

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

August 11, 2022 (Agenda)

LAFCO 22-03: 4146 Eleventh Street Reorganization involving annexation to City of Guadalupe, Guadalupe Lighting District/Detachment from the Santa Barbara County Fire Protection District, Mosquito & Vector Management District of Santa Barbara, and County Services Area 32.

PROPONENT: City Council of City of Guadalupe & Guadalupe Lighting District by way of Resolution No. 21-67 & 22-15, adopted by the City Council at its regular meeting held on August 24, 2021 and February 22, 2022.

ACREAGE & LOCATION The parcel located at 4146 Eleventh Street, is 0.58-acre portion of a 52.25-acre property and is directly surrounded by agricultural uses to the south and by the City of Guadalupe to the west & north. The parcel is conditioned to record a lot line adjustment to combine with the property owners 2.0-acre lot occupied by a single-family home. The properties are located on the southwesterly side of the intersection of Eleventh Street and Simas Street. (**Attachment A.**)

PURPOSE: The project is being proposed to correct certain property boundary irregularities occurring on the south side of landowners homesite within the City limits. The project includes annexation to the City of Guadalupe, Guadalupe Lighting District and detachment from the Santa Barbara County Fire Protection District, Mosquito & Vector Management District of Santa Barbara, and County Services Area 32. A lot line adjustment (2020-101-LLA) was filed with the Guadalupe City Planning Department, and a corresponding lot line adjustment (21LLA—00000-00002) was conditionally approved by the Santa Barbara County Department of Planning and Development on July 26, 2021. Both lot line adjustments have been “conditionally” approved to be finalized upon LAFCO approval of annexation of the adjoining 0.58-acres into the City of Guadalupe.

GENERAL ANALYSIS:

Description of Project

1. Land Use and Zoning - Present and Future:

The property is within an area identified in the City’s General Plan Land Use Element as low density residential. On September 24, 2021, the Guadalupe City Council applied a City General Plan land use designation and pre-zoning the 0.58-acres to match the land use currently applied to the homeowner’s property under Ordinance 496 as R-1 (single-family) residential. The existing land use is residential. The parcel is developed with a 2,032 square

foot single-family residence and a 506 square foot detached two-car garage. The proposal is for continued residential uses. The application to the City includes a lot-line adjustment.

No changes in land use will be facilitated by the proposed boundary change. The land use designations and zoning are agriculture in the County (AG-II-40) and residential in the City (Low Density Residential R-1).

Presently, the parcel is zoned AG-II-40 (agriculture minimum lot size 40-aces) and the County's Comprehensive Plan designation is Agriculture.

Upon annexation, the property will be zoned R-1 (Residential Single-Family). The only proposed changes are from County zoning designation AG-II-40 (agriculture minimum lot size 40-aces) to the comparable City zoning designation R-1. The County adopted the following finding 2.25: the parcel of land subject to the contract will be large enough to sustain agricultural use after the lot line adjustment. Proposed Lot 2 will decrease by approximately 0.58-acres to a total of 21.87-acres. This meets the minimum size requirements for an agricultural preserve under uniform rules. Additionally, the 0.58-acres has not historically been used for agricultural; production, so no land will be taken out of agricultural production and the agricultural use will not be affected. (**Attachment B.**)

Upon annexation to the City, the parcel will be zoned R-1 (Residential Single-Family).

## 2. Sphere of Influence:

The parcel proposed for annexation is outside the sphere of influence of the City of Guadalupe and Guadalupe Lighting District. The CKH Act requires that the following factors be addressed according to Government Code Section 56425(e) (1-5):

- 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.

- 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.

- 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 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.

- 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.

- 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.

3. Environmental Justice:

Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

4. Topography, Natural Features and Drainage Basins

The annexation area is relatively flat. The property of the annexation site is generally the homeowners back yard. No significant natural boundaries affect the proposal.

5. Impact of Agricultural Resources

The annexation will have no impact on Agricultural Resources. As stated above the County adopted the following finding 2.25: the parcel of land subject to the contract will be large enough to sustain agricultural use after the lot line adjustment. Proposed Lot 2 will decrease by approximately 0.58-acres to a total of 21.87-acres. This meets the minimum size requirements for an agricultural preserve under uniform rules. Additionally, the 0.58-acres has not historically been used for agricultural; production, so no land will be taken out of agricultural production and the agricultural use will not be affected.

6. Population:

The parcel is uninhabited as less than 12 registered voters reside in the area.

7. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The developed area of the property is currently served by the City Police and Fire Departments. The property is served by on-site well and septic system. Connection to the City of Guadalupe has not been requested, however if in the future water and sewer services requires the extension of a main lines along the frontage, in Eleventh Street. All other utilities are provided by the respective utility companies an no extension of services would be required. 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 and can be served in the future, when requested.

If in the future, the City provides water and wastewater services it would charge rates to the user. Therefore, these payments contribute to the existing bonded indebtedness of the City for water & wastewater. (**Attachment F**)

8. Assessed Value, Tax Rates, Indebtedness and Exchange:

The property is adjacent to Tax Rate Area 004008. The assessed value of the 0.58 parcel is \$0 (with the existing homesite value as \$49,671) for the land and \$0 (with existing homesite value of \$135,849) for improvements for a total of \$0 for the 0.58-acres (with existing homesite as \$185,520 for 2.0-acre parcel). (Tax roll 2021-2022.) The Board of Supervisors adopted a resolution agreeing to an exchange of property tax revenue for the proposed annexation on May 24, 2022. The City approved the Property Tax Agreement on May 24, 2022. A percentage of (20.75%) of the property tax increment will be exchanged with the City that otherwise would be allocated to the Santa Barbara County Fire Protection District, Santa Barbara Mosquito and Vector District and County General Fund that match the adjoining properties. The Guadalupe Lighting District future share of allocation will be equal to 4.35% pursuant to the specified adopted resolutions for a combined total of 25.11%. The increment is the amount of increased value of a property on an annual basis.

9. Environmental Impact of the Proposal:

The City of Guadalupe as lead agency for purposes of compliance with the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA") found the project to be 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. 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. Staff recommends the Commission find the project exempt from CEQA on the same grounds as the City. Staff also recommends the Commission find the project exempt from CEQA pursuant to CEQA Guidelines section 15319 Class 19 "annexation of existing facilities and lots for exempt facilities". As indicated earlier, a Sphere of Influence is a plan for probable, physical boundary and service areas of a local agency or jurisdiction. As such, it does not give property inside the Sphere boundary any more development rights than what already exist. The Sphere of Influence boundary is a long-range planning tool that assists LAFCO in making decisions about a jurisdiction's future boundary. The Sphere indicates areas that might be served by the City and District. The project contains as existing single-family residence. (**Attachment D.**)

10. Landowner and Annexing Agency Consent:

The City consented to the annexation in Resolution No. 21-67 & 22-15, dated August 24, 2021 and February 22, 2022. **(Attachment B.)** The landowners have consented to the annexation. **(Attachment E.)**

11. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. The site is uninhabited; namely, there are fewer than 12 registered voters residing in the annexation area.

The boundaries are definite and certain. The County Surveyor has approved a map and legal description sufficient for filing with the State Board of Equalization.

12. Applications; County Department Reportbacks.

The application for reorganization of the Property was submitted on February 24, 2022. Pursuant to LAFCO's processing procedure, LAFCO requested "Reportbacks" from interested County Departments. Reportback's were received from the Surveyor, Auditor Controller, Fire Department, Planning & Development, Public Works, and the Assessor on March 25, 2022.

Public Noticing:

A 21-day public notice was sent to the required affected agencies and interested parties. A Notice of Hearing and public review period was published in a newspaper of general distribution (The Santa Maria Times) as required by the CKH Act. The notice was also mailed directly to interested agencies and parties. LAFCO staff has also met with City and District representatives regarding the Sphere Amendment process. The documents were also mailed directly to the Cities, Districts, interested parties and agencies. The documents are also available at the Santa Barbara LAFCO website, [www.sblafco.org](http://www.sblafco.org). The noticing requirements of the CKH Act and CEQA has been met.

Conclusion:

The area proposed for annexation will also amend the City's sphere of influence and the Guadalupe Lighting District's sphere of influence. Annexation of the 4146 Eleventh Street Reorganization property owned by Frank Almaguer to the City of Guadalupe and Guadalupe Lighting District represents a reasonable and logical expansion of the City and District.

The site is located in an area that allows the City and District to best provide services in the future. The City and District serves the areas to north and west of the parcel. City infrastructure (water and wastewater pipes) can be extended along the frontage in the future when requested. The site's

close proximity to the City provides for police and fire response. Lighting needs can be address in the future when necessary.

### ALTERNATIVES FOR COMMISSION ACTION

After consideration of this report and any testimony or additional materials that are submitted, the Commission should consider taking one of the following options:

#### **OPTION 1 – APPROVE** the annexation as submitted.

- A. Find the proposal to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061 (b)(3) as 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.
- B. Condition approval upon the annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees and assessments of the City of Guadalupe and Guadalupe Lighting District;
- C. Find the subject territory is uninhabited; all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings; and.
- D. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

#### **OPTION 2 –DENY** the proposal.

#### **OPTION 3 - CONTINUE** consideration of the proposal to a future meeting.

#### RECOMMENDED ACTION:

Approve **OPTION 1**.



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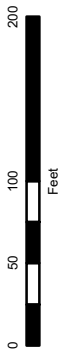
Mike Prater

Executive Officer  
LOCAL AGENCY FORMATION COMMISSION

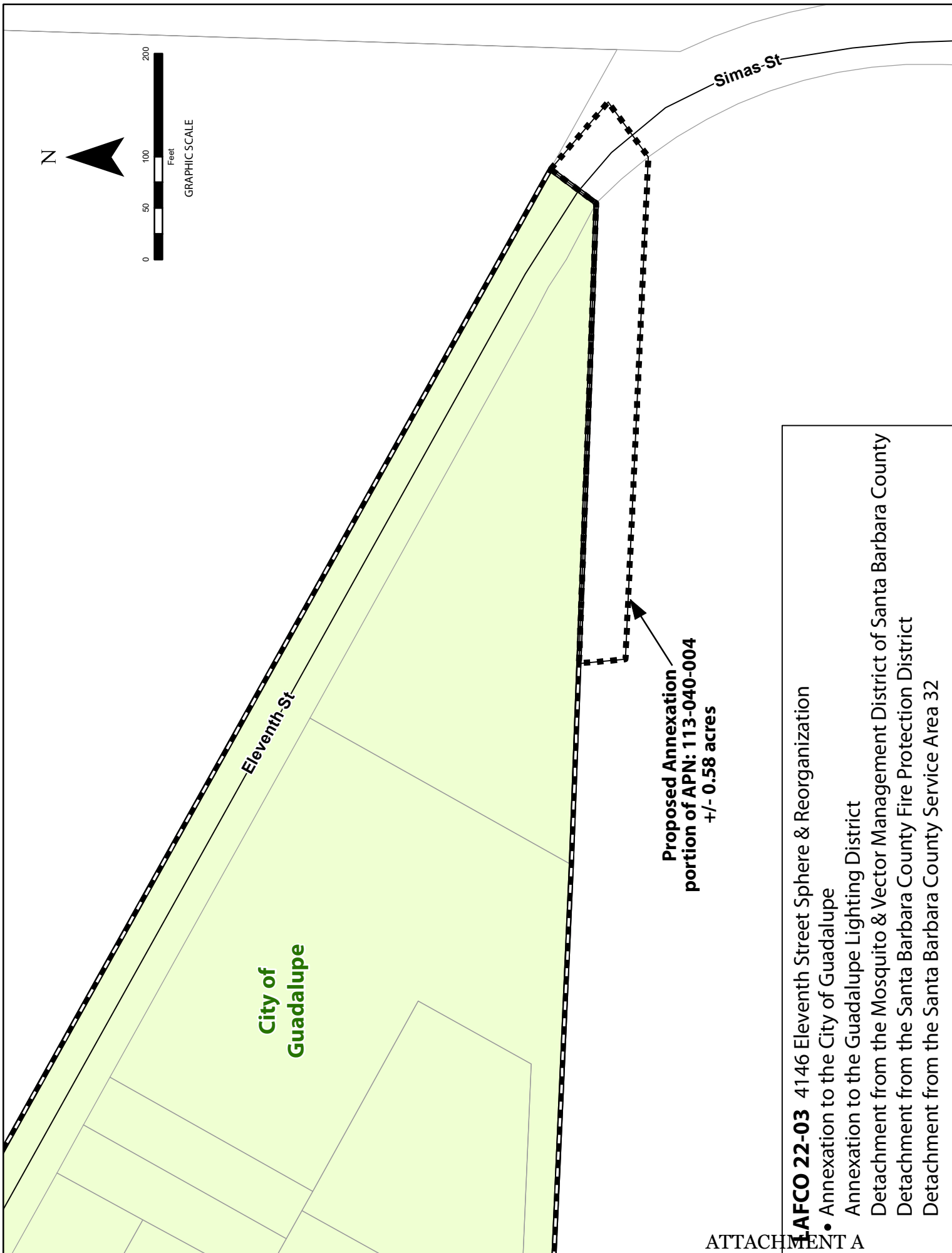
ATTACHMENTS

Attachment A	Maps of the Proposed Reorganization
Attachment B	City Resolutions 21-67 & 22-15 amending General Plan and pre-zoning Ordinance 2021-496, Application & Consent by City
Attachment C	LAFCO Legislative Factors-Government Code Section 56668 (a-q)
Attachment D	CEQA Exemption Section 15061 (b)(3) & Class 19 Section 15319
Attachment E	Consent to Waive Conducting Authority Proceedings (Landowners)
Attachment F	Plan for Services
Attachment G	LAFCO Resolution Approving the Spheres of Influence and Reorganization





