-AD-12		
239	Carma Developers	Annexation	3/30/1982					1982-0012747	3/30/1982		81-AD-17		

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240	Cavalletto	Annexation	3/18/1982					1982-0010870	3/18/1982		81-AD-20		
241	Wasco Property	Annexation	4/12/1982					1982-0014659	4/12/1982		81-AD-25		
242	Zonex Corporation	Annexation	8/11/1982					1982-0033515	8/11/1982		82-AD-01		
243	O'Shaughnessy	Annexation	8/12/1982					1982-0033691	8/12/1982		82-AD-07		
244	Morin	Annexation	12/7/1982					1982-0051325	12/7/1982		82-AD-12		
245	MCR Technology	Annexation	10/7/1982					1982-0042277	10/7/1982		82-AD-10		
246	Emory	Annexation	6/20/1983					1983-0041189	6/20/1983		82-AD-15		
247	Marchiando	Annexation	6/20/1983					1983-0041188	6/20/1983		83-AD-01		
249	Timm Property	Annexation	6/28/1983					1983-0032989	6/28/1983		83-AD-03		
250	Serena Property	Annexation	10/3/1983					1983-0052914	10/3/1983		83-AD-07		
251	Jahnke Property	Annexation	6/19/1984					1984-0032771	6/19/1984		83-AD-08		
252	Bates Property	Annexation	11/29/1983					1983-0063408	11/29/1983		83-AD-09		
253	Kellogg Heirs	Annexation	9/10/1984					1984-0049139	9/10/1984		83-AD-12		
254	Coats	Annexation	4/24/1984					1984-0021438	4/24/1984		83-AD-14		
255	Hudson Property	Annexation	1/4/1984					1984-0000384	1/4/1984		83-AD-18		
257	St. Vincents Institution	Annexation	9/19/1984					1984-0050968	9/19/1984		84-AD-06		
258	Shadow Hills	Annexation	1/25/1985					1985-0004065	1/25/1985		84-AD-07		
259	Annex. No. 259 (Sumida/Sakmar)	Annexation	2/13/1985					1985-0007517	2/13/1985		84-AD-09		
260	K.K. Hollister	Annexation	9/13/1984					1984-0049931	9/13/1984		84-AD-10		
261	Van Rees	Annexation	11/30/1984					1984-0064154	11/30/1984		84-AD-12		
262	Northman	Annexation	11/30/1984					1984-0064155	11/30/1984		84-AD-15		
263	TPM 13,081 (Mikaelian Property)	Annexation	3/26/1985					1985-0014980	3/26/1985		84-AD-17		
264	Weaver	Annexation	4/29/1986					1986-0024339	4/29/1986		85-AD-07		
265	Oak Grove Condominiums	Annexation	9/3/1986					1986-0055767	9/3/1986		85-AD-08		
266	M. Timm Development	Annexation	1/15/1986					1986-0002752	1/15/1986		85-AD-11		
267	Schiff Property	Annexation	12/4/1985					1985-0064798	12/4/1985		85-AD-12		
268	Thompson/Brombal	Annexation	3/21/1986					1986-0016440	3/21/1986		85-AD-14		
271	Timm-Patterson Estates	Annexation	7/21/1986					1986-0043995	7/21/1986		86-AD-12		
272	Las Brisas-Tract 13,635	Annexation	5/9/1986					1986-0027041	5/9/1986		86-AD-04		
273	Fairview Village/Serena	Annexation	7/21/1986					1986-0043993	7/21/1986		86-AD-10		
275	Country Inn	Annexation	12/15/1986					1986-0082188	12/15/1986		86-AD-21		
276	Piziali	Annexation	10/26/1987					1987-0080251	10/26/1987		87-AD-07		
277	Renck	Annexation	3/2/1988					1988-0012179	3/2/1988		87-AD-06		
278	Hewitt/Busboom	Annexation	2/4/1988					1988-0007122	2/4/1988		87-AD-09		
279	Pemm Place	Annexation	3/31/1988					1988-0019183	3/31/1988		88-AD-01		
280	Foothill Knolls	Annexation	6/17/1988					1988-0037034	6/17/1988		88-AD-03		
281	Overpass Road	Annexation	1/12/1989					1989-0002604	1/12/1989		88-AD-13		
282	Vintage Ranch	Annexation	10/20/1988					1988-0067728	10/20/1988		88-AD-11		
284	Crestwood	Annexation	7/13/1989					1989-0045711	7/13/1989		89-AD-01		

ATTACHMENT B

InternalNo	Title	Type	Effective	County_Res	County_DT	Dist_Res	Dist_DT	Instrument	Recorded	LAFCO_Res	LAFCO_No	LAFCO_DT	State_DT
285	Carol Avenue	Annexation	2/12/1990					1990-0009820	2/12/1990		89-AD-03		
286	Griffith	Annexation	7/13/1989					1989-0045710	7/13/1989		89-AD-05		
287	North San Marcos Road	Annexation	11/28/1989					1989-0079046	11/28/1989		89-AD-06		
289	J. Iler	Annexation	2/12/1990					1990-0009821	2/12/1990		89-AD-10		
290	Stow Canyon Rd	Annexation	1/28/1991					1991-0004199	1/28/1991		89-AD-11		
291	Via Lemora	Annexation	11/8/1990					1990-0072860	11/8/1990		90-AD-01		
292	Kinell Property	Annexation	8/17/1990					1990-0054760	8/17/1990		90-AD-04		
293	Via Clarice (Herman Guenther)	Annexation	3/15/1991					1991-0015436	3/15/1991		90-AD-05		
294	Via Clarice II	Annexation	3/15/1991					1991-0015437	3/15/1991		90-AD-07		
295	Vieja Drive	Annexation	12/27/1991					1991-0087090	12/27/1991		91-AD-02		
296	Calle Real	Annexation	10/17/1994					1994-0077697	10/17/1994		92-AD-05		
297	Meisel	Annexation	12/27/1991					1991-0087089	12/27/1991		91-AD-05		
298	Thorson Reorganization	Annexation	7/27/1994					1994-0060109	7/27/1994		92-AD-01		
299	Ashamalla	Annexation	8/25/1992					1992-0066512	8/25/1992		92-AD-02		
300	Sungate Annex.	Annexation	8/19/1993					1993-0065041	8/19/1993		93-AD-01		
301	Orozco Annex.	Annexation	10/17/1994					1994-0077698	10/17/1994		93-13		
303 A	Tillia Annex.	Annexation	4/13/1995					1995-0019524	4/13/1995		94-23		
303 B	Thompson Annex.	Annexation	11/14/1995					1995-0063799	11/14/1995		94-17		
304	Lorenzen Annex.	Annexation	8/21/1996					1996-0051070	8/21/1996		96-01		
306	McGrath Annex.	Annexation	1/6/1997					1997-0000612	1/6/1997		96-09		
307	Pulver Annex.	Annexation	1/6/1997					1997-0000611	1/6/1997		96-10		
308 A	Miller Annex.	Annexation	6/24/1997					1997-0036237	6/24/1997		96-15		
308 B	Forouzandeh Annex.	Annexation	12/9/1997					1997-0075209	12/9/1997		97-06		
309	Pebble Hill Annex.	Annexation	12/16/1997					1997-0077047	12/16/1997		97-12		
310	Utz Annex.	Annexation	2/20/1998					1998-0010515	2/20/1998		97-10		
311	Pozzato Annex.	Annexation	3/2/1998					1998-0012787	3/2/1998		97-09		
316	Frank Annex.	Annexation	11/18/1997					1997-0069731	11/18/1997		97-13		
317	Giorgi Annex.	Annexation	2/23/2000					2000-0010823	2/23/2000		99-19		
318	Thorson Annex.	Annexation	2/23/2000					2000-0010822	2/23/2000		99-09		
320	Smallwood Annex.	Annexation	10/6/1999					1999-0081022	10/6/1999		98-09		
321	Koopmans Annex.	Annexation	6/9/1999					1999-0047249	6/9/1999		99-08		
322	Parish Annex.	Annexation	2/16/1999					1999-0012143	2/16/1999		98-10		
323	Via Clarice II Annex.	Annexation	4/26/1999					1999-0033157	4/26/1999		99-03		
325	Gallego Annex.	Annexation	5/22/2001					2001-0039907	5/22/2001		01-02		
327	Firefox Annex.	Annexation	6/2/2000					2000-0034037	6/2/2000		00-06		
328	Ary Annex.	Annexation	12/7/1999					1999-0095301	12/7/1999		99-12		
329	Mockingbird Annex.	Annexation	9/25/2002					2002-0095783	9/25/2002		01-20		
330	North Fairview Annex.	Annexation	5/9/2000					2000-0027672	5/9/2000		99-17		
331	Refiled Lyons Annex.	Annexation	8/29/2003					2003-0118755	8/29/2003		03-06		

ATTACHMENT B

InternalNo	Title	Type	Effective	County_Res	County_DT	Dist_Res	Dist_DT	Instrument	Recorded	LAFCO_Res	LAFCO_No	LAFCO_DT	State_DT
334	Hughes Annex.	Annexation	5/8/2001					2001-0035354	5/8/2001		01-04	4/12/2001	
335	Brashears Annex.	Annexation	6/6/2001					2001-0045167	6/6/2001		01-05	4/12/2001	
336	San Antonio Creek Rd Annex.	Annexation	1/3/2002					2002-0000762	1/3/2002		01-08	9/6/2001	
337	La Sumida Annex.	Annexation	6/12/2002					2002-0057242	6/12/2002		02-06	5/2/2002	
339	Annex. No. 339 (Patterson Packing Annex.)	Annexation	8/29/2003					2003-0118753	8/29/2003	02-10	02-10	7/3/2003	
340	Gudgeon Annex.	Annexation	1/15/2003					2003-0005834	1/15/2003		02-16	12/5/2002	
341	Rennick Annex.	Annexation	7/6/2004					2004-0071555	7/6/2004		04-02	5/6/2004	
342	Brier Annex.	Annexation	3/21/2003					2003-0035231	3/21/2003		02-19	2/6/2003	
343	Funke Annex.	Annexation	8/29/2003					2003-0118752	8/29/2003		03-01	4/10/2003	
345	Lopez Annex., Revised	Annexation	8/29/2003					2003-0118754	8/29/2003		03-04	7/3/2003	
347	DeLucia Annex.	Annexation	7/11/2005					2005-0065003	7/11/2005		05-05	5/5/2005	
348	MacDonald Annex.	Annexation	3/24/2006					2006-0023449	3/24/2006		05-19	12/1/2005	
349	San Marcos Gardens Annex.	Annexation	6/1/2006					2006-0044110	6/1/2006		05-13	9/1/2005	
350	Preserve at San Marcos Annex.	Annexation	11/21/2006					2006-0091069	11/21/2006		06-14	11/2/2006	
351	Smith Annex.	Annexation	1/4/2007					2007-0000974	1/4/2007		06-11	6/1/2006	
352	Boshke Annex.	Annexation	1/29/2007					2007-0006647	1/29/2007		06-17	12/7/2006	
353	Gallarza Annex.	Annexation	9/7/2007					2007-0065281	9/7/2007		07-03	4/5/2007	
354	Wildlife Care Annex.	Annexation	11/14/2007					2007-0079171	11/14/2007		07-15	10/11/2007	
355	Richards Annex.	Annexation	12/21/2007					2007-0086821	12/21/2007		06-19	2/1/2007	
356	Hollstien Annex.	Annexation	3/4/2008					2008-0012243	3/4/2008		07-06	6/7/2007	
357	St. Athanasius Orthodox Church Annex.	Annexation	6/12/2008					2008-0035172	6/12/2008		08-01	5/1/2008	
358	Fairview Gardens Annex.	Annexation	3/31/2009					2009-0017442	3/31/2009		08-07	11/6/2008	
359	Hourigan Annex.	Annexation	6/1/2011					2011-0031935	6/1/2011		11-01	3/3/2011	
360	Brewer Soria Annex.	Annexation	7/12/2011					2011-0071487	7/12/2011		11-02	5/5/2011	
363	La Cumbre Mutual Water Co. Annex.	Annexation	6/7/2011					2011-0032909	6/7/2011		10-05	5/5/2011	
364	Jewkes Annex.	Annexation	7/11/2012					2012-0044616	7/11/2012		12-02	5/3/2012	
365	Cieneguitas Reorganization	Detachment	12/6/2012					2012-0083507	12/6/2012		12-04	11/1/2012	
366	Palmer Annex.	Annexation	8/7/2013					2013-0053663	8/7/2013		12-06	11/1/2012	
367	Cavaletto Annex.	Annexation	8/21/2013					2013-0056574	8/21/2013		12-05	9/6/2012	
369	Jette Annex.	Annexation	8/21/2013					2013-0056575	8/21/2013		13-05	6/6/2013	
370	Castro Annex.	Annexation	10/24/2013					2013-0069280	10/24/2013		13-01	6/6/2013	
371	Lee/Chen Annex.	Annexation	12/20/2013					2013-0079446	12/20/2013		13-09	11/7/2013	1/29/2014
372	Boulders Partners LP and Moy Annex.	Annexation	5/28/2014					2014-0024115	5/28/2014		13-12	2/6/2014	1/12/2015
373	Hansen (Area 1 & 2) Annex.	Annexation	5/28/2015					2015-0027467	5/28/2015		14-09	2/5/2015	9/1/2015
374	Blickley Annex.	Annexation	5/15/2015					2015-0025163	5/15/2015		15-02	4/2/2015	6/30/2015
375	Old Town Village Annex.	Annexation	10/17/2016					2016-0054799	10/17/2016	16-19	16-03	8/5/2016	7/21/2017
376	La Cumber Golf & Country Club Annex.	Annexation	7/6/2017					2017-0032231	7/6/2017	17-02	17-04	4/14/2017	8/24/2017
377	Pauletto Annex.	Annexation	6/8/2017					2017-0027190	6/8/2017	17-01	17-02	3/2/2017	5/16/2018
378	La Cumbre Mutual Water Company Annex.	Annexation	2/19/2019					2019-0006375	2/19/2019	18-20	18-03	10/11/1018	

ATTACHMENT B

InternalNo	Title	Type	Effective	Last LAFCO_DT
	Goleta Sanitary District Sphere of Influence	SOI	11/4/2010 Amended 2/19/2019, 5/15/2015, 3/3/2011, 6/7/2011	2/19/2019

ATTACHMENT B

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

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

1. Name of Application: (The name should match the title on the map and legal description; list all boundary changes that are part of the application)
4385 Via Presada Annexation to the Goleta Sanitary District.

