



Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

Elise Dale, Assistant Director

February 21, 2025

Steve Fort, C/o SEPPS
1625 State Street, Suite 1
Santa Barbara CA, 93101

RE: SB-9 Approval Letter
Leach SB-9 Parcel Map (TPM 14,905)
434 Venado Drive, Santa Barbara
Case No. 24HSG-00005, APN 067-171-019

The Planning and Development Department hereby approves this Land Use Permit for the project described below based upon compliance with the required findings for approval and subject to the attached terms and conditions.

Proposed Project

The project is a request for subdivision of a 1.21-acre parcel (52,707 square-feet net, 52,977-square-feet-gross) into two lots of approximately 31,786-square-feet gross and net [Proposed Parcel 1] and 21,190-square-feet gross and net [Proposed Parcel 2], pursuant to Senate Bill-9. An existing single-family dwelling, water well and pump house will be located on Proposed Parcel 1. An existing residential second unit (second level) located above an existing storage/workshop (first level) will be converted to the primary residence on Proposed Parcel 2.

No grading or tree removal is proposed. Access to Proposed Parcel 1 will be provided via Venado Drive, an existing 50-foot-wide paved private road, a proposed 24-foot-wide ingress/egress, private/public utility, reciprocal easement for the benefit of Proposed Parcel 1 and Proposed Parcel 2, and a proposed variable width fire turnaround easement for the benefit of Proposed Parcel 1. Access to Proposed Parcel 2 will be provided via a proposed 20-foot-wide ingress/egress, private/public utility easement for the benefit of Proposed Parcel 2, and a proposed 24-foot-wide ingress/egress, private/public utility, reciprocal easement for the benefit of Proposed Parcel 1 and Proposed Parcel 2.

Proposed Parcel 1 will continue to be served by an existing private water well, the Goleta Sanitary District, Southern California Edison, SoCal Gas and the Santa Barbara County Fire Department. Proposed Parcel 2 will continue to be served by the Goleta Water District, Goleta Sanitary District, Southern California Edison, SoCal Gas and the Santa Barbara County Fire Department. The property is a 1.21-acre parcel zoned 1-E-1 and located at 434 Venado Drive

and identified as APN 067-171-019, located in the Eastern Goleta Valley area, Second Supervisorial District.

Background

The property is developed with an existing single-family dwelling/attached garage and a detached 1st level storage/workshop with a second level accessory dwelling unit (formerly residential second unit). All existing structures are proposed to remain. The existing residential second unit (second level) located above an existing storage/workshop (first level) will be converted to the primary residence on Proposed Parcel 2. No grading, development, or tree removal is proposed.

SB 9 Eligibility Criteria (State Requirements)	Criteria for Approval Met? Yes/No/Not Applicable
1. <i>The parcel map subdivides an existing parcel to create no more than two new parcels of approximately equal lot area provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision.</i>	Yes
2. <i>Except as provided in subparagraph (B), both newly created parcels are not smaller than 1,200 square feet.</i>	Yes
3. <i>The parcel is located within a single-family residential zone.</i>	Yes
4. <i>The parcel subject to the proposed urban lot split is located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.</i>	Yes
5. <i>The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive of paragraph (6) of subdivision (a) of Section 65913.4.</i> (6) <i>The development is not located on a site that is any of the following:</i> A. <i>A coastal zone as defined in Division 20 (commencing with Section 30000) of the Public Resources Code.</i> B. <i>Prime farmland or farmland of statewide importance, or land zoned or designated for agricultural protection or preservation</i> C. <i>Wetlands</i> D. <i>Within a high fire hazard severity zone</i> E. <i>A hazardous waste site</i> F. <i>Within a delineated earthquake fault zone</i> G. <i>Within a special flood hazard overlay unless</i> H. <i>Within a regulatory floodway</i> I. <i>Land identified for conservation in an adopted natural community conservation plan.</i> J. <i>Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal; Endangered Species Act of</i>	Yes

1973, the California Endangered Species Act, or the Native Plant Protection Act. K. Lands under conservation easement	
6. The proposed urban lot split would not require the demolition or alteration of any of the following housing types: i. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income. ii. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power. iii. A parcel or parcels on which an owner of residential property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application. iv. Housing that has been occupied by a tenant in the last three years.	Yes
7. The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.	Yes
8. The parcel has not been established through prior exercise of an urban lot split as provided for in this section.	Yes