GRAPHIC SCALE



Eleventh St

Simas St

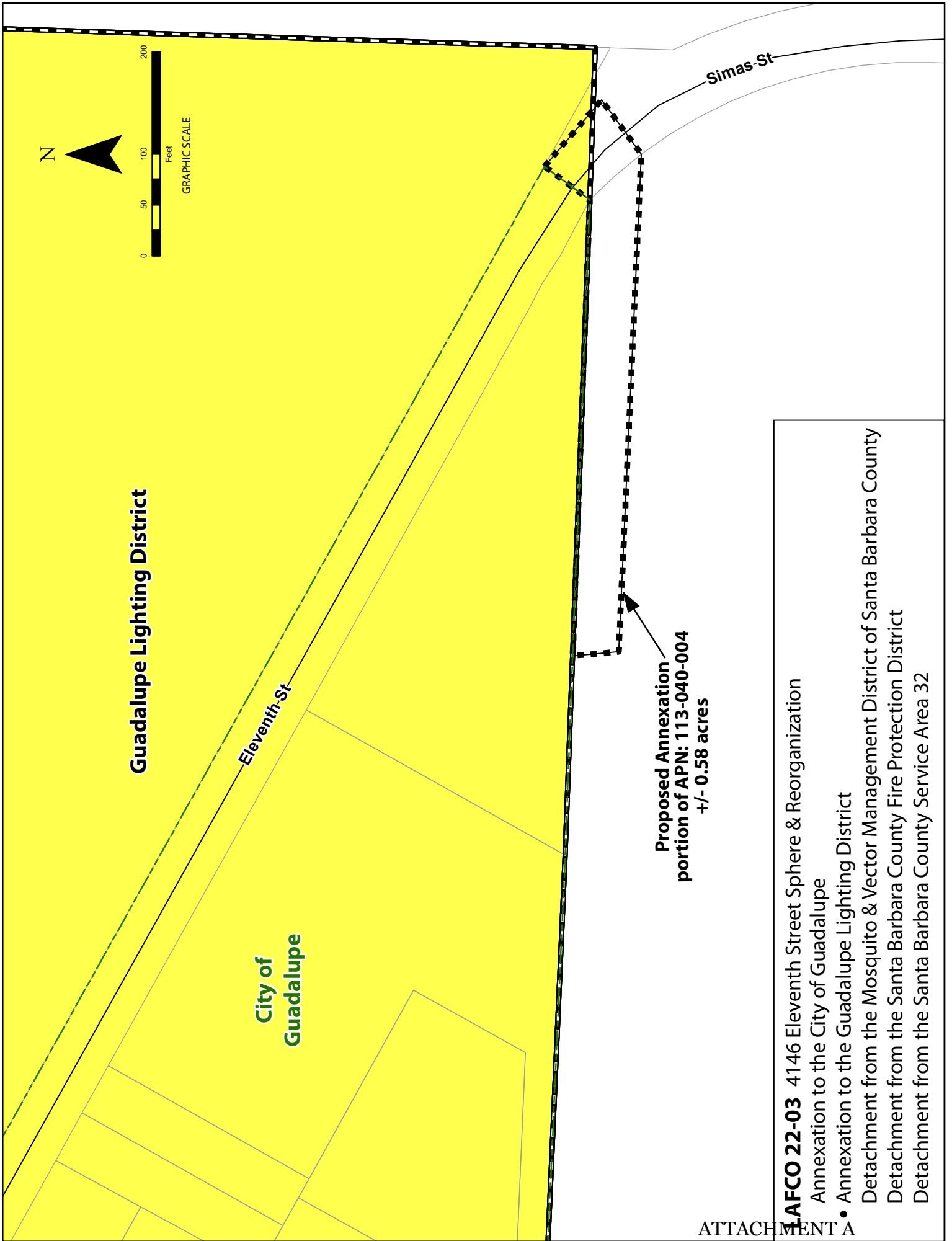
**City of  
Guadalupe**

**Proposed Annexation  
portion of APN: 113-040-004  
+/- 0.58 acres**

ATTACHMENT A

**LAFCO 22-03** 4146 Eleventh Street Sphere & Reorganization

- Annexation to the City of Guadalupe
- Annexation to the Guadalupe Lighting District
- Detachment from the Mosquito & Vector Management District of Santa Barbara County
- Detachment from the Santa Barbara County Fire Protection District
- Detachment from the Santa Barbara County Service Area 32



**LAFCO 22-03** 4146 Eleventh Street Sphere & Reorganization  
 Annexation to the City of Guadalupe

- Annexation to the Guadalupe Lighting District
- Detachment from the Mosquito & Vector Management District of Santa Barbara County
- Detachment from the Santa Barbara County Fire Protection District
- Detachment from the Santa Barbara County Service Area 32



Feet  
GRAPHIC SCALE

**Santa Barbara County Fire Protection District**

Eleventh St

**City of  
Guadalupe**

Simas St

**Proposed Detachment  
portion of APN: 113-040-004  
+/- 0.58 acres**

**LAFCO 22-03** 4146 Eleventh Street Sphere & Reorganization  
Annexation to the City of Guadalupe  
Annexation to the Guadalupe Lighting District  
Detachment from the Mosquito & Vector Management District of Santa Barbara County  
• Detachment from the Santa Barbara County Fire Protection District  
Detachment from the Santa Barbara County Service Area 32



Feet  
GRAPHIC SCALE

**Mosquito & Vector Management District  
of Santa Barbara County**

Eleventh St

**City of  
Guadalupe**

Simas St

**Proposed Detachment  
portion of APN: 113-040-004  
+/- 0.58 acres**

ATTACHMENT A

**LAFCO 22-03** 4146 Eleventh Street Sphere & Reorganization  
Annexation to the City of Guadalupe  
Annexation to the Guadalupe Lighting District  
• Detachment from the Mosquito & Vector Management District of Santa Barbara County  
Detachment from the Santa Barbara County Fire Protection District  
Detachment from the Santa Barbara County Service Area 32



Feet  
GRAPHIC SCALE

**County Service Area 32**

Eleventh St

**City of  
Guadalupe**

Simas St

**Proposed Detachment**  
portion of APN: 113-040-004  
+/- 0.58 acres

**LAFCO 22-03** 4146 Eleventh Street Sphere & Reorganization  
Annexation to the City of Guadalupe  
Annexation to the Guadalupe Lighting District  
Detachment from the Mosquito & Vector Management District of Santa Barbara County  
Detachment from the Santa Barbara County Fire Protection District  
• Detachment from the Santa Barbara County Service Area 32



**PLANNING DEPARTMENT**

**City of Guadalupe  
918 Obispo Street  
P. O. Box 908  
Guadalupe, CA, 93434  
Tel (805) 356-3903**

January 24, 2021

Mr. Mike Prater

Executive Officer  
Santa Barbara LAFCO  
105 East Anapamu Street  
Santa Barbara CA 93101

**Subject: Proposed Amendment to the Sphere of Influence of the City of Guadalupe.**

Dear Mr. Prater:

The undersigned hereby request the Local Agency Formation Commission to approve the sphere of influence change described in the attached materials. This request is submitted pursuant to the Cortese/ Knox/Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.).

Enclosed in support of this proposal are the following:

1. Completed Questionnaire for amending the City of Guadalupe's Sphere of Influence (SOI).
2. Map of the proposed sphere of influence change.
3. Assessor Parcel Map with sphere of influence change outlined in red.
4. Notice of Exemption (1 copy).
5. LAFCO processing fee payable to LAFCO for the review and processing of an annexation and SOI amendment; total \$3,500.00.

Please do not hesitate to contact me at [bremscott@hotmail.com](mailto:bremscott@hotmail.com) (805) 478-4778 if you have any questions regarding this proposal.

Sincerely

*Bill Scott*

Bill Scott, Contract City Planner  
Guadalupe City Planning Department

Enclosures:

cc Dave Cross  
Larry Appel  
Alice Saucedo



**PLANNING DEPARTMENT**

**City of Guadalupe  
918 Obispo Street  
P. O. Box 908  
Guadalupe, CA, 93434  
Tel (805) 356-3903**

Mr. Mike Prater

Executive Officer  
Santa Barbara LAFCO  
105 East Anapamu Street  
Santa Barbara CA 93101  
Subject: Proposed...

Dear Mr. Prater,

The undersigned hereby requests approval of the proposal described in the attached materials. It is requested this application be processed under the provisions of the Cortese/Knox/Hertzberg Local Government Reorganization Act (Government Code Section 56000 et seq.)

Enclosed in support of this proposal are the following:

1. Resolution of application adopted by the Guadalupe City Council on August 24, 2021.
2. Completed LAFCO Proposal Questionnaire
3. Map and legal description of the proposed district
4. Assessor Parcel Map showing proposal area outlined in red ink.
5. CEQA Notice of Exemption.
6. Plan for Services summary letter and the City's 2021 Utility Rate Study.
7. Processing fee (annexation and SOI) payable to "Santa Barbara LAFCO" for \$3,500.
8. Fee payable to County Surveyor for \$ 1,100.00.



Written consent has been given to this annexation by all affected property owners and it is therefore requested that the Commission waive the protest hearing requirements.

Please do not hesitate to contact me at [bremscott@hotmail.com](mailto:bremscott@hotmail.com) (805) 478-4778 if you have any questions regarding this proposal.

Sincerely



Bill Scott, Contract City Planner  
Guadalupe City Planning Department

Enclosures:

cc Dave Cross  
Larry Appel  
Alice Saucedo

**RESOLUTION NO. 2021-67**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE TO PETITION THE  
SANTA BARBARA COUNTY LOCAL AGENCY FORMATION COMMISSION TO INITIATE  
PROCEEDINGS FOR THE ALMAGUER ANNEXATION**

**WHEREAS**, the City of Guadalupe desires to petition the Santa Barbara County Local Agency Formation Commission (LAFCo) to official amend the City's Sphere of Influence and annex 0.58 acres into the City (the "Almaguer Annexation") and the adjustment of boundaries specified herein.

**NOW, THEREFORE**, the City Council does hereby resolve and order as follows:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with section 56000 of the California Government Code.
2. This proposal is an annexation of a 0.58 acre portion of a 52.25 acre property to the City of Guadalupe.
3. A map of the affected territory is set forth in Exhibit A, attached hereto and by reference incorporated herein.
4. It is desired that the proposal be subject to the following terms and conditions: Within 60 days of certification of this annexation, the owner of said 2.0 acre property shall complete the processing and recordation of a lot line adjustment, to combine said 0.58 acre area with the property owner's 2.0 acre lot, as shown on Exhibit A, attached hereto and incorporated.
5. The reasons for the proposal are to: include a 0.58-acre portion of a 52.25 acre parcel into the City of Guadalupe. The 0.58 acre territory will be subsequently combined, through a lot line adjustment, with a 2.0 acre parcel occupied by a single family home in the City. The annexation and lot line adjustment will resolve certain property line and building encroachment irregularities.
6. The proposal is consistent with the Sphere of Influence of the City of Guadalupe, as amended.
7. Consent is hereby given to the waiver of conducting authority proceedings.
8. The City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the City Clerk shall consult with the City Administrator and City Attorney concerning any changes deemed necessary.

**PASSED, APPROVED AND ADOPTED** at a regular meeting on the 24<sup>th</sup> day of August, 2021 by the following vote:

**MOTION: EUGENE COSTA JR. / GILBERT ROBLES**

**AYES: 5 Councilmembers: Ramirez, Cardenas, Julian, Robles, Costa Jr.**  
**NOES: 0**  
**ABSENT: 0**  
**ABSTAIN: 0**

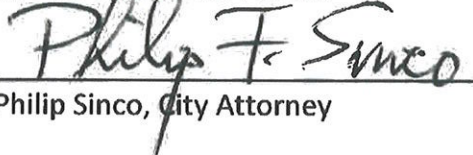
I, Amelia M. Villegas, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being **Resolution No. 2021-67**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held August 24, 2021 and that same was approved and adopted.

**ATTEST:**

  
\_\_\_\_\_  
Amelia M. Villegas, City Clerk

  
\_\_\_\_\_  
Ariston Julian, Mayor

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Philip Sinco, City Attorney

**ORDINANCE NO.2021-496**

**AN ORDINANCE OF THE CITY OF GUADALUPE, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP TO PREZONE AND APPROVING ANNEXATION OF A 0.58-ACRE AREA LOCATED AT THE SOUTHWEST SIDE OF THE INTERSECTION OF SIMAS AND ELEVENTH STREET**

**WHEREAS**, Mr. Dave Cross (Applicant) on behalf of Mr. Frank Almaguer (Property Owner), has submitted an application 2020-060-PA to prezone and annex a 0.58-acre portion of a 52.25-acre parcel located at the southwest side of the intersection of Eleventh Street and Simas Street (portion APN113-004-040); and

**WHEREAS**, the established and longstanding use of said 0.58-acre area is as an integral part of the Property Owner's homesite; and

**WHEREAS**, the Property Owner's homesite is in the City of Guadalupe and the adjoining 0.58-acres is located in unincorporated Santa Barbara County; and

**WHEREAS**, Section 56375(a)(7) of the Government Code specifies: *annexations shall only occur based upon the general plan and rezoning by the annexing city*; and

**WHEREAS**, said GPZ is would facilitate a lot line adjustment to legally to combine the 0.58-acres as a permanent part of the Property Owner's 2.0-acre homesite; and

**WHEREAS**, said General Plan land use and Zoning Map amendment would apply the low density residential (1-6 du/ac) land use designation and the corresponding R-1 (Single-Family) residential zoning district on the 0.58-acre property; and

**WHEREAS**, at its meeting of August 24, 2021, the City Council considered General Plan Amendment 2020-060-PA, to apply the low density residential (1-6) General Plan land use designation and prezone the property to the R-1 (single-family) zoning district; and include the 0.58-acre property; in the Guadalupe Sphere of Influence and City Limits; and

**WHEREAS**, said General Plan land use and zoning designations are consistent with and compatible to the single-family residential land use of the homeowner's property and the land use and zoning designations applied in this Gularte Tract neighborhood; and

**WHEREAS**, the scope of activity associated with the project is limited to the administrative actions needed to make the specified map amendments. The procedures will realign City of Guadalupe and County of Santa Barbara maps to correct certain property line infractions and reflect the longstanding past and present usage of the properties. No new use, or intensification of the existing use would result from the project; and

**WHEREAS**, at its meeting of August 24, 2021, the City Council conducted a public hearing to obtain testimony on the proposed project; and

**WHEREAS**, the City Council finds that this is no substantial evidence that the project would have a significant adverse effect on the environment; and

**WHEREAS**, public notice pursuant to Government Code section 65090 was given on August 13, 2021.

**NOW, THEREFORE**, the City Council of the City of Guadalupe does ordain as follows:

**SECTION 1.** The Official Zoning Map of the City of Guadalupe is hereby amended as follows: Amend the Official Zoning Map to prezone a 0.58-acre portion of a 52.25-acre property to the R-1 low density (single-family) residential zoning district; and expand the City Limits boundary to include the 0.58-acre area into the Guadalupe City Limits as shown on Exhibit A.

**SECTION 2.** The Planning Department is hereby authorized to make the identified changes to the General Plan Land Use Map. In doing so, the City Clerk shall consult with the City Administrator and City Attorney concerning any changes deemed necessary.

**SECTION 3.** This Ordinance has been reviewed for compliance with the California Environmental Quality Act (CEQA), and the CEQA guidelines, and has been found to be exempt pursuant to §15306 of the CEQA Guidelines (Information Collection) because it does not have the potential to create a physical environmental effect.

**SECTION 4.** The City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the City Clerk shall consult with the City Administrator and City Attorney concerning any changes deemed necessary.

