

Sheila de la Guerra

General Public Comment



From: Amy Meyer <amymeyer000@gmail.com>
Sent: Wednesday, April 22, 2026 6:00 PM
To: sbcob
Subject: Re Special Agenda Item 1, No. 26-00347

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Dear Members of the Board of Supervisors,

I am writing in support of the Capps-Lee proposal (Special Agenda Item 1, No. 26-00347).

Protecting County property from federal immigration enforcement incursion, safeguarding our local elections, and preventing mass detention centers in unincorporated areas are sensible, measured actions that reflect the values of our community. I strongly support the Board's effort to assert local control and protect Santa Barbara County residents.

Thank you for your leadership on this important matter.

Sincerely,
Amy Meyer
Santa Barbara, CA

Sheila de la Guerra

From: Ian N <iangnewsam@gmail.com>
Sent: Thursday, April 23, 2026 3:29 AM
To: sbcob
Cc: Karen Chai; Kevin Thompson; Aaron Hanke; Chris Sneddon
Subject: Request for Agenda Placement and Board Consideration – JADU Classification (LCSD) FY 2026–2027
Attachments: Agenda Placement and Board Consideration – JADU Classification (LCSD) – FY 2026–2027 – APN 107-332-017 (Chai).pdf

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Good morning,

Please distribute the attached document to the Santa Barbara County Board of Supervisors.

This submission requests agenda placement and Board consideration to update Laguna County Sanitation District's (LCSD) service fee classification to include Junior Accessory Dwelling Units (JADUs) for FY 2026–2027.

The first LCSD hearing before the Board is scheduled for June 9. This submission supersedes prior correspondence submitted to the Clerk, including:

- February 11, 2026 – “Request for Board Direction – JADU Wastewater Billing Classification (APN 107-332-017)”
- February 23, 2026 – “Supplemental Draft Language – June 9 Hearing (Internal JADU Classification)”

We are currently coordinating with Supervisor Nelson's office regarding sponsorship and timing and are seeking Board consideration for the FY 2026–2027 cycle. Any guidance you can provide regarding agenda placement would be appreciated.

I appreciate your patience as I work through the process and refine these submissions.

Thank you,

Ian Newsam

c/o Karen Chai (APN 107-332-017)

FORMAL REQUEST FOR BOARD CONSIDERATION AND CLASSIFICATION REALIGNMENT JADU WASTEWATER BILLING – APN 107- 332-017

This submission is provided to ensure alignment of Laguna County Sanitation District's wastewater classification methodology with California State law, HCD guidance, and Proposition 218. The request is limited to classification realignment for Junior Accessory Dwelling Units (JADUs), not a rate dispute.

1. PROCEDURAL STATUS AND TIMING

This matter reflects the culmination of multiple administrative reviews and ongoing coordination at the departmental level. Good-faith efforts have been made to resolve this within existing channels; however, the issue now presents as a policy-level classification gap that cannot be resolved administratively.

As of April 22, Ms. Chai has received formal notice of the June 9 public hearing. Given this timeline, the matter is now time-sensitive if it is to be addressed prior to finalization of the upcoming fiscal year.

Accordingly, this submission seeks Supervisor sponsorship and Board-level consideration to allow for timely resolution within the current fiscal cycle.

2. ISSUE PRESENTED

The District currently applies a multi-family (additional EDU) classification to a parcel containing a JADU, resulting in a single-family residence being treated as multi-family for billing purposes without a corresponding change in land use, infrastructure, or demonstrated demand.

3. ORDINANCE FRAMEWORK (PRE-DATES JADU LAW)

The District's classification system is based on traditional dwelling unit categories and predates the adoption of California's ADU and JADU statutory framework. No explicit classification exists for JADUs, resulting in their assignment to categories intended for independent dwelling units. (Exhibit A – Ordinance 3130, 4142, and 5251 - Pages 5-17)

4. STATE LAW AND HCD GUIDANCE (QUOTED AUTHORITY)

4a. HCD JADU Definition:

“A unit that is no more than 500 square feet in interior livable space and contained entirely within a single-family residence.” (Exhibit B – HCD ADU Handbook & FAQ - Pages 18-23)

4b. HCD JADU Demand:

“They present no additional stress on utility services or infrastructure because they simply repurpose spare bedrooms that do not expand the homes planned occupancy.” (Exhibit B – HCD ADU Handbook & FAQ - Pages 18-23)

4c. HCD Fees / Legal:

“JADUs shall not be considered a separate or new dwelling unit for the purposes of fees and as a result should not be charged a fee for providing water, sewer or power, including a connection fee. These requirements apply to all providers of water, sewer and power, including non-municipal providers.

Local governments may adopt requirements for fees related to parking, other service or connection for water, sewer or power, however, these requirements must be uniform for all single family residences and JADUs are not considered a new or separate unit.” (Exhibit B – HCD ADU Handbook & FAQ - Pages 18-23)

This definition establishes that a JADU is not an independent dwelling unit, but a component of an existing single-family residence.

5. FUNCTIONAL CHARACTERISTICS OF JADUs

A JADU exists entirely within the existing footprint, utilizes existing infrastructure, requires no new connections, and represents a reconfiguration of existing habitable space rather than new development.

6. DEMAND AND INFRASTRUCTURE ANALYSIS

The EDU methodology assumes that each additional dwelling unit generates additional demand. A JADU does not meet this condition.

No new connection, lateral, or infrastructure expansion is created. No parcel-specific evidence has been provided demonstrating increased demand.

7. PROPOSITION 218 CONSIDERATIONS

Under Proposition 218, fees must be proportional to actual service demand.

The assignment of an additional EDU without demonstrated demand reflects an assumption rather than a cost-based determination, creating potential compliance exposure.