2. Describe the acreage and general location; include street addresses if known:
4385 Via Presada located on the corner of Via Presada and Via Tranquila in the Hope Ranch area of the County of Santa Barbara. The parcel is a 1.6-acre property.

3. List the Assessor's Parcels within the proposal area:
APN: 061-321-013

4. Purpose of proposal: (Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.)
The existing septic system tank is deteriorated; the baffle wall is deteriorated. Given the proximity to existing Goleta Sanitary District infrastructure located in Via Tranquila, connection to the sanitary district is feasible and desirable.

5. Land Use and Zoning - Present and Future

   A. Describe the existing land uses within the proposal area. Be specific.
   Single Family Residential uses surround the subject parcel and zoning is residential in the immediate adjacent areas of the site (Inland County 1.5-EX.-1).

   B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change. **No change.**

   C. Describe the existing zoning designations within the proposal area.
   Inland County of Santa Barbara, 1.5-EX.1, Single Family Residential zoning.

   D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning? **No change. Existing and proposed zoning and land use designations do not change.**

   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). **County permit history notes land use approvals and grading and building permit records for construction of a single-family residence and garage. The parcel is validated as Parcel B or Parcel Map 11,825.**

6. Describe the area surrounding the proposal

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

7. Conformity with Spheres of influence

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

B. If not, include a proposal to revise the sphere of influence. **N/A**

8. Conformity with County and City General Plans

A. Describe the existing County General Plan designation for the proposal area. **RES 1-0, 1 dwelling unit per acre.**

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. **None.**

B. Describe the general topography of the area surrounding the proposal. **Moderate and varied slopes in the existing developed neighborhood. The average slope on the subject parcel is 19%.**

10. Impact on Agriculture

A. Does the affected property currently produce a commercial agricultural commodity? **None**

B. Is the affected property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program? **None**

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) **N/A**

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

13. Population

A. Describe the number and type of existing dwelling units within the proposal area. One **(1) single family residence.**

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

Single-family **0**_____ Multi-family **0**_____

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. **Goleta Sanitary District sewer main line extension and connection.**

B. Describe the level and range of the proposed services. **Typical GSD main extension per standards and connection per standards for one residential parcel.**

C. Indicate when the services can feasibly be provided to the proposal area. **Estimated 3-4 months after annexation.**

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. **Non required, connections to meet GSD standards and typical sizes.**

E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation. **Connection to be financed by the subject property owner.**

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 existing septic system could be replaced but it not the preferred method of sewer disposal.**

15. Ability of the annexing agency to provide services

Attach a statement from the annexing agency describing its ability to provide the services that are

the subject of the application, including the sufficiency of revenues (per Gov't Code §56668j).
Please see the attached Sewer Service Availability (SSA) Letter.

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. **N/A**

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

A. Do agencies whose boundaries are being changed have existing bonded debt? **N/A**___
If so, please describe.

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

C. Should the proposal area be included within any 'Division or Zone for debt repayment? _
If yes, please describe. **N/A**

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

18. Environmental Impact of the Proposal

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

B. What type of environmental document has been prepared?

None, Categorically Exempt -- Class _____

EIR _____ Negative Declaration _____ Mitigated ND _____

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

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

19. Boundaries

A. Why are these particular boundaries being used? Ideally, what other properties should be included in the proposal? **Please see the attached legal description and graphic depiction of the proposed parcel requesting annexation and GSD connection. No other parcels are a part of the proposal.**

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. **None**

B. Provide any other comments or justifications regarding the proposal. **None**

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. **None**

21. Notices and Staff Reports

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

	Name	Address	Email
A.	Heidi Jones	225 Old Ranch Drive, Goleta, CA 93117	Heidi@merakilanduseconsulting.com
B.	Dusty Baker	1165 Coast Village Road, Suite A, Santa Barbara, CA 93108	dusty@dustybakerrealestate.com
C.			

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

Name	Address	Email	Phone
Heidi Jones, Agent		Heidi@merakilanduseconsulting.com	805-252-4851

Signature Heidi Jones Date 3/19/26

TABLE A

Information regarding the areas surrounding the proposal area

	Existing Land Use	General Plan Designation	Zoning Designation
East	Residential	RES 1-0	1.5-EX-1
West	Residential	RES 1-0	1.5-EX-1
North	Residential	RES 1-0	1.5-EX-1
South	Residential	RES 1-0	1.5-EX-1

Other comments or notations:

RANCHO LAS POSITAS

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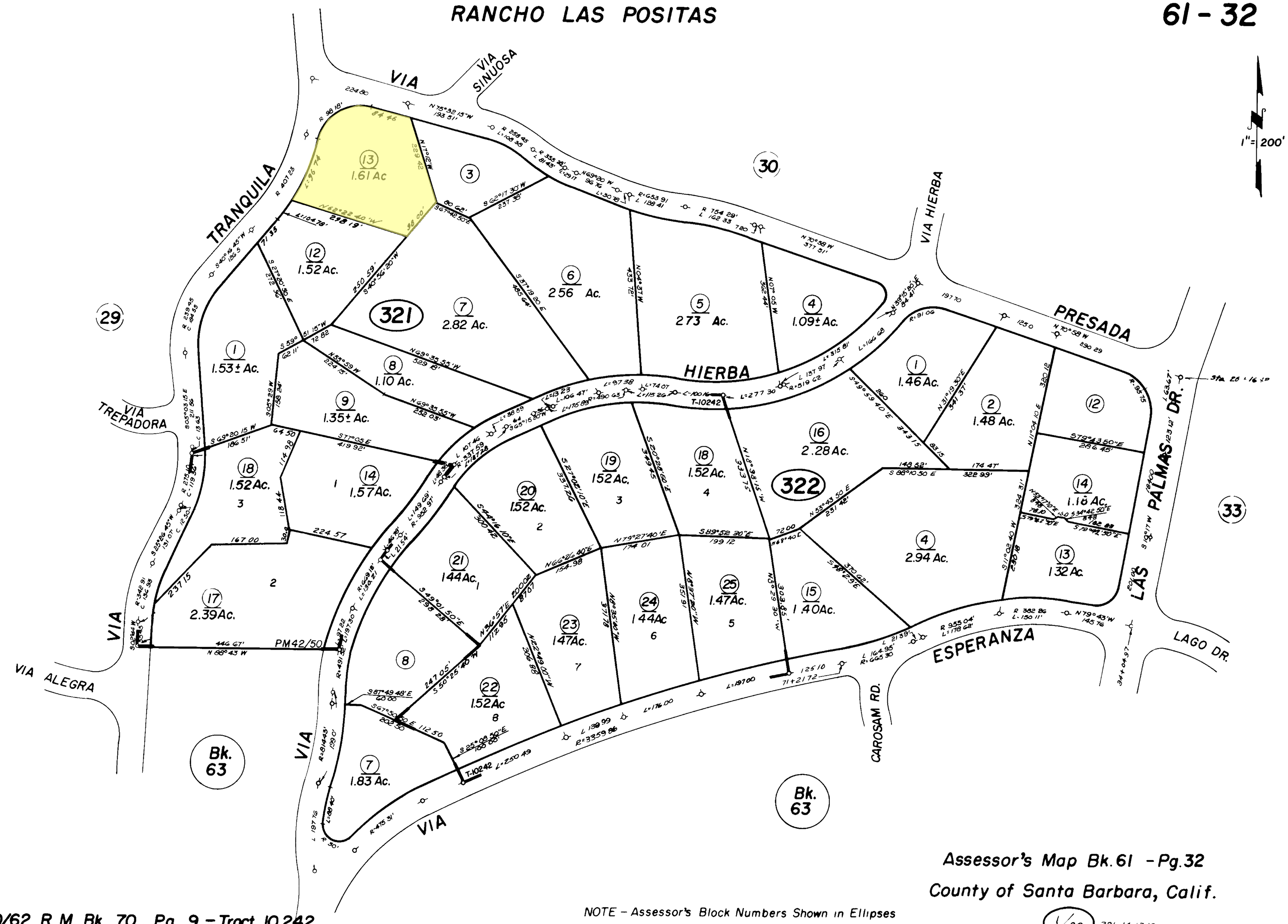


Assessor's Map Bk. 61 - Pg. 32
County of Santa Barbara, Calif.

(1/89) 321-14, 17, 18

11/20/62 R. M. Bk. 70, Pg. 9 - Tract 10,242

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

EXHIBIT A
LAFCO __-__
4385 VIA PRESADA ANNEXATION TO THE GOLETA SANITARY DISTRICT

PARCEL B OF PARCEL MAP NO. 11,825 RECORDED IN BOOK 13 AT PAGE 46 OF PARCEL MAPS RECORDED IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST NORTHWESTERLY CORNER OF SAID PARCEL B, ALSO BEING THE CENTERLINE INTERSECTION OF VIA PRESADA AND VIA TRANQUILLA, ALSO BEING THE SOUTHERLY TERMINUS OF COURSE NO. 3 OF THE LA CUMBRE MUTUAL WATER COMPANY SPHERE OF INFLUENCE CHANGE AND ANNEXATION TO GOLETA SANITARY DISTRICT IN LAFCO RESOLUTION 18-03 RECORDED FEBRUARY 19, 2019 AS INSTRUMENT NO. 2019-0006375 OF OFFICIAL RECORDS; THENCE

(1) SOUTH 75 DEGREES 32 MINUTES 20 SECONDS EAST 224.83 FEET ALONG THE CENTERLINE OF VIA PRESADA TO THE NORTHEAST CORNER OF SAID PARCEL B OF PARCEL MAP NO. 11,825; THENCE LEAVING SAID CENTERLINE OF VIA PRESADA ALONG THE EASTERLY LINE OF SAID PARCEL B

(2) SOUTH 17 DEGREES 12 MINUTES 00 SECONDS EAST, 229.42 FEET TO THE EASTERLY MOST CORNER OF SAID PARCEL B; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL B

(3) SOUTH 40 DEGREES 56 MINUTES 20 SECONDS WEST, 98.00 FEET TO THE SOUTHERLY MOST CORNER OF SAID PARCEL B; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL B

(4) NORTH 62 DEGREES 22 MINUTES 40 SECONDS WEST, 298.19 FEET TO THE CENTERLINE OF VIA TRANQUILLA, ALSO BEING THE WESTERLY MOST CORNER OF SAID PARCEL B AND A POINT ON COURSE NO. 4 OF THE LA CUMBRE MUTUAL WATER COMPANY SPHERE OF INFLUENCE CHANGE AND ANNEXATION TO GOLETA SANITARY DISTRICT IN LAFCO RESOLUTION 18-03 RECORDED FEBRUARY 19, 2019 AS INSTRUMENT NO. 2019-0006375 OF OFFICIAL RECORDS; THENCE NORTHERLY ALONG THE CENTERLINE OF VIA TRANQUILLA AND SAID COURSE NO. 4 BEING A CURVE CONCAVE WESTERLY WITH A RADIUS OF 407.23 FEET

(5) THROUGH A CENTRAL ANGLE OF 30 DEGREES 39 MINUTES 50 SECONDS AND AN ARC LENGTH OF 217.94 FEET TO THE SAID CENTERLINE INTERSECTION OF VIA PRESADA AND VIA TRANQUILLA, ALSO BEING THE NORTHERLY TERMINUS OF SAID COURSE NO. 4 AND THE POINT OF BEGINNING.

CONTAINING 1.610 ACRES MORE OR LESS.