**INTRODUCED** at a regular meeting of the City Council on the 24<sup>th</sup> day of August 2021, by the following vote:

**MOTION: TONY RAMIREZ / GILBERT ROBLES**


<b>AYES:</b>	<b>5</b>	<b>Councilmembers:</b>	<b>Ramirez, Cardenas, Julian, Robles, Costa Jr.</b>
<b>NOES:</b>	<b>0</b>		
<b>ABSENT:</b>	<b>0</b>		
<b>ABSTAINED:</b>	<b>0</b>		

**PASSED AND ADOPTED** at the regular meeting of the City Council on the 14<sup>th</sup> day of September 2021, by the following roll call vote:

**MOTION: TONY RAMIREZ / LILIANA CARDENAS**

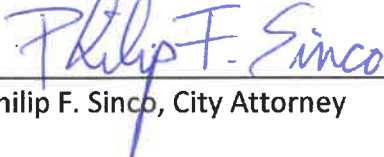
**AYES: 4 Councilmembers: Ramirez, Cardenas, Julian, Robles**  
**NOES: 0**  
**ABSENT: 1 Councilmembers: Costa Jr.**  
**ABSTAINED: 0**

**ATTEST:**

  
\_\_\_\_\_  
Amelia M. Villegas, City Clerk

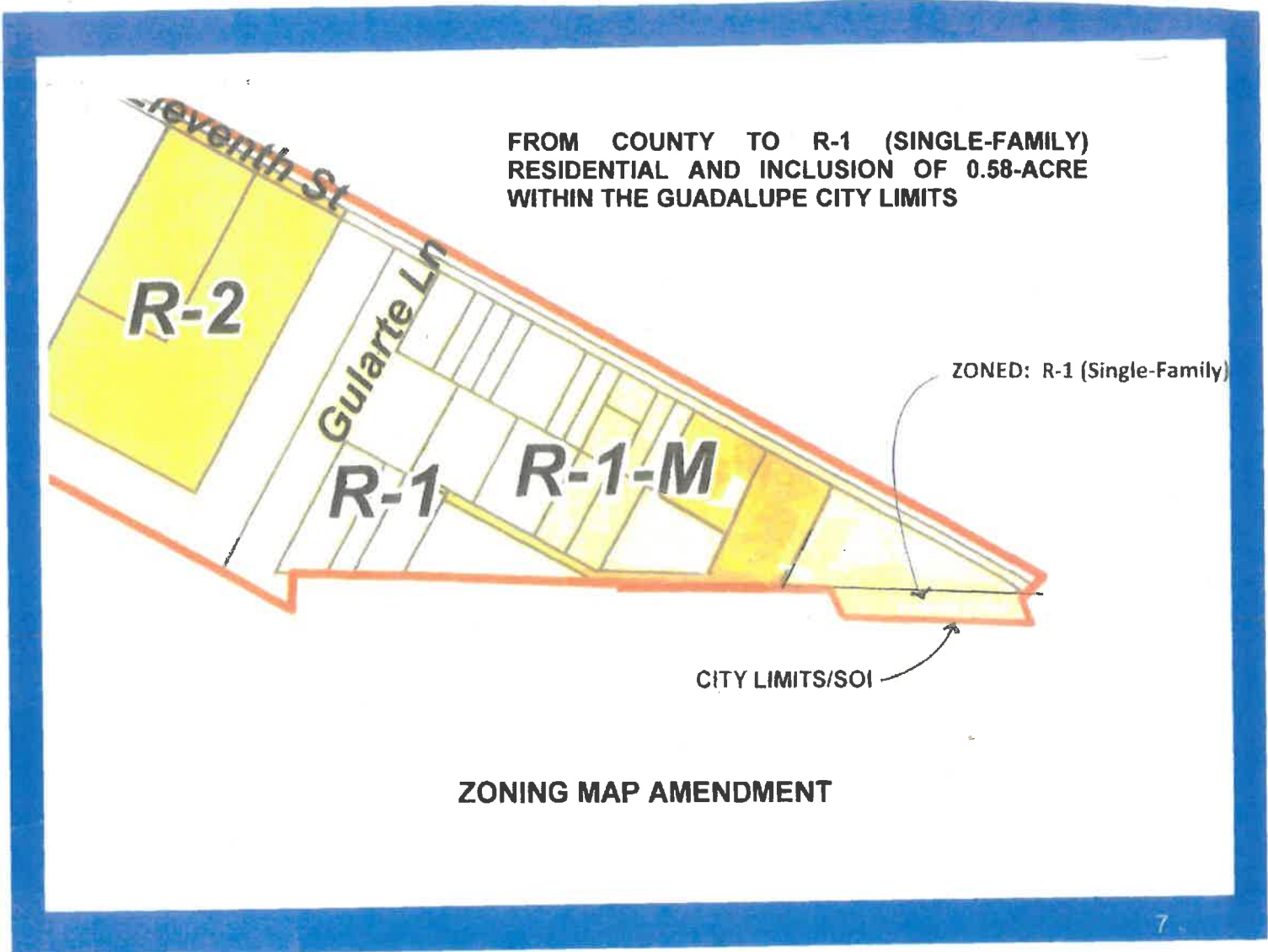
  
\_\_\_\_\_  
Ariston Julian, Mayor

**APPROVED AS IS TO FORM:**

  
\_\_\_\_\_  
Philip F. Sinco, City Attorney

# EXHIBIT A

## ZONING MAP



## RESOLUTION NO. 2022-15

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE TO PETITION THE SANTA BARBARA COUNTY LOCAL AGENCY FORMATION COMMISSION TO INITIATE PROCEEDINGS FOR THE ALMAGUER ANNEXATION

**WHEREAS**, the City of Guadalupe desires to petition the Santa Barbara Local Agency Formation Commission (LAFCo) to officially expand the Guadalupe City limits, the Sphere of Influence, and the boundaries the Guadalupe Lighting District, to include a 0.58-acre portion of a 52.25-acre property (the "Almaguer Annexation") and the adjustment of the boundaries specified herein.

**NOW, THEREFORE**, the City Council does hereby resolve and order as follows:

**Section 1.** This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with section 56000 of the California Government Code.

**Section 2.** This proposal is the annexation of a 0.58 acre portion of a 52.25 acre property to the City of Guadalupe; and inclusion of the 0.58-acres into the City of Guadalupe Sphere of Influence and the Guadalupe Lighting District.

**Section 3.** A map of the affected territory is set forth in Exhibit A, attached hereto and by reference incorporated herein.

**Section 4.** It is desired that the proposal be subject to the following terms and conditions: Within 60 days of certification of this annexation, the owner of the 2.0 acre property at 4146 Eleventh Street in the City of Guadalupe shall record a Lot Line Adjustment, to combine said 0.58 acre area with the property owner's 2.0 acre lot, as shown on Exhibit A, attached hereto and incorporated.

**Section 5.** The reasons for the proposal are to: include a 0.58-acre portion of a 52.25 acre parcel into the Guadalupe City Limits and inclusion of the 0.58-acres into the Guadalupe Sphere of Influence and the Guadalupe Lighting District. The annexation and associated lot line adjustment will resolve certain property line irregularities occurring on the southerly boundary of the 2.0-acre property.

**Section 6.** The proposal is consistent with the Sphere of Influence of the City of Guadalupe, as amended.

**Section 7.** Consent is hereby given to the waiver of conducting authority proceedings.

**Section 8.** The City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained in doing so, the City Clerk shall consult with the City Attorney and City Administrator concerning any changes deemed necessary.



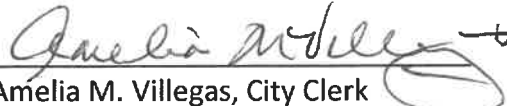
**PASSED, APPROVED AND ADOPTED** at a regular meeting on the 22<sup>nd</sup> day of February, 2022 by the following vote:

**MOTION:**     **ARISTON JULIAN/EUGENE COSTA JR.**

<b>AYES:</b>	<b>4</b>	<b>Councilmembers:</b>	<b>Cardenas, Julian, Robles, Costa Jr.</b>
<b>NOES:</b>	<b>0</b>		
<b>ABSENT:</b>	<b>1</b>	<b>Councilmembers:</b>	<b>Ramirez</b>
<b>ABSTAIN:</b>	<b>0</b>		

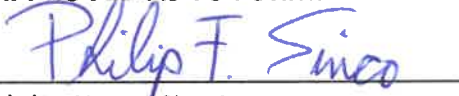
I, Amelia M. Villegas, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being **Resolution No. 2022-15**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held February 22, 2022, and that same was approved and adopted.

**ATTEST:**

  
Amelia M. Villegas, City Clerk

  
Ariston Julian, Mayor

**APPROVED AS TO FORM:**

  
Philip Sinco, City Attorney

## SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

### Questionnaire for Amending a Sphere of Influence,

Sphere of Influence of the City of Guadalupe

#### Purpose of the proposal

- 1. Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.**

The proposal is being filed to correct certain property line irregularities occurring on the southerly boundary of the 2.0-acre single-family residential property at 4146 Eleventh Street in the City of Guadalupe. The proposal would include a 0.58-acre portion of a 52.25-acre property within the City of Guadalupe's sphere of influence (SOI). The SOI amendment in association with annexation of the property, would accommodate a subsequent lot line adjustment to legally establish the 0.58-acres as a permanent part of the homesite. The lot combining would correct the property boundary infractions.

#### **The action requested for LAFCO approval are:**

- a) A minor amendment to include 0.58-acre portion of land into the City of Guadalupe's sphere of influence (SOI); and
- b) Annexation of the 0.58-acres into the Guadalupe City Limits.

#### **Other actions required to complete the project are:**

- a) A conditioned lot line adjustment was tentatively approval by the City of Guadalupe. Final approval and recordation of the lot line adjustment is contingent upon LAFCo approval of the SOI amendment and annexation.
- b) A conditioned lot line adjustment and associated Ag Preservation (WilliamsonAct) contract modifications are processed concurrently by the Santa Barbara County Department of Planning and Development. The City and County lot line adjustments are conditioned to be finalized and recorded upon LAFCo approval of the annexation request.
- c) On August 24, 2021, the Guadalupe City Council adopted Resolution No. 2021-66; and Ordinance No. 496, The Council actions rezoned the 0.58-acres to the City's low density residential General Plan land use designation and the R-1 (single-family) residential zoning district.
- d) On August 24, 2021, the Guadalupe City Council adopted Resolution No. 2021-67 requesting LAFCo to start proceedings to consider SOI amendment and annexation request.

Consultation with the County (City sphere changes only)

- 2. Provide documentation regarding consultation that has occurred between the City and the County with regard to agreement on boundaries, development standards and zoning requirements for land in the proposed sphere as required by Government Code §56425.**

The boundary realignment and annexation were referred to the Santa Barbara County Department of Planning and Development for review in November 2020 and in the spring of 2021. The Department expressed concurrence in support of the proposed boundary realignment. On July 26, 2021, County Lot Line Adjustment 21LLA-00000-00002, was approved at a Zoning Administrator's public hearing. The County issued an approval "Action Letter" on July 27, 2021. The Action Letter provides the findings that demonstrate the proposal is consistent with all applicable County zoning and land use standards. A copy of the Action Letter is included in the packet of materials submitted with this application. As noted, the scope of this proposal is limited to a property line correction. No development or construction or change in the existing land uses would result. The boundaries established by the City and County conditioned lot line adjustments are currently under review by the Office of the Santa Barbara County Surveyor.

Description of area to be included in the sphere

- 3. What area is proposed to be included in the sphere? Attach a map identifying the current sphere and the proposed addition. What is the acreage?**

Maps depicting the proposed 0.58-acre boundary realignment site are attached.

- 4. Why was it decided to use these boundaries?**

The proposed boundaries reflect the longstanding land uses of both properties. The uses on the properties were defined by certain topographic features. Specifically, a fence and a farmer's field access road that runs parallel to the fence in an east-west direction. The fence (and road) establishes the demarcation that separates the single-family homesite in the City on the north, from the northerly edge of the agricultural fields in the County to the south. The fence is located, within the neighboring property to the south. In error, the southerly boundary of the homesite was established along the alignment of the fence. Thus, the homesite currently encroaches upon the southerly property. Both landowners have informally recognized this encroachment for many years. The landowners are in agreement its is time to legally correct the problem. The proposed boundaries would

reflect the alignment and location of the fence as the new property line between the northerly and southerly properties.

The precise delineation of the boundaries were defined by a professional land surveyor and are reflective of the territory to be annexed as agreed upon by both property owners.

**5. What is the existing land use for the proposal area? Be specific.**

The existing and longstanding use of the proposal area (on the north side of the fence) is part of a homesite in the City of Guadalupe. The majority of the 0.58-acre annexation area makes up the homeowner's back yard. A smaller portion of the area is being cultivated by the homeowner.

**6. Are there proposed land uses for the proposal area? Be specific.**

The existing land uses are the proposed land uses. The intent of the proposal is to legally recognize the the primary single-family residential use of the 0.58-acre property on the north side of the fence.

Relationship to Existing Plans

**7. Describe current County general plan and zoning designations for the proposal area.**

The 0.58-acre area is currently a portion of a 52.25-acre property that has a County General Plan designation of AG-II-40; and a county zoning of AG-II-40 (Forty-acre minimum lot size).

**8. Describe any City general plan and rezoning designations for the proposal area.**

The 0.58-acres was rezoned by the Guadalupe City Council to the Low Density Residential (1-6 du/ac) General Plan land use designation; and has a City of Guadalupe zoning designation of R-1 (single-family) residential City Council Resolution 2021-66 and Ordinance 2021-496.

Environmental Assessment

**9. What is the underlying project? Who is the lead agency? What type of environmental document has been prepared for the proposed project?**

As noted, the project in its entirety is intended to facilitate a property boundary realignment to correct the current boundary and jurisdictional irregularities occurring on the south side of the homeowner's 2.0-acre property. The property line correction would reflect the historic land uses on both properties. No new construction or development or change in the existing land uses would result from the proposal on either property.

The City of Guadalupe Department of City Planning is the lead agency.

The scope of activity is limited to the mapping of a property line correction. The actions are not a project under CEQA and have been found to be categorically exempt under CEQA Section 15061(B)(3). A Notice of Exemption was filed with Office of the Santa Barbara County Clerk on October 15, 2021.

#### Justification

**10. To assist LAFCO in making determinations pursuant to Government Code §56425, please provide information relevant to each of the following:**

**A. Present and planned uses in the area, including agricultural and open-space lands.**

The areas to the north, east and south are under agricultural production in unincorporated Santa Barbara County. Various, residential uses and undeveloped parcels in the City are to the west.

The existing uses are the planned uses. The proposal is intended to establish property boundaries that are reflective of the existing land uses. No change to the existing land uses is planned or proposed by this project. The project would establish boundaries that are in alignment with a fence that separates residential uses in the city on the north and agricultural uses in the county to the south. The proposed boundaries would also recognize existing natural and topographic features, such as the wooded area to the west. The wooded area is avoided and is outside of the SOI realignment and annexation site.

The homeowner's property is currently a 2.0-acre triangular shaped parcel. The single-family home is located on the easternmost portion of the property. The westerly portion of the property is being cultivated by the homeowner. A portion of a larger wooded area covers approximately 3,000 square feet in the westerly corner of the homeowner's 2.0-acre property. The homeowner's property located in the easternmost portion the *Gularte Tract*, in the northeasterly portion of City of Guadalupe.

Eleventh Street separates the homesite from the agricultural land uses to the north. Simas Street separates the homesite from the agricultural lands to the east and an existing fence and dirt road demarks the homesite from the agricultural lands to the south. As noted, the present and existing uses are the planned uses on the subject properties and for in the immediate project vicinity.

**B. Present and probable needs for public facilities and services in the area.**

Given the small size and private yard usage of the 0.58-acres, the need for additional City services is negligible. The 2.0-acre annexing property is currently served by its own well and septic system; established when the home was constructed in 1979 (SB County Building Permit No. 79014, dated July 24, 1978). No extension of new public facilities is required or requested in association with this SOI amendment and annexation request.

Since the 0.58-acre area has functioned, for all practical purposes, as an integral part of the back yard of the home at 4146 Eleventh Street in the City of Guadalupe, the City's emergency services, has been and would continue to be, the first responder to a potential emergency in the area. No other public improvements are currently needed or proposed.

**C. Present capacity of public facilities and adequacy of public services the affected agency provides or is authorized to provide.**

The capacity of public facilities is adequate to serve the area. The project has been endorsed by the Guadalupe Department of Public Works and Utilities Department. A Plan for Services letter is provided that summarizes the City's servicing capacity.

However, given the low intensity (back yard and cultivation) uses, and small size of the property, the potential demand for services generated by the property is determined to be negligible. Furthermore, the property is within 3,500 feet from the City of Guadalupe Police Department and Fire Department. Municipal Services are readily available to provide services to the property, as needed.