8. CLASSIFICATION MISALIGNMENT

The property remains designated as single-family, the JADU is defined as part of that residence, and no new demand is demonstrated, yet the parcel is treated as multi-family for billing purposes.

While not a formal zoning action, this creates a functional reclassification with financial impact.

9. CURRENT APPLICATION (EVIDENCE)

The District's classification is reflected in the hearing notice assigning multiple EDUs to the parcel. (Exhibit C – Notice of Public Hearing)

10. REQUESTED ACTION

This request is for classification realignment:

- Recognize JADUs as part of single-family residences
- Remove additional EDU classification where no independent demand is demonstrated
- Update the classification framework to include JADUs consistent with state law
- Place this item on the Board agenda for consideration prior to the upcoming fiscal cycle

11. PROPOSED ORDINANCE (IMPLEMENTATION PATH)

To facilitate a clean and administratively efficient resolution, a draft ordinance has been prepared and is included as **Exhibit D** (Page 25). The inclusion of a draft ordinance is intended to reduce administrative burden and provide a ready path for Board consideration within the current fiscal cycle.

This draft is narrowly tailored to address the classification gap specific to JADUs and is structured to integrate with the District's existing framework without requiring broader rate restructuring.

The proposed language aligns the District's classification methodology with State law and HCD guidance while preserving the integrity of the District's current EDU-based system.

12. CONCLUSION

This is a limited-scope issue affecting a small number of parcels that can be resolved cleanly while improving consistency and reducing risk to the District.

Sincerely,


Ian Newsam c/o Karen Chai
805-742-9117
iangnewsam@gmail.com


805-284-4726
kchai33@gmail.com

April 23, 2026

ORDINANCE NO. 3130
AN ORDINANCE ESTABLISHING SERVICE CHARGES, CONNECTION CHARGES, AND OTHER RULES AND REGULATIONS FOR THE LAGUNA COUNTY SANITATION DISTRICT AND REPEALING ORDINANCE NOS. 1037, 1197, 1290, 1629, 2070, 2200, 2706 and 3024.

The Board of Directors of the Laguna County Sanitation District do ordain as follows:

ARTICLE I

SECTION 1.

The following service charges are hereby established for sewer service within the Laguna County Sanitation District.

SECTION 2.

The service charge for single dwellings, multiple dwellings and apartment houses is \$3.00 for each dwelling unit, per calendar month.

SECTION 3.

The service charge for trailers is \$2.25 per space per calendar month.

SECTION 4.

The service charge for schools, public and private, is \$3.00 per person per year to be computed on the basis of a total person count of students plus teaching, administration and maintenance staff personnel.

SECTION 5.

The service charge rates for all other users of the District's sewer system, including but not limited to laundries, laundromats, car washes, commercial buildings, institutional, industrial, and for any user not herein specified, shall be determined by the District Manager in accordance with the District's ordinance titled "An Ordinance Regulating Waste Discharged into the Sewer and Treatment System of the Laguna County Sanitation District."

ARTICLE II

SECTION 1.

The following connection charges are hereby established for connection to any of the facilities or lines of the Laguna County Sanitation District.

SECTION 2.

The connection charge for trailer courts is \$400.00 per trailer space.

SECTION 3.

The connection charge for single dwellings, multiple dwellings, and apartment houses is \$500.00 for each dwelling unit.

SECTION 4.

The connection charge for commercial buildings, hotels, motels, schools and institutions, public buildings, churches and industrial buildings and structures is \$500.00 for each \$40,000.00 or major part thereof, based on the values stated on the building permit fee for new buildings and structures or actual contract prices at the option and judgment of the District Manager; and for existing or older buildings and structures, the connection fee shall be based on the value equal to four times the assessed valuation by the County Assessor.

SECTION 5.

Charges for trunk line, collector systems, laterals and other items not herein specified, may be established by a resolution of the Board of Directors, or, in the absence of such resolution, may be computed and determined by the District Manager.

ARTICLE III

SECTION 1.

The District Board may determine by resolution the manner and the time and place of collection and payment of said service charges and connection fees. In the absence of any such resolution the District Manager may require the fees to be paid monthly, semiannually or annually in advance.

ARTICLE IV

SECTION 1.

The service charges specified in Article I hereof shall be collected on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from, the general county taxes, as provided in Health and Safety Code Sections 5473 et seq.

SECTION 2.

For the purpose of collecting the service charges on the tax roll, the service charges specified in Article I hereof shall become operative and effective commencing January 1, 1980, for the fiscal year 1979-80 and shall continue in effect and be operative for each fiscal year thereafter.

SECTION 3.

With the exceptions of new trailer courts and new subdivisions within the District or in the process of annexing, merging or incorporating to the District, the connection charges specified in Article I hereof shall be collected on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from, the general county taxes, as provided in Health and Safety Code Sections 5474 et seq. in the following cases:

(a) All connections, whether new or existing, in territory which has been annexed to, merged with, or incorporated in the Laguna County Sanitation District, shall be collected on the tax roll. Any new houses or structures shall pay the connection fee in cash.

(b) Any existing dwelling or other building which is within the Laguna County Sanitation District and which is now connected to, or shall hereinafter connect to, the system of the District, shall also be collected on the tax roll.

SECTION 4.

The connection charges collected on the tax roll shall be collected in either 5, 10 or 15 equal annual installments without interest.

SECTION 5.

Anything herein to the contrary notwithstanding, connection fees or any remaining balance may be paid in full in cash, at the option of the landowner or landholder in those cases where collection on the tax roll is hereby prescribed.

ARTICLE V

SECTION 1.

