

GOLETA WEST SANITARY DISTRICT Special Management Committee Meeting

AGENDA

Date: May 16, 2022

2:00 PM

In response to the spread of the COVID-19 virus, Governor Newsom declared a state of emergency which directly impacts the ability of board members and members of the public to meet safely in person. To help minimize the potential spread of the COVID-19 virus, the Goleta West Sanitary District has decided hold this public meeting telephonically pursuant the requirements of Government Code section 54953(e) (as amended by AB 361). Members of the public are invited to attend and participate in the Goleta West Sanitary District Board Meeting in one of the following ways:

Join Zoom Meeting:

<https://us02web.zoom.us/j/9609647119>

Meeting ID: 960 964 7119

Dial by your location

+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
877 853 5257 US Toll-free
888 475 4499 US Toll-free

Call to Order:

Roll Call: Members: Director Geyer, Director Bearman

Questions/Comments from the public on any item not on the agenda

The Goleta West Sanitary District Board Room is accessible to people with disabilities. If additional accommodations for the disabled are needed, please call the District's Office Manager at (805) 968-2617 or e-mail your request to info@goletawest.com in advance of meeting.

Business:

- 1. Discussion of request from the owners of 7414, 7416, & 7416 Hollister Avenue, Hollister Business Park to comply with District Ordinance No. 60, Section 4.03, and enter into an agreement to construct the required separate building laterals and allow the proposed Parcel Map to be cleared to record.**
- 2. Discussion of letter drafted by District Counsel to Sandpiper Golf Course regarding a request for Out of Area Service Agreement. Discussion with representatives Sandpiper Golf Course for an Out of Area Service Agreement with the District or an Annexation to the District.**

SUPPLEMENTAL MATERIAL:

May 5, 2022 email from Patrick Yochum representing Majestic Asset Management, Inc.

May 5, 2022 letter drafted by District Counsel at the direction of the Management Committee to Sandpiper Golf Course regarding Out of Area Service Agreement.

May 2, 2022 email from Steve Welton representing Sandpiper Golf Course request to meet with the Management Committee to discuss Out of Area Service Agreement or Annexation.

Adjournment:

From: [Patrick Yochum](#)
To: [Brian McCarthy](#); [PlanCheck](#)
Subject: Follow-up Questions
Date: Thursday, May 05, 2022 9:38:40 AM

Hi Brian

Thanks for looking into my questions from yesterday and our call today. The direction by the owner is to proceed with separate laterals to the 2 buildings fronting Hollister Ave. The rear building would continue to be served by the existing 8-inch line that is connected to the manhole in Hollister.

If you could find out what the fees are for the two new Y's and inspection fees that would be most helpful along with pursuing the thought of constructing the new manhole(s) onsite and staying out of Hollister with that task. Along with that thought is what is the District design criteria for lateral separation ie can both laterals go into one onsite manhole.

The other information is if you could ask counsel if an agreement to construct can be drafted to allow the Parcel Map to be cleared to record subject to submittal of plans and fees to the district and if that can be dealt with at an operations/engineering meeting and hopefully not to return to the board based on the current direction.

Design Information

We discussed the acceptable line lateral material being PVC FDR30 with the Y's being clay

The horizontal separation you will get back to me on that and the rationale for the question is above

Fees connection and inspection

Cleanouts approximately every 100 feet along the new laterals

The existing flow of the mainline is East to West toward Ellwood School

I forgot to ask the District preference for lateral tie ins East or West of the existing Hollister Ave manhole on the main

Street and main connections are per the owner's contractor subject to District inspection.

The permitting, for now, is that plans would go to the District, City of Goleta would only be involved with the street encroachment permit and onsite trenching.

I am sure I will have some more questions but these will get the ball rolling.

Thanks in advance

Pat

May 11, 2022

Jena S. Acos
Attorney at Law
805.882.1427 tel
jacos@bhfs.com

VIA ELECTRONIC MAIL

Suzanne Elledge Planning & Permitting Services, Inc.
Attn: Steve Welton, Principal Planner
Email: steve@sepps.com

RE: Sandpiper's Request for Out-Of-Area Services

Dear Mr. Welton:

First, we would like to thank your team for its patience in allowing this matter to go through the District's process.