SEE ATTACHED EXHIBIT B MADE A PART HEREOF

Orcutt SURVEY COMPANY

PREPARED BY:

_____ __3/15/2026_____

KYLE HUERTH, PLS 9375 DATE

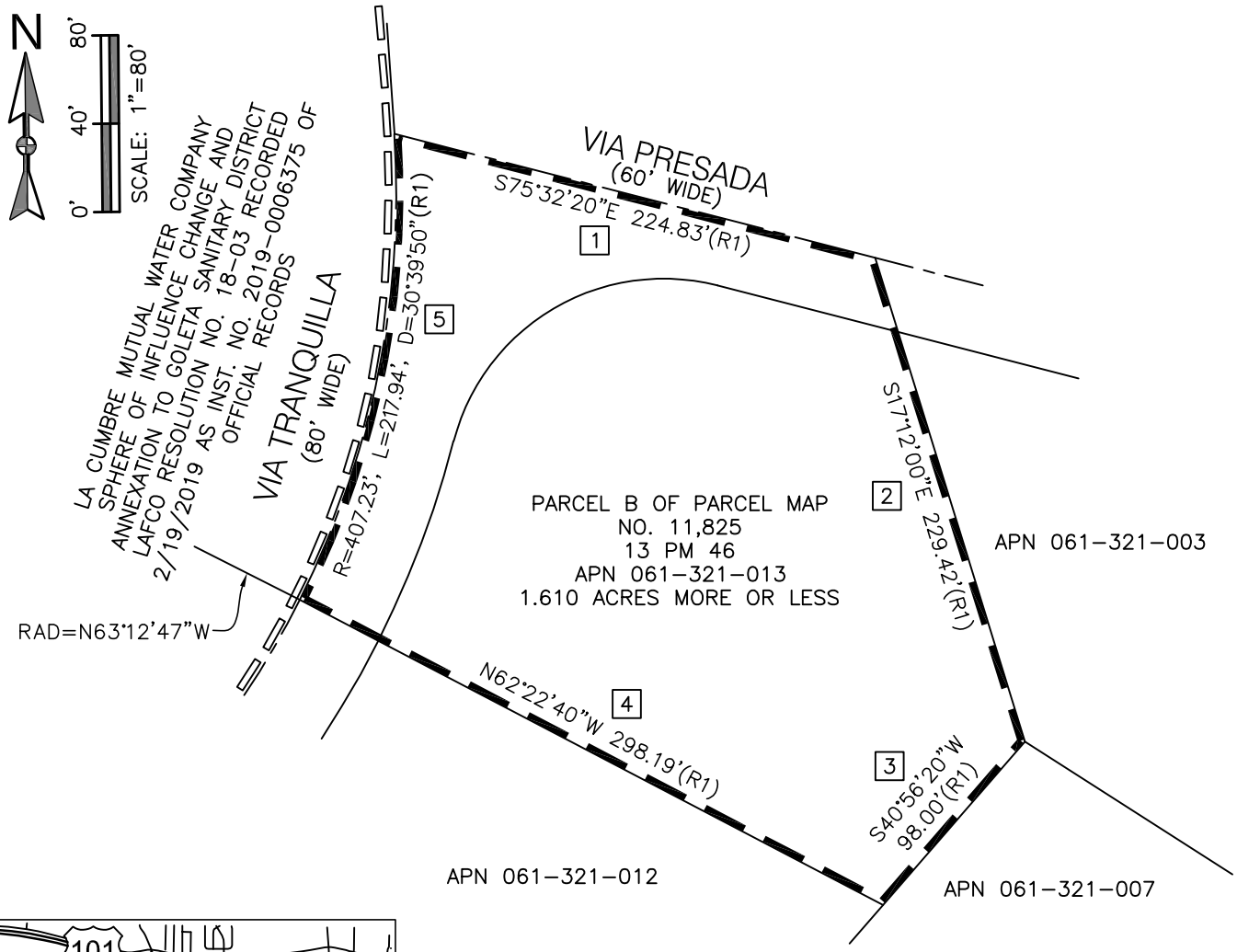
APPROVED AS TO FORM AND SURVEYING CONTENT:

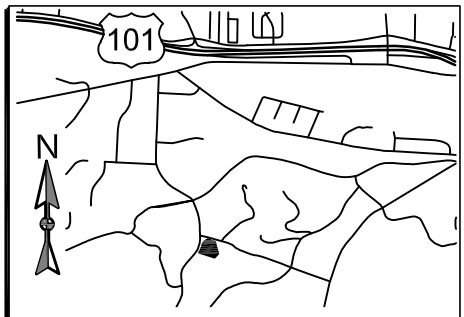
_____ _____

ALEKSANDER JEVREMOVIC, PLS 8378 DATE

Orcutt SURVEY COMPANY

ATTACHMENT B





VICINITY MAP

NOT TO SCALE

APPROVED AS TO FORM AND
SURVEYING CONTENT

ALEKSANDER JEVREMOVIC, PLS 8378
COUNTY SURVEYOR

EXHIBIT B

LAFCO _____
4385 VIA PRESADA
ANNEXATION TO THE GOLETA
SANITARY DISTRICT

PROFESSIONAL LAND SURVEYOR
KYLE E.
HUERTH
PLS 9375
STATE OF CALIFORNIA

3/15/2026

LEGEND

(R1) 13 PM 46

[#] COURSE NUMBER

PROPOSED DISTRICT BOUNDARY

EXISTING DISTRICT BOUNDARY

Orcutt
SURVEY COMPANY

ATTACHMENT B

Docusign Envelope ID: 09D853E8-2E54-4F3C-A2D5-C7A8721A33D8

COST ACCOUNTING AGREEMENT

Applicant: Dusty Baker

Mailing Address: 1165 Coast Village Road, Suite A

Santa Barbara, CA 93108

Telephone: 805-570-0102

Fax: N/A

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

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

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

Applicant's Signature

3/19/26

Date

ATTACHMENT B

Date: 3/19/26 (**Application Name**)

Environmental Questionnaire

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

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

   _____Yes X No

   If yes, please attach a copy

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

   _____Yes X No

If yes, please explain: _____

Prime agricultural land:

_____Yes X No

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

   On adjacent properties? _____Yes X No

   Unincorporated? _____Yes X No

   Both? _____Yes X No

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

   X Yes _____No

If yes, please explain: Goleta Sanitary District connection permit, service connection

5. Please describe the environmental setting of the site: Existing residential development in the Hope Ranch area of Santa Barbara County. The parcel is a corner lot along Via Presada and Via Tranquila. There are no mapped ESH habitats in the vicinity and no environmental considerations.

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

Slopes (10-30%) _____

Steep slopes (over 30%) _____

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

If yes, please describe: _____

_____

_____

8. Vegetation:

Has the natural vegetation already removed or altered?

_____Yes X No

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

10. Have any endangered or threatened species been identified?

_____Yes X No

If yes, please explain: _____

_____

_____

Property Information

Owner(s):	Df Family Trust / Baker Dustin J / Baker Fallon E	**Mailing Address:**	4385 Via Presada, Santa Barbara, CA 93110-2225
Owner Phone:	Unknown	**Property Address:**	4385 Via Presada, Santa Barbara, CA 93110-2225 - Santa Barbara County
Vesting Type:		**Alt. APN:**	
County:	Santa Barbara	**APN:**	061-321-013
Map Coord:	18-F1 /	**Census Tract:**	003007
Lot#:	B	**Block:**	
Subdivision:		**Tract:**	
Legal:	Parcel Map 13/46 Parcel B		

Property Characteristics

Use:	Sfr	**Year Built / Eff:**	1980 /	**SqFt:**	4376
Zoning:		**Lot Size Ac / Sq Ft:**	1.61 / 70132	**# of Units:**	
Bedrooms:	4	**Bathrooms (F/H):**	4 / 1	**Fireplace:**	Y
# Rooms:		**Quality:**		**Heating:**	
Pool:		**Air:**		**Style:**	Tudor
Stories:		**Improvements:**		**Parking #:**	Garage/carport /
Gross Area:	4376	**Garage Area:**		**Basement Area #:**	

Sale and Loan Information

Sale / Rec Date:	02/26/2026 / 03/13/2026	***$/Sq. Ft.:**	$1,126.60	**2ndMtg:**	
Sale Price:	$4,930,000	**1st Loan:**	$3,944,000	**Prior Sale Amt:**	$2,015,000
Doc No:	2026.7887	**Loan Type:**	Conventional	**Prior Sale Date:**	04/23/2012
Doc Type:	Grant Deed	**Transfer Date:**	03/13/2026	**Prior Doc No:**	2012.33183
Seller:	Bond Michael C	**Lender:**	Citibank Na	**Prior Doc Type:**	Deed

*$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information

ImpValue:	$1,463,301	**Exemption Type:**		**Land Value:**	$1,067,643
Tax Year/ Area:	2025 / 69-016	**Total Value:**	$2,530,944	**Tax Value:**	$2,523,944
Total Tax Amt:	$27,108.20	**Improved:**	58%		

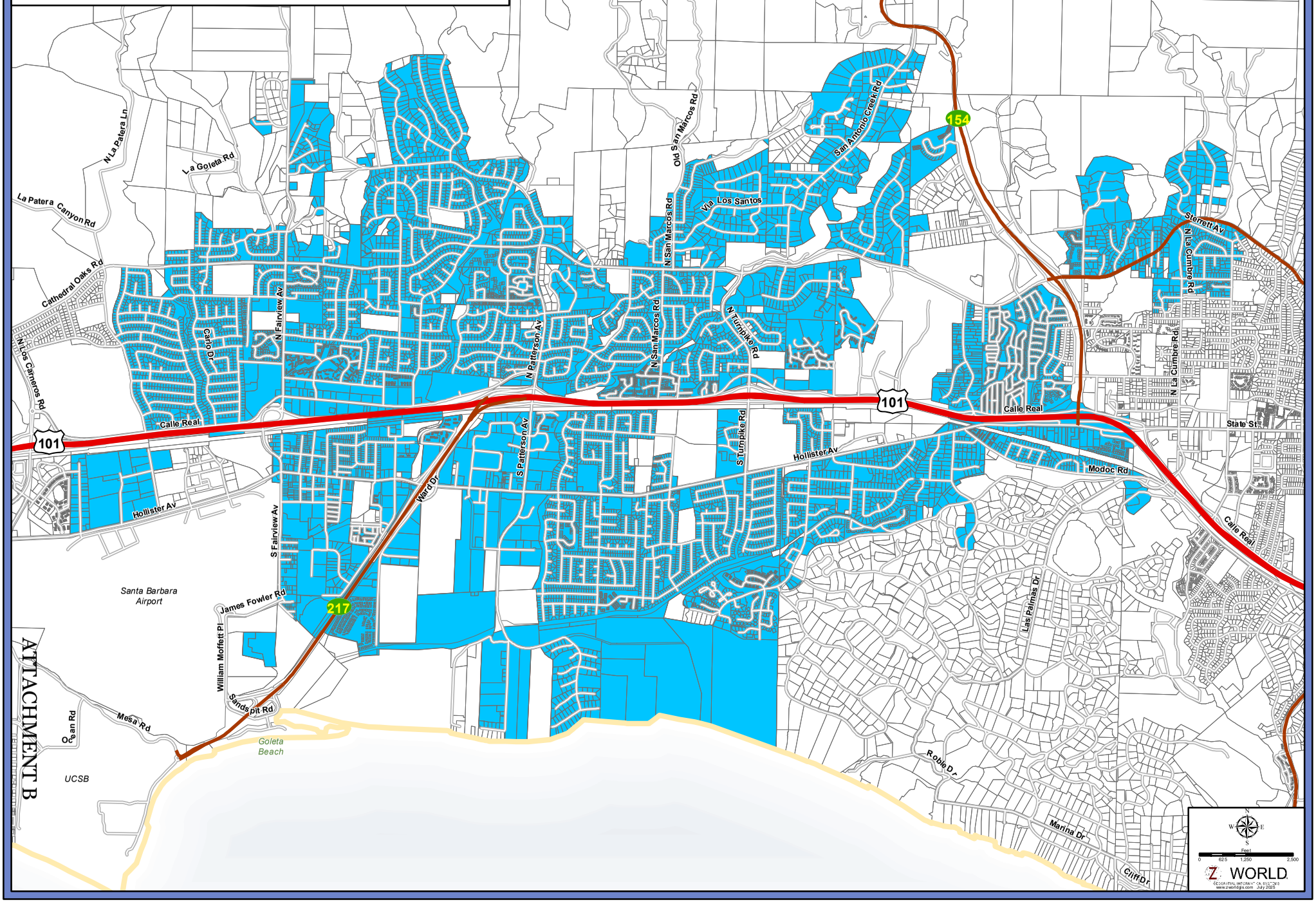
IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. This report is for the exclusive use of the IgniteRE user who obtained it from the First American IgniteRE website: ignitere.firstam.com. No one else can use or rely on this report. This report is subject to the terms and conditions of the FirstAm IgniteRE End User License Agreement agreed to by the IgniteRE user who obtained the report, available here: properties.ignitere.firstam.com/showeula. ©2005-2026 First American Financial Corporation and/or its affiliates. All rights reserved.