Any landowner or subdivider in the District who desires to install a new sewer line to develop an area not served by a trunk line laid out by the District under the original construction program may do so upon advancing the money for construction, engineering and inspection of said new line. Any monies so advanced by landowners or subdividers will be returned to the landowners or subdividers under the following conditions:

(a) That predetermined percentages be established at the time that any contract is made.

(b) Fifty percent of the connection charge fees will be repaid to said landowner or subdivider until the advance money is repaid, said payments to the landowner or subdivider to be made once a year.

(c) Any other landowner or subdivider may connect to or make use of said new line so financed by paying his share of the cost upon a proportionate basis to the District. The District will then distribute the money to the original landowner or subdivider on a pro rata basis.

SECTION 2.

Notwithstanding any other provision of this ordinance, the District may enter into contracts with landowners, subdividers, or other developers to construct lift stations, force mains, trunk lines and other sewer lines and facilities and provide in said contracts for partial or pro rata reimbursement to the said landowners, subdividers or developers for said facilities for excess capacity built by them or for monies advanced by them to the District for construction of said facilities or for excess capacity.

Said contracts may provide for immediate, partial or prorata reimbursement upon collection of contributions from other uses of the said facilities.

SECTION 3.

No subdivider or any other person shall connect his sewer facilities or installations to the District system, unless his facilities and installations are constructed in accordance with the standards of Santa Barbara County and Laguna County Sanitation District or unless they have been approved by the District Manager.

SECTION 4.

Ordinances Nos. 1037, 1197, 1629, 2070, 2220, 2706 and 3024 are hereby repealed, provided, however, that all of the service charges, connection fees and other charges and fees specified in the said ordinances shall continue in full force and effect until January 1, 1980, provided, further, that this ordinance shall be construed and deemed to be a continuance of the said repealed ordinances insofar as its terms are the same or similar. This revision is for the purpose of adjusting the said fees and changes effective January 1, 1980.

SECTION 5.

This Ordinance shall take effect and be in full force thirty (30) days after its passage, and before the expiration of fifteen (15) days and shall be published once, with the names of the members of the District Board voting for and against the same, in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, and ADOPTED this 19th day of November 1979, by the following vote:

AYES: David M. Yager, Robert E. Kaliman, William B. Wallace, Robert L. Medlund and Harrell Fletcher.

NOES: None ABSENT: None.

DAVID M. YAGER

Chairman, District Board

Laguna County Sanitation District

County of Santa Barbara, State of

California

(SEAL)

ATTEST: HOWARD C. MENZEL

County Clerk-Recorder

By JANET SCHLESINGER

Deputy Clerk

File No. 6969

Dec. 3-19657

Exhibit A

ORDINANCE NO. 4142

AN ORDINANCE AMENDING ORDINANCE NO. 3130 ADOPTED NOVEMBER 19, 1979, WHICH ESTABLISHED SERVICE CHARGES, CONNECTION CHARGES, AND OTHER RULES AND REGULATIONS FOR THE LAGUNA COUNTY SANITATION DISTRICT, AS AMENDED BY ORDINANCE NO. 4114 ADOPTED AUGUST 3, 1993. THIS AMENDING ORDINANCE ESTABLISHES RATES AND PROCEDURES FOR CHARGES FOR EXISTING AND FUTURE TRUNK SEWER CONNECTIONS FOR DEVELOPMENTS IN AREAS NOT CURRENTLY SERVICED BY EXISTING TRUNK SEWERS.

The Board of Supervisors of the County of Santa Barbara, acting as the Board of Directors of the Laguna County Sanitation District, does ordain as follows:

SECTION 1.

Section 1 of Article V of Ordinance 3130, as amended by Ordinance No. 4114, is amended to read as follows:

SECTION 1.

(a) Any landowner or subdivider in the District who desires to develop an area which, at the time of adoption of this ordinance, is not served directly by an existing trunk sewer, or is not planned to be served in the future directly by the proposed trunk sewers described in paragraphs (c) and (d) of this Section, and would require construction of a new trunk sewer to gain service from the District, may develop such area upon advancing to the District the money for construction, engineering, inspection and other associated costs of said new trunk sewer. Portions of monies so advanced may, by separate agreement, be returned to the landowner or subdivider at the District's option. Any other landowner or subdivider may connect to or make use of said new trunk sewer by paying to the District his proportionate share of the cost of such trunk sewer.

(b) Any landowner or subdivider in the District desiring to develop an area where such development will generate sewage which will ultimately flow to the sewer line extension constructed in 1988 by the Elkhorn Development Company, extending from Graciosa Road in Orcutt to the pump station at Blosser Road at Clark Avenue, shall be charged a Blosser-Elkhorn Trunk Sewer Fee as established in the August 21, 1990, reimbursement agreement between the Laguna County Sanitation

District and Elkhorn Development Company, which agreement is on file for public inspection at the District's office located at 624 West Foster Road, Santa Maria, California, as follows:

Calendar Year	Fee Amount Per Dwelling Unit
1993	\$1,578.00
1994	\$1,688.00
1995	\$1,806.00
1996	\$1,933.00
1997	\$2,068.00
1998	\$2,213.00
1999	\$2,368.00
2000 and after	\$ 0.00

These Blosser-Elkhorn Trunk Sewer Fees are in addition to any other fees as may be established elsewhere in this Ordinance.