**D. Existence of any social or economic communities of interest in the area.**

There are no social or economic communities of interest identified in the area.

Additional Comments

Sphere of Influence Questionnaire (1/26/2022)  
This form can be downloaded from [www.sblafco.org](http://www.sblafco.org)

**11. Provide any other comments or justifications regarding the proposal.**

As noted, the proposal would remedy certain property boundary irregularities on the south side of the homwowner's 2.0-acre property. The project would reflect the longstanding land uses as informally recognized and agreed upon by both landowners. The proposal would correct zoning and building code setback violations; and as well, the boundary realignment would clarify the jurisdictional authority over the property, currently located in unincorporated SB County, but is used as a part of a homesite in the City.

**12. Enclose any pertinent staff reports and supporting documentation related to this proposal.**

The Santa Barbara County Department of Planning and Development approval Action Approval Letter and City of Guadalupe staff reports, exhibits and City Council Resolutions are enclosed.

**13. Notices and Staff Reports**

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

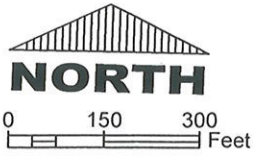
	<u>Name</u>	<u>Address</u>
1.	Bill Scott, Contract City Planner, Department of Planning and Building, 918 Guadalupe Street, Guadalupe CA, 93434	
2.	Mr. Dave Cross, Fletcher, Cross and Associates, 801 South Broadway Street, Suite 1, Santa Maria, CA, 93454	
3.	Mr. Frank Almaguer, 4146 Eleventh Street, Guadalupe, CA, 93434	

Who should be contacted if there are questions about this application?

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Bill Scott	918 Guadalupe Street, Guadalupe CA, 93434	(805) 478-4778

Signature Bill Scott

Date 1/26/2022



Scale 1" = 300'

**Adjusted Lot 1**  
APN 115-230-027  
2010-0075703 OR  
2.578 acres +/- gross & net

L=88.44', R=444.46'  
D=11°24'03"

L=116.40', R=444.46'  
D=15°00'17"

*Line Being Adjusted*

S27° 17' 23"W 298.52'  
S89° 35' 36"E 195.46'

*City Limits*

S89° 35' 36"E 1416.17'

*City Limits*

S5° 03' 51"E 45.32'

S87° 13' 55"E 487.00'

*Adjusted Line*

S89° 35' 36"E 146.49'

N0° 27' 04"E 1144.12'

S0° 11' 19"W 1144.12'

**Adjusted Lot 2**  
APN 113-040-004  
Book 2308, Page 44 OR  
51.87 acres +/- gross  
51.52 acres +/- net

N89° 35' 36"W 1999.25'

Exhibit Sketch  
21LLA-00000-00002



*J*  
1-9-2021



A Professional Land Surveying & Consulting Company  
PO Box 2341  
Santa Maria, CA 93457  
805-680-1895 bus.  
jon@jonmckellar.com  
http://www.jonmckellar.com

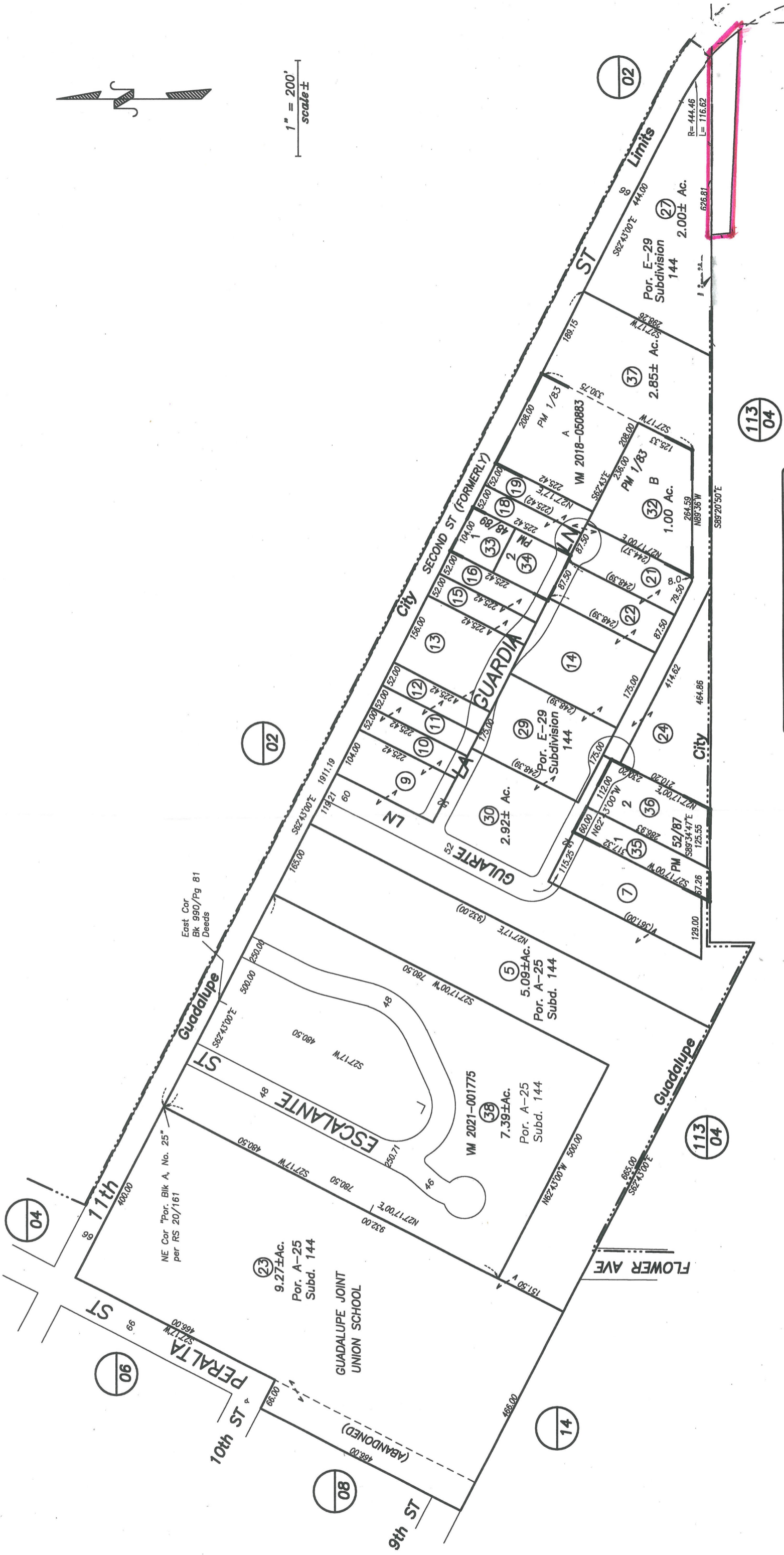


POR. RANCHO GUADALUPE

115-23

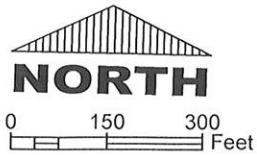


1" = 200' scale ±



**NOTICE**  
 Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Guadalupe  
 Assessor's Map Bk, 115 -Pg, 23  
 County of Santa Barbara, Calif.



Scale 1" = 300'

**Adjusted Lot 1**  
 APN 115-230-027  
 2010-0075703 OR  
 2.578 acres +/- gross & net

L=88.44', R=444.46'  
 D=11°24'03"

L=116.40', R=444.46'  
 D=15°00'17"

*Line Being Adjusted*

S27° 17' 23"W 298.52'  
 S89° 35' 36"E 195.46'

S89° 35' 36"E 1416.17'

*City Limits*

*City Limits*

S5° 03' 51"E 45.32'

*Adjusted Line*

S87° 13' 55"E 487.00'

S89° 35' 36"E 146.49'

**Adjusted Lot 2**  
 APN 113-040-004  
 Book 2308, Page 44 OR  
 51.87 acres +/- gross  
 51.52 acres +/- net

N0° 27' 04"E 1144.12'

S0° 11' 19"W 1144.12'

N89° 35' 36"W 1999.25'

**Exhibit Sketch**  
 21LLA-00000-00002



*[Signature]*  
 1-9-2021



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 805-680-1895 bus.  
 jon@jonmckellar.com  
 http://www.jonmckellar.com

Page \_\_\_ of \_\_\_

# Lot 1

## Legal Description

Being a certain parcel of land situated in a portion of Block E No. 20 as per Map of the Town of Guadalupe and Subdivision 143 and 145 of the Rancho Guadalupe, in the City of Guadalupe, County of Santa Barbara, State of California, compiled by G. H. Thompson and recorded March 8th, 1880 in Book B of Miscellaneous Records at page 420, in the office of the County Recorder, County of Santa Barbara, State of California, and a portion of Subdivision 4 of the Rancho Guadalupe, in the unincorporated area of the County of Santa Barbara, State of California, as shown on map recorded in Rack 4, Map 3, Santa Barbara County Records, and more particularly described as follows:

Commencing at the most Northeasterly corner of that certain parcel of land described as portion of Block A-No. 25, as shown and recorded at Survey Map of the Guadalupe Joint Union School District filed February 1930 in Book 20 of Records of Surveys at page 161 in the office of the County Recorder, County of Santa Barbara, State of California; thence South 62°43'00" East along the Southerly right of way line of 11th Street (formerly 2nd Street) a distance of 1911.19 feet to the Northwest corner of the land described in the Grant Deed recorded December 30, 2010 as Instrument No. 2010-0075703 Official Records, said corner also being **the True Point of Beginning**; thence, continuing along last said course and said Southerly right of way line,

- 1) South 62°43'00" East, 444.00 feet to a point at the beginning of a curve concave to the Southwest and having a radius of 444.46 feet; thence
- 2) Southeasterly along said curve through a central angle of 15°01'17" an arc distance of 116.40 feet to the Southeast corner of the land described in said Grant Deed, said point also being a point on the North line of said Subdivision No. 4; thence, leaving said North line and continuing along said curve,
- 3) Southeasterly through a central angle of 11°24'03", an arc distance of 88.44 feet; thence,
- 4) N87°13'55"W, 487.00 feet; thence,
- 5) N05°03'51"W, 45.32 feet to a point in said northerly line; thence, along said northerly line,
- 6) N89°35'36"W, 193.81 feet to the Southwest corner of the land described in said Grant Deed; thence, along the westerly line of the land described in said Grant Deed,
- 7) N27°17'23"E, 298.52 feet to the **True Point of Beginning**.

## End of Description

This description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act this 11<sup>th</sup> day of January, 2021.

Jon McKellar, PLS 7578



# Lot 2

## Legal Description


Being a portion of Subdivision 4 of the Rancho Guadalupe, in the unincorporated area of the County of Santa Barbara, State of California, as shown on map recorded in Rack 4, Map 3, Santa Barbara County Records, and more particularly described as follows:

Beginning at a point in the Northerly line of said Subdivision 4, said point being the Southeasterly corner of the land described in the Grant Deed recorded December 30, 2010 as Instrument No. 2020-0075703 Official Records; thence, along said northerly line,

- 1) S89°35'36"E, 146.49 feet to the Northeast corner of the land described in the Order and Decree of Final Distribution recorded May 6, 1979 in Book 2308, Page 44 Official Records; thence,
- 2) S00°11'19"W, 1144.12 feet to the Southeast corner of said land; thence,
- 3) N89°35'36"W, 1999.25 feet to the Southwest corner of said land; thence,
- 4) N00°27'04"E, 1144.12 feet to the Northwest corner of said land; thence, along the north line of said land,
- 5) S89°35'36"E, 1220.71 feet to the Southwest corner of the land described in the Grant Deed recorded December 30, 2010 as Instrument No. 2020-0075703 Official Records; thence, continuing along said North line,
- 8) S89°35'36"E, 193.81 feet; thence, departing said North line,
- 9) S05°03'51"E, 45.32 feet; thence,
- 10) S87°13'55"E, 487.00 feet to a point in the southwesterly Right of Way of 11<sup>th</sup> Street, said point being a point in a curve concave southwesterly having a radius of 444.46 feet, the radial center of which bears S4341'20"W; thence,
- 11) Northwesterly along the arc of said curve through a central angle of 11°24'03, an arc length of 88.44 feet to the True Point of Beginning.

End of Description

This description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act this 11<sup>th</sup> day of January, 2021.

  
Jon McKellar, PLS 7578



SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

**Proposal Justification Questionnaire for Annexations,  
Detachments and Reorganizations**

1. **Name of Application:** Lands of Almaguer LAFCO Sphere of Influence Amendment and Annexation to the City of Guadalupe. .

2. **Describe the acreage and general location; include street addresses:**

Mr. Frank Almaguer, owner of a home on a 2.0-acre property at 4146 Eleventh Street in the City of Guadalupe, is requesting an annexation to include a 0.58-acre portion of a neighboring 52.25-acre property into the City of Guadalupe. The neighboring property abuts the south side of Mr. Almaguer's homesite; and is in unincorporated Santa Barbara County. The properties are located on the southwesterly side of the intersection of Eleventh Street and Simas Street and are described more particularly below in this Questionnaire.

3. **List the Assessor's Parcels within the proposal area:**

Assessor's Parcel Numbers:  
113-040-004 (Lands of Almaguer) and  
115-230-027 (Lands of Rancho Ave. Maria, LLC)

4. **Purpose of proposal:**

The owner of the 2.0-acre property in the City of Guadalupe is attempting to correct certain property boundary irregularities occurring on the south side of his homesite. To correct the problem the property owner is proposing to annex 0.58-acres of land into the City of Guadalupe. Upon annexation, conditionally approved City and County lot line adjustments would then receive final approval and recordation. Upon their recordation, the lot line adjustments would fully resolve the homeowners' property boundary infractions.

**History**

In 1978, the County of Santa Barbara approved Building Permit 79014 to allow construction of a single-family home on the 2.0-acre property at 4146 Eleventh Street. This property was in the County of Santa Barbara at the time. When the home was constructed a fence, roughly 50-feet within the neighboring property to the south, was established as the "unofficial" demarcation between the homeowner's property on the north side; and agricultural fields on the south side of the fence.

According to the homeowner, when the home was constructed, a surveying error was made in identifying the rear property line of the homesite. As a result, the home was constructed a few feet across the rear property line. Additionally, the back yard of the home was established on a portion of the neighboring property to the south. The property at 4146 Eleventh Street was annexed into the City in 1995. As a result, the homesite became a part of the City of Guadalupe and unbeknownst to the owner, the back yard of the home remained in unincorporated Santa Barbara County. The proposed annexation and lot line adjustments would officially recognize the fence alignment as the legal property line and jurisdictional boundary. Both property owners have expressed full agreement with the property transfer.

To correct the problem, a lot line adjustment (2020-101-LLA) was filed with the Guadalupe City Planning Department, and a corresponding lot line adjustment (21LLA-00000-00002) was conditionally approved by the Santa Barbara County Department of Planning and Development. Both lot line adjustments have been “conditionally” approved to be finalized upon LAFCo approval of annexation of the adjoining 0.58-acres into the City of Guadalupe. The boundaries and documentation of the Lot Line Adjustments are under review by the Office of the Santa Barbara County Surveyor.

On September 24<sup>th</sup>, 2021, the Guadalupe City Council applied a City General Plan land use designation and rezoned the 0.58-acres to match the land use designations currently applied to the homeowner’s property. City Council Resolution No. 2021-066, and Ordinance No 2021-496 are attached for reference. Additionally, City Council Resolution No. 2021-068, requesting initiation of LAFCo annexation and Sphere of Influence amendment proceedings is included with application packet.