As you are likely aware, out-of-area service agreements are governed by Section 56133 of the California Government Code. Pursuant to Section 56133(b), if the area to be serviced is located outside of a city or special district's jurisdiction, but within its sphere of influence, an out-of-area service agreement may be entered into provided that the agreement is in anticipation of future annexation. However, if the area to be serviced is located *outside* of the jurisdictional boundary *and outside* of the sphere of influence, then an out-of-area service agreement may only be approved "to respond to an existing or impending threat to the health or safety of the public or the residents of the affected territory."

In this case, Sandpiper is located both outside of the District's jurisdictional boundary and its sphere of influence. Accordingly, an out-of-area service agreement can only be approved in response to an existing or impending threat to the health or safety of the public. Based on correspondence from Steve Welton to Brian McCarthy on April 13, 2022, we understand that the existing septic system servicing the clubhouse has been functioning normally and there are not, at present, any documented threats to the health of safety of the public.

Accordingly, the District appears to be prohibited by the Government Code from entering into an out-of-area service agreement with Sandpiper at this time. However, the District will consider annexation requests consistent with LAFCO's regulations.

Thank you again for your patience. Please let us know if you have any questions or wish to discuss further.

Sincerely,



Jena S. Acos

1021 Anacapa Street, 2nd Floor
Santa Barbara, CA 93101
main 805.963.7000

From: [Steve Welton](#)
To: [Brian McCarthy](#)
Cc: wemedelco@verizon.net; [Shelby Messner Janke](#)
Subject: RE: Sandpiper Golf Course
Date: Monday, May 02, 2022 2:50:02 PM
Attachments: [image001.png](#)

Hi Brian,

I was talking with Bill Medel and Chip Wullbrandt about Sandpiper today and we were wondering if it's possible and would be helpful if we were to meet with the sub-committee of Directors that are looking at this question of the Out of Area Service Agreement or Annexation. We could answer questions that they have about the site, our plans for developing and operating the property, how the CEQA and entitlement process will work, etc.

Anyway, I thought we'd ask since we are getting closer to a potential application to the City.

Kind Regards,
Steve

Steve Welton, AICP
Principal Planner
(805) 966-2758 x111

From: Steve Welton
Sent: Wednesday, April 13, 2022 8:54 AM
To: Brian McCarthy <BMcCarthy@goletawest.org>
Cc: Shelby Messner Janke <shelby@sepps.com>
Subject: Sandpiper Golf Course

Hello Brian,

Following up on our phone call, it is my understanding that the existing septic system servicing the clubhouse at Sandpiper has been functioning normally. I've got a call into the General Manager and Golf Superintendent to confirm.

However, as part of the proposed application with the City, the clubhouse will get substantially larger. The applicant also intends to revitalize the historic Barnsdall gas station and turn it into a quick stop café usable by golfers and members of the public which would be better served by public sewer. Finally, with the course redesign, it is possible that the site can qualify to host professional events from time to time, and a connection to sewer service would be ideal to address wastewater needs for visitors and guests, in that situation.

The applicant submitted concept design plans for the clubhouse to the Goleta Design Review Board. The design received very favorable comments from DRB members:

https://goleta.granicus.com/DocumentViewer.php?file=goleta_c7fa3b95-18f5-4388-a076-

[9c202d616fcc.pdf&view=1](#)

We have had several meetings with City of Goleta staff. Most recently, we met with City Planning Director Peter Imhof, Planning Manager Lisa Prasse and Supervising Planner Kathy Allen to review the concept plans for the Barnsdall gas station, which was received very favorably.

The design team is currently preparing submittal level drawings and obtaining professional biology, geology and archaeology reports. The application will be reviewed by the City of Goleta and the California Coastal Commission. We expect to be in a position to submit this summer. We are hoping to be able to include a letter from your District regarding the potential for either an Out of Area Service Agreement, or limited annexation (areas around the clubhouse., Barnsdall and the maintenance building. As previously noted, the maintenance building is currently being served by GWSD, and it appears the District had planned to prepare a service agreement for that building in the past.

Please let me know if you need further information. We look forward to an opportunity to work with your District.

Kind Regards,
Steve

Steve Welton, AICP
Principal Planner



1625 STATE STREET, SUITE 1
SANTA BARBARA, CA 93101
PH: 805-966-2758 x 111
www.sepps.com