(c) Any landowner or subdivider desiring to develop in an area where such development will generate sewage which will ultimately flow to the trunk sewer to be installed between South Blosser Road at Clark Avenue and the wastewater treatment plant at Black Road will be required to pay to the District, prior to recordation of a final map or parcel map or connection to any part of the District's sewer system if map recordation is not necessary, a Dutard-Solomon Future Trunk Sewer Fee. The Dutard-Solomon Future Trunk Sewer Fee for residential dwelling units in such area is \$300.00 for each dwelling unit. The Dutard-Solomon Future Trunk Sewer Fee for commercial buildings, hotels, motels, schools, and institutions in such area is \$300.00 for each \$80,000.00 of building cost, or major part thereof, based on the values stated on the building permit fee for new buildings and structures, or actual contractor prices at the option and judgement of the District Manager, but not less than \$300.00; and for all other buildings not previously enumerated in this Ordinance, including existing or older buildings and structures, the Dutard-Solomon Future Trunk Sewer Fee shall be determined by the District Manager on the basis of estimated daily volume of wastewater to be charged to the District's sewer system. In such area the Dutard-Solomon Future Trunk Sewer Fee based on estimated daily volume of wastewater is \$300.00 for each 200 gallons per day, or portion thereof, rounded to the nearest 200 gallons, but not less than \$300.00. These Dutard-Solomon Future

Trunk Sewer Fees are in addition to any other fees as may be established elsewhere in this Ordinance.

(d) Any landowner or subdivider desiring to develop in an area where such development will generate sewage which will ultimately flow to the trunk sewer to be installed between Bradley Road at Solomon Creek and U.S. Highway 101 will be required to pay to the District, prior to recordation of a final map or parcel map or connection to any part of the District's sewer system if map recordation is not necessary, a Bradley-Solomon Future Trunk Sewer Fee. The Bradley-Solomon Future Trunk Sewer Fee for residential dwelling units in such area is \$1,388.00 for each dwelling unit. The Bradley-Solomon Future Trunk Sewer Fee for commercial buildings, hotels, motels, schools, and institutions in such area is \$1388.00 for each \$80,000.00 of building cost, or major part thereof, based on the values stated on the building permit fee for new buildings and structures, or actual contractor prices at the option of the District Manager, but not less than \$1,388.00; and for all other buildings not previously enumerated in this Ordinance, including existing or older buildings and structures, the Bradley-Solomon Future Trunk Sewer Fee shall be determined by the District Manager on the basis of estimated daily volume of wastewater to be charged to the District's sewer system. In such area the Bradley-Solomon Future Trunk Sewer Fee based on volume of wastewater is \$1388.00 for volumes of 0 to 200 gallons per day, or portion thereof, rounded to the nearest 200 gallons, but not less than \$1,388.00. These Bradley-Solomon Future Trunk Sewer Fees are in addition to any other fees as may be established elsewhere in this Ordinance.

(e) The trunk sewer fees established in (c) and (d) shall be adjusted annually on July 1 by the percent change in the ENR (Engineering News-Record) Construction Cost Index for the City of Los Angeles from January of the previous year to January of the then current year. The ENR Construction Cost Index for the City of Los Angeles for January, 1993, is 6348.44.

(f) The fees set forth in this section shall become effective on the SIXTY FIRST (61st) day following adoption of this ordinance.

SECTION 2.

Except as herein amended, Ordinance No. 3130, as amended by Ordinance No. 4114, shall remain in full force and effect.

SECTION 3.


This Ordinance shall take effect and be in force THIRTY (30) days from the date of its passage; and before the expiration of FIFTEEN (15) days after its passage it, or a summary of it, shall be published once, with the names of the members of the Board of Directors voting for and against the same, in the Santa Maria Times, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED this February 8, 1994
by the following vote:

AYES: Supervisors Schwartz, Chamberlin, Staffel, Stoker

NOES: None

ABSENT: Supervisor Rogers



Chair, Board of Directors,
Laguna County Sanitation District,

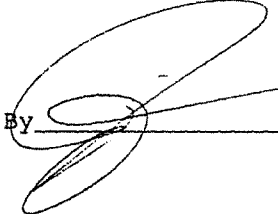
ATTEST:
ZANDRA CHOLOMONDELEY

By Robert Cohen

APPROVED AS TO FORM:
STEPHEN SHANE STARK
Acting County Counsel

APPROVED AS TO ACCOUNTING FORM:
ROBERT W. GEIS, CPA
Auditor Controller

By S R Sanchez
12/9/93

By  12/9/93

ORDINANCE NO. 5251

AN ORDINANCE OF THE LAGUNA COUNTY SANITATION DISTRICT AMENDING ORDINANCE NO. 3130 ADOPTED NOVEMBER 19, 1979, WHICH ESTABLISHED SERVICE CHARGES, CONNECTION CHARGES, AND OTHER RULES AND REGULATIONS AS AMENDED BY ORDINANCE NO. 4142 ADOPTED DECEMBER 9, 1993 ESTABLISHING TRUNK SEWER FEES. THIS AMENDING ORDINANCE CHANGES THE ANNUAL SERVICE CHARGE AND CONNECTION CHARGE FOR SINGLE FAMILY AND DUPLEX DWELLING UNITS, APARTMENTS, CONDOMINIUMS, TRAILER SPACES, MOBILE HOMES AND NON-RESIDENTIAL DEVELOPMENT; AND ALSO CHANGES THE DUTARD-SOLOMON AND BRADLEY-SOLOMON TRUNK SEWER FEES.

The Board of Supervisors of the County of Santa Barbara, acting as the Board of Directors of the Laguna County Sanitation District, does ordain as follows:

Section 1.

Section 2 of Article I of Ordinance No. 3130 is amended to read as follows:

Section 2.

The service charge for each single family dwelling and duplex dwelling unit is \$1,178.21 per fiscal year.

Section 2.

Section 3 of Article I of Ordinance No. 3130 is amended to read as follows:

Section 3.