**Requested actions for LAFCO approval:**

Inclusion of the 0.58-acre portion of a contiguous 52.25-acre property into the City of Guadalupe Sphere of Influence; and

Annexation to include the 0.58-acres into the City of Guadalupe.

**Other Associated actions.**

A Conditionally approved Lot Line Adjustment by the City of Guadalupe is pending annexation approval.

A Conditionally approved Lot Line Adjustment by the Santa Barbara County Department of Planning and Development is pending annexation approval.

The Guadalupe City Council approved a rezoning that applied the City’s Low Density Residential (1-6 du/ac) land use designation and R-1 (single-family) zoning on the property.

5. **Land Use and Zoning - Present and Future**

**A. Describe the existing land uses within the proposal area. Be specific.**

As noted, the proposed annexation site is a 0.58-acre portion of a 52.25-acre property, located in unincorporated Santa Barbara County on the south side of the homeowner's 2.0-acre property. A fence extends in an east-west direction through the northernmost portion of the 52.25-acre property. The fence alignment has formed an informal boundary which separates the home, on the north, from the agricultural fields on the south side of the fence.

The homeowner's property is a narrow triangular shaped parcel. The single-family home is located on the narrow east end near the Eleventh Street/Simas Street intersection. The wider westerly portion of the property is being cultivated by the homeowner. A portion of a wooded area inhabits the southwesterly corner of the 2.0-acre property. The 0.58-acres proposed for annexation is used primarily as the back yard of the homesite. The westerly portion of the 0.58-acres is being cultivated by the homeowner. Agricultural fields in unincorporated Santa Barbara County are to the north, across Eleventh Street; and agricultural fields are across Simas Street to the east. A Site Aerial Photo is provided for reference.

**Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.**

No change in the established land uses would occur. The 0.58-acres would continue, legally and officially, as a part of the homeowner's back yard and rear-yard setback; and the larger 51.67-acre remainder to the south would continue under agricultural production in the County.

Both the City of Guadalupe and the Santa Barbara County Department of Planning and Development have made findings that the boundary realignment is consistent with the General Plans of the respective jurisdictions. The County LLA included additional findings that recognized the project would have no impact upon any agricultural use. The project would result in no change in land use and no new construction, grading or development would occur.

**Describe the existing zoning designations within the proposal area.**

- The 0,58-acre annexation site was recently rezoned by the City of Guadalupe to the R-1 (single-family) residential zoning district.

- Until the annexation and lot line adjustment becomes effectuated, the 0.58-acres remains part of the 52.25-acre property in the County. That property has a Santa Barbara County zoning of AG-II-40.
- The 2.0-acre homesite is zoned R-1 (single-family) residential district.

**Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?**

As noted, the Guadalupe City Council has recently rezoned the 0.58-acre annexation site to the City's R-1 (single-family) residential zoning district. The R-1 zoning is consistent with the zoning currently applied on the homeowner's property and with the current single-family residential use of the property. The R-1 zoning applied to the 0.58-acre annexation site would become effectuated upon recordation of the City and County lot line adjustments.

The greater 51.67-acre portion of the southerly property will continue to be zoned AG-II-40 in the County. During the review of County Lot Line adjustment, the Zoning administrator made findings that the proposal would have no effect upon agricultural uses.

In Finding 2.2.5 the Zoning Administrator found the following: *the parcel of land subject to the contract will be larger enough to sustain agricultural use after the Lot Line adjustment. Proposed Lot 2 will decrease by approximately 0.58-acres to a total of 51.87-acres. This meets the minimum size requirements for an agricultural preserve under uniform rules. Additionally the 0.58-acres has not historically been used for agricultural production, so no land will be taken out of agricultural production and the agricultural use will not be affected.* The Zoning Administrator's findings are provided in the Action Letter included with this application.

Therefore, the annexation proposal is consistent with the existing land uses as well as the land use policy and zoning designations applicable to both properties.

**B. (For City Annexations) Describe the rezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this rezoning?**

On August 24, 2021 the Guadalupe City Council adopted Ordinance 496 which rezoned a 0.58-acre portion of a 52.25 acre property to the City's R-1 (Single Family) residential zoning district. The R-1 zoning is consistent with the zoning R-1 zoning applied to the property at 4146 Street in the City.

**C. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements).**



**Lot Line Adjustment.** A conditionally approved City of Guadalupe Lot Line Adjustment (2020-101-LLA) (pending annexation).

**Lot Line Adjustment.** A conditionally approved County of Santa Barbara Lot Line Adjustment 21LLA-00000-00002 (pending annexation).

**Prezone.** The Guadalupe City Council has previously approved a rezoning to the Low Density Residential and R-1 General Plan land use and zoning designations. Resolution No. 2021-66 and Ordinance No. 496.

6. **Describe the area surrounding the proposal**

**Using Table, A, describe existing land uses, general plans and zoning designations for lands adjacent to and surrounding the proposal area.**

Please see Table A below.

7. **Conformity with Spheres of influence**

**A. Is the proposal area within the sphere of influence of the annexing agency?**

Not Currently. A part of this LAFCo application request is proposed to concurrently include the 0.58 acres into the Guadalupe SOI.

**B. If not, include a proposal to revise the sphere of influence.**

A request to amend the City's sphere of influence is included with this proposal.

8. **Conformity with County and City General Plans**

**A. Describe the existing County General Plan designation for the proposal area.**

The existing County General Plan designation on the 0.58-acres is AG-II-40 (Agriculture 40 or more-acre minimum parcel size).

The Agricultural Element of the County's General Plan describes this designation as applying to: *acreage of farm lands and agricultural uses located outside, Urban, Inner Rural and Rural Neighborhood areas.*

**B. (For City Annexations) Describe the City general plan designation for the area.**

The 0.58-acre annexation site has been designated with the Low Density Residential (1-6 du/ac) General Plan land use designation and the R-1 (single-family) residential zoning district, consistent with land use and zoning designations currently applied to the homeowner's 2.0-acre property.

**C. Do the proposed uses conform with these plans?**

Yes. The existing land uses are the proposed uses that fully conform to both City and County General Plan land use designations.

**9. Topography and Natural Features**

**A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal.**

No natural features would be affected by the proposal. The topography of the homeowner's property and the annexation site (the homeowner's back yard) is generally flat.

A wooded seasonal riparian area is on the westerly corner of the homeowner's property. However, this area is outside of the boundary realignment and annexation area and would not be affected by the proposed boundary realignment.

**B. Describe the general topography of the area surrounding the proposal.**

The areas to the north, south and east are generally flat and are used for row crop production in the County. Likewise, except for the portion of the wooded area described above, the area to the west is generally flat.

**10. Impact on Agriculture**

**A. Does the affected property currently produce a commercial agricultural commodity?**

No. The annexation site has been part of a homesite for over 40 years. Most of the area was established as the homeowner's back yard. The Homeowner cultivates a small portion of the area.

**B. Is the affected property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program?**

No.

**C. Is the affected property Prime Agricultural Land as defined in Government Code §56064?**

Yes. The property is identified as Prime Farmland by the State of California Department of Conservation "California Important Farmland Finder" at:

[DLRP Important Farmland Finder \(ca.gov\)](http://DLRP.ImportantFarmlandFinder.ca.gov)

**D. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract?**

Yes. The southerly 52.52-acre property is currently under Williamson Act Contract 70-AP-091. The Santa Barbara County Office of Planning and Development is processing a Non-Renewal and a Replacement Application to exclude the 0.58-acre portion of the 52.25-acre property from the Ag. Preservation contract. The land conservation contract will continue to be applied over the 51.67-acre portion of the property on the south side of the fence.

- 1) If “yes,” provide the contract number and the date the contract was executed. **70-AP-091.**
- 2) If “yes”, has a notice of non-renewal been filed? **Yes.** If so, when? **June 2021.**
- 3) If this proposal is an annexation to a city, provide a copy of any protest filed by the annexing city against the contract when it was approved. **None Filed.**

**11. Impact on Open Space**

Is the affected property Open Space land as defined in Government Code Section 65560?

The boundary realignment is limited only area needed to correct the property line irregularities (Please see Aerial Vicinity Map). No Open Space land as defined by Government Code Section 65560 would be affected by this annexation proposal.

**12. Relationship to Regional Housing Goals and Policies (City annexations only)**

**If this proposal will result in or facilitate an increase in the number of housing units, describe the extent to which the proposal will assist the annexing city in achieving its fair share of regional housing needs as determined by SBCAG.**

The boundary realignment will not facilitate or result in the increase in the number of residential units.

**13. Population**

**A. Describe the number and type of existing dwelling units within the proposal area.**

There are no dwelling units existing in the 0.58-acre area. As noted, the annexation site is the back yard and the rear-yard setback area of a single-family residence. Upon completion of the project, the proposal will legally establish the area as a part of a single-family residential property.

**B. How many new dwelling units could result from or be facilitated by the proposal?**

Single-family: Up to three (3) units, assuming single-family detached homes and associated improvements under the current Low Density Residential (1-6 du/ac) General Plan land use and R-1 (Single-Family) Residential zoning designations on the property.

Multi-family: None. Multi-family development is not permitted under the City's R-1 (single-family) zoning.

**14. Government Services and Controls – Plan for Providing Services (per §56653)**

**A. Describe the services to be extended to the affected territory by this proposal.**

No extension of City infrastructure is required or requested. The primary homesite is served by its own well and septic system. No change is proposed. The use of the property would continue to be limited only to a legally established private yard and building setback area. The project would bring the property into conformance with City of Guadalupe zoning and building codes. A Plan to Provide Services is included with this application for reference.

**B. Describe the level and range of the proposed services.**

As noted above, the property would legally and officially become the back yard portion of a single-family residential property in the City. In general, the full range of services available to the primary homesite would apply to the adjoining annexation site. As noted, the home is currently provided by its own well and septic system; and no new physical improvements are needed proposed to serve the property.

**C. Indicate when the services can feasibly be provided to the proposal area.**

City services are potentially available as needed or requested by the property owner. If such services were desired, the property owner would be responsible for the financing the initial City water and sewer connections. However, given the intended use of the 0.58-acres is the current use, the rear-yard setback and open space area for an existing home, no substantial or immediate change in servicing needs on the property is anticipated.

**D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required because of the proposal.**

As noted, the area will continue as the rear-yard for a single-family home. No improvements are currently required or proposed.

**E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.**

No new development would result from this annexation proposal.

In accordance with the City's General Plan, when a development or otherwise a request for the extension of City water and sewer service is proposed, the developer or landowner is responsible for installing improvements. As noted, in this case, no new development would result from this annexation proposal. The use of the property would continue as an uninhabited portion of a single-family homesite.

**F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.**

As noted, the primary alternative is the water well and septic system already in place and servicing the primary 2.0-acre property.

**15. Ability of the annexing agency to provide services**

**Attach a statement from the annexing agency describing its ability to provide the services that are the subject of the application, including the sufficiency of revenues (per Gov't Code §56668j).**

As noted, the extension of City of Guadalupe utilities is not needed or requested to serve the annexation site. Furthermore, the service demands created by the property would be negligible.

If water and sewer services were desired, the City of Guadalupe can provide water and wastewater services to the property. The annexation is a small (0.58 acres) annexation to a 2.0-acre property. The annexed land is not expected to substantially increase demand to either the water or wastewater systems.

The City of Guadalupe completed its utility rate study in November 2021, attached, which demonstrates its sufficiency of revenues once the new rate structure is adopted. The City has the first reading of its rates ordinance on January 11, 2022 and its second reading on January 25, 2022. A Proposition 218 notice was delivered to all property owners in late 2021 and to date, only one protest letter has been received.

A Plan for Providing Services letter describes the City's planning considerations for serving the property; and is attached with this application.

**16. Dependability of Water Supply for Projected Needs (as per §56653)**

**If the proposal will result in or facilitate an increase in water usage, attach a statement from the retail water purveyor that describes the timely availability of water supplies that will be adequate for the projected needs.**

The proposal is not anticipated to result or facilitate in a substantial increase in water usage. The City recently completed a water master plan adopted by the City in September 2021, attached, that demonstrates adequacy of supplies.

**17. Bonded indebtedness and zones – These questions pertain to long term debt that applies or will be applied to the affected property.**

**A. Do agencies whose boundaries are being changed have existing bonded debt? If so, please describe.**

The City's long-term debt was considered in its utility rate study and is adequately addressed with proposed rates. The annexation will not increase this debt.

**B. Will the proposal area be liable for payment of its share of this existing debt? If yes, how this indebtedness will be repaid (property taxes, assessments, water sales, etc.)**

Existing debt is addressed through proposed meter and water rates associated with the larger property. No other debt repayment is required.

**C. Should the proposal area be included within any 'Division or Zone for debt repayment? No If yes, please describe.**

No division or zone for debt repayment is necessary.

**D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? N/A. If yes, please describe.**

**18. Environmental Impact of the Proposal**

**A. Who is the "lead agency" for this proposal?**

The City of Guadalupe

**B. What type of environmental document has been prepared?**

None. Categorically Exempt -- Class 1 (Section 15061(b)(3))

**19. Boundaries**

- A. Why are these boundaries being used? Ideally, what other properties should be included in the proposal?**

The boundaries are based on the historic land uses on the properties. The locations of the land uses were established primarily by the location of a fence. The fence extends in an east-west direction and establishes the demarcation that separates a single-family residential use on the north side, and agricultural fields to the south. The boundary realignment would reflect the logical and ideal usage of the properties on both sides of the fence.

- C. If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included.**

As discussed above, the 0.58-acre annexation site is the portion of the 52.25-acre property historically used in conjunction with a single-family residential property on the north side of the fence. The fence has formed a longstanding demarcation between the urban residential use on the north and the agricultural uses on the south side of the fence. The landowner's have expressed full agreement that this natural but informal and unofficial demarcation of land uses, and jurisdictional boundaries should be made legal and official.

**20. Final Comments**

- A. Describe any conditions that should be included in LAFCO's resolution of approval.**

None identified.

- B. Provide any other comments or justifications regarding the proposal.**

As noted, the proposal would facilitate a lot combining to complete the landowner's desire to legally establish a small portion of land as a permanent part of his homesite at 4146 Eleventh Street in the City of Guadalupe. The proposal would correct property line, building encroachment and building setback violations; and as well, the proposal would clarify the appropriate jurisdictional and service area boundaries for the 0.58-acres that functions as a part of the residential property.

- C. Enclose all pertinent staff reports and supporting documentation related to this proposal. Note any changes in the approved project that are not reflected in these materials.**

Pertinent staff reports and other supporting documents are included with the application materials.

21. Notices and Staff Reports

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

- | <u>Name</u>       | <u>Address</u>   |
|-------------------|--|
| A. Bill Scott:    | City of Guadalupe Department of Planning and Building, 91, Obispo Street, Guadalupe CA 93434 |
| B. Dave Cross     | Fletcher Cross and Associates, 801 South Broadway, Suite 1, Santa Maria CA 93454             |
| C. Frank Almaguer | 4146 Eleventh Street, Guadalupe CA. 93434  |

Who should be contacted if there are questions about this application?

