

Katherine Douglas

Public Comment

From: Ian N <iangnewsam@gmail.com>
Sent: Monday, June 8, 2026 3:49 PM
To: sbcob
Cc: Kevin Thompson; Karen Chai; Aaron Hanke
Subject: Written Submission – Laguna County Sanitation District Public Hearing, June 9, 2026
Attachments: Submission to Board - Laguna Sanitation June 9th Hearing - APN 107-332-017 - Karen 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 Afternoon,

Attached for distribution to the Board is a written submission regarding the Laguna County Sanitation District public hearing scheduled for June 9, 2026.

The attached materials concern a JADU classification issue that has previously been raised with District staff and includes supporting documentation, including correspondence from the California Department of Housing and Community Development, the District's Can-and-Will-Serve letter, and proposed ordinance language submitted for consideration.

Depending upon medical circumstances, I may appear in person, remotely, or rely upon this written submission.

I respectfully request that the attached materials be distributed to the Board, included in the administrative record for the hearing, and that receipt of this submission be acknowledged when convenient.

Thank you for your time and consideration.

Respectfully,

Ian Newsam
On behalf of Ms. Karen Chai
445 East Foster Road
APN 107-332-017

JADU Classification Board Review Request

Submitted for June 9th, 2026, Laguna County Sanitation District hearing

APN 107-332-017, Karen Chai - Owner

June 9, 2026

Good morning Chair and Members of the Board.

My name is Ian Newsam, and I am speaking on behalf of Ms. Karen Chai regarding a narrow classification issue involving a Junior Accessory Dwelling Unit, or JADU, located at 445 East Foster Road.

This is not a rate protest and it is not a request for a fee waiver.

The issue is whether a State-defined JADU should continue to be treated under a Multi-Family Dwelling or Equivalent Dwelling Unit classification framework when California Housing and Community Development, or HCD, has stated that a JADU cannot be designated as a multifamily dwelling or equivalent dwelling unit under State ADU law.

Over the past several months, this issue has been raised through multiple submissions to the Board, District staff, and the Clerk. Those efforts included requests for review, proposed ordinance language, administrative outreach, and a request for clarification from HCD.

Importantly, these efforts were not limited to identifying a concern. Proposed ordinance language was also provided in an effort to offer a straightforward implementation pathway while minimizing administrative burden.

The proposed language was narrowly tailored to address JADUs located entirely within existing habitable space of a single-family residence while preserving the District's existing rate structure and overall EDU framework.

On May 21, 2026, HCD responded to the clarification request and stated that a JADU cannot be designated as an equivalent dwelling unit or multifamily dwelling under State ADU law.

A copy of the HCD response, the District's Can-and-Will-Serve letter, and the proposed ordinance language have been included with this handout for reference.

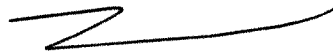
Accordingly, I respectfully request that the Board review this issue and determine whether further evaluation or consideration of the District's current JADU classification methodology is appropriate.

My purpose today is not to seek an immediate decision regarding rates or charges, but rather to ensure that the issue and the supporting information are before the Board for consideration.

Thank you for your time and consideration.



Karen Chai, Owner
805-284-4726
kchai33@gmail.com



Ian Newsam
On Behalf of Ms. Karen Chai
iangnewsam@gmail.com



Ian N <iangnewsam@gmail.com>

A comment has been posted by an ADU team member on case number ADU0008332

1 message

Dept. of Housing & Community Development <calhcd@service-now.com>
Reply-To: "Dept. of Housing & Community Development" <calhcd@service-now.com>
To: iangnewsam@gmail.com

Thu, May 21, 2026 at 10:27 AM



A comment has been posted by an ADU team member on case number ADU0008332, submitted on 05/08/2026 05:34:43 AM PDT, by Ian Newsam at iangnewsam@gmail.com.

Good morning Ian,

Thank you for reaching out to HCD's ADU Team and for the documentation regarding your case.

State ADU Law provides that the construction of an ADU/JADU does not constitute a Group R occupancy change under the local building code, unless the local agency makes a written finding based on substantial evidence in the record that the construction of the ADU/JADU could have a specific, adverse impact on public health and safety (Gov. Code, § 66314, subd. (d)(8)).

Additionally, Government Code section 66337, subdivision (a) states that: "For purposes of any fire or life protection ordinance or regulation, a junior accessory dwelling unit shall not be considered a separate or new dwelling unit." This would include occupancy, as that is considered to be a fire regulation. So while the JADU is a dwelling unit, it is not calculated towards the occupancy as one. Therefore, an occupancy change is prohibited as a result of the addition of a JADU to a primary dwelling.

The addition of a JADU to a primary dwelling unit cannot be designated as an "equivalent dwelling unit" or multifamily dwelling since the JADU is not to be considered a separate or new dwelling unit under State ADU Law.

Please feel free to share this correspondence with the District.