The service charge for each apartment, condominium, trailer space or mobile home dwelling unit is \$954.35 per fiscal year.

Section 3.

Section 4 of Article I of Ordinance No. 3130 is amended to read as follows:

Section 4.

The service charge for schools, public and private, is \$61.12 per capita per year, to be computed on the basis of a total person count of students plus teaching, administrative and maintenance staff personnel.

Section 4.

Section 5 of Article I of Ordinance No. 3130 is amended to read as follows:

Section 5.

The service charge for all other users of the District's sewer system, including but not limited to commercial, institutional, industrial, and for any user not herein specified, shall be dependent on five-day biochemical oxygen demand, suspended solids loading, and flow volume per user type. The minimum commercial service charge is \$954.00 per fiscal year.

Section 5.

Section 2 of Article II of Ordinance No. 3130 is amended to read as follows:

Section 2.

The connection charge for each apartment, condominium, trailer space or mobile home dwelling unit is \$8,812.

Section 6.

Section 3 of Article II of Ordinance No. 3130 is amended to read as follows:

Section 3.

The connection charge for each single family and duplex dwelling unit is \$10,879.

Section 7.

Section 4 of Article II of Ordinance No. 3130 is amended to read as follows:

Section 4.

The connection charge for commercial buildings, hotels, motels, schools, and institutions is \$10,879 for each equivalent residential unit (RUE) as determined for each commercial development based on the method shown in Exhibit B.

Section 8.

Section 1 of Article III of Ordinance No. 3130 is amended to read as follows:

Section 1.

Applicable plan check, permit, inspection, testing and annexation processing fees for sewer connections to District facilities shall be charged prior to District approval as shown below:

1. Plan check and review fees for multiple parcel, commercial and industrial developments: Hourly staff rate with a \$500 minimum deposit.
2. Permit fees per application: \$100.00.
3. Inspection fees per connection: \$100.00.
4. Inspection fees for industrial facilities per connection: \$150.00.
5. Sewer line inspection and testing fees: \$200/100 feet.
6. Annexation processing fees: Hourly staff rate with a \$500 minimum deposit.

Section 9.

Section 1 of Article IV of Ordinance No. 3130 is amended to read as follows:

Section 1.

For new development, the service charges specified in Article I hereof shall be collected prior to occupancy approval based on the prorated value through June 30 in the fiscal year occupancy approval is sought. For existing development, the service charges specified in Article I hereof shall be collected on the tax roll in the same manner, by the same persons,

and at the same time as, together with and not separately from, the general county taxes, as provided in Health and Safety Code Section 5473 et seq. The service charge for schools, public and private, may be hand billed instead of collected on the tax roll.

Section 10.

Section 2 of Article IV of Ordinance No. 3130 is amended to read as follows:

Section 2.

For the purpose of the collection of the service charges on the tax roll, the service charges specified in Article I hereof shall become operative and effective commencing July 1, 2025 for the Fiscal Year 2025-2026 and shall continue in effect and be operative for each fiscal year thereafter.

Section 11.

Section 3 of Article IV of Ordinance No. 3130 is amended to read as follows:

Section 3.

For new development, the connection charges specified in Article IV hereof shall be collected prior to occupancy approval. Delinquent or uncollected connection charges shall be collected on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from, the general county taxes, as provided in Health and Safety Code Section 5474 et seq. The connection charge established in this ordinance shall be adjusted annually on July 1 by the percent change in the Engineering News Record (ENR) Construction Costs Index for Los Angeles from January of the previous year to January of the current year but shall not be less than 0%.

Section 12.

Section 1 of Article V of Ordinance No. 3130, as amended by Ordinance No. 4142, is amended to read as follows:

Section 1.

- a. Any landowner or subdivider in the District who desires to develop an area which, at the time of adoption of this ordinance, is not served directly by an existing trunk sewer, or is not planned to be served in the future directly by the proposed trunk sewers described in paragraphs (c) and (d) of this Section, and would require construction of a new trunk sewer to gain service from the District, may develop such area upon advancing to the District the money for construction, engineering, inspection and other associated costs of said new trunk sewer. Portions of monies so advanced may, by separate agreement, be returned to the landowner or subdivider at the District's option. Any other landowner or subdivider may connect to or make use of said new trunk sewer by paying to the District his proportionate share of the cost of such trunk sewer.

- b. The Dutard-Solomon Trunk Sewer Fee for all residential dwelling units in such area is \$1,389 for each dwelling. The Dutard-Solomon Trunk Sewer Fee for commercial buildings, hotels, motels, schools, and institutions in such area is \$1,389 for each residential unit equivalent (RUE) as determined for each commercial development based on the method shown on Exhibit A.
- c. The Bradley-Solomon Trunk Sewer Fee for all residential units in such area is \$3,760 for each dwelling. The Bradley-Solomon Trunk Sewer Fee for commercial buildings, hotels, motels, schools, and institutions in such area is \$3,760 for each residential unit equivalent (RUE) as determined for each commercial development based on the method shown on Exhibit A.
- d. The trunk sewer fees established in (b) shall be adjusted annually on July 1 by the percent change in the ENR (Engineering News-Record) Construction Cost Index for the City of Los Angeles from January of the previous year to January of the then current year but shall not be less than 0%.
- e. The trunk sewer fees established in (c) shall be adjusted annually on July 1 by the percent change in the Prime Interest Rate pursuant to the terms of the reimbursement agreement dated January 15, 2008.

Section 13.

Section 5 of Article V of Ordinance No. 3031 is amended to read as follows:

Section 5.

The foregoing charges shall be in effect during the 2025-2026 budget year.

Section 14.

Section 6 is hereby added to Article V of Ordinance No. 3031 as follows:

Section 6.

