

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE 4146 ELEVENTH STREET (ALMAGUER) REORGANIZATION INVOLVING AMENDMENT OF THE SPHERES OF INFLUENCE AND ANNEXATION TO THE CITY OF GUADALUPE AND GUADALUPE LIGHTING DISTRICT AND DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE PROTECTION DISTRICT; MOSQUITO & VECTOR MANAGEMENT DISTRICT OF SANTA BARBARA; AND COUNTY SERVICE AREA 32

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Santa Barbara Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act Government Code section 56000 et seq.; and

WHEREAS, on June 3, 2022, the Executive Officer filed a Certificate of Filing regarding a request to consider a proposal for Annexation No. 13 to the City of Guadalupe and Annexation No. 1 to Guadalupe Lighting District (4146 Eleventh Street); and

WHEREAS, at the times and in the manner required by law, the Executive Officer has given notice of the Commission's consideration of the proposal; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony and evidence related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, existing Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Commission determined that the environmental review documentation adopted by the City of Guadalupe along with the supplemental CEQA determination by the Commission meets the requirements of the California Environmental Quality Act, Public Resources Code section 21000 et seq., (CEQA); and

WHEREAS, the Commission has considered all factors required to be considered by Government Code sections 56668 et seq.; and

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Commission as follows:

- (1) The proposal has been reviewed and is found to be Categorically Exempt from CEQA pursuant to CEQA Guidelines section 15061 (b)(3) the "common sense" exemption, where it can be seen with certainty that the approval will have

no impact on the environment. CEQA Guidelines section 15319 Class 19 “annexation of existing facilities and lots for exempt facilities”. There is no evidence in the record suggesting allowing a portion of 0.58 acres of a bona fide part of the homesite with no new uses or intensification of existing uses would result as a result of this procedural action or action that will have any impact on the environment. The site contains one existing single-family residence;

- (2) The proposal is found to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County;
- (3) The City of Guadalupe’s and Guadalupe Lighting District’s spheres of influence are revised to include the parcel located at 4146 Eleventh Street. The Commissions written determination pursuant to Government Code section 56425(e) (1-5) include:
  - a) Present and planned land uses in the area, including agriculture, and open space lands:

The present and planned uses for both the City’s and Guadalupe Lighting Spheres of Influence Amendment are consistent with the County’s General Plan, the City’s and Lighting District’s plan to provide services for this area in the future. The areas to the north, east and south are under agricultural production in unincorporated County. Various residential; uses and undeveloped parcels in the City are to the west. The proposal is intended to establish property boundaries that are reflective of the existing land uses. No changes to the existing land uses are planned or proposed by the project. The annexation would create alignment with a fence that separates residential uses in the City on the north and agricultural uses in the County on the south. The annexation contains no agricultural resources, or available open space. The homesite is a 2.0-acre triangular shaped parcel with a single-family home located on the easternmost portion of the property.

- b) Present and probable need for public facilities and services in the area:

The present need for public services in the proposed SOI area consist of most city services and would be negligible. Services would not increase the current need for water or sewer services since the existing home is already served by an on-site well and septic system. The City is aware of water constraint and manages their water resource through various means including conservation. The City has policies regarding the development of future water supplies that ensure it has an adequate and reliable water supply. The City’s emergency services has been and would continue to be the first responder. No additional lighting services are requested at this time. The City Council acts as the Board of Directors for the Guadalupe Lighting District and the requested alignment of boundaries is reasonable.

- c) Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide:

The City of Guadalupe’s current water is supplied by groundwater and supplemented by

State Water Project. The City's two groundwater wells draw from the Santa Maria Valley Groundwater Basin at 1,300 acre-feet per year (AFY) per January 25, 2008 Stipulation (Superior Court of California, County of Santa Clara) from Twitchell reservoir. The City's State Water Project allocation is 550 AFY with 55 AFY drought buffer. In 2020, Guadalupe estimated existing demand for potable water was 1,070 AFY annually with a capacity of 2,896 acre-feet. Approximately 62 percent was used for residential consumption, 33 percent for commercial, and the remaining five percent for miscellaneous purposes. No extension of potable water and sewer service is required or requested. The property has been served by its own well water and septic system since the house was constructed in the unincorporated area of Santa Barbara County in 1979. If municipal services were requested in the future, the property owner would be required to extend water and sewer mains to the property. The City wastewater system serves approximately 2,333 connections and collects, treats and disposes of 820,000 gallons of wastewater per day. The overall capacity of the City's existing wastewater treatment facility is 960,000 gallons per day (gpd). The annexation portion of the site is an integral part of the single-family homesites function. The home and the annexation site are less than one mile (3,500 feet) from the City of Guadalupe Police Department and Fire Department at 918 Guadalupe Street. The project would officially reflect the historic low-intensity private open space use of this small portion of property. Thus, the provision of emergency services can readily be accommodated with no adverse impact to city resources.

- d) Existence of social or economic communities of interest in the area if the Commission determines that they are relevant to the agency:

The Sphere of Influence areas for the City of Guadalupe and Guadalupe Lighting District are linked to the City's social and economic communities of interest. Residential development is proposed in the Sphere amendment and the City provides places for shopping and services for the people living in the area. Areas to recreate, schools, places of worship and cultural events would also be available to the areas in the Sphere of Influence that include residential development. The City may also gain property tax advantages with the annexation.

- e) Present and probable need for public facilities and services of Disadvantage Unincorporated Communities:

The City of Guadalupe has a variety of economic diversity within the community and surrounding area including within or adjacent to the Sphere of Influence. A Disadvantaged Unincorporated Community is defined as a community with an annual median household income that is less than 80 percent of the statewide annual median household income. This amendment of the City's Sphere of Influence does not qualify as a disadvantage unincorporated community for the present and probable need for public facilities and services.

- (4) The subject proposal is assigned the distinctive short-form designation:

4146 Eleventh Street Reorganization;

- (5) This approval is conditioned upon annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees, and assessments of the City of Guadalupe and Guadalupe Lighting District;

- (6) Said territory is found to be uninhabited;
- (7) All affected landowners have given written consent to the annexation and the annexing agency has consented to waive conducting authority proceedings.
- (8) The conducting authority proceedings are waived and staff is directed to complete the proceedings, subject to compliance with all conditions of this Resolution;
- (9) The boundaries of the affected territory as revised are found to be definite and certain as set forth in Exhibits A and B, attached hereto and made a part hereof, subject to the condition that prior to the Executive Officer executing and recording the Certificate of Completion, the proponent shall obtain the County Surveyor's final approval of the legal description and map and submit such approval to the Executive Office.
- (10) All subsequent proceedings in connection with this reorganization shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.
- (11) The Spheres of Influence amendment and reorganization shall become final upon the recordation of the Certificate of Completion.


This resolution is hereby adopted this 11<sup>th</sup> day of August, 2022 in Santa Barbara, California.

AYES: Commissioner Aceves, Freeman, Geyer, Nelson, Waterfield, Stark, and Williams

NOES: None

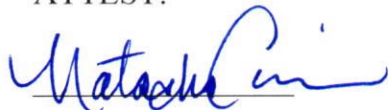
ABSTAIN: None

Santa Barbara County Local Agency  
Formation Commission

By:   
Shane Stark, Chair

Date: 8/11/2022

ATTEST:



Natasha Carbajal, Analyst/Clerk  
Santa Barbara County  
Local Agency Formation Commission