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Bill Scott	918 Obispo Street Guadalupe CA, 93434	805-478-4778

Signature Bill Scott

Date 1/26/2022



TABLE A

Information regarding the areas surrounding the proposal area

	<b>Existing Land Use</b>	<b>General Plan Designation</b>	<b>Zoning Designation</b>
East	Agriculture, across Simas Street	AG-II-40 (County)	AG-II-40 (County)
West	Single-family and multifamily residential	Low Density Residential (1-6 du/ac)	Various residential: R-1, R-1, M, R-2 (City)
North	Agriculture, across Eleventh Street	AG-II-40 (County)	AG-II-40 (County)
South	Agriculture	AG-II-40 (County)	AG-II-40 (County)

Other comments or notations:



## PLANNING DEPARTMENT

City of Guadalupe  
918 Obispo Street  
P. O. Box 908  
Guadalupe, CA, 93434  
Tel (805) 356-3903

### LANDS OF ALMAGUER PLAN FOR PROVIDING SERVICES

According to Government Code 56653 the plan for providing services shall include all the following information and any additional information required by the commission or the executive officer.

**(1) An enumeration and description of the services to be extended to the affected territory.**

The current and longstanding use of the 0.58-acre annexation site has been a part the back yard of a home at 4146 Eleventh Street in the City of Guadalupe. The annexation proposal is intended to accommodate a subsequent Lot Line adjustment to legally establish the 0.58-acres as a permanent part of the homesite. No new land use or new construction would occur on the property.

The property would be formally removed from the Santa Barbara County Fire Protection Area and fire and emergency services would officially be provided by the City of Guadalupe. Since the annexation site is used as an integral part of the homesite, the City of Guadalupe already acts as the first responder and primary emergency service provider to the property. The single-family homesite is currently served by its own water well and septic system. No immediate extension to municipal water or sewer service is required or requested. While no significant changes in service provision are proposed at this time, the availability of city services is summarized below in this letter.

**(2) The level and range of those services. Potable Water & Sewer.**

Potable Water & Sewer

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 in the unincorporated Santa Barbara County 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 utilities would be extended along the property's frontage, in Eleventh Street, in accordance with City Standards. The size of the mains would be determined by the Utilities Department, with the City paying for the difference in cost due to up-sizing of the line beyond the City's minimum or whatever size would otherwise be needed to serve the property. If such services were requested in the future the city has an adequate, reliable, and sustainable water supply to provide service. The city is carefully managing its water resources during the drought. The proposal would add a negligible water demand. A copy of the City's 2021 Water Master Plan Update is attached for reference.

### Recycled Water for Irrigation

The 2.0-acre homesite is currently served by well water; and the adjoining annexation site is a functioning part of the yard area and is already an integral part of the homesite. No change in usage from the existing well water system is proposed.

### Emergency Services (Fire & Police)

The 0.58-acre annexation site is currently part of a 52.25-acre property that is within the service area of the Santa Barbara County Fire Protection District and the Santa Barbara County Sheriff. However geographically, a fence and a farmer's dirt access road isolate the property from agricultural lands in unincorporated County to the south. The annexation site functions as an integral part of the single-family homesite in the City of Guadalupe on the north side of the fence. The home and its 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.

### **(3) An indication of when those services can feasibly be extended to the affected territory.**

The intent of the proposal is solely to correct a property boundary irregularity on the south side of a 2.0-acre homesite in the City of Guadalupe. No change to existing services is requested or proposed with this annexation request. Potable water and sewer could become available and accessible to serve the site by extending mains to the residential property to connect to the City's systems. However, at this time the homesite and its adjoining annexation site will continue to use well and a septic system as existing.

### **(4) An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed.**

The project consists of the annexation of an undeveloped 0.58-acre area to allow a lot combining to officially add the area to a single-family residential property. The primary homesite is accessed through Eleventh Street, a city street, that extends along the northerly frontage of the residential property. No new or upgrading of any public improvements, including structures, roads, sewer, or water facilities would be required or imposed on by the City of Guadalupe to accommodate the annexation.

### **(5) Information with respect to how those services will be financed.**

No new services are required or would be extended to the property with this proposal. Any future reuse or intensification of use of the property under the current Low density Residential (1-6 du/ac) general Plan land use designation and R-1 (single-family) zoning would require approval of a Subdivision map, and associated CEQA clearance. Infrastructure and utility improvements would be identified as a part of any subdivision map review in accordance with the City's Subdivision Ordinance. Likewise, any potential intensification of the use of the property would require analysis through the City's General Plan land use amendment and rezoning process. In the event of any such request to change to the use of the property, the project proponent would be responsible for the costs

associated with extending City services to the site. Any new development would be subject to the City's fees and charges for services.

The City's "2021 Water Master Plan Update" dated September 2021, was adopted by City Council Resolution 2021-82. The Master Plan assesses utility rates and returns and analyzes existing and projected population build-out in the city. The Master Plan provides an analysis of the historical and projected water demand in the city as well as existing and planned city water systems, storage facilities and supply sources. Excerpts from the Master Plan are attached for reference. In either case, whether by continuation of the existing use of the property as envisioned; or in the unlikely event that the property was redeveloped with a more intensive residential use in the future, the servicing needs that would be generated by the 0.58-acres is negligible in terms of demand, usage, costs and financing.

If you have any questions please contact Bill Scott, Contract City Planner at: (805) 478-4778  
[bremscott@hotmail.com](mailto:bremscott@hotmail.com)

Bill Scott, Contract City Planner  
Guadalupe City Planning Department

Enclosures: City of Guadalupe Municipal Rate Study  
City of Guadalupe 2021 Water Master Plan  
Site Photo

Cc Larry Appel  
Alice Saucedo  
Shannon Sweeney

**COST ACCOUNTING AGREEMENT**

Applicant:

Frank T. Almsguen

Mailing Address:

320 Campodonico Ave  
Gustadslupe, Ca. 93434

Telephone:

(805) 343-1446

Fax:

(805) 343-2220

E-mail Address:

gina.c.chalenger@harvest.com

The cost of processing an application may exceed the initial deposit required. In order to recover any additional costs associated with processing your application, the Local Agency Formation Commission, LAFCO, has found it necessary to implement a provision of the Fee Schedule that provides full cost recovery for processing an application.

I, Frank T. Almsguen, the landowner and/or responsible Applicant, agree to pay the actual costs pursuant to the Fee Schedule attached hereto, plus copying charges and related expenses incurred in the processing of this application. I also understand that if payment on any billings prior to final action is not paid within thirty (30) days, I agree that processing of my application will be suspended until payment is received. In the event of default, I agree to pay all costs and expenses incurred by LAFCO in securing the performance of this obligation.

***If the applicant is in non-compliance with an existing agreement, the applicant shall be subject to LAFCO Policy Guidelines and Standards XIV, which identifies additional steps that must be satisfied before a new application may be accepted.***

In order to implement the cost accounting, please sign and date this statement indicating your agreement to the cost accounting procedure and agreement. This signed agreement is required for your application to be accepted for processing. Checks may be made payable to LAFCO and delivered or mailed to the LAFCO Office at 105 East Anapamu Street, Rm 407, Santa Barbara, CA 93101. If you have questions regarding your application, please contact the LAFCO Office at (805) 568-3391.

Applicant's Signature

Frank T. Almsguen

Date

1/12/22

## ATTACHMENT C

### LAFCO Proposal Review Factors - Government Code 56668 4146 Eleventh Street Reorganization to the City of Guadalupe & Guadalupe Lighting District 22-03

**Factor (a)** Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

**Response.** The Almaguer Annexation is 0.58-acres and is directly surrounded by agricultural uses to the south and by the City of Guadalupe to the west & north. The parcel is conditioned to record a lot line adjustment to combine with the property owners 2.0-acre lot occupied by a single-family home. The properties are located on the southwesterly side of the intersection of Eleventh Street and Simas Street. City Council applied a City General Plan land use designation and pre-zoning the 0.58-acres to match the land use currently applied to the homeowner's property under Ordinance 2021-496 as R-1 (single-family) residential. The existing land use is residential. The annexation area is relatively flat. The property of the annexation site is generally the homeowners back yard. No significant natural boundaries affect the proposal.

The existing land use is residential. The parcel is developed with a 2,032 square foot single-family residence and a 506 square foot detached two-car garage. The proposal is for continued residential uses. The application to the City includes a lot-line adjustment. The land use designations and zoning are agriculture in the County (AG-II-40) and residential in the City (Low Density Residential R-1).

The city's future population estimates were developed based upon housing projections included in the City's 2021 General Plan. The 2020 population of Guadalupe is estimated to be 7,080 persons. There are approximately 2,138 households within the City. Guadalupe's 2021 General Plan estimates a buildout population for Guadalupe of 12,479 persons (8,081 existing persons + 4,398 additional persons = 12,479 persons). According to the 2019 water evaluation, this level of population growth would generate a demand for potable water between 2,187 and 2,322 acre-feet annually, a 120 percent increase in water demand through buildout.

Significant growth is unlikely in this area whether it's in the City or under the County. The City is prepared to provide services and has approved the lot-line adjustment.

**Assessed Valuation:** The property is adjacent to Tax Rate Area 004008. The assessed value of the 0.58 parcel is \$0 (with the existing homesite value as \$49,671) for the land and \$0 (with existing homesite value of \$135,849) for improvements for a total of \$0 for the 0.58-acres (with existing homesite as \$185,520 for 2.0-acre parcel). (Tax roll 2021-2022.) The Board of Supervisors adopted a resolution agreeing to an exchange of property tax revenue for the proposed annexation on May 24, 2022. The City approved the Property Tax Agreement on May 24, 2022. A percentage of (20.75%) of the property tax increment will be exchanged with the City that otherwise would be allocated to the Santa Barbara County Fire Protection District, Santa Barbara Mosquito and Vector District and County General Fund that match the adjoining properties. The Guadalupe Lighting District future share of allocation will be equal to 4.35% pursuant to the specified adopted resolutions for a combined total of 25.11%. The increment is the amount of increased value of a property on an annual basis.

**Factor (b)** The need for organized community services, the present cost and adequacy of governmental services and controls in the area, probable future needs for those services and controls, probable effect of the proposed incorporation, formation, annexation, or exclusion and alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

**Response.** The present cost and adequacy of governmental services and controls in the area is technically the County's responsibility, however, in emergency response situations the City is normally the first responder. The property is supplied water and sewer through on-site well and septic system. Services would not increase the current need for water or sewer services. The City's emergency services has been and would continue to be the first responder. No additional lighting services are requested at this time.

**Factor (c)** The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

**Response.** The proposed action would allow the lot-line adjustment approved by the City to be implemented upon compliance with the conditions of approval. The area would be removed from the County's unincorporated area and be within the City's incorporated service area and the Guadalupe Lighting District service area. The impact would not change since the existing home is already within the City and enjoy the social and economic interests. The City would be responsible for providing services to the area. The City and District may also gain property tax advantages with the annexation.

**Factor (d)** The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned,

orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

**Response.** The City prepared their General Plan that provides for the planned, orderly and efficient development of the area coupled with the City approving the Pre-zoning and environmental documentation regarding this proposal both provide documentation that address a variety of issues, including:

- Utilities and Services
- Land Use
- Development Standards
- Circulation/Transportation
- Housing Affordability
- Community Design
- Public Services
- Public Facilities Financing

The City's (Ordinance 2021-496) designation and pre-zoning the 0.58-acres to match the land use currently applied to the homeowner's property as R-1 (single-family) residential.

**Policy 1.** Any proposal for a change or organization or reorganization shall contain sufficient information to determine that adequate services, facilities, and improvements can be provided and financed by the agencies responsible for the provision of such services, facilities, and improvements.

**Analysis.** The City's Plan for Services outline the adequate services, facilities, and improvements. The City's analysis determined the annexation request is negligible to the City services.

**Policy 2.** Proposal would eliminate islands, corridors, or other distortion of existing boundaries.

**Analysis.** The property is adjacent to the City/District and are not difficult for the provision of City/District services. The Annexation provides for the efficient and effective provision of services by the City/District as planned for in its Planning documents and in their Spheres of Influence.

**Policy 3.** Proposed area is urban in character or urban development is imminent, requiring municipal or urban-type services

**Analysis.** 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.



**Policy 4.** Proposed area can be provided all urban services by agency as shown by agency service plan and proposals would enhance the efficient provision of urban services.

**Analysis.** The City has demonstrated its ability to serve the area in the approved Plan for Services found in Attachment F of this Staff Report. The City has the capability to provide water, sewer, police and fire services and other services as well. The Guadalupe Lighting District has not been requested to provide services; however, the City Council acts as the Board of Directors for the Guadalupe Lighting District and alignment of boundaries would make for a reasonable request. The General Plan estimated that groundwater resources meet existing demand and that the City can increase its use of State Water Project supply by 60% to meet future water demand. The 2021 Water Master Plan also states the long-term reliability and allocations of State Water is not guaranteed. City indicates update of the wastewater treatment plant is necessary to meet future demand after 2031. According to the 2019 water evaluation, this level of population growth would generate a demand for potable water between 2,187 and 2,322 acre-feet annually, a 120 percent increase in water demand through buildout.

**Policy 5.** An economically sound base for financing services without including territories which will not benefit from the services will be promoted.

**Analysis.** The City of Guadalupe maintains a separate enterprise fund for water and wastewater services, meaning that charges for services are intended to pay for the costs of providing such services. The Area is adjacent to the City and its social and economic communities of interest. The annexation of this area will promote the implementation of the City General Plan.

If municipal services were requested in the future, the property owner would be required to extend water and sewer mains to the property. The utilities would be extended along the property's frontage, in Eleventh Street, in accordance with City Standards. The size of the mains would be determined by the Utilities Department, with the City paying for the difference in cost due to up-sizing of the line beyond the City's minimum or whatever size would otherwise be needed to serve the property.

**Policy 6.** Where possible, a single larger agency rather than a number of adjacent smaller ones, established for a given service in the same general area, will be preferred.

**Analysis.** The proposed annexation is consistent with the City General Plan and detachment from the Mosquito & Vector District, CSA 32, and County Fire Protection District would reduce the serve area of smaller single serve districts.

**Policy 7.** Reorganization of overlapping and competing agencies or the correction of illogical boundaries dividing agency service areas is recommended. The Commission encourages reorganizations, consolidations, mergers, or dissolutions where the result will be better service, reduced cost, and/or more efficient and visible administration or services to the citizens.

**Analysis.** The proposed annexation would also detachment the area from the Mosquito & Vector District, CSA 32, and County Fire Protection District reducing the overlapping agencies resulting in a better service area.

**Policy 8.** All lands proposed for annexation to cities shall be pre-zoned prior to the submission of an application to the Local Agency Formation Commission. The City shall be lead agency for environmental review in such cases, and environmental documentation shall accompany the application.

**Analysis.** The City pre- zoned R-1 (Residential Single-Family) which meets minimum lot size and standards that would correct certain property boundary irregularities occurring on the south side of his homesite. The City also completed CEQA and filed a Categorical Exemption.

Government Code Section 56377 states:

56377. In reviewing and approving or disapproving proposals which could reasonably be expected to include, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses, the commission shall consider all of the following policies and priorities:

(a) Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.

(b) Development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open-space uses which are outside of the existing sphere of influence or the local agency.

**Analysis.** The annexation to the City promotes the development of lands proximate to the City, the annexation area does not have any agriculture land located within the boundaries of the annexation.