Objective Chapter 21 Criteria (County Code Requirements) *Note that the following standards apply only if they are objective and if applying them would not preclude subdivision pursuant to the requirements of the SB-9 Bill (Gov Code Section 65852.21).	Criteria For Approval Met? Yes/No
Section 21-18.1 – Compliance with applicable laws. No tentative or final subdivision map shall be approved by the advisory agency unless it finds that the subject property is in compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, height and setbacks, and any other provision applicable to the property for which the map is sought, and such zoning violation enforcement fees as established from time to time by the board of supervisors have been paid. This section shall not be interpreted to impose new requirements on legal non-conforming uses and structures.	Yes
Section 21-19 – 21-22. Not Applicable	N/A
Section 21-23. – Rights-of-way Easements for public utility purposes shall be provided at the location and of a width approved by the serving utilities and the advisory agency. Rights-of-way as required by the advisory agency for access shall be provided along all natural watercourses where access is necessary for flood control maintenance and improvement and for other public purposes. Depending on topography, such rights-of-way shall be required to include the natural channel plus a strip of land twenty feet	Yes

wide on the flat land along the edge of the channels which do not exceed twenty-five feet in width. Such rights-of-way shall include strips of land twenty feet wide on both sides of all natural channels wider than twenty-five feet. These requirements may be modified or deleted for good cause shown.	
Section 21-24 – Lots (b) Lot Width. No residential lot shall be created which has an average width of less than sixty-five feet except as otherwise provided by open space requirements of the zoning ordinance. All corner lots shall have an average width of seventy-five feet. (c) Lot Depth. No lot shall be created the rear line of which is less than one hundred feet from the front line of the lot, except that one side line may be less than one hundred feet in length if it terminates at a corner curve or cul-de-sac turnaround curve. In the case of through lots or corner lots, at least one lot line must be parallel to and not less than one hundred feet in distance from the street on which the lot fronts. The rear line of a lot shall be considered as any lot line other than a front line which does not intersect the right-of-way line of the street on which the lot fronts. (d) Lot Lines. The side lines of all lots shall be approximately at right angles to the street on which the lot faces, or approximately radial if the street is curved. Lot lines which cross any city boundary shall not be approved. (e) Corner Radius. Property lines of corner lots shall be rounded at the street corner by a radius of not less than fifteen feet. Corner business lots shall have an angular cut-off measurement not less than fifteen feet along each street corner.	Yes
Section 21-25 – 21-32A - Not Applicable	N/A

Objective Chapter 21 Land Division Findings <i>*Note that the following findings apply if the findings is objective and if applying them would not preclude subdivision pursuant to the requirements of the SB-9 Bill (Gov Code Section 65852.21).</i>	Yes/No/Not Applicable
1. Easements or rights-of-way are not located across county streets, unless approved by the Director of Public Works.	Yes
2. The project has adequate access to the property and will not result in a landlocked parcel.	Yes
3. All grading shall be safe and aesthetically attractive.	N/A. The proposed project does not include any grading.
4. Grading or construction shall not be commenced prior to recordation of the final or parcel map.	Yes
5. The project will not result in the creation of hazard to life or property from floods,	Yes

fire, or other catastrophe.	
6. The project is in conformance with the County's Comprehensive Plan and does not conflict with an alignment of a state highway.	Yes
7. The project will not create a lot which has a depth to width ratio in excess of 3 to 1, unless it would preclude subdivision pursuant to Gov. Code Section 66411.7(a).	Yes
8. The project will not create a lot that backs up to watercourses, unless it would preclude subdivision pursuant to Gov. Code Section 66411.7(a).	Yes
(B) The project is consistent with Chapter 21, the requirements of the State Subdivision Map Act, California Government Code Section 66410 et seq., the County Comprehensive Plan, and all applicable zoning ordinances and regulations.	Yes
(C) The subdivider will provide complete plans and specifications to the Public Works Director, Flood Control Engineer, and Building Official.	Yes
(D) If the subdivider submits a tentative map of only a portion of a separate legal lot, the subdivider shall submit a future development plan of the remaining portion of the lot.	N/A. The proposed project is for one legal lot.