Except as herein amended, Ordinance Nos. 3130 and 4142 shall remain in full force and effect.

Section 15.

Section 7 is hereby added to Article V of Ordinance No. 3031 as follows:

Section 7.

All ordinances amending Ordinance No. 3130, other than Ordinance No. 4142 and this Ordinance, are hereby repealed.

Section 16.

Section 8 is hereby added to Article V of Ordinance No. 3130 as follows:

Section 8.

This Ordinance shall take effect and be in force THIRTY (30) days from the date of its passage; and before the expiration of FIFTEEN (15) days after its passage, it or a summary of it, shall be published once, with the names of the members of the Board of Directors voting for and against the same, in the Santa Maria Times, a newspaper of general circulation published in the County of Santa Barbara.

Section 17.

Section 2 of Ordinance No. 4142 is hereby repealed.

Section 18.

Section 3 of Ordinance No. 4142 is hereby repealed.

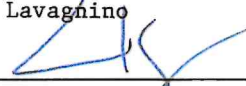
PASSED, APPROVED, AND ADOPTED by the Board of Directors of the Laguna County Sanitation District, County of Santa Barbara, State of California, this 20th day of May 2025, by the following vote:

AYES: Supervisor Lee, Supervisor Capps, and Supervisor Hartmann

NOES:

ABSTAIN:

ABSENT: Supervisor Nelson, and Supervisor Lavaghino



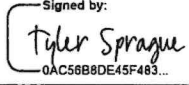
Laura Capps, Chair, Board of Directors
Laguna County Sanitation District

Date: 5/20/2025

ATTEST:
MONA MIYASATO
COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

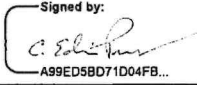
By 

APPROVED AS TO FORM:
RACHEL VAN MULLEM
County Counsel

By 

Deputy Counsel

APPROVED AS TO ACCOUNTING FORM:
BETSY M. SCHAFFER, CPA
Auditor-Controller

By 

Deputy

EXHIBIT A

**LAGUNA COUNTY SANITATION DISTRICT
Trunk Sewer Fee Schedule for FY 2025-2026**

<u>User Classification</u>	<u>Dutard-Solomon</u>	<u>Bradley-Solomon</u>
Single Family Dwelling (SFD) Unit	\$1,389	\$3,760
Multiple Family Dwelling (MFD) Unit	\$1,125	\$3,045
Commercial Development	Fee = SFD Fee × Total DFU/20	

Note: The trunk sewer fees for commercial and other non-residential development shall be determined by multiplying the fee for a single family residential unit by the number of residential unit equivalents (RUEs) of the proposed development. The RUEs shall be determined by dividing the total number drainage fixture units (DFUs) proposed in the commercial development (as referenced from the most recent adopted plumbing code) by the number of DFUs for a single family dwelling unit (20 DFU).

EXHIBIT B

**LAGUNA COUNTY SANITATION DISTRICT
Connection Charge Schedule for FY 2025-2026**

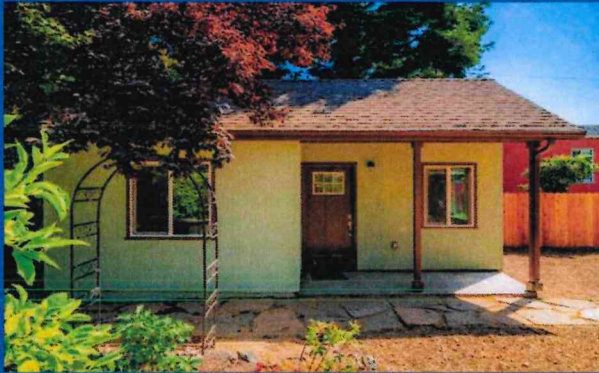
<u>User Classification</u>	<u>Charge</u>
Single Family Dwelling (SFD) Unit	\$10,879
Multiple Family Dwelling Unit	\$8,812
Commercial Development Fee =	
$SFD\ Charge \times [(0.69 \times Total\ DFU/20) + (0.15 \times BOD_5/BOD_{5-SFD}) + (0.16 \times SS/SS_{SFD})]$	

Note: The connection charge for commercial and other non-residential development shall be determined by multiplying the charge for a single family residential unit by the number of residential unit equivalents (RUEs) of the proposed development. The RUEs shall be determined by distributing 70% of the SFD charge to the ratio of the total number drainage fixture units (DFUs) proposed in the commercial development (as referenced from the most recent adopted plumbing code) to the number of DFUs for a single family dwelling unit (20 DFU), 16% of the SFD charge to the ratio of the BOD₅ of the proposed commercial development to the BOD₅ of a SFD, and 14% of the SFD charge to the ratio of SS of the proposed commercial development to the SS of a SFD. The BOD₅ and SS for the various user group categories shall be those given in the following table:

User Classification	BOD ₅ (mg/l)	SS (mg/l)
Single family dwelling	363	313
Multiple family dwelling	363	313
Retail	222	197
Beauty, barber, pet grooming	363	313
Lumber yards, nurseries, business services	222	197
Offices, financial institutions	192	105
Medical, dental, veterinary offices	192	105
Restaurants, fast food	1,480	789
Other food services (deli, beverage, yogurt)	363	313
Banquet facilities, patio dining	363	313
Bakeries	1,480	789
Common areas	363	313
Auto, transportation services	266	368
Car wash (non-recycle)	30	197
Car wash (recycle)	30	197
Dry cleaner without laundry	222	145
Laundromats	222	145
Meeting halls, theaters, entertainment	363	313
Bowling alleys	363	313
Golf course, country club, health club	363	313
Warehouse	192	105
Market, supermarket	363	313
Skilled nursing	363	313
Residential care	363	313
Hospitals	363	313
Hotels, motels	363	313
Churches	363	313
Schools with cafeteria, gym and showers	192	132
Schools with cafeteria, without gym and showers	192	132
Schools without cafeteria, with gym and showers	192	132
Schools without cafeteria, without gym and showers	192	132

BOD₅ is the 5-day biochemical oxygen demand loading.
 SS is the suspended solids loading.
 Other waste loading constituents and characteristics as deemed appropriate by the district manager may be used to determine the charge when a similar classification is not available.