**Factor (e)** The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

**Response.** The area includes 0.58-acres presently zoned AG-II-40 (agriculture minimum lot size 40-aces) and the County's Comprehensive Plan designation is Agriculture. The County adopted the following finding 2.25: the parcel of land subject to the contract will be large enough to sustain agricultural use after the lot line adjustment. Proposed Lot 2 will decrease by approximately 0.58-acres to a total of 21.87-acres. This meets the minimum size requirements for an agricultural preserve under uniform rules. Additionally, the 0.58-acres has not historically been used for agricultural; production, so no land will be taken out of agricultural production and the agricultural use will not be affected. No impacts or effect would occur on agricultural lands.

**Factor (f)** The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

**Response.** The annexation boundary follows lines of assessment and does not create an island or corridor of unincorporated territory 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.

**Factor (g)** A regional transportation plan adopted pursuant to Section 65080.

**Response.** The annexation of this small 0.58-acre would not change the SBCAG RTP Connected 2050 planning document.

**Factor (h)** Consistency with appropriate City or County General and Specific Plans.

**Response.** The property is within an area identified in the City's General Plan Land Use Element and adopted Ordinance 2021-496 to be annexed. The existing land use is residential. The land use designations and zoning are agriculture in the County (AG-II-40) and residential in the City (Low Density Residential R-1). The only proposed changes are from County zoning designation AG-II-40 (agriculture minimum lot size 40-aces) to the comparable City zoning designation R-1 (Single-Family).

**Factor (i)** The Sphere of Influence of any local agency which may be applicable to the proposal being reviewed.

**Response.** The proposal site is outside of the City of Guadalupe's and Guadalupe Lighting District's current Sphere of Influence. This proposal would amend both SOI's concurrently with the reorganization of the property. The last SOI update for the City was in 2016. Guadalupe Lighting District SOI Update was in 2006.

**Efficient Service Provision.** The site is located in an area that allows the City and District to best provide services in the future. The City/District serves the areas to north and west of the parcel. City infrastructure (water and wastewater pipes) are located within Eleventh Street, but are not requested at this time. The Project Site's already receives City police and fire response as first responders.

**LAFCO Process.** The SOI Amendments does not allow the City or District to provide services. The Spheres recognizes that an area should receive services from a particular jurisdiction and the jurisdiction should plan to serve an area. The Sphere does not grant a jurisdiction the authority to serve a particular area. For the City/District to serve the area either an out-of-agency service agreement or an annexation would need to be approved by LAFCO. The SOI Amendments are being request concurrently with the City/District request for annexation to serve the Project Site with future City services and district lighting needs. These approvals are subject to the Cortese-Knox-Hertzberg Act and local policies and procedures adopted by Santa Barbara LAFCO. LAFCO has discretion in making its decision regarding these actions. The proposed Spheres of Influence Amendment would extend the City of Guadalupe's and Guadalupe's Lighting District Spheres of Influence to include the following property; Assessor's Parcel Numbers 115-230-027 along with the newly adjusted lot line.

**Municipal Service Review.** The Cortese-Knox-Hertzberg Act advises that a current Municipal Service Review (MSR) be used to analyze a Sphere of Influence Amendment. The CKH Act requires LAFCO to update the Spheres of Influence for all applicable jurisdictions in the County every five years or as necessary. The MSR is a study of the City's and District's service capabilities

and addresses seven factors described in Section 56430 of the CKH Act. LAFCO adopted a Sphere of Influence Update and Municipal Services Review (SOI/MSR) for the City of Guadalupe in November 2015. The Guadalupe Lighting District was updated in 2006.

**Factor (j)** The comments of any affected local agency or other public agency.

**Response.** No comments have been submitted by local agencies. Any comments will be addressed in the staff report.

**Factor (k)** The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

**Response.** The City of Guadalupe and Guadalupe Lighting District are capable of providing services to all of the property within the annexation area. This is documented in Plan for Services, and other studies completed by the City. The property tax agreement has been approved by the City and the County of Santa Barbara.

**Factor (l)** Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

**Response.** Under the existing General Plan, the City's build-out would increase water demand by an estimated 311,404 gpd. The total water demand is estimated to be 1.179 mgd in 20 years. The General Plan estimated that groundwater resources meet existing demand and that the City can increase its use of State Water Project supply by 60% to meet future water demand.

**Factor (m)** The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

**Response.** For this annexation, no Regional Housing Needs Allocation (RHNA) credits were negotiated as the RHNA exchange would not involve new units.

**Factor (n)** Any information or comments from the landowner or owners.

**Response.** Letters from the property owners will be included and addressed in the Staff Report. No comment letters were received.

**Factor (o)** Any information relating to existing land use designations.

**Response.** The existing land use is addressed in the staff report.

**Factor (p)** Environmental Justice. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

**Response.** The proposal is intended to establish property boundaries that are reflective of the existing land uses. Any new development in the future would be considered by the City with environmental justice topics considered. With regards to the location of public facilities and the provisions of public services, (pipelines and other infrastructure) associated with future development will be located within public roadways or on the site. The City services such as police and fire are capable of continuing services to the site and have adequate resources to serve all residents of the City of Guadalupe. The annexation of the area shall not require the construction of facilities or connections to services and fees to be unfairly impacted by races, cultures and incomes.

**Factor (q)** Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.

**Response.** The 4146 Eleventh Street site is identified as a low fire hazard zone and landslide risk; and moderate severity in groundwater and liquefaction risk as identified in the local hazard mitigation plan. Guadalupe is located in Dam inundation zone within the Santa Maria River levee.

Notice of Exemption

RECEIVED

To: County Clerk  
County of Santa Barbara  
123 E. Anapamu Street  
Santa Barbara, CA 93101

2021 OCT 15 P 3:52  
COUNTY OF SANTA BARBARA  
CLERK OF THE  
BOARD OF SUPERVISORS

From: City of Guadalupe  
819 Obispo Street  
Guadalupe, CA 93434

**Project Title:** Lands of Almaguer: Sphere of Influence amendment, annexation, General Plan land use map amendment, zoning map amendment and lot line adjustment.

**Project Applicant:** City of Guadalupe

**Project Location-Specific:** Southwesterly side of the intersection of 11th Street and Simas Street (4146 11th Street), City of Guadalupe; and a 0.58-acre portion of APN 113-040-004, SB County lands.

**Project Location-City:** Guadalupe

**Project Location-County:** Santa Barbara County

**Description of Nature, Purpose, and Beneficiaries of Project:**

The project consists of a set of procedural actions by the Guadalupe City Council and by the Local Agency Formation Commission (LAFCo). The actions are intended to correct certain property line and jurisdictional irregularities existing on the southerly property line of a 2.0-acre homesite in the City of Guadalupe.

The specific actions include a minor General Plan land use map and zoning map amendment; a minor amendment to the City of Guadalupe's sphere of influence and City Limits boundary; and annexation of 0.58-acres into the City of Guadalupe. No physical change in the property would occur as a result of this action.

This scope of activity associated with the project is limited to the administrative actions needed to make the specified map amendments. The procedures will realign City and County maps to reflect the longstanding past and present usage of the properties. No new use, or intensification of the existing use would result from the project.

The project would benefit the homeowner by establishing legal recognition of that certain 0.58-acres as a bona fide part of his homesite. Additionally, the project will resolve certain irregularities occurring along the southerly property line of the homesite. Furthermore, the project would eliminate any potential jurisdictional ambiguity by placing 0.58-acres officially under the sole jurisdiction of the City of Guadalupe.

**Name of Public Agency Approving Project:** City of Guadalupe

**Name of Person or Agency Carrying Out Project:** City of Guadalupe

**Exempt Status:** (check one)

- Ministerial (Sec. 15268);
- Declared Emergency (Sec. 15269(a));
- Emergency Project (Sec. 15269(b)(c));
- Categorical Exemption. State type and section number:
- (Common Sense) Exemption (Section 15061(b)(3))

**Reasons why project is exempt:**

Pursuant to **CEQA Guidelines Section 15061(b)(3)** (Activities Covered by Common Sense Exemption): All the actions associated with the project are identified as strictly administrative in nature. The City Council and LAFCo actions would result only in minor mapping modifications. The project would change the boundaries of two adjoining properties and their respective zoning districts. Additionally, the project would identify the appropriate jurisdictional service authorities over the property.

The map amendments would reflect the longstanding usage of the properties. No change in use or intensification of use would occur on either property. As such, it can be seen with certainty that there is no possibility that the proposed project may have a significant adverse effect on the environment. Thus, the project is exempt from CEQA.

**Contact Person:** Bill Scott

(Area Code) Phone Number/Ext: (805) 478-4778

Signature

Bill Scott

Title: Contract City Planner

Date received for filing at County Clerk's Office: \_\_\_\_\_

(Form prepared March 2018)





State of California - Department of Fish and Wildlife  
**2021 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

**Print**   **StartOver**   **Save**

RECEIPT NUMBER:  
 42 — 10152021 — 240  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY City of Guadalupe Department of City Planning	LEAD AGENCY EMAIL bremscott@hotmail.com	DATE 10152021
--	--	------------------

COUNTY/STATE AGENCY OF FILING Santa Barbara	DOCUMENT NUMBER
--	-----------------

PROJECT TITLE  
 NOE Lands of Almaguer, Sphere of Influence Amendment, GPZ, LAFCO Annexation and Lot Line Adjustment

PROJECT APPLICANT NAME City of Guadalupe	PROJECT APPLICANT EMAIL bremscott@hotmail.com	PHONE NUMBER (805) 478-4778
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PROJECT APPLICANT ADDRESS 918 Obispo Street	CITY Guadalupe	STATE CA	ZIP CODE 93434
--	-------------------	-------------	-------------------

PROJECT APPLICANT (Check appropriate box)

Local Public Agency  
  School District  
  Other Special District  
  State Agency  
  Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,445.25	\$ _____	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,480.25	\$ _____	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,171.25	\$ _____	0.00

Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____	50.00
<input type="checkbox"/> Other		\$ _____	

**PAYMENT METHOD:**

Cash  
  Credit  
  Check  
  Other

TOTAL RECEIVED    \$ \_\_\_\_\_ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Chelsea Lenzi, Deputy Clerk
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State of California - Department of Fish and Wildlife  
**2021 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

**NOTICE**

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

**COUNTY DOCUMENTARY HANDLING FEE**

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

**COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS**

**Filing Notice of Determination (NOD):**

- Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- Issue cash receipt to project applicant.
- Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- Mail filing fees for CRP document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- Attach No Effect Determination to NOD *(no environmental filing fee is due).*

**Filing Notice of Exemption (NOE) (Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))**

- Issue cash receipt to project applicant.
- Attach copy of cash receipt to NOE *(no environmental filing fee is due).*

**Within 30 days after the end of each month in which the environmental filing fees are collected**, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

**The county clerk shall mail the following documents to CDFW on a monthly basis:**

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

**DOCUMENT RETENTION**

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

**RECEIPT NUMBER**

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

**DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.**

**Mail to:**

California Department of Fish and Wildlife  
 Accounting Services Branch  
 P.O. Box 944209  
 Sacramento, California 94244-2090

## **NOTICE OF EXEMPTION**

### **Filing of Notice of Exemption in Compliance with Section 21108 of the Public Resources Code**

**TO:** County Clerk  
County of Santa Barbara  
105 East Anapamu Street  
Santa Barbara CA 93101

**FROM:** Local Agency Formation Commission 105  
East Anapamu Street, Room 407 Santa  
Barbara CA 93101  
805/568-3391

**PROJECT TITLE:** **LAFCO 22-03** 4146 Eleventh Street Reorganization into City of Santa Maria

#### **PROJECT LOCATION AND DESCRIPTION:**

Project Location:

0.58-acre portion of a 52.25-acre property located at 4146 Eleventh Street, on on the southwesterly side of the intersection of Eleventh Street and Simas Street

Description of Nature, Purpose, and Beneficiaries of Project:

The City of Guadalupe as lead agency for purposes of compliance with the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA") found the project to be 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. 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. Staff also recommends the Commission find the project exempt from CEQA pursuant to CEQA Guidelines section 15319 Class 19 "annexation of existing facilities and lots for exempt facilities". As indicated earlier, a Sphere of Influence is a plan for probable, physical boundary and service areas of a local agency or jurisdiction. As such, it does not give property inside the Sphere boundary any more development rights than what already exist. The Sphere of Influence boundary is a long-range planning tool that assists LAFCO in making decisions about a jurisdiction's future boundary. The Sphere indicates areas that might be served by the City and District. The project contains as existing single-family residence.

Name of Person or Agency Carrying Out the Project:

Santa Barbara Local Agency Formation Commission

**Reasons for Exemption.** LAFCO's approval of the proposed Spheres of Influence amendments and annexation into the City of Guadalupe and Guadalupe Lighting District would be consistent with a Categorical Exemption Class 19. 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.

\_\_\_\_\_  
Mike Prater, Executive Officer

\_\_\_\_\_  
August 11, 2022  
Date

ATTACHMENT D

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The "project" is to complete a lot line adjustment and annex the 0.58 portion at 4146 Eleventh Street, in the City of Guadalupe and Guadalupe Lighting District. The property is within an area identified in the City's General Plan Land Use Element as low density residential. The site contains one existing single-family residence. No changes in land use will be facilitated by the proposed boundary change. a Categorical Exemption Class 19 Annexations of existing facilities and lots for exempt facilities would apply.

The Santa Barbara Local Agency Formation Commission will approve the above-referenced project on August 11, 2022 and has determined it to be exempt from further environmental review under the requirements of California Environmental Quality Act (CEQA) of 1970, as defined in the State and local Guidelines for the implementation of CEQA.

Exempt Status:

- Ministerial
- Statutory
- Categorical Exemption:  
Project is a sewer connection and guesthouse exempt from CEQA pursuant to CEQA Guidelines Section 15319 Class 19
- Emergency Project
- No Possibility of Significant Effect [Sec. 15061 (b,3)]

By: \_\_\_\_\_  
**Executive Officer**

Date: \_\_\_\_\_



## PLANNING DEPARTMENT

**City of Guadalupe  
918 Obispo Street  
P. O. Box 908  
Guadalupe, CA, 93434  
Tel (805) 356-3903**

Mr. Mike Prater

Executive Officer  
Santa Barbara LAFCO  
105 East Anapamu Street  
Santa Barbara CA 93101  
Subject: Proposed...

Dear Mr. Prater,

The undersigned hereby requests approval of the proposal described in the attached materials. It is requested this application be processed under the provisions of the Cortese/Knox/Hertzberg Local Government Reorganization Act (Government Code Section 56000 et seq.)

Enclosed in support of this proposal are the following:

1. Resolution of application adopted by the Guadalupe City Council on August 24, 2021.
2. Completed LAFCO Proposal Questionnaire
3. Map and legal description of the proposed district
4. Assessor Parcel Map showing proposal area outlined in red ink.
5. CEQA Notice of Exemption.
6. Plan for Services summary letter and the City's 2021 Utility Rate Study.
7. Processing fee (annexation and SOI) payable to "Santa Barbara LAFCO" for \$3,500.
8. Fee payable to County Surveyor for \$ 1,100.00.

Written consent has been given to this annexation by all affected property owners and it is therefore requested that the Commission waive the protest hearing requirements.

Please do not hesitate to contact me at [bremscott@hotmail.com](mailto:bremscott@hotmail.com) (805) 478-4778 if you have any questions regarding this proposal.