Subdivision Map Act Findings <i>*Note that the following findings apply if the findings is objective and if applying them would not preclude subdivision pursuant to the requirements of the SB-9 Bill (Gov Code Section 65852.21).</i> Findings for all Tentative Maps. In compliance with the Subdivision Map Act, the review authority shall make the following findings:	Yes/No/Not Applicable
1. State Government Code §66473.1. The design of the subdivision allows for future passive or natural heating or cooling opportunities.	Yes
2. State Government Code §655473.5. The proposed project is consistent with the general plan and any applicable specific plan.	Yes
3. State Government Code §66474. The following findings shall be made:	
a. The proposed map is consistent with the applicable general and specific plans.	Yes
b. The design or improvements of the proposed subdivision is consistent with the applicable general and specific plans.	Yes
c. The site is physically suitable for the type of development proposed.	N/A. The proposed project does not include any new development. The existing

	structures will remain, and there will be an existing residence on Proposed Parcel 1 and Proposed Parcel 2.
d. The site is physically suited for the proposed density of development.	Yes
e. The design of the subdivision or improvements are not likely to cause substantial environmental damage or injure fish or wildlife.	Yes
f. The project will not cause serious public health problems.	Yes
g. The project will not conflict with public or private easements.	Yes
4. State Government Code §66474.4. The project will result in land that will not impact nearby agricultural uses and is not subject to the following: a. A California Land Conservation Act of 1965 contact. b. An open space easement. c. An agricultural conservation easement. d. A conservation easement.	Yes
5. State Government Code §66474.6. The discharge of waste will not result in a violation of the California Regional Water Quality Control Board Water Code.	Yes
<u>Subdivision Map Act Findings Report</u> Project has been reviewed by the local fire district and the Subdivision Map Findings Report has been provided by the district.	Yes

The Director of Planning and Development approves the project 24HSG-00005 based on the findings and criteria identified above, and subject to the conditions of approval included as Attachment A.



Staff Approval

Feb. 21, 2025

Date

Attachments

A: Conditions of Approval

~~B: Approved Parcel Map~~

C: Notarized SB9 Affidavit of Intent to Owner-Occupancy

ATTACHMENT A: CONDITIONS OF APPROVAL

Project Description

- 1. Proj Des-01 Project Description:** This Tentative Parcel Map is based upon and limited to compliance with the project description, the hearing exhibits marked A-C, dated February 13, 2025, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The project is a request for subdivision of a 1.21-acre parcel (52,707 square-feet net, 52,977-square-feet-gross) into two lots of approximately 31,786-square-feet gross and net [Proposed Parcel 1] and 21,190-square-feet gross and net [Proposed Parcel 2], pursuant to Senate Bill-9. An existing single-family dwelling, water well and pump house will be located on Proposed Parcel 1. An existing residential second unit (second level) located above an existing storage/workshop (first level) will be converted to the primary residence on Proposed Parcel 2.

No grading or tree removal is proposed. Access to Proposed Parcel 1 will be provided via Venado Drive, an existing 50-foot-wide paved private road, a proposed 24-foot-wide ingress/egress, private/public utility, reciprocal easement for the benefit of Proposed Parcel 1 and Proposed Parcel 2, and a proposed variable width fire turnaround easement for the benefit of Proposed Parcel 1. Access to Proposed Parcel 2 will be provided via a proposed 20-foot-wide ingress/egress, private/public utility easement for the benefit of Proposed Parcel 2, and a proposed 24-foot-wide ingress/egress, private/public utility, reciprocal easement for the benefit of Proposed Parcel 1 and Proposed Parcel 2.

Proposed Parcel 1 will continue to be served by an existing private water well, the Goleta Sanitary District, Southern California Edison, SoCal Gas and the Santa Barbara County Fire Department. Proposed Parcel 2 will continue to be served by the Goleta Water District, Goleta Sanitary District, Southern California Edison, SoCal Gas and the Santa Barbara County Fire Department. The property is a 1.21-acre parcel zoned 1-E-1 and located at 434 Venado Drive and identified as APN 067-171-019, located in the Eastern Goleta Valley area, Second Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

- 2. Proj Des-02 Project Conformity:** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and

preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

Project Specific Conditions

- 3. SB-9 Affidavit:** Pursuant to Section 66411.7(g)(1), the applicant for an urban lot split shall sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the parcel map recordation. The affidavit is included as Attachment C.

