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Katherine Douglas

General Public Comment

From: Ian N <iangnewsam@gmail.com>
Sent: Monday, February 23, 2026 12:01 AM
To: sbcob; Kevin Thompson
Cc: Karen Chai
Subject: Supplemental Draft Language – June 9 Hearing (Internal JADU Classification)
Attachments: Supplemental Submission June 9 Hearing APN 107-332-017 - Ian Newsam - Karen Chai.pdf

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Dear Clerk of the Board and Mr. Thompson,

Attached please find a supplemental submission and proposed draft ordinance language for consideration in advance of the June 9 public hearing regarding wastewater classification policy.

The draft language is narrowly limited to Junior Accessory Dwelling Units fully contained within legally established existing habitable space and utilizing the existing wastewater connection. It is intended solely to provide a technical clarification option for Board consideration.

We appreciate the opportunity to present brief comments at the June 9 hearing.

Respectfully,
Ian Newsam

Supplemental Submission for June 9 Hearing

Proposed Clarification Amendment – Classification Alignment with State Housing Law

Laguna County Sanitation District

APN 107-332-017

Date: February 22, 2026

Clerk of the Board
Laguna County Sanitation District

Re: Supplemental Technical Materials – June 9 Hearing – Classification Clarification

Dear Clerk,

This submission is provided in advance of the June 9 hearing for distribution to the Board of Supervisors and relevant District staff.

Ordinance 3130, as amended most recently by Ordinance 5251, establishes wastewater service classifications including single-family dwelling, duplex, apartment/condominium/mobile home, schools, and other users. The classification structure predates the statutory creation of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) under California law beginning in 2016.

State law now provides standardized definitions for ADUs and JADUs, including explicit parameters concerning maximum size, required location within an existing primary structure (for JADUs), prohibition on separate sale, and shared utility infrastructure. These state-defined units did not exist within the regulatory framework at the time the District's original classification structure was adopted.

The attached draft language is narrowly tailored to clarify that a state-defined JADU located entirely within the existing habitable space of a single-family residence and utilizing the same sanitation connection remains within the single-family dwelling classification for wastewater service purposes. The proposed clarification does not alter adopted rate schedules or EDU quantities. It provides definitional alignment between the District's existing ordinance structure and current state housing terminology.

This submission is intended solely to assist the Board in evaluating classification consistency in light of statutory developments since the ordinance's original adoption.

We will appear at the June 9 hearing and will confine oral remarks to a brief technical summary of this submission.

Respectfully submitted,



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CC Kevin Thompson, P.E., Laguna County Sanitation District, kethomp@countyofsb.org

Attachments: Proposed Amendment Summary
Proposed Ordinance Internal JADU Classification Laguna-DRAFT

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.

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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.