ATTACHMENT B

Goleta Sanitary District

GOLETA SANITARY
Water Resource Recovery District

Goleta Sanitary District



ATTACHMENT B

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 061-321-013

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL "B" OF PARCEL MAP NO. 11,825 IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 13, PAGE 46 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

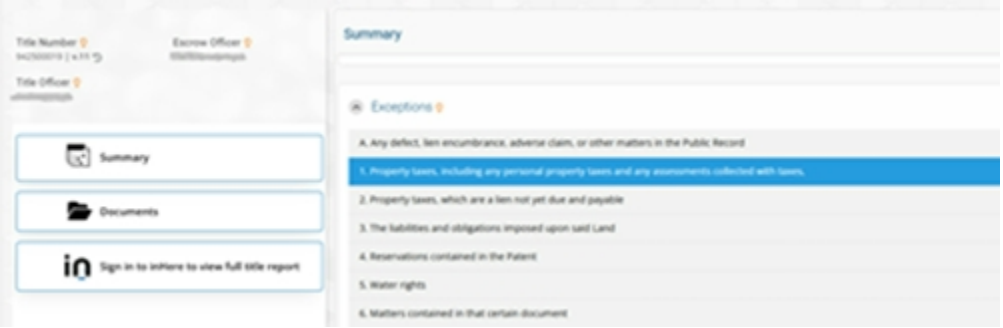
CHICAGO TITLE

Preliminary Report

File No.: FWVE-7742500161-SA
Escrow No.: FWVE-7742500161-TK
Property Address: 4385 Via Presada, Santa Barbara, CA

Title Officer: Steven Amenta
Escrow Officer: Trisha Kenney

Welcome to the new titleLOOK®!



titleLOOK upgrades the traditional title report experience from a static report with large zip files of supporting documents to a real-time interactive title report. With titleLOOK, you'll enjoy:

- an easy-to-use summary page of your report findings
- color-coded requirements and exceptions so you can focus on what is important
- hyperlinks directly into the documents referenced on your report
- a transparent and convenient title report experience

Click to view custom titleLOOK®

inHere®

When you click on the above button/link to access your titleLOOK report, you will be taken to inHere, our platform designed to transform the experience of buying or selling real estate from the moment a transaction is started all the way through closing. inHere provides a safe and convenient method of delivering documents and information about your real estate transaction.

ATTACHMENT B

CHICAGO TITLE COMPANY

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, ***Chicago Title Company*** *hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Chicago Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Countersigned By:

Ron Lloyd
Authorized Officer or Agent

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

Attest:

Marjorie Nemzura, Secretary

ATTACHMENT B

Visit Us on our Website: www.ctic.com

ISSUING OFFICE: 3700 State Street, Suite 100, Santa Barbara, CA 93105

FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Company
1225 Coast Village Rd., Suite E • Santa Barbara, CA 93108
(805)565-6900 • FAX (805)456-0556

Another Prompt Delivery From Chicago Title Company Title Department
Where Local Experience And Expertise Make A Difference

PRELIMINARY REPORT

Amendment A

Title Officer: Steven Amenta
Email: Samenta@fnf.com
Title No.: FWVE-7742500161-SA

Escrow Officer: Trisha Kenney
Email: Trisha.Kenney@CTT.com
Escrow No.: FWVE-7742500161 -TK

TO: Sotheby's International Realty
1165 Coast Village Rd., Suite A
Santa Barbara, CA 93108
Attn: Team Dusty Baker

PROPERTY ADDRESS(ES): 4385 Via Presada, Santa Barbara, CA

EFFECTIVE DATE: January 7, 2026 at 05:30 AM

The form of policy or policies of title insurance contemplated by this report is:

ALTA Homeowner's Policy of Title Insurance 2021

ALTA Loan Policy 2021 Extended

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A Fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   Michael C. Bond, a married man as his sole and separate property

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

ATTACHMENT B

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 061-321-013

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL "B" OF PARCEL MAP NO. 11,825 IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 13, PAGE 46 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ATTACHMENT B

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2026-2027.

2. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	069-016
Tax Identification No.:	061-321-013
Fiscal Year:	2025-2026
1st Installment:	$13,554.10 Paid
2nd Installment:	$13,554.10 Open
Exemption:	$7,000.00
Land:	$1,067,643.00
Improvements:	$1,463,301.00
Bill No.:	2025-1038753

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

3. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

4. All taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority, which are not yet due and payable, including but not limited to any retroactive increases in taxes or assessments resulting from any retroactive increase in the valuation of the land by the State, County, Municipality, Township, or other taxing authority.

   Any possible charges or assessments for water bills, public utilities, code enforcement and sanitary bills which may exist, but have not yet been recorded and/or filed.

5. Water rights, claims or title to water, whether or not disclosed by the public records.

6. Rights of the public to any portion of the Land lying within the area commonly known as:

   Via Tranquila and Via Presada.

ATTACHMENT B

EXCEPTIONS
(continued)

7. The lien of any water rates and charges for water delivered upon said land and of any assessments upon any shares of stock of La Cumbre Mutual Water Company, a corporation, appurtenant to said land which may have been imposed or levied by the Board of Directors of said corporation, a certified copy of which was recorded in the Office of the County Recorder in the County of Santa Barbara, October 15, 1925 in Book 77, Page 39 of Official Records and April 1, 1968 as Instrument No. 10671 in Book 2227, Page 31 of Official Records.

8. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

   Recording Date: January 20, 1926
   Recording No: Book 84, Page 85, of Official Records

   Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or trust deed made in good faith and for value.

   Modification(s) of said covenants, conditions and restrictions
   Recording Date: January 20, 1931
   Recording No.: 615, Book 231, Page 256, of Official Records

   First Amended and Restated Declaration of Covenants, Conditions and Restrictions of Hope Ranch Park Recorded October 18, 1989 as Instrument No. 89-069974, Official Records.

   First Addendum to the First Amended and Restated Covenants, Conditions and Restrictions of Hope Ranch Park entitled "Procedure for Application and Issuance of Building Permits," Recorded April 26, 1993 as Instrument No. 93-031087, Official Records.

   Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of Hope Ranch Recorded August 15, 1995 as Instrument No. 95-45039 of Official Records.

   Amendments to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of Hope Ranch Recorded August 15, 1995 as Instrument No. 95-45040, Official Records.

   Liens and charges as set forth in the above mentioned declaration,

   Payable to: Hope ranch Park Homes Association

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

   Purpose: Roadways
   Affects: Portions within Via Tanquila and Via Presada

ATTACHMENT B

EXCEPTIONS
(continued)

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by:	La Cumbre Estates Corporation
Purpose:	General road, bridle path, drainage and utilities
Recording Date:	January 19, 1931
Recording No.:	615, Book 231, Page 256, of Official Records
Affects:	Portion within Via Presada

Purpose:	Installation and maintenance of gas, lights, water, telephone and drainage
Affects:	Strip of land 5 feet adjacent to and within the exterior boundaries

Purpose:	Utility installation and maintenance
Affects:	Portion within Via Presada

11. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date:	January 19, 1931
Recording No:	615, Book 231, Page 256, of Official Records

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Southern Counties Gas Company of California
Purpose:	Gas Pipes, Mains and Meters
Recording Date:	October 25, 1961
Recording No.:	38145, Book 1880, Page 322, of Official Records
Affects:	Portion Within Via Presada

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Cable TV of Santa Barbara, Inc.
Purpose:	Cable TV System and Service
Recording Date:	March 24, 1965
Recording No.:	10449, Book 2097, Page 54, of Official Records
Affects:	The Exact Location and Extent of Said Easement is not Disclosed of record.

ATTACHMENT B

EXCEPTIONS
(continued)

14. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by:	Robert John Wray, Et Ux.
Purpose:	Underground Drainage
Recording Date:	September 1, 1978
Recording No.:	78-40556, of Official Records
Affects:	Southerly 4 Foot Portion

15. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	$1,300,000.00
Dated:	August 3, 2023
Trustor/Grantor:	Michael C. Bond a married man, as his sole and separate property
Trustee:	Equity Title Company
Beneficiary:	Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for 5th Street Capital, Inc.
Loan No.:	4461284517
Recording Date:	August 9, 2023
Recording No.:	2023-0022849, of Official Records

16. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

END OF EXCEPTIONS

ATTACHMENT B

NOTES

Note 1. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Note 2. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

Note 3. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

Name(s) furnished: Dustin J. Baker and Fallon E. Baker, Trustees of the DF Family Trust DTD. 06/18/2021

If these name(s) are incorrect, incomplete or misspelled, please notify the Company.

Note 4. Note: The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land a Single Family Residence within a Planned Unit Development, known as 4385 Via Presada, Santa Barbara, California, to an Extended Coverage Loan Policy.

Note 5. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

Note 6. The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

Note 7. If a county recorder, title insurance company, escrow company, real estate agent or association provides a copy of the declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold faced typed and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

Note 8. Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.

ATTACHMENT B

NOTES
(continued)

Note 9. The following Exclusion(s) are added to preliminary reports, commitments and will be included as an endorsement in the following policies

A. 2006 ALTA Owner's Policy (06-17-06).

6. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

B. 2006 ALTA Loan Policy (06-17-06).

8. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

9. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.

C. ALTA Homeowner's Policy of Title Insurance (12-02-13) and CLTA Homeowner's Policy of Title Insurance (12-02-13).

10. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

D. ALTA Expanded Coverage Residential Loan Policy - Assessments Priority (04-02-15).

12. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

13. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.

E. ALTA Expanded Coverage Residential Loan Policy - Assessments Priority (04-02-15).

7. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the public records but that would be disclosed by an examination of any records maintained by or on behalf of a tribe or on behalf of its members.

8. Any claim of invalidity, unenforceability, or lack of priority of the lien of the insured mortgage based on the application of a tribe's law resulting from the failure of the insured mortgage to specify state law as the governing law with respect to the lien of the insured mortgage.

END OF NOTES

ATTACHMENT B

WIRE SAFE™ | Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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ATTACHMENT B

FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective January 1, 2026

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.,* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.,* loan or bank account information);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics; and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Device and Browsing Information

FNF automatically collects the following categories of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser information, such as version, language, and type;
- device type and operating system;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Website Analytics. We use Google Analytics to understand how visitors interact with FNF Websites. Google Analytics may collect information such as your IP address, device type, and pages visited to help us analyze site traffic and to personalize your browsing experience on our site. If you don't want Google Analytics to be used in your browser, you can install the Google Analytics browser add-on, which Google makes available online.

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

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Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, and our affiliates' services, jointly or independently;
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose the categories of Personal Information and Browsing Information listed above for the following purposes:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

State-Specific Consumer Privacy Information:

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link Privacy Request, or email privacy@fnf.com, or call (888) 714-2710.

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Certain state privacy laws require that FNF disclose the categories of third parties to which FNF may disclose the Personal Information and Browsing Information listed above. Those categories are:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Businesses in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (fnf.com/california-privacy) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

FNF is the controller of the following businesses registered with the Secretary of State in Oregon:
Chicago Title Company of Oregon, Fidelity National Title Company of Oregon, Lawyers Title of Oregon, LoanCare, Ticor, Title Company of Oregon, Western Title & Escrow Company, Chicago Title Company, Chicago Title Insurance Company, Commonwealth Land Title Insurance Company, Fidelity National Title Insurance Company, Liberty Title & Escrow, Novare National Settlement Service, Ticor Title Company of California, Exos Valuations, Fidelity & Guaranty Life, Insurance Agency, Fidelity National Home Warranty Company, Fidelity National Management Services, Fidelity Residential Solutions, FNF Insurance Services, FNTG National Record Centers, IPEX, Mission Servicing Residential, National Residential Nominee Services, National Safe Harbor Exchanges, National Title Insurance of New York, NationalLink Valuations, NexAce Corp., ServiceLink Auction, ServiceLink Management Company, ServiceLink Services, ServiceLink Title Company of Oregon, ServiceLink Valuation Solutions, Western Title & Escrow Company

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and

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Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent to this Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's Privacy Request website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY - 1990 (11-09-18)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:

   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;

   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;

   (c) resulting in no loss or damage to the insured claimant;

   (d) attaching or created subsequent to Date of Policy; or

   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART II

(*Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here*)

ATTACHMENT ONE
(CONTINUED)

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE OWNER'S POLICY (02-04-22)
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy.
   Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7 Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

PART I

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

PART II

(*Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here*)

ATTACHMENT ONE
(CONTINUED)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (7-01-21)
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, or regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by You;
   b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
   c. resulting in no loss or damage to You;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
   e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
   a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
   b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.

   Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
9. Any lien on Your Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a or 27.
10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

ATTACHMENT ONE
(CONTINUED)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.

   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

ATTACHMENT ONE
(CONTINUED)

ALTA OWNER'S POLICY (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

ATTACHMENT ONE
(CONTINUED)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.]
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Companies
CTC - Chicago Title Company
CLTC - Commonwealth Land Title Company
FNTC - Fidelity National Title Company
FNTCCA - Fidelity National Title Company of California
TICOR - Ticor Title Company of California
LTC - Lawyer's Title Company
SLTC - ServiceLink Title Company

Underwritten by FNF Underwriters
CTIC - Chicago Title Insurance Company
CLTIC - Commonwealth Land Title Insurance Co.
FNTIC - Fidelity National Title Insurance Co.
NTINY - National Title Insurance of New York

Available Discounts

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, CLTIC, FNTIC, NTINY)
On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty percent (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

DISASTER AREA TRANSACTIONS (CTIC, CLTIC, FNTIC, NTINY)
This rate is available for individuals or entities that were victims of a national or state disaster. The rate can be used for a Lender's Policy (Standard or Extended), or an Owner's Policy (Standard or Homeowners coverage). To qualify for this rate, the applicant must, prior to the closing of the applicable transaction, make a written request, including a statement meeting the following criteria:

A. The subject property is in a disaster area declared by the government of the United States or the State of California.