Permit Specific Conditions

- 4. Map-01 Maps-Info:** Prior to recordation of the Parcel Map that conforms to the approved tentative map and subject to P&D approval as to form and content, the Owner/Applicant shall include all of the mitigation measures, conditions, agreements and specific plans associated with or required by this project approval on a separate informational sheet(s) to be recorded with the Parcel Map. All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible.
- 5. Map-04 Parcel Map and Tract Map Submittals:** The Owner/Applicant shall submit a Parcel Map prepared by a licensed land surveyor or Registered Civil Engineer to the County Surveyor. The Map shall conform to all approved exhibits, project description, conditions of approval, and applicable Chapter 21 Land Division requirements, as well as applicable project components required as part of recorded project conditions.
- 6. Map-08 Water and Sewer Connections:** If, prior to the Board action to approve the recording of the Final Map, the water or sewer entities in which the proposed subdivision is located declares its inability to permit new water or sewer connections and has so notified the County or is operating under a connection ban by the California Water Quality Control Board Central Coast Region, the subdivider shall submit to the County Surveyor an "exemption letter" from the appropriate water or sewer entity stating that the lots in the subdivision have been granted or qualify for an exemption from the entity's or Water Board's prohibition on new service connections, subject to the rules, regulations, resolutions, and ordinances of the entity under which the exemption was granted, or letters from the County Health Department and P&D Building & Safety stating that the lots in the subdivision will be served by an approved potable source of water and an approved private sewage disposal system.
- 7. Map-09 Access Easement:** The Owner/Applicant shall enter into and record an

agreement in a form acceptable to and approved by the County Counsel and the Planning and Development to reserve an ingress/egress, private/public utility, and fire turnaround easement over Proposed Parcel 1 in favor of Proposed Parcel 2 and over Proposed Parcel 2 in favor of Proposed Parcel 1 at the time of conveyance of either parcel. This agreement is to be recorded with the appropriate instruments as determined by the County Surveyor.

- 8. Map-16 Notice to Property Owner:** Prior to or concurrent with map recordation, the Owner/Applicant shall sign and record a Notice to Property Owner covering each lot to instruct future property owners that the lots were created without a guarantee of public water and sewer service and that future lot owners will be required to demonstrate adequate public water and sewer service prior to obtaining Zoning and Building Permits for future lot development.

County Rules and Regulations

- 9. DIMFS Advisory:** The existing second floor accessory dwelling unit (formerly permitted as a detached residential second unit) on Proposed Parcel 2 will become a single-family dwelling on Proposed Parcel 2 upon map recordation. In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant may be required to pay additional fees for Parks Quimby fee and/or Transportation Development Impact Mitigation Fee. Required fees shall be as determined by adopted fee resolutions and ordinances and applicable law in effect when paid.
- TIMING:** Applicable fees shall be paid to the County Parks Department and/or Public Works Transportation Division prior to map recordation, if applicable, and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).
- 10. Rules-05 Acceptance of Conditions:** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
- 11. Rules-06 Recorded Map Required:** The Parcel Map shall be recorded prior to approval of any permits for development, including grading
- 12. Rules-19 Maps/LLA Revisions:** If the unrecorded Tentative Parcel Map is proposed to be revised, including revisions to the conditions of approval, the revisions shall be approved in the same manner as the originally approved Tentative Parcel Map.
- 13. Rules-23 Processing Fees Required:** Prior to issuance of Map Recordation, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 14. Rules-29 Other Dept Conditions:** Compliance with Departmental/Division letters

required as follows:

1. County Surveyor dated July 25, 2024;
2. Goleta Sanitary District dated July 29, 2024.

15. Rules-33 Indemnity and Separation: The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project.

16. SB 9 Map Expiration and Time Extensions: Pursuant to SB 9, this tentative map shall expire three years after approval by the final county review authority unless otherwise provided in SB 9, the Subdivision Map Act, or Chapter 21 of the Santa Barbara County Code. The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may grant a time extension in compliance with SB 9 and/or County rules and regulations. If the Owner / Applicant requests a time extension for this map, the map may be revised to include updated language to standard conditions and/or mitigation measures, and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT

123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-3000
www.countyofsb.org



one
COUNTY
one
FUTURE

CHRIS SNEDDON
Director

July 25, 2024

County Subdivision Committee
123 East Anapamu Street
Santa Barbara, CA 93101

RE: **Tentative Parcel Map 14,905**
Leach SB9 Lot Split (24HSG-00005)
APN: 067-171-019


Owners: Justin L. Leach
434 Venado Drive
Santa Barbara, CA 93111
(805) 315-6849

Surveyor: Jon McKellar
Jon McKellar, PLS
PO Box 2341
Santa Maria, CA 93457
(805) 680-1895
jon@jonmckellar.com

Requirements of the County Surveyor's Office

Pursuant to Section 66448 of the State Subdivision Map Act and County Subdivision Regulations Chapter 21, Section 21-9, the Parcel Map to record **shall be based upon a field survey** made in conformity with the Professional Land Surveyors Act. Furthermore, property lines **shall be monumented** in accordance with Section 21-16 of said County Code.

Very truly yours,


Aleksandar Jevremovic
County Surveyor

TP14905_SurveyorConditions_Letter_EL.docx

AA/EEO Employer

Mostafa Estaji, Transportation

Julie Hagen, Finance and Administration

Walter Rubalcava, Water Resources

Jeanette Gonzales-Knight/Martin Wilder, Resource Recovery and Waste Management

Aleksandar Jevremovic, County Surveyor



GOLETA SANITARY

Water Resource Recovery District

July 29, 2024

County of Santa Barbara
Planning & Development
123 East Anapamu Street
Santa Barbara, CA 93101

Board of Directors:

Edward Fuller
President

Jerry D. Smith

Steven T. Majoewsky

Dean Nevins, PhD.

Sharon Rose

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

**SUBJECT: Sewer Service Availability and Utility Easements
Proposed Lot Split at 434 Venado Drive, Santa Barbara CA 93110
APN 067-171-019
Owner: The Justin Leach Trust**

Dear County of Santa Barbara Planning and Development Staff,

This letter is in response to a recent inquiry dated June 19, 2024 relative to the utility easement requirements for the above-mentioned property.

The subject property, as shown on the attached parcel map, is currently within the Goleta Sanitary District service area (sphere of influence) and is annexed to the District. Based on the District's preliminary understanding from the information provided by Susanne Elledge Planning and Permitting Services, Inc., their client proposes to subdivide the parcel into two separate properties with one existing Single-Family-Residence on each parcel. Currently the existing parcel is being served for One Single-Family Residence originally connected under District permit 1839 on August 19, 1981 and One Residential Second Unit originally connected under District permit 2271 on May 12, 1989.

The District does not require any public or private utility easements other than those shown on the attached map. The variable width easement for public utilities reserved in favor of Parcel 2, as shown on the tentative parcel map, meets the District requirements for allowing Parcel 2 to connect to the District's public sewer. A Shared Sewer Lateral Agreement that allows both parcels to be served by the existing sewer lateral has been drafted and tentatively approved by the District.

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

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

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SB COUNTY
PLANNING & DEVELOPMENT

of the project to the District's sewer collection system. Although adequate sewer capacity is currently available to serve the project, issuing this letter does not guarantee sewer service by the District or reserve capacity for the project. The District provides all new sewer service on a first-come, first-serve basis, as determined from the date on which the connection permit is issued. 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 D. Wagner, P.E.
General Manager/District Engineer

SDW: SO'D

Attachments

1. Exhibit A
2. GSD Parcel Map
3. Tentative Parcel Map

cc: Steve Fort, Susanne Elledge Planning & Permitting Services, Inc.
Shamus O'Donnell, Goleta Sanitary District

EXHIBIT "A"

TERMS AND CONDITIONS

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

Applicant/owner(s) must submit for the District's review, approval and files, 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 Santa Barbara County Building and Safety Division after plans are reviewed. The County Building and Safety Division may require that you apply for additional permits.