Exhibit B



CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT

ACCESSORY DWELLING UNIT HANDBOOK

March 2026



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What analysis is required to count ADUs toward the RHNA in the housing element?

To count ADUs towards the RHNA in the housing element, local agencies must generally use a three-part approach: (1) development trends, (2) anticipated affordability, and (3) resources and incentives. Development trends must consider ADUs permitted in the prior planning period and may also consider more recent trends. Anticipated affordability can use a variety of methods to estimate the affordability by income group. Common approaches include rent surveys of ADUs, using rent surveys and square footage assumptions and data available through the APR required by Government Code section 65400. Resources and incentives include policies and programs to encourage ADUs, such as prototype plans, fee waivers, expedited procedures, and affordability monitoring programs.

Are ADUs required to be addressed in the housing element?

Yes. The housing element must include a description of zoning available to permit ADUs, including development standards and analysis of potential constraints on the development of ADUs. The element must include programs to address identified constraints. In addition, housing elements must include a plan that incentivizes and promotes the creation of ADUs that can offer affordable rents for very low-, low-, or moderate-income households and requires HCD to develop a list of state grants and financial incentives in connection with the planning, construction, and operation of affordable ADUs. (Gov. Code, § 65583; HSC, § 50504.5.) Please note, if a local jurisdiction has an ADU program as part of a housing element, even once the housing element is approved, the ADU ordinance needs to be updated regularly to ensure compliance with new state laws.

Can ADUs and JADUs impact a local agency's Prohousing Designation status?

Yes. To qualify for a Prohousing Designation, a local agency must be in compliance with all applicable state housing laws, such as those mentioned in Government Codes section 65585, subdivision (j), which includes State ADU Law. An approved housing element and any associated programs which promote ADU development will also need to be enacted and in compliance to meet the minimum threshold requirements for a Prohousing Designation. Additionally, ADUs and JADUs are specifically identified within the Prohousing Designation Program as designation criteria under California Code of Regulations, Title 25, section 6606, meaning that an ADU ordinance or program which promotes ADU development beyond the minimum requirements of State ADU Law may score additional points towards their Prohousing Designation. In other words, local agencies that are in violation of State ADU Law will be ineligible for a Prohousing Designation, while local agencies that promote additional ADU development can score additional points towards their Prohousing Designation, and all the benefits that designation provides. (CCR Title 25, §§ 6600-6608).

JADUs

What is a JADU?

A "junior accessory dwelling unit" or JADU is a unit that is no more than 500 square feet of interior livable space in size and contained entirely within a single-family residence. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure. (Gov. Code, § 66333.)

Frequently Asked Questions: Junior Accessory Dwelling Units

Is There a Difference between ADU and JADU?



Courtesy of Lilypad Homes and Photo Credit to Jocelyn Knight

Yes, AB 2406 added Government Code Section 65852.22, providing a unique option for Junior ADUs. The bill allows local governments to adopt ordinances for JADUs, which are no more than 500 square feet and are typically bedrooms in a single-family home that have an entrance into the unit from the main home and an entrance to the outside from the JADU. The JADU must have cooking facilities, including a sink, but is not required to have a private bathroom. Current law does not prohibit local governments from adopting an ordinance for a JADU, and this bill explicitly allows, not requires, a local agency to do so. If the ordinance requires a permit, the local agency shall not require additional parking or charge a fee for a water or sewer connection as a condition of granting a permit for a JADU. For more information, see below.

ADUs and JADUs

REQUIREMENTS	ADU	JADU
Maximum Unit Size	Yes, generally up to 1,200 Square Feet or 50% of living area	Yes, 500 Square Foot Maximum
Kitchen	Yes	Yes
Bathroom	Yes	No, Common Sanitation is Allowed
Separate Entrance	Depends	Yes
Parking	Depends, Parking May Be Eliminated and Cannot Be Required Under Specified Conditions	No, Parking Cannot Be Required
Owner Occupancy	Depends, Owner Occupancy <i>May</i> Be Required	Yes, Owner Occupancy Is Required
Ministerial Approval Process	Yes	Yes
Prohibition on Sale of ADU	Yes	Yes

Why Adopt a JADU Ordinance?

JADUs offer the simplest and most affordable housing option. They bridge the gap between a roommate and a tenant by offering an interior connection between the unit and main living area. The doors between the two spaces can be secured from both sides, allowing them to be easily privatized or incorporated back into the main living area. These units share central systems, require no fire separation, and have a basic kitchen, utilizing small plug in appliances, reducing development costs. This provides flexibility and an insurance policy in homes in case additional income or housing is needed. **They present no additional stress on utility services or infrastructure because they simply repurpose spare bedrooms that do not expand the homes planned occupancy.** No additional address is required on the property because an interior connection remains. By adopting a JADU ordinance, local governments can offer homeowners additional options to take advantage of underutilized space and better address its housing needs.

Can JADUs Count towards the RHNA?