B. The subject property was substantially or totally destroyed in the declared disaster.

C. The subject property ownership has not changed since the time of the disaster.

The rate will be fifty percent (50%) of the applicable rate, and the transaction must be completed within sixty (60) months of the date of the declaration of the disaster.

Notice of Available Discounts
(continued)

DISASTER AREA ESCROWS (CTC, CLTC, FNTC, TICOR, LTC)
This rate is available for individuals or entities that were victims of a national or state disaster. The rate can be used for a loan or a sale escrow transaction. To qualify for this rate, the applicant must, prior to the closing of the applicable transaction, make a written request, including a statement meeting the following criteria:

A. The subject property is in a disaster area declared by the government of the United States or the State of California.

B. The subject property was substantially or totally destroyed in the declared disaster.

C. The subject property ownership has not changed since the time of the disaster.

The rate will be fifty percent (50%) of the applicable rate, and the transaction must be completed within sixty (60) months of the date of the declaration of the disaster. Standard minimum charge applies based upon property type. No other discounts or special rates, or combination of discounts or special rates, shall be applicable. Applies to a single transaction per property.

This rate is applicable to the following Zones/Counties:

Zone 1.A: Orange County
Zone 1.B: Riverside and San Bernardino Counties
Zone 2: Los Angeles County
Zone 3: Ventura County
Zone 10: San Diego County
Zone 12: Imperial County

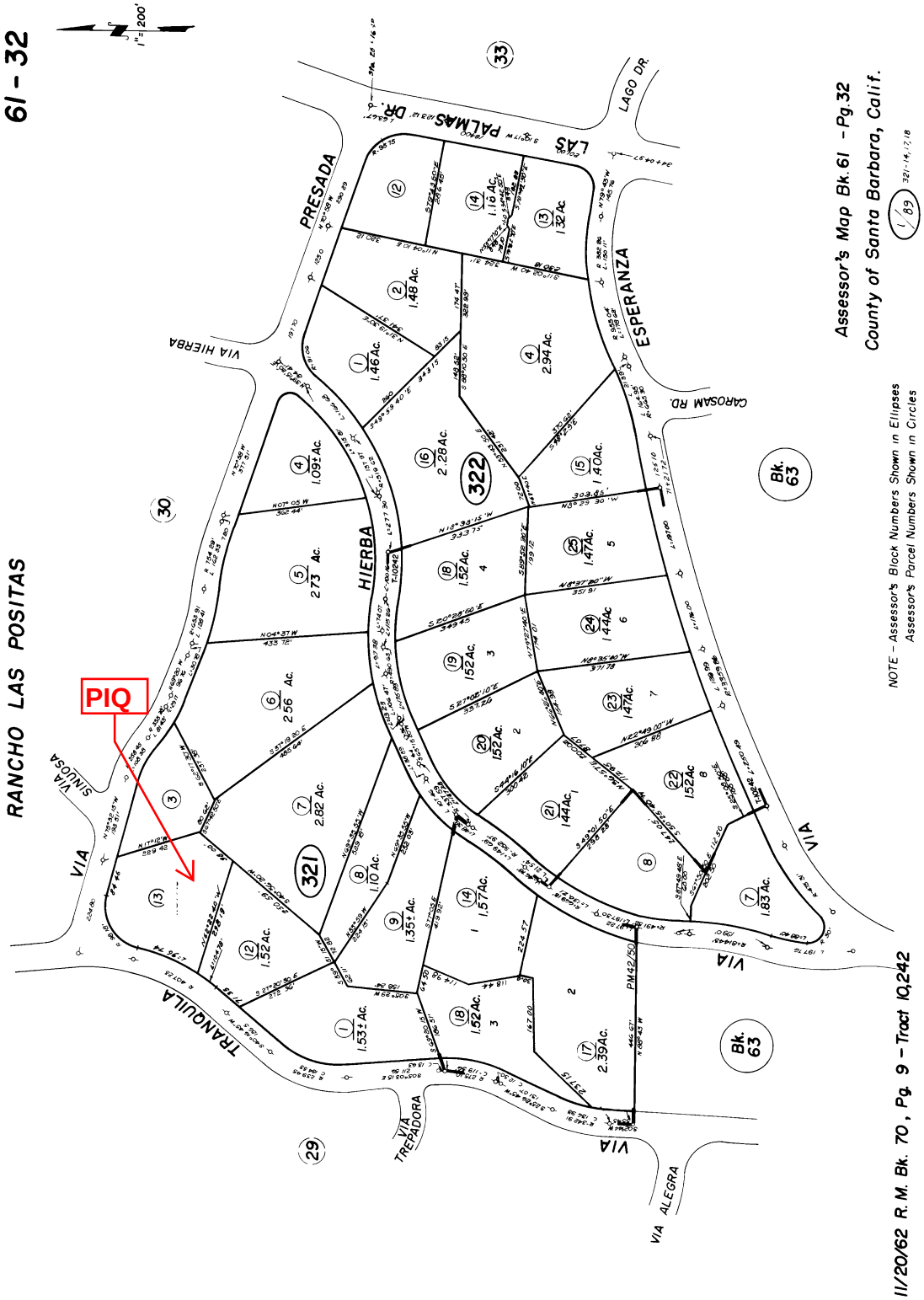
If used for a sale transaction, the application of this rate assumes the charge for the Residential Sale Escrow Services (RSES) fee will be split evenly between buyer and seller. As such and regardless of how the calculated applicable RSES will be split between the disaster victim and the other principal, the rate will be applied only to one half (1/2) of the calculated applicable RSES fee, regardless of whether the disaster victim is paying half (1/2) of the RSES fee (as is customary) or paying the entire fee. The rate under this provision will be fifty percent (50%) of disaster victims' one half (1/2) portion only and shall not apply to any portion paid by non-disaster victim. Additional services will be charged at the normal rates.

MILITARY DISCOUNT RATE (CTIC, CLTIC, FNTIC)
Upon the Company being advised in writing and prior to the closing of the transaction that an active duty, honorably separated, or retired member of the United States Military or Military Reserves or National Guard is acquiring or selling an owner occupied one-to-four family property, the selling owner or acquiring buyer, as applicable, will be entitled to a discount equal to fifteen percent (15%) of the otherwise applicable rates such party would be charged for title insurance policies. Minimum charge: Four Hundred Twenty-Five And No/100 Dollars ($425.00)

The Company may require proof of eligibility from the parties to the transaction verifying they are entitled to the discount as described. No other discounts or special rates, or combination of discounts or special rates, shall be applicable.

MILITARY RATE (SLTC)
A discount of twenty percent (20%) off the purchase transaction closing and settlement fee or a discount of One Hundred And No/100 Dollars ($100.00) off the refinance closing and settlement fee, will be applied when the loan is guaranteed by the United States Veterans Administration and the escrow fee is being paid by the consumer and is listed as paid by borrower on the Closing Disclosure and final Settlement Statement.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries, and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

GOLETA SANITARY
Water Resource Recovery District

Board of Directors:

Steven T. Majoewsky
President

Dean Nevins, PhD.

Jonathan Frye

Edward Fuller

Joseph P. Glancy

Steve D. Wagner, PE
General Manager
District Engineer

April 6, 2025

Dusty Baker
Sotheby's Internation Realty
1165 Coast Village Road, Suite A
Montecito, CA 93108

SUBJECT: Sewer Service Availability
Proposed Annexation and Sewer Service Connection for Single-Family Residence

APN 061-321-013 at 4385 Via Presada, Goleta, CA 93110

Owner: Df Family Trust/ Baker Dustin J/ Baker Fallon E

Dear Mr. Baker:

This letter is in response to your recent inquiry dated March 19, 2026 relative to the availability of sewer service for the above-mentioned property.

The subject property, as shown on the attached parcel map, is currently outside the Goleta Sanitary District service area (sphere of influence) and is not annexed to the District. Based on the District's preliminary understanding from the information you provided, your client proposes to connect their Single-Family Residence (SFR) to the District's sewage collection facilities. No new development is proposed and the intent is to connect to the sewer main extension along Via Tranquila, which borders the property to the west. Currently the existing parcel is being served by a septic system that is deteriorating.

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

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

ATTACHMENT B

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

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

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

If you have any questions regarding this matter, please call Mr. Shamus O'Donnell at this office.

Sincerely,

Steve Wagner

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

SDW: DK

Attachments

cc: Dylan Kitao, Goleta Sanitary District
Heidi Jones, Merak Land Use Consulting

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

Upon completion of the annexation, the applicant/owner(s) must submit a complete copy of the 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 after plans are reviewed. The County of Santa Barbara Building and Safety and Environmental Health Divisions may require that you apply for additional permits.

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

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

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 sewer line.

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

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

District Annexation Fees:

District Annexation Processing Fee:	**$200.00**
District Annexation Fee:	**$2,546.00** for 1 acre or less, for properties greater than 1 acre: **$2,546.00** 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: **$2,750.00 / Unit**

Apartment, Duplex, Mobile Home Space, Condominium Unit: **$1,925.00 / Unit**

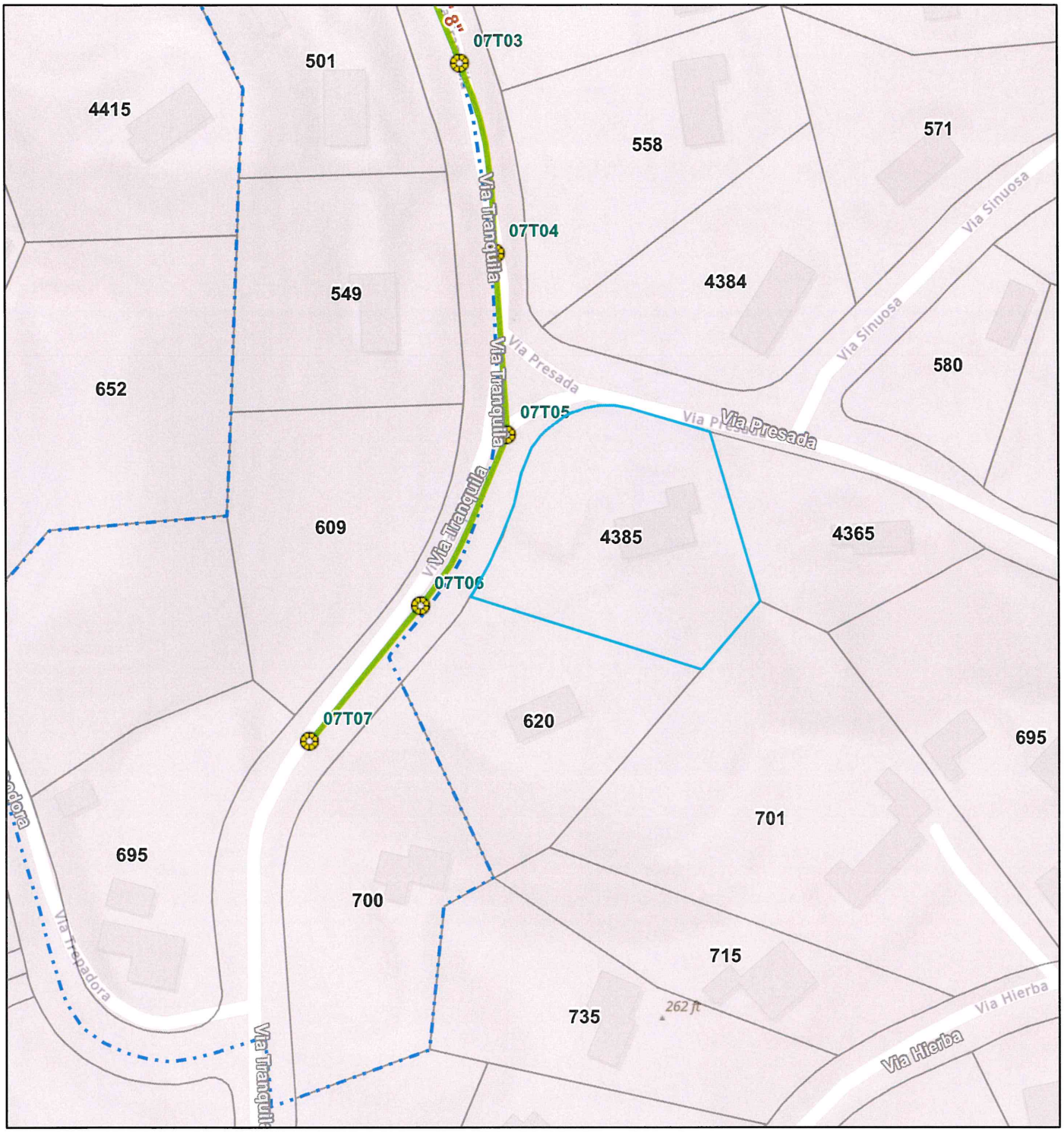
Connection fees for commercial/industrial and other non-residential establishments are based on the number of equivalent residential units (ERUs) of the proposed development. The number of ERUs are defined as the ratio of the proposed total number of plumbing fixtures of the proposed development and that of a single-family dwelling (20 fixture units per dwelling). The connection fee for the proposed development is determined by multiplying the proposed ERUs by the connection fee of a single-family dwelling. Under no circumstance shall the fee be less than that of a single-family dwelling.