Sincerely



Bill Scott, Contract City Planner  
Guadalupe City Planning Department

Enclosures:

cc Dave Cross  
Larry Appel  
Alice Saucedo



## PLANNING DEPARTMENT

City of Guadalupe  
918 Obispo Street  
P. O. Box 908  
Guadalupe, CA, 93434  
Tel (805) 356-3903

### LANDS OF ALMAGUER PLAN FOR PROVIDING SERVICES

According to Government Code 56653 the plan for providing services shall include all the following information and any additional information required by the commission or the executive officer.

**(1) An enumeration and description of the services to be extended to the affected territory.**

The current and longstanding use of the 0.58-acre annexation site has been a part the back yard of a home at 4146 Eleventh Street in the City of Guadalupe. The annexation proposal is intended to accommodate a subsequent Lot Line adjustment to legally establish the 0.58-acres as a permanent part of the homesite. No new land use or new construction would occur on the property.

The property would be formally removed from the Santa Barbara County Fire Protection Area and fire and emergency services would officially be provided by the City of Guadalupe. Since the annexation site is used as an integral part of the homesite, the City of Guadalupe already acts as the first responder and primary emergency service provider to the property. The single-family homesite is currently served by its own water well and septic system. No immediate extension to municipal water or sewer service is required or requested. While no significant changes in service provision are proposed at this time, the availability of city services is summarized below in this letter.

**(2) The level and range of those services. Potable Water & Sewer.**

Potable Water & Sewer

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 in the unincorporated Santa Barbara County 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 utilities would be extended along the property's frontage, in Eleventh Street, in accordance with City Standards. The size of the mains would be determined by the Utilities Department, with the City paying for the difference in cost due to up-sizing of the line beyond the City's minimum or whatever size would otherwise be needed to serve the property. If such services were requested in the future the city has an adequate, reliable, and sustainable water supply to provide service. The city is carefully managing its water resources during the drought. The proposal would add a negligible water demand. A copy of the City's 2021 Water Master Plan Update is attached for reference.

### Recycled Water for Irrigation

The 2.0-acre homesite is currently served by well water; and the adjoining annexation site is a functioning part of the yard area and is already an integral part of the homesite. No change in usage from the existing well water system is proposed.

### Emergency Services (Fire & Police)

The 0.58-acre annexation site is currently part of a 52.25-acre property that is within the service area of the Santa Barbara County Fire Protection District and the Santa Barbara County Sheriff. However geographically, a fence and a farmer's dirt access road isolate the property from agricultural lands in unincorporated County to the south. The annexation site functions as an integral part of the single-family homesite in the City of Guadalupe on the north side of the fence. The home and its 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.

### **(3) An indication of when those services can feasibly be extended to the affected territory.**

The intent of the proposal is solely to correct a property boundary irregularity on the south side of a 2.0-acre homesite in the City of Guadalupe. No change to existing services is requested or proposed with this annexation request. Potable water and sewer could become available and accessible to serve the site by extending mains to the residential property to connect to the City's systems. However, at this time the homesite and its adjoining annexation site will continue to use well and a septic system as existing.

### **(4) An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed.**

The project consists of the annexation of an undeveloped 0.58-acre area to allow a lot combining to officially add the area to a single-family residential property. The primary homesite is accessed through Eleventh Street, a city street, that extends along the northerly frontage of the residential property. No new or upgrading of any public improvements, including structures, roads, sewer, or water facilities would be required or imposed on by the City of Guadalupe to accommodate the annexation.

### **(5) Information with respect to how those services will be financed.**

No new services are required or would be extended to the property with this proposal. Any future reuse or intensification of use of the property under the current Low density Residential (1-6 du/ac) general Plan land use designation and R-1 (single-family) zoning would require approval of a Subdivision map, and associated CEQA clearance. Infrastructure and utility improvements would be identified as a part of any subdivision map review in accordance with the City's Subdivision Ordinance. Likewise, any potential intensification of the use of the property would require analysis through the City's General Plan land use amendment and rezoning process. In the event of any such request to change to the use of the property, the project proponent would be responsible for the costs



associated with extending City services to the site. Any new development would be subject to the City's fees and charges for services.

The City's "2021 Water Master Plan Update" dated September 2021, was adopted by City Council Resolution 2021-82. The Master Plan assesses utility rates and returns and analyzes existing and projected population build-out in the city. The Master Plan provides an analysis of the historical and projected water demand in the city as well as existing and planned city water systems, storage facilities and supply sources. Excerpts from the Master Plan are attached for reference. In either case, whether by continuation of the existing use of the property as envisioned; or in the unlikely event that the property was redeveloped with a more intensive residential use in the future, the servicing needs that would be generated by the 0.58-acres is negligible in terms of demand, usage, costs and financing.

If you have any questions please contact Bill Scott, Contract City Planner at: (805) 478-4778  
[bremscott@hotmail.com](mailto:bremscott@hotmail.com)

Bill Scott, Contract City Planner  
Guadalupe City Planning Department

Enclosures: City of Guadalupe Municipal Rate Study  
City of Guadalupe 2021 Water Master Plan  
Site Photo

Cc Larry Appel  
Alice Saucedo  
Shannon Sweeney

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 Categorical 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:

NOES:

ABSTAIN:

Santa Barbara County Local Agency  
Formation Commission

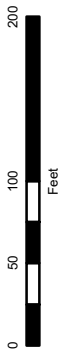
By: \_\_\_\_\_  
Shane Stark, Chair

Date: \_\_\_\_\_

ATTEST:

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

ATTACHMENT G



GRAPHIC SCALE

**City of  
Guadalupe**

Eleventh St

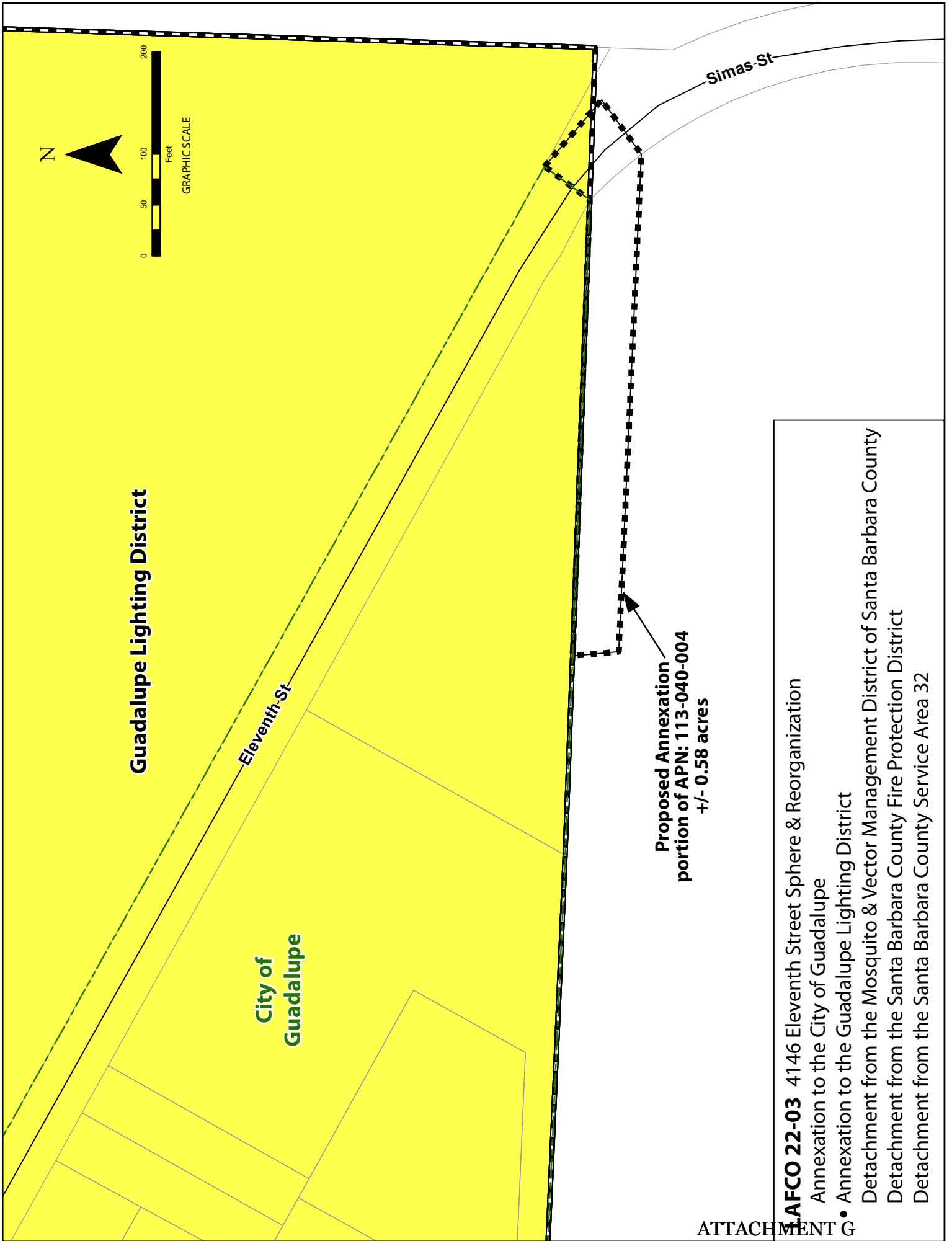
Simas St

**Proposed Annexation  
portion of APN: 113-040-004  
+/- 0.58 acres**

ATTACHMENT G

**LAFCO 22-03** 4146 Eleventh Street Sphere & Reorganization

- Annexation to the City of Guadalupe
- Annexation to the Guadalupe Lighting District
- Detachment from the Mosquito & Vector Management District of Santa Barbara County
- Detachment from the Santa Barbara County Fire Protection District
- Detachment from the Santa Barbara County Service Area 32



**Proposed Annexation**  
 portion of APN: 113-040-004  
 +/- 0.58 acres

ATTACHMENT G

**LAFCO 22-03** 4146 Eleventh Street Sphere & Reorganization  
 Annexation to the City of Guadalupe

- Annexation to the Guadalupe Lighting District
- Detachment from the Mosquito & Vector Management District of Santa Barbara County
- Detachment from the Santa Barbara County Fire Protection District
- Detachment from the Santa Barbara County Service Area 32

# Lot 1

## Legal Description

Being a certain parcel of land situated in a portion of Block E No. 20 as per Map of the Town of Guadalupe and Subdivision 143 and 145 of the Rancho Guadalupe, in the City of Guadalupe, County of Santa Barbara, State of California, compiled by G. H. Thompson and recorded March 8th, 1880 in Book B of Miscellaneous Records at page 420, in the office of the County Recorder, County of Santa Barbara, State of California, and a portion of Subdivision 4 of the Rancho Guadalupe, in the unincorporated area of the County of Santa Barbara, State of California, as shown on map recorded in Rack 4, Map 3, Santa Barbara County Records, and more particularly described as follows:

Commencing at the most Northeasterly corner of that certain parcel of land described as portion of Block A-No. 25, as shown and recorded at Survey Map of the Guadalupe Joint Union School District filed February 1930 in Book 20 of Records of Surveys at page 161 in the office of the County Recorder, County of Santa Barbara, State of California; thence South 62°43'00" East along the Southerly right of way line of 11th Street (formerly 2nd Street) a distance of 1911.19 feet to the Northwest corner of the land described in the Grant Deed recorded December 30, 2010 as Instrument No. 2010-0075703 Official Records, said corner also being **the True Point of Beginning**; thence, continuing along last said course and said Southerly right of way line,

- 1) South 62°43'00" East, 444.00 feet to a point at the beginning of a curve concave to the Southwest and having a radius of 444.46 feet; thence
- 2) Southeasterly along said curve through a central angle of 15°01'17" an arc distance of 116.40 feet to the Southeast corner of the land described in said Grant Deed, said point also being a point on the North line of said Subdivision No. 4; thence, leaving said North line and continuing along said curve,
- 3) Southeasterly through a central angle of 11°24'03", an arc distance of 88.44 feet; thence,
- 4) N87°13'55"W, 487.00 feet; thence,
- 5) N05°03'51"W, 45.32 feet to a point in said northerly line; thence, along said northerly line,
- 6) N89°35'36"W, 193.81 feet to the Southwest corner of the land described in said Grant Deed; thence, along the westerly line of the land described in said Grant Deed,
- 7) N27°17'23"E, 298.52 feet to the **True Point of Beginning**.

## End of Description

This description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act this 11<sup>th</sup> day of January, 2021.

Jon McKellar, PLS 7578





# Lot 2

## Legal Description


Being a portion of Subdivision 4 of the Rancho Guadalupe, in the unincorporated area of the County of Santa Barbara, State of California, as shown on map recorded in Rack 4, Map 3, Santa Barbara County Records, and more particularly described as follows:

Beginning at a point in the Northerly line of said Subdivision 4, said point being the Southeasterly corner of the land described in the Grant Deed recorded December 30, 2010 as Instrument No. 2020-0075703 Official Records; thence, along said northerly line,

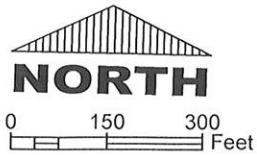
- 1) S89°35'36"E, 146.49 feet to the Northeast corner of the land described in the Order and Decree of Final Distribution recorded May 6, 1979 in Book 2308, Page 44 Official Records; thence,
- 2) S00°11'19"W, 1144.12 feet to the Southeast corner of said land; thence,
- 3) N89°35'36"W, 1999.25 feet to the Southwest corner of said land; thence,
- 4) N00°27'04"E, 1144.12 feet to the Northwest corner of said land; thence, along the north line of said land,
- 5) S89°35'36"E, 1220.71 feet to the Southwest corner of the land described in the Grant Deed recorded December 30, 2010 as Instrument No. 2020-0075703 Official Records; thence, continuing along said North line,
- 8) S89°35'36"E, 193.81 feet; thence, departing said North line,
- 9) S05°03'51"E, 45.32 feet; thence,
- 10) S87°13'55"E, 487.00 feet to a point in the southwesterly Right of Way of 11<sup>th</sup> Street, said point being a point in a curve concave southwesterly having a radius of 444.46 feet, the radial center of which bears S4341'20"W; thence,
- 11) Northwesterly along the arc of said curve through a central angle of 11°24'03, an arc length of 88.44 feet to the True Point of Beginning.

End of Description

This description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act this 11<sup>th</sup> day of January, 2021.

  
Jon McKellar, PLS 7578





Scale 1" = 300'

**Adjusted Lot 1**  
 APN 115-230-027  
 2010-0075703 OR  
 2.578 acres +/- gross & net

L=88.44', R=444.46'  
 D=11°24'03"

L=116.40', R=444.46'  
 D=15°00'17"

*Line Being Adjusted*

S27° 17' 23"W 298.52'  
 S89° 35' 36"E 195.46'

S89° 35' 36"E 1416.17'

*City Limits*

*City Limits*

S5° 03' 51"E 45.32'

*Adjusted Line*

S87° 13' 55"E 487.00'

S89° 35' 36"E 146.49'

N0° 27' 04"E 1144.12'

S0° 11' 19"W 1144.12'

**Adjusted Lot 2**  
 APN 113-040-004  
 Book 2308, Page 44 OR  
 51.87 acres +/- gross  
 51.52 acres +/- net

N89° 35' 36"W 1999.25'

**Exhibit Sketch**  
 21LLA-00000-00002



*[Signature]*  
 1-9-2021



A Professional Land Surveying & Consulting Company  
 PO Box 2341  
 Santa Maria, CA 93457  
 805-680-1895 bus.  
 jon@jonmckellar.com  
 http://www.jonmckellar.com

Page \_\_\_ of \_\_\_