Yes, as part of the housing element portion of their general plan, local governments are required to identify sites with appropriate zoning that will accommodate projected housing needs in their regional housing need allocation (RHNA) and report on their progress pursuant to Government Code Section 65400. To credit a unit toward the RHNA, HCD and the Department of Finance (DOF) utilize the census definition of a housing unit. Generally, a JADU, including with shared sanitation facilities, that meets the census definition and is reported to the Department of Finance as part of the DOF annual City and County Housing Unit Change Survey can be credited toward the RHNA based on the appropriate income level. Local governments can track actual or anticipated affordability to assure the JADU is counted to the appropriate income category. For example, some local governments request and track information such as anticipated affordability as part of the building permit application.

A housing unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied, or, if vacant, is intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

Can the JADU Be Sold Independent of the Primary Dwelling?

No, the JADU cannot be sold separate from the primary dwelling.

Are JADUs Subject to Connection and Capacity Fees?

No, **JADUs shall not be considered a separate or new dwelling unit for the purposes of fees and as a result should not be charged a fee for providing water, sewer or power, including a connection fee. These requirements apply to all providers of water, sewer and power, including non-municipal providers.**

Local governments may adopt requirements for fees related to parking, other service or connection for water, sewer or power, however, these requirements must be uniform for all single family residences and JADUs are not considered a new or separate unit.

Are There Requirements for Fire Separation and Fire Sprinklers?

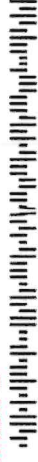
Yes, a local government may adopt requirements related to fire and life protection requirements. However, a JADU shall not be considered a new or separate unit. In other words, if the primary unit is not subject to fire or life protection requirements, then the JADU must be treated the same.

Dates: June 9 and June 23, 2026

Time: 9:00 am or thereafter

Place: County Board of Supervisors Hearing Room
105 East Anapamu Street
Santa Barbara, CA 93101
County Board of Supervisors Hearing Room
511 East Lakeside Parkway
Santa Maria, CA 93455

Exhibit C



6*****SCH 5-DIGIT 93455

CHAI KAREN
445 E FOSTER RD
SANTA MARIA, CA 93455-3827

Notice of Public Hearing Regarding Proposed Rates and Fees

Notice Date: April 21, 2026, **Hearing Dates:** June 9 and June 23, 2026

You are receiving this notice because our records indicate that you are a Laguna County Sanitation District customer.

If you are not a district customer, please disregard this notice.

This notice describes proposed sewer rate increases and how you can participate in the process. The district's sewer rate structure is based on a comprehensive rate study model to evaluate costs of service as required by Articles XIII C and D of the California Constitution (Proposition 218).

Why are sewer rates increasing?

- The rate increase is to keep up with inflation and is consistent with a recently prepared rate study. The proposed rate structure is inclusive of the revenue requirements associated with the plant upgrade which was recently constructed to replace antiquated facilities based on the findings of a master plan presented to the board October 11, 2011. See <https://www.countyofsb.org/1355/Laguna-Sanitation> or contact the district office for more information. This rate adjustment is necessary to pay the costs to construct and operate the new facilities in addition to providing the required reserves for replacement and depreciation of existing and proposed facilities.
- An increase of 2.4% is proposed for residential, with more detailed information on other customer types shown below.

How will the proposed changes impact my sewer bill?

- District sewer charges are generally billed annually on the tax roll along with your property taxes. Most customers are billed a flat rate on a per connection basis.
- For your property at APN 107-332-017, the proposed fiscal year 2026-2027 sewer service charge is \$2183.2.

Customer Type	Current Sewer Charge		Proposed Sewer Charge	
	Annual	Monthly	Annual	Monthly
Single Family Residence	\$1,178.21	\$98.18	\$1,206.19	\$100.52
Multiple Family/Condo/Mobile	\$954.35	\$79.53	\$977.01	\$81.42
Commercial	Based type, flow and loading			
Schools per Staff/Student	\$61.12/capita	\$5.09/capita	\$64.64/capita	\$5.39/capita

How do I protest?

- To protest this action, the property owner must provide a written statement including owner or occupant name and address or assessor's parcel number, to the Clerk of the Board on the 4th floor of the County Administration Building at 105 East Anapamu Street, Santa Barbara, CA 93101 prior to the hearing date. You may also provide your written protest at the hearing.

How and when would the increase become effective?

- The rate increase would be imposed if there is less than a majority written protest of property owners. The new rate would be effective on the date of the hearing.

DRAFT

DRAFT – PROPOSED ORDINANCE LANGUAGE

Submitted for Consideration – Not an Official District Document

Submitted by: Ian Newsam

The Board of Supervisors of the County of Santa Barbara, acting as the Board of Directors of the Laguna County Sanitation District, does ordain as follows:

Section 1.

Section 2 of Article I of Ordinance No. 3130 is amended to read as follows:

Section 2.

The service charge for each single family dwelling and duplex dwelling unit shall be as established by resolution of the Board. For purposes of classification under this Article, a Junior Accessory Dwelling Unit (JADU), as defined in California Government Code section 65852.22, that is fully contained within legally established existing habitable space of a single-family residence, does not expand the previously recognized building envelope, utilizes the existing wastewater service connection of the primary dwelling, and remains legally subordinate to the primary dwelling unit, shall be classified within the single-family dwelling category and shall not constitute a separate dwelling unit or additional Equivalent Dwelling Unit (EDU) for wastewater service assessment purposes.

Section 2.

Except as herein amended, Ordinance Nos. 3130 and 4142 shall remain in full force and effect.

Section 3.

This ordinance shall take effect and be in force THIRTY (30) days from the date of its passage; and before the expiration of FIFTEEN (15) days after its passage, a summary of it shall be published once, with the names of the members of the Board of Directors voting for and against the same, in a newspaper of general circulation published in the County of Santa Barbara.