Permit fee:	**$226.00** (for project)
Inspection fee:	**$226.00** (per residential or commercial building structure connection)

Plan check and review fee: **$153.00** per hour **($153.00** minimum fee)
Deposit, as required: **$500.00**

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

Goleta Sanitary District



4/6/2026, 9:27:04 AM

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Structures

MH

Sewer Pipe

SANITARY SEWER

Goleta Sanitary District Boundary

Parcels

Street Labels

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Goleta Sanitary District

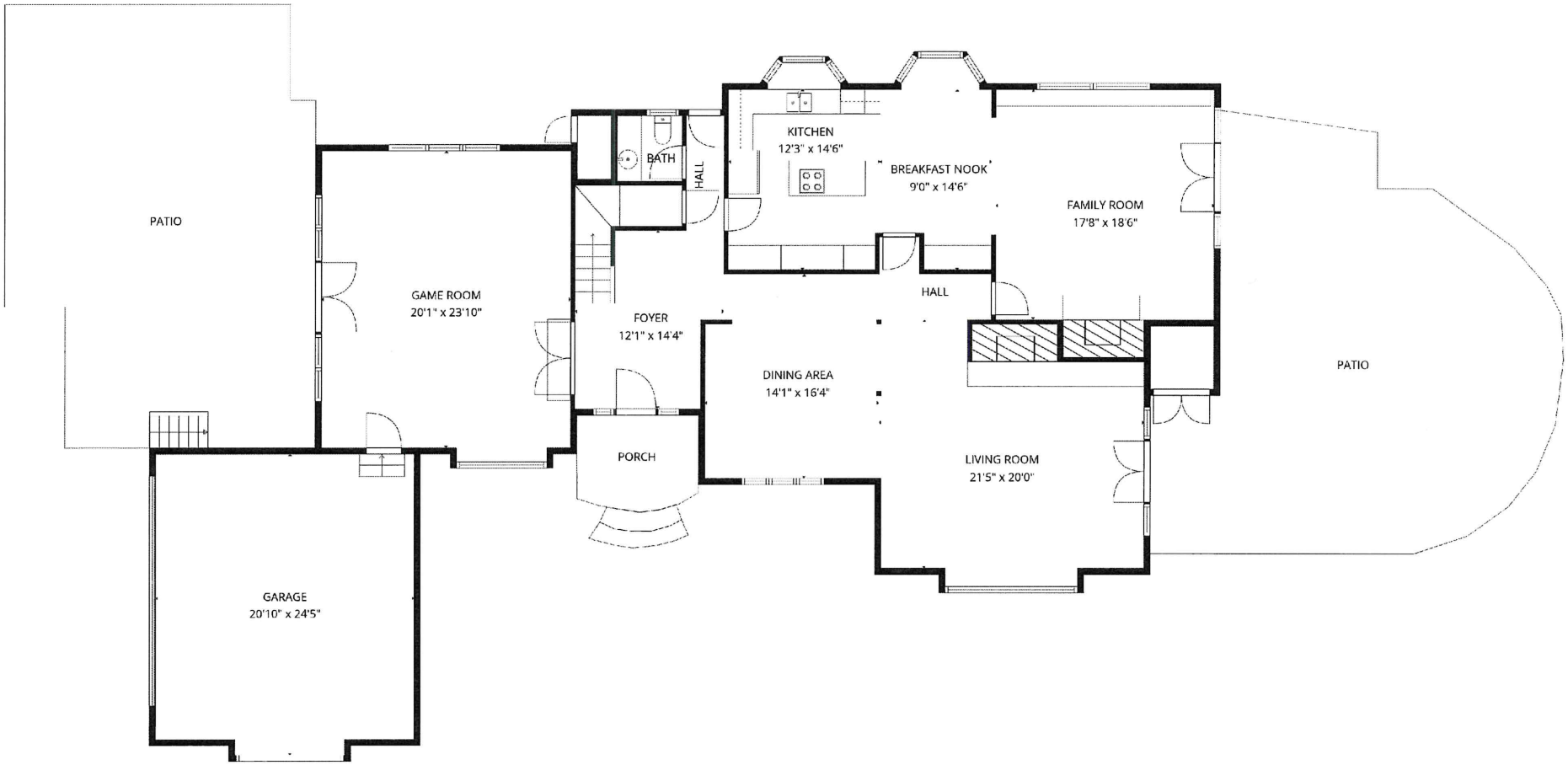
Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management,

ATTACHMENT B

Floor Plan Main Level

4385 VIA PRESADA | SANTA BARBARA, CA 93110

TOTAL RESIDENCE: +/- 4,376 SQ FT

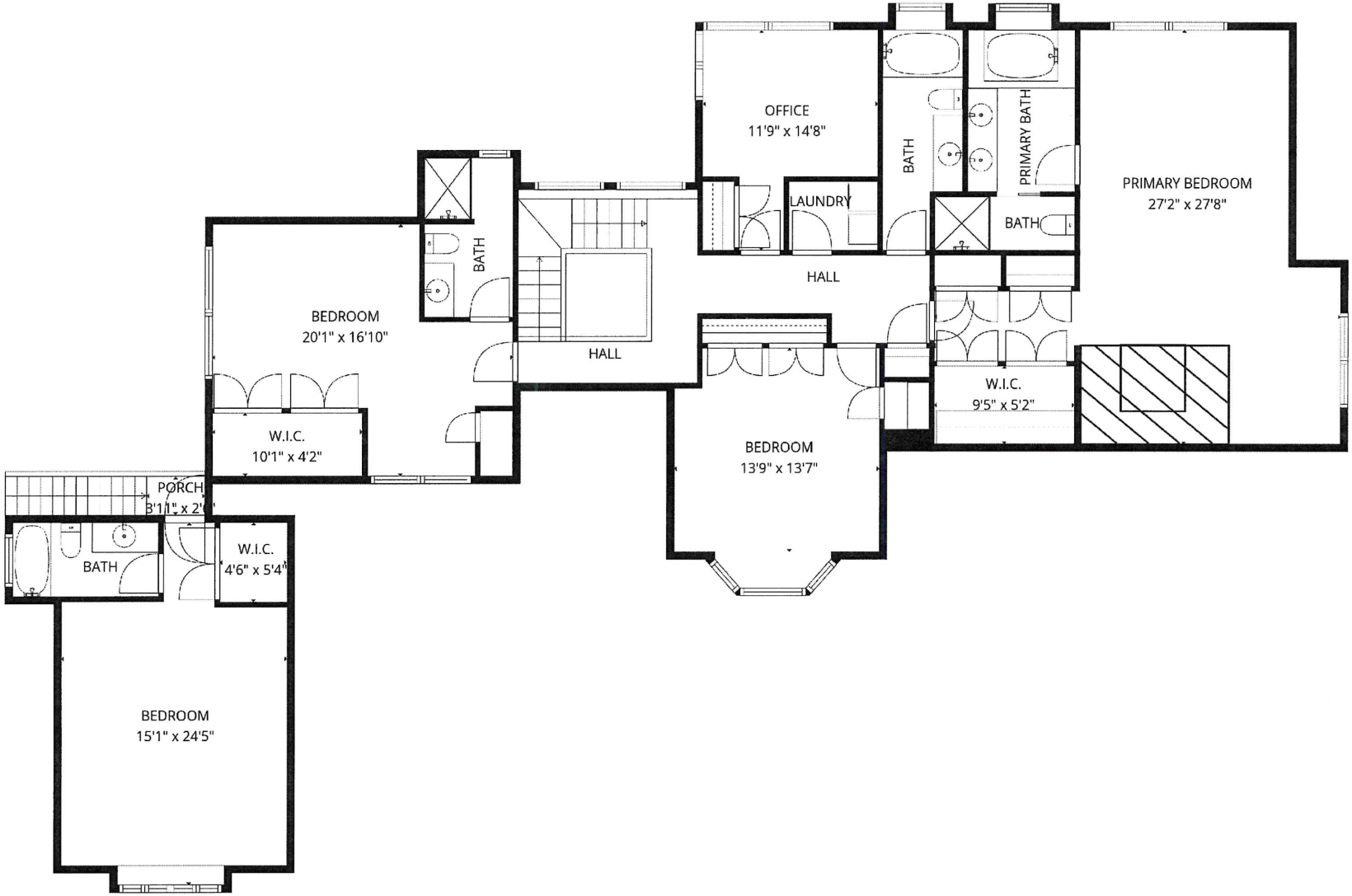


ATTACHMENT B

Approximation only. This information is compiled from sources deemed reliable but not guaranteed. Buyer or interested parties to verify.

Floor Plan Upper Level

4385 VIA PRESADA | SANTA BARBARA, CA 93110



ATTACHMENT B

Approximation only. This information is compiled from sources deemed reliable but not guaranteed. Buyer or interested parties to verify.

Dylan Kitao | Goleta Sanitary District

From: Dylan Kitao | Goleta Sanitary District
Sent: Monday, April 6, 2026 9:24 AM
To: 'dkitao@goletasanitary.org'
Subject: FW: 4385 Via Presada - connection fee
Attachments: Floor Plan - 4385 Via Presada with Dimensions.pdf

---

From: Heidi Jones <heidi@merakilanduseconsulting.com>
Sent: Thursday, March 19, 2026 3:39 PM
To: Dusty Baker <dusty@dustybakerrealestate.com>
Cc: Shamus O'Donnell | Goleta Sanitary District <sodonnell@goletasanitary.org>
Subject: Re: 4385 Via Presada - connection fee

Hello Shamus,
We are preparing the LAFCO annexation application package for 4385 Via Presada, APN: 061-321-013. Can you provide an SSA letter confirming the District has capacity to serve the parcel? There is no development proposed, and the existing floor plan is attached for your review.
Thank you,

Heidi Jones, AICP
(805) 252-4851

On Thu, Jan 22, 2026 at 3:15 PM Dusty Baker <dusty@dustybakerrealestate.com> wrote:

Good Afternoon Shamus,

I just got off the phone with your associate, Andrea. She told me to reach out to you regarding my question about the connection fee for accessing the sewer line from 4385 Via Presada. I'm aware of the line you have that goes down Via Tranquilla, and I'm told that 700 Via Tranquilla just connected.

Can you please provide any relevant information about the process? I've already spoken with Mike McLellan, and I've CC my land use consultant, Heidi, in this email.

Thank you!

Regards,

-Dusty

ATTACHMENT B

DUSTY BAKER
Sotheby's International Realty

Montecito - Coast Village Road Brokerage

1165 Coast Village Road, Suite A | Montecito CA, 93108

DRE: 01908615 805.570.0102

Dusty@DustyBakerGroup.com

DustyBakerGroup.com

ATTACHMENT B

ATTACHMENT C

LAFCO Proposal Review Factors - Government Code 56668

4385 Via Presada SOI & Annexation to the Goleta Sanitary District File No. 26-02

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

Response. The 4385 Via Presada Sphere and Annexation consists of one parcel 061-321-013 within the unincorporated area of Santa Barbara County containing 1.6 acres. The parcel is directly surrounded by residential uses on all sides. The parcel is located between Eastern Goleta Valley and Hope Ranch. The annexation area is gently sloped with rolling hills. Via Presada is within the urban area. No significant natural boundaries affect the proposal.

The existing land use is residential. The parcel is developed with one single-family residence. The residence currently utilizes a septic system which is failing. The applicant wishes to abandon the existing failing septic system and connect to GSD main sewer line. The connection is located on Via Tranquila. The land use designations and zoning are residential under County (Residential Res 1.0).

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 under the County through the Conditional Use Permit process. The District is prepared to provide treatment services and has approved a 2020 Strategic Plan to deliver planned and well-organized growth. The population of Goleta area includes Goleta Sanitary and Water District and Goleta West Sanitary District and City of Goleta. These population figures are estimated at 41,111, 84,462, 39,500 and 32,142 people, respectively. Between 2010 and 2020, the population of Goleta area increased by 2,866 people (8.7 percent or less

than 1 percent per year). However, since 2010, the City's estimated population has increased by 2,802 persons.

Goleta Sanitary growth rate is projected under the County's plans as less than one percent growth in the surrounding unincorporated areas and 0.6 percent within the city. Approximately 94% of the parcel acreage is under private ownership with 84% having already been developed. The undeveloped area consists of 145 vacant parcels that collectively total 494 acres.

Assessed Valuation: APN 061-321-013 is presently within Tax Rate Area 069016. The assessed value of the parcel is $1,088,995 for the land and $1,492,567 for improvements for a total of $2,574,562 after exemptions. (Tax roll 2025-2026). No property tax exchange is required with this annexation.

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

Response. The present cost and adequacy of services and controls for this property is the responsibility of the landowner under County for APN 065-321-013 for land use authority. The property is currently served by a septic system. A new sewer main would connect the property to the private 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 approximately 50 feet on Via Tranquila. The property is supplied with water by La Cumbre Mutual Water Company.

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 line into the District upon compliance with the terms and conditions of approval "Exhibit A" of the issued sewer service availability letter dated April 6, 2025. The parcel would remain in the County's unincorporated area and only be annexed within the Goleta Sanitary District's service area. No effects of this action would alter the existing social and economic interests.

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

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

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

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

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

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

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

Analysis. The property would be 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 continued use of the lands surrounded by the District, the annexation area does not have any agriculture land located within the boundaries of the annexation. No zoning changes are proposed. No new development is proposed, the sewer connection would serve the existing residence.