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

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

A Shared Lateral Agreement will need to be signed by the District and Applicant and recorded with the County of Santa Barbara.

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

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

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

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

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

Connection Fees:

Single Family Dwelling Unit: **\$2,663.00 / Unit**

Apartment, Duplex, Mobile Home Space, Condominium Unit: **\$1,864.00 / 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: **\$219.00** (for project)

Permit fee: **\$219.00** (for cleanout installation at property line only, inspection fee waived)

Industrial Waste Control Annual Permit fee: **\$148.00 to \$2,351.00** (Based on Discharger Classification)

Inspection fee: **\$219.00** (per residential or commercial building structure connection)

Inspection fee: **\$292.00** (per industrial/manufacturing building structure connection)

Inspection fee: **\$589.00** (per 100 feet of mainline extension)

Plan check and review fee: **\$148.00** per hour (**\$148.00** 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
Water Resource Recovery District

Key to Features

- Structures
- CO
 - DROP
 - MH
 - WYE
 - Wet Well
 - Sewer Pipe
 - FORCE MAIN
 - LATERAL SEWER
 - MAIN LINE
 - SANITARY SEWER
 - SIPHON INVERTED
 - Outfall Pipe
 - Assessor Parcel
 - Streets
 - Tax Parcels

ESCALATE: This is a preliminary map. Although every effort has been made to ensure the accuracy of the information shown on this map, the District does not warrant the accuracy of the information shown on this map. The District is not responsible for any errors or omissions on this map. The District is not responsible for any damages or losses resulting from the use of this map.