Thank you,

5/21/26, 7:31 PM

Gmail - A comment has been posted by an ADU team member on case number ADU0008332

Shasta Garcia
ADU Team

Replies to this message will be processed by the ADU Technical Assistance Portal and Shasta Garcia will be notified of your question or comment

Ref:MSG0341402_pPdHOSkUJWDrSJOVZBv8

LAGUNA
COUNTY SANITATION DISTRICT
SANTA BARBARA COUNTY
620 West Foster Road
Santa Maria, California 93455
(805) 803-8750

September 27, 2024

Karen and Gregory Chai
445 East Foster Road
Santa Maria, CA 93455

Re: Sewer Service for 445 East Foster Road on APN: 107-332-017
Proposed Conversion JADU

Transmitted via electronic mail

Dear Karen and Gregory:

Your project proposes to construct a junior accessory dwelling unit by converting an existing attached garage within the existing single family dwelling unit. Please note that this project scope needs to be confirmed with the County of Santa Barbara Planning and Development Department, and any changes to the scope void this Can and Will Serve letter.

This is a Can-and-Will Serve letter from the Laguna County Sanitation District for the development of the proposed JADU. The following conditions apply:

1. The JADU converting existing space within a single family residence pursuant to Government Code Section 65852.2(e)(A)(i) is exempt from connection (capacity) charges. Note that Section 65852.22 and other criteria as may be considered by the County Planning and Development Department may apply.
2. The prorated amount of the sewer service charge for the year will be due at the time of final occupancy approval, whereas this charge will be assessed on the tax roll thereafter. The current sewer service charge for an MFD is \$924.79 per fiscal year (July 1st through June 30th). The sewer service charge is subject annual adjustments by ordinance.
3. Sewer laterals to serve the new ADU is subject to the California Plumbing Code as administered by the Building and Safety Division of the Planning and Development Department.
4. Backwater valve is required to be installed per District design standards. Refer to District standard drawing 5 (attached). Also, a cleanout located at the property line is required for new sewer laterals, and recommended for existing sewer laterals. Additional cleanout(s) may be required per the California Plumbing Code.

County of Santa Barbara Public Works Department, an AA/EEO Employer

Chris Sneddon, Director	Martin J. Wilder, Deputy Director	Kevin Thompson, Utility Manager
www.countyofsb.org/pwd		

5. This project will not cause effluent produced by the District's reclamation plant to exceed permit thresholds. The wastewater derived from the project is domestic in nature and as such will be free of industrial and prohibited wastes as described in Sections 29-25 through 29-27.1 of the County Code. Please note this includes a prohibition on the use of salt load water softeners and the requirement to install a sewage backwater valve. Canister exchange is acceptable (contact Rayne or Culligan for more details).
6. The District has adequate treatment and disposal capabilities to serve the project.
7. The existing public sewer collection system has adequate capacity to serve the project.

As previously stated, the charges due prior to occupancy approval are as follows (subject to change):

Application Fee	\$100.00
JADU Sewer capacity charge	\$0.00
JADU Prorated sewer service charge	TBD (a portion of \$924.79)
Total	TBD

Note: TBD= to be determined and is calculated at the time of occupancy approval

Attached to this letter is a Sewer Service Application (please sign and return), used by the District to track financial transactions of the development. Also attached is a record drawing plan sheet and a page from our collection system atlas map showing the location of the public sewer main located in East Foster Road.

Please call me at 803-8756 or email me at kethomp@countyofsb.org for any questions you may have.

Sincerely,

Kevin Thompson

Kevin Thompson, P.E.
Laguna County Sanitation District Civil Engineer

Sent to kchai33@gmail.com

Copy: Jerry Nichols, Chief Plant Operator
Planning & Development, North County Office
Bradley Crandall, Building & Safety
Jason Johnston, Environmental Health Services
File: APN 107-332-017

Attachments:

1. District standard drawings 3, 4, and 5
2. Sewer Service Application (please sign and return)
3. Record drawing plan sheet

Proposed Amendment - Summary

Amendment to Article I – Single-Family Dwelling Classification

SECTION 1. Clarification of Classification Terminology

Article I of Ordinance 3130, as amended, is clarified to incorporate current state-defined housing terminology as follows:

For purposes of wastewater service classification and Equivalent Dwelling Unit (EDU) determination, a Junior Accessory Dwelling Unit (JADU), as defined in California Government Code § 65852.22, that:

- (a) Is fully contained within the existing habitable space of a legally established single-family residence;
- (b) Utilizes the primary residence's existing wastewater service connection;
- (c) Does not expand the established habitable building envelope; and
- (d) Is legally subordinate to and inseparable from the primary dwelling unit;

shall be classified within the single-family dwelling category and shall not constitute a separate apartment, multifamily dwelling, or additional EDU classification for wastewater assessment purposes.

SECTION 2. Rate Neutrality

This clarification does not modify any adopted rate amounts, EDU calculations, trunk sewer charges, or service fee schedules. The amendment is technical and definitional in nature and is intended to ensure consistency between District classification terminology and state statutory housing definitions.

SECTION 3. Administrative Verification.

The Laguna County Sanitation District may rely upon documentation issued by Santa Barbara County Planning and Development confirming that a Junior Accessory Dwelling Unit (JADU), as defined in Government Code § 65852.22, is fully contained within legally established existing habitable space of a single-family residence and does not involve installation of an additional sewer lateral or physical wastewater connection.

SECTION 4. No Effect on Detached ADUs or Additional Connections.

Nothing in this Ordinance shall apply to detached Accessory Dwelling Units, newly constructed dwelling units, properties installing additional sewer laterals, or any development creating an additional physical connection to the District's public sewer system. Such properties shall be classified and charged in accordance with existing ordinance provisions.

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.