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

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

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

Response. The annexation boundary follows lines of assessment and would create a contiguous annexation adjacent to GSD boundary. The proposal is subject to the condition that prior to the Executive Officer executing and recording the Certificate of Completion, the proponent shall obtain the County Surveyor's final approval of the legal description and map and submit such approval to the Executive Office.

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

Response. The annexation of this residential single-family would not change the SBCAG RTP Connected 2050 planning document.

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

Response. The annexation is consistent with the County's General Plan. The County's Land Use designation for the property is Residential Res 1.0. No zoning changes were required for the allowed uses.

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

Response. The proposal site is outside of the Districts current Sphere of Influence. This proposal would amend the SOI concurrently with the annexation of the property. The last SOI update was in 2023.

Efficient Service Provision. The site is located in an area that allows the District to best provide services in the future. The District serves the residences adjacent to the property which have already been annexed. District infrastructure (wastewater pipes) are located within a reasonable distance to the area.

LAFCO Process. The Sphere recognizes that an area should receive services from a particular jurisdiction and the jurisdiction should plan to serve an area. The Sphere does not grant a jurisdiction the authority to serve a particular area. For the District to serve the area either an outside service agreement or an annexation would need to be approved by LAFCO. The landowner request for annexation to serve the site with wastewater and the District has issued an availability letter. These approvals are subject to the Cortese-Knox-Hertzberg Act and local policies and procedures adopted by Santa Barbara LAFCO. LAFCO has discretion in making its decision regarding these actions. Annexation into the Goleta Sanitary

District would include the following property; Assessor's Parcel Number 061-272-013.

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

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

Response. The Goleta Sanitary District has issued a letter of support.

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

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

Response. The property water service is already provided by La Cumbre Mutual Water Company. GSD is a single-purpose agency authorized to provide sewer service only.

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

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

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

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

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

Response. As noted above, the applicant's proposal will continue to include the existing uses, a new SFR development is proposed.

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

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

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

Response. The Via Presada Sphere and Annexation site located at 4385 Via Presada and is directly surrounded by residential uses on all sides. The area is identified as urban and low liquefaction or landslide risk, and moderate fire hazard zone as identified in the Multi-Jurisdictional Local Hazard Mitigation Plan. The site is located along the southern border of the District and within the Eastern Goleta Valley. This area is largely urban residential in character, providing a range of residential types. Southern California Edison (SCE) provides power to the Southern parts of the County. The entire county is subject to energy shortages.

NOTICE OF EXEMPTION

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

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

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

PROJECT TITLE: **LAFCO 26-02** 4385 Via Presada SOI & Annexation into Goleta Sanitary District

PROJECT LOCATION AND DESCRIPTION:

Project Location:

1.6 acres located at 4385 Via Presada
(APN 061-321-013)

Description of Nature, Purpose, and Beneficiaries of Project:

The Proposed Sphere of Influence and Annexation for sewer service connection for an existing single-family residence from the Goleta Sanitary District. The property is currently served by a septic system.

The property is developed with an existing single-family residence under County zoning of Residential Res 1.5-EX-1 within the Eastern Goleta Valley Community Plan. Activity is covered under existing zoning and annexation of small parcels for facilities exempt by section 15303. The proposal is categorically exempt from the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA") pursuant to CEQA Guidelines Section 15319(b), Class 19 Annexations of individual small parcels for facilities exempted by Section 15303.

Name of Person or Agency Carrying Out the Project:

Santa Barbara Local Agency Formation Commission

Reasons for Exemption. LAFCO's approval of the proposed annexation into the Goleta Sanitary District would be consistent with a Categorical Exemption Class 19(b). The listed exception under section 15300.2 for class 3 would not apply in this case since there are no new additions. There will be no changes in land use and no known environmental impacts.

MUPr

Mike Prater, Executive Officer

July 24, 2026
Date

ATTACHMENT D

The “project” is to provide sewer services from the Goleta Sanitary District to the existing single-family residence at 4385 Via Presada, in the unincorporated area of the County. A Categorical Exemption Class 19 section 15319(b), Annexations of individual small parcels for facilities exempted by Section 15303 would apply.

The Santa Barbara Local Agency Formation Commission will approve the above-referenced project on August 6, 2026 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
- X Categorical Exemption:
  Project is a sewer connection to SFR exempt from CEQA pursuant to CEQA Guidelines Section 15319(b) Class 19
- ☐ Emergency Project
- ☐ No Possibility of Significant Effect [Sec. 15061 (b,3)]

By: _____ **Date:** August 6, 2026

Executive Officer

GOLETA SANITARY
Water Resource Recovery District

Board of Directors:

Steven T. Majoewsky
President

Dean Nevins, PhD.

Jonathan Frye

Edward Fuller

Joseph P. Glancy

Steve D. Wagner, PE
General Manager
District Engineer

April 6, 2025

Dusty Baker
Sotheby's Internation Realty
1165 Coast Village Road, Suite A
Montecito, CA 93108

SUBJECT: Sewer Service Availability
Proposed Annexation and Sewer Service Connection for Single-Family Residence

APN 061-321-013 at 4385 Via Presada, Goleta, CA 93110

Owner: Df Family Trust/ Baker Dustin J/ Baker Fallon E

Dear Mr. Baker:

This letter is in response to your recent inquiry dated March 19, 2026 relative to the availability of sewer service for the above-mentioned property.

The subject property, as shown on the attached parcel map, is currently outside the Goleta Sanitary District service area (sphere of influence) and is not annexed to the District. Based on the District's preliminary understanding from the information you provided, your client proposes to connect their Single-Family Residence (SFR) to the District's sewage collection facilities. No new development is proposed and the intent is to connect to the sewer main extension along Via Tranquila, which borders the property to the west. Currently the existing parcel is being served by a septic system that is deteriorating.

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

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

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

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

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

If you have any questions regarding this matter, please call Mr. Shamus O'Donnell at this office.

Sincerely,

Steve Wagner

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

SDW: DK

Attachments

cc: Dylan Kitao, Goleta Sanitary District
Heidi Jones, Merak Land Use Consulting

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

Upon completion of the annexation, the applicant/owner(s) must submit a complete copy of the 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 after plans are reviewed. The County of Santa Barbara Building and Safety and Environmental Health Divisions may require that you apply for additional permits.

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

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

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 sewer line.

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

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

District Annexation Fees:

District Annexation Processing Fee:	**$200.00**
District Annexation Fee:	**$2,546.00** for 1 acre or less, for properties greater than 1 acre: **$2,546.00** 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: **$2,750.00 / Unit**

Apartment, Duplex, Mobile Home Space, Condominium Unit: **$1,925.00 / Unit**

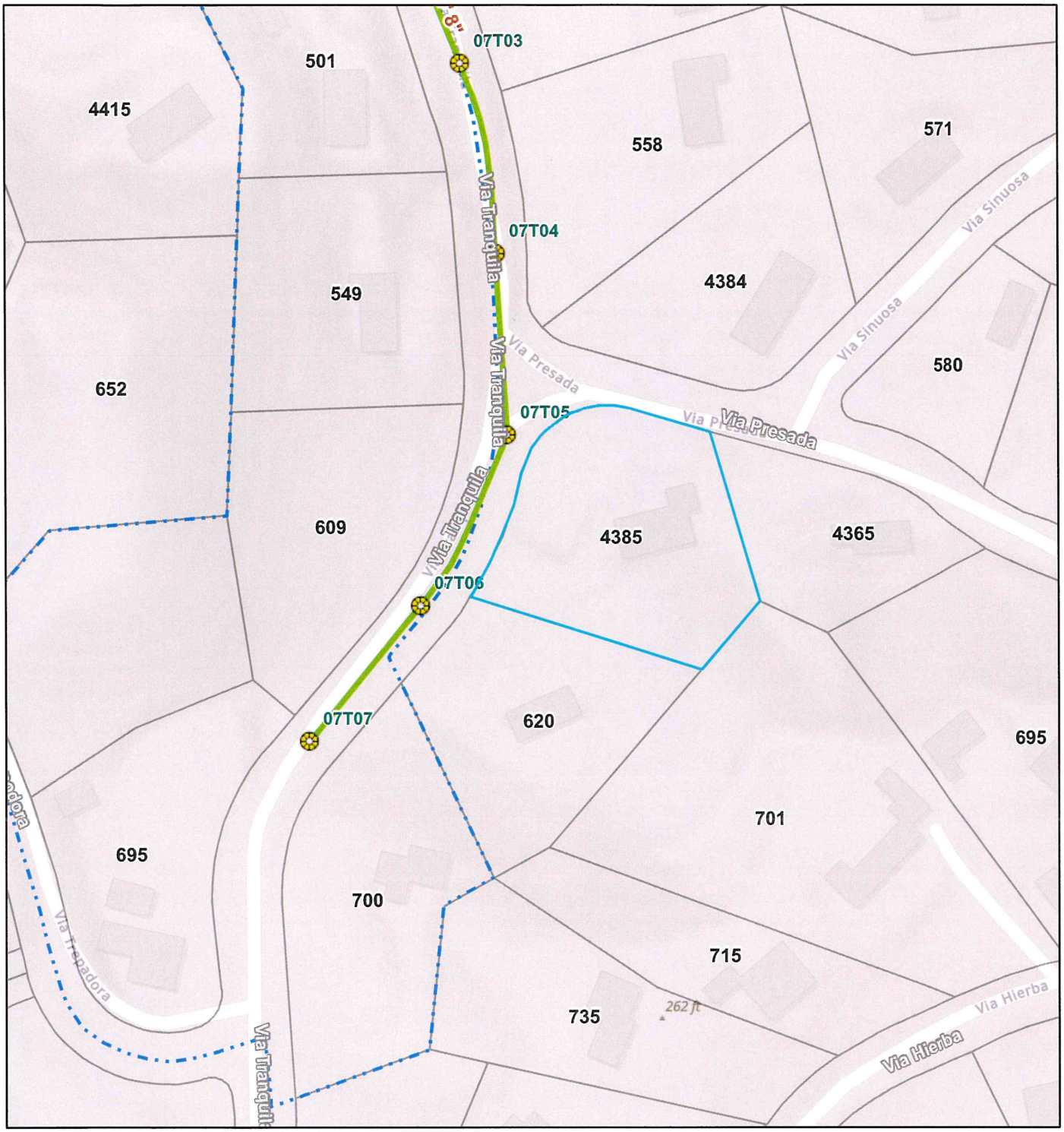
Connection fees for commercial/industrial and other non-residential establishments are based on the number of equivalent residential units (ERUs) of the proposed development. The number of ERUs are defined as the ratio of the proposed total number of plumbing fixtures of the proposed development and that of a single-family dwelling (20 fixture units per dwelling). The connection fee for the proposed development is determined by multiplying the proposed ERUs by the connection fee of a single-family dwelling. Under no circumstance shall the fee be less than that of a single-family dwelling.

Permit fee:	**$226.00** (for project)
Inspection fee:	**$226.00** (per residential or commercial building structure connection)

Plan check and review fee: **$153.00** per hour **($153.00** minimum fee)
Deposit, as required: **$500.00**

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

Goleta Sanitary District



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0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Structures

MH

Sewer Pipe

SANITARY SEWER

Goleta Sanitary District Boundary

Parcels

Street Labels

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Goleta Sanitary District

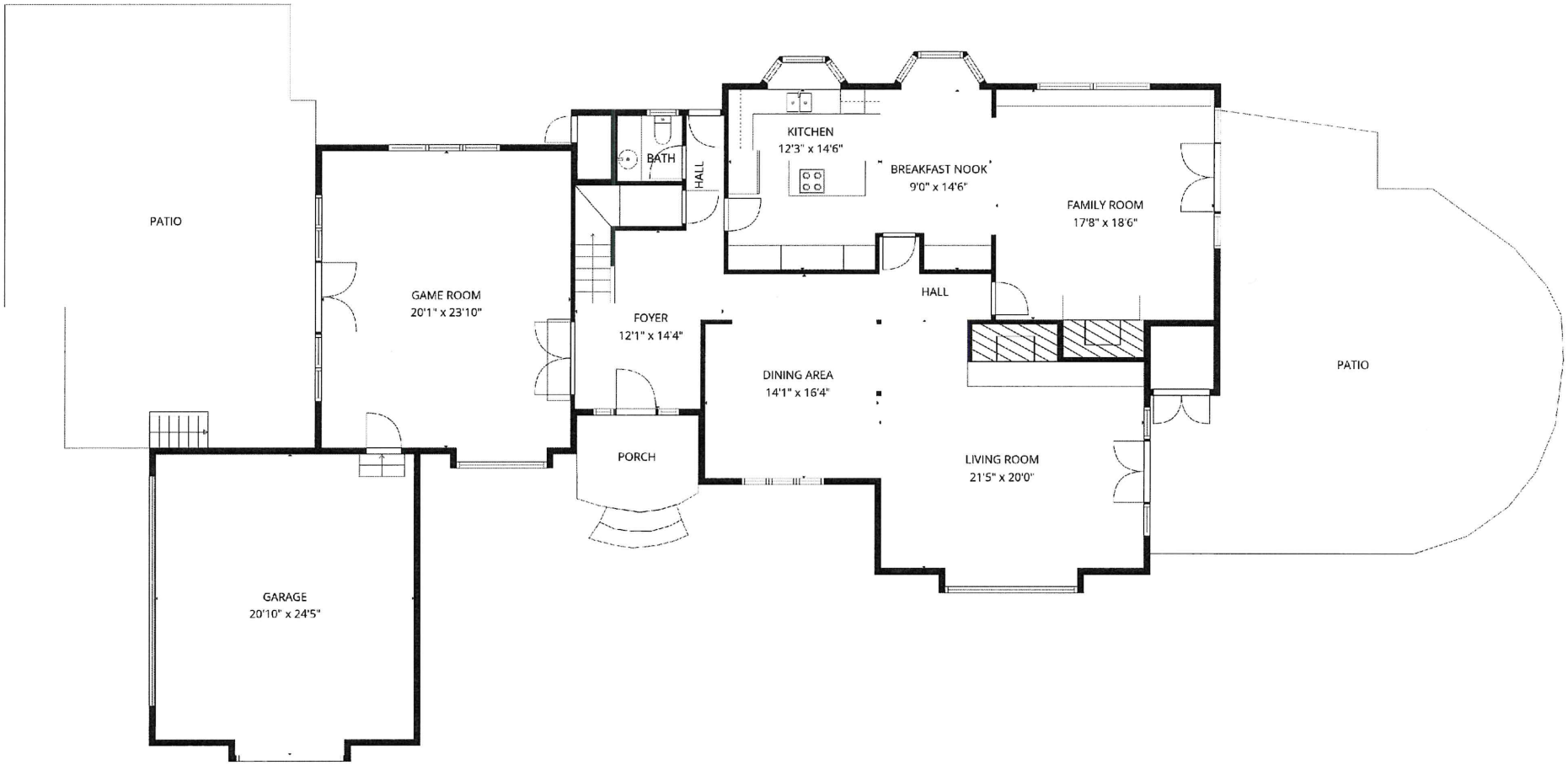
Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management,