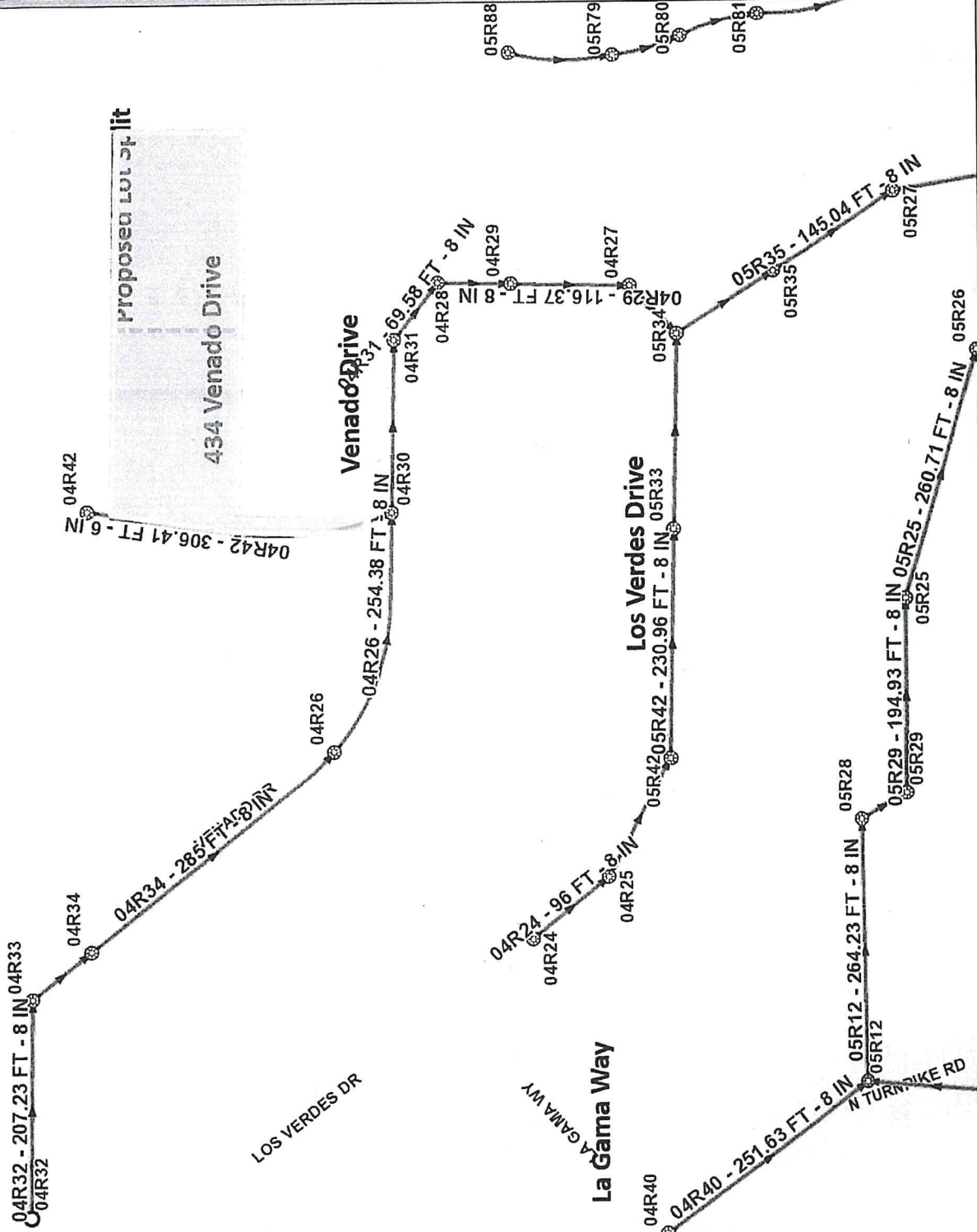


Feet

0 90
State Plane California Zone V NAD 83
Santa Barbara County, California

Goleta Sanitary District

Compiled on 05-04-00
Provided by modisgeo.com



ATTACHMENT C: NOTARIZED SB9 AFFIDAVIT OF INTENT TO OWNER OCCUPANCY

NOTARIZED SB 9 AFFIDAVIT OF INTENT TO OWNER-OCCUPANCY

1. On July 2, 2024, I, Justin Leach (hereinafter "Property Owner(s)") submitted an application to the County of Santa Barbara ("County") for a parcel map to subdivide the real property located at 434 Venado Drive, Santa Barbara, California, which is also identified as Assessor's Parcel Number 067-171-019, and further described in Exhibit "A" attached hereto and incorporated by reference (hereinafter "the Property"), pursuant to the procedures outlined in Government Code Section 66411.7 and County Code Chapter 21.
2. I intend to occupy, as my principal residence and for a period of no less than three (3) years from the date of final approval of the parcel map by the Board of Supervisors, one of the dwelling units located on the Property.

I understand, consent and agree that the Planning and Development Department of the County may take such action as it deems necessary to verify both the accuracy and veracity of this declaration. I further understand, consent and agree that any person or entity contacted by the Planning and Development Department or its contractors, employees, agents, grantees, or designees, in the course of such verification, may release such pertinent information to the Planning and Development Department, or its contractors, employees, agents, grantees, or designees. I understand that any information provided to the Planning and Development Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites. I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct and that this affidavit was executed on the 22 of November, 2024, at Santa Barbara, California.



Signature of Property Owner(s)

JUSTIN LEACH

Printed Name

Signature of Property Owner(s)

Printed Name

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Barbara

Subscribed and sworn to (or affirmed) before me on this 22
day of November, 2024, by Justin L Leach

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.

PAUL OCHOA
COMM. #2381181
NOTARY PUBLIC - CALIFORNIA
SANTA BARBARA COUNTY
My Commission Expires 11/05/2025

(Seal)

Signature

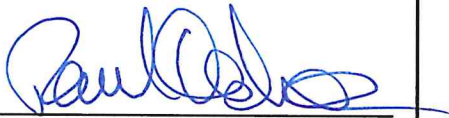


Exhibit A

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Santa Barbara, State of California, described as follows:

Lot 20 of LOS VERDES TRACT NO. 3, in the County of Santa Barbara, State of California, according to the official map thereof, recorded in Book 40 at Pages 77 and 78 of Maps, in the office of the County Recorder of said county.

Excepting therefrom that portion thereof lying Northerly of the following described line:

Beginning at a 1/2 inch survey pipe set at the Northeast corner of said Lot 20;

Thence South 0° 28' 00" West, along the Easterly line of said Lot, 24 feet to the true Point of Beginning;

Thence North 88° 50' 00" West, into said Lot, 390.61 feet to a point on the Westerly line of said Lot 20, from which the Northwest corner thereof bears North 8° 49' 15" East, 24.21 feet.

APN: 067-171-019