ATTACHMENT E

Floor Plan Main Level

4385 VIA PRESADA | SANTA BARBARA, CA 93110

TOTAL RESIDENCE: +/- 4,376 SQ FT

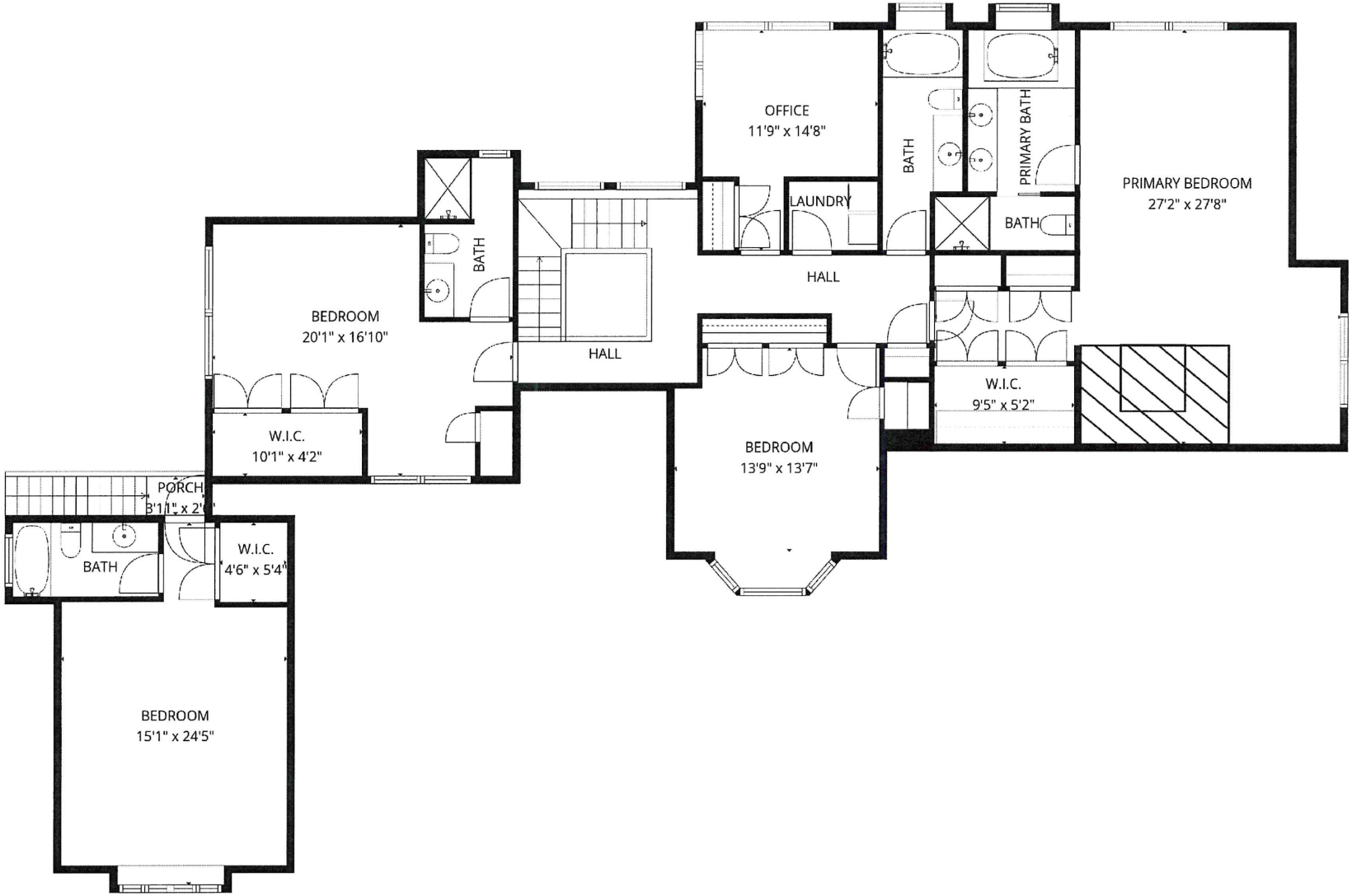


ATTACHMENT E

Approximation only. This information is compiled from sources deemed reliable but not guaranteed. Buyer or interested parties to verify.

Floor Plan Upper Level

4385 VIA PRESADA | SANTA BARBARA, CA 93110



ATTACHMENT E

Approximation only. This information is compiled from sources deemed reliable but not guaranteed. Buyer or interested parties to verify.

Dylan Kitao | Goleta Sanitary District

From: Dylan Kitao | Goleta Sanitary District
Sent: Monday, April 6, 2026 9:24 AM
To: 'dkitao@goletasanitary.org'
Subject: FW: 4385 Via Presada - connection fee
Attachments: Floor Plan - 4385 Via Presada with Dimensions.pdf

---

From: Heidi Jones <heidi@merakilanduseconsulting.com>
Sent: Thursday, March 19, 2026 3:39 PM
To: Dusty Baker <dusty@dustybakerrealestate.com>
Cc: Shamus O'Donnell | Goleta Sanitary District <sodonnell@goletasanitary.org>
Subject: Re: 4385 Via Presada - connection fee

Hello Shamus,
We are preparing the LAFCO annexation application package for 4385 Via Presada, APN: 061-321-013. Can you provide an SSA letter confirming the District has capacity to serve the parcel? There is no development proposed, and the existing floor plan is attached for your review.
Thank you,

Heidi Jones, AICP
(805) 252-4851

On Thu, Jan 22, 2026 at 3:15 PM Dusty Baker <dusty@dustybakerrealestate.com> wrote:

Good Afternoon Shamus,

I just got off the phone with your associate, Andrea. She told me to reach out to you regarding my question about the connection fee for accessing the sewer line from 4385 Via Presada. I'm aware of the line you have that goes down Via Tranquilla, and I'm told that 700 Via Tranquilla just connected.

Can you please provide any relevant information about the process? I've already spoken with Mike McLellan, and I've CC my land use consultant, Heidi, in this email.

Thank you!

Regards,

-Dusty

ATTACHMENT E

DUSTY BAKER
Sotheby's International Realty

Montecito - Coast Village Road Brokerage

1165 Coast Village Road, Suite A | Montecito CA, 93108

DRE: 01908615 805.570.0102

Dusty@DustyBakerGroup.com

DustyBakerGroup.com

ATTACHMENT E

LAFCO 26-12

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE 4385 VIA PRESADA AMENDMENT TO THE SPHERE OF INFLUENCE AND ANNEXATION TO THE GOLETA SANITARY DISTRICT

WHEREAS, on July 14, 2026, the Executive Officer issued a Certificate of Filing for LAFCO application No, 26-02, which proposes an amendment of the sphere of influence (SOI) and annexation of the property known as 4385 Via Presada in the unincorporated County to the Goleta Sanitary District; and

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

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

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

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

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

(1) The proposal has been reviewed and is found to be Categorically Exempt from CEQA pursuant to CEQA Guidelines section 15319(b), Class 19 Annexations of individual small parcels for facilities exempted by Section 15303.

(2) The Commissions written determination pursuant to Government Code Section 56425(e)(1-5) include:

a) Present and planned land uses in the area, including agriculture, and open space lands:

The present and planned uses for this Sphere of Influence (SOI) Amendment are consistent with the County's Comprehensive Plan and Eastern Goleta Valley Community Plan. The plan for providing services for this area include service to a single-family residential dwelling. The proposal would construct a single sewer lateral connection from the residential sewer drainage system to the Goleta Sanitary District main connection. The annexation contains no agricultural resources or changes to land use as a result. Sewer services can be provided to this parcel by connecting to a District sewer main fronting the property.

b) Present and probable need for public facilities and services in the area:

The present need for public services in the proposed SOI area consist of services for an existing single-family residence. Water services would continue to be provided by the La Cumbre Mutual Water Company and new sewer services would be provided by Goleta Sanitary District. Fire would continue to be provided by County Fire Protection District. The parcel already resides within the water and fire district service boundary. Parcels adjacent to the property have already been annexed into the Goleta Sanitary District (District). The primary purpose is to allow for extension of public sewer service to the identified property. The cost for the service line would be borne by the property owner through the payment of the standard connection and capacity charges to the property owner and would be paid in accordance with applicable District rates.

c) Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide:

Sewer services identical to other users currently within the Goleta Sanitary District could be provided within one year of annexation. The nearest sewer connection would be located on Via Tranquila. The District estimated it serves a population of 41,111 people with 12,384 connections. The District's treatment plant has a capacity of 9.7 million gallons per day (MGD) (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). The District's water resource recovery facility appears to have a current remaining capacity of approximately 4.54 MGD based on the maximum facility design capacity and 2.46 MGD based on the current NPDES permit requirements. The District has a remaining capacity of approximately 2.09 MGD based on the maximum facility design capacity and 1.1 MGD based on the current NPDES permit requirements. The wastewater treatment plant (WWTP) is designed to treat up to 3.3 million gallons per day of secondary effluent to tertiary standards. The WWTP was originally constructed in 1944 and located on 12 acres of District-owned land. The WWTP is designed to serve about 19,704 equivalent residential units (ERU) or about 97,000 people. The District's collection system serves about 11,823 ERU, representing a population of about 55,000. The District states it has adequate capacity to provide services to the parcel.

d) Existence of social or economic communities of interest in the area if the Commission determines that they are relevant to the agency:

The Sphere of Influence areas for the Goleta Sanitary District are linked to the City of Goleta and the Goleta Valley communities social and economic interest. The existing land use is residential. No changes are proposed in the SOI amendment and the District or surrounding areas would add to the places for shopping and services for the people living in the area. Areas to recreate, schools, places of worship and cultural events would also be made available by the area in the Sphere of Influence that include associated uses. The District will also gain assessment advantages or sewer service charges with the annexation. The property will receive the same level and range of service as other properties currently served by the District.

e) Present and probable need for public facilities and services of Disadvantage Unincorporated Communities:

The Goleta Valley area has a variety of economic diversity within the community and surrounding area including within or adjacent to the Sphere of Influence. A Disadvantaged Unincorporated Community is defined as a community with an annual median household income that is less than 80 percent of the statewide annual median household income. This does not qualify as a disadvantage unincorporated community for the present and probable need for public facilities and services.

(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 Goleta Sanitary District's spheres of influence is hereby revised to include the property known as 4385 Via Presada as set forth in Exhibit C.

(5) The subject proposal is assigned the distinctive short-form designation:

4385 Via Presada Sphere and Annexation.

(6) Said territory is found to be uninhabited.

(7) This approval is conditioned upon the annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees, and assessments of the Goleta Sanitary District.

(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 as revised are found to be definite and certain as set forth in Exhibits A and B, attached hereto and made a part hereof, subject to the condition that prior to the Executive Officer executing and recording the Certificate of Completion, the proponent shall obtain the County Surveyor's final approval of the

legal description and map and submit such approval to the Executive Office.

(11) All subsequent proceedings in connection with this annexation shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this Resolution.

(12) The Sphere of Influence amendments and annexation shall become final upon the recordation of the Certificate of Completion.

This resolution is hereby adopted this 6th day of August, 2026 in Santa Barbara, California.

AYES:

NOES:

ABSTAIN:

Santa Barbara Local Agency
Formation Commission

By:_____
Chair
Date: _____

ATTEST:

_____

Ila Fennell, Clerk
Santa Barbara County
Local Agency Formation Commission