

Santa Barbara LAFCO

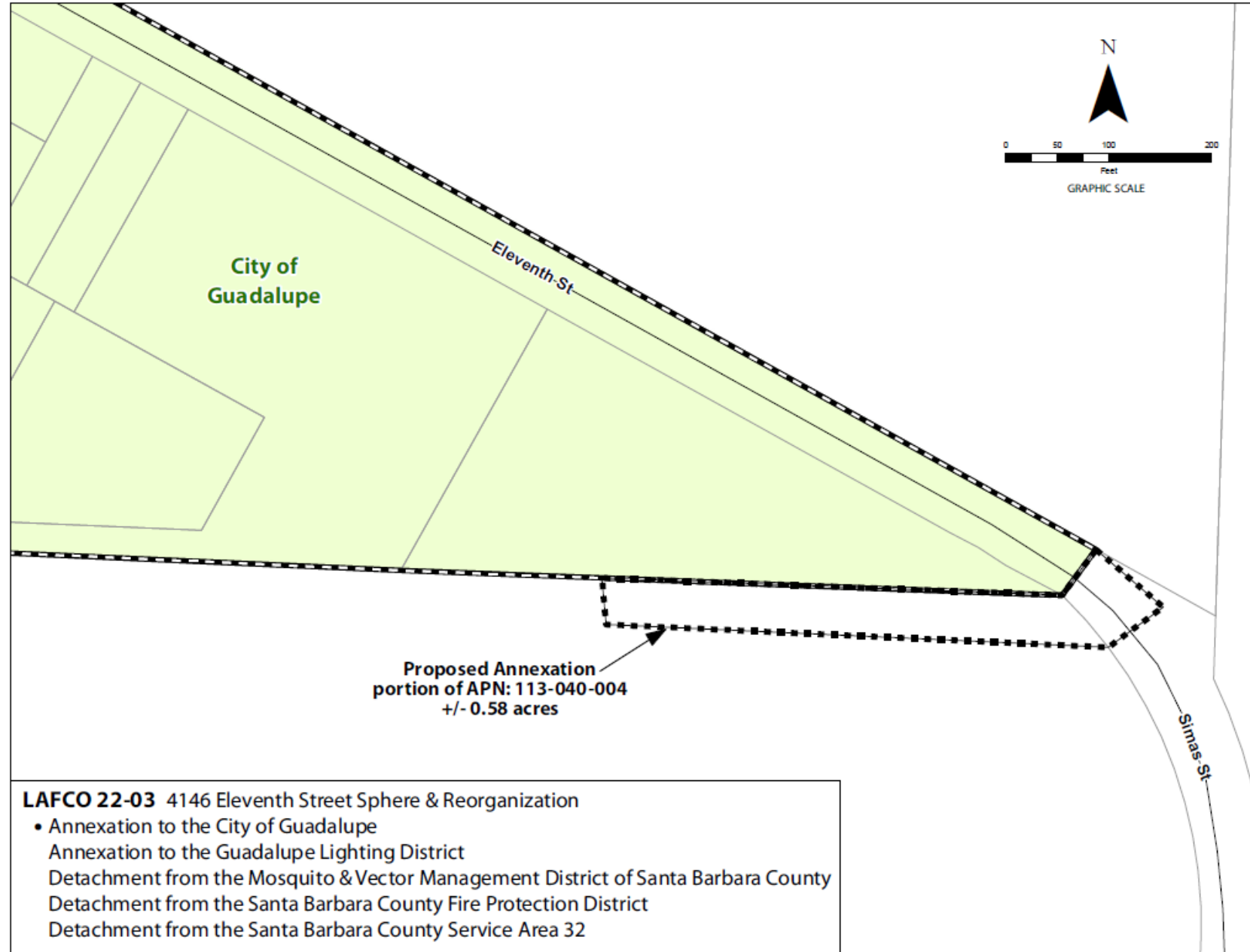
4146 Eleventh Street “Almaguer”
Reorganization to the City of Guadalupe and
Guadalupe Lighting District

August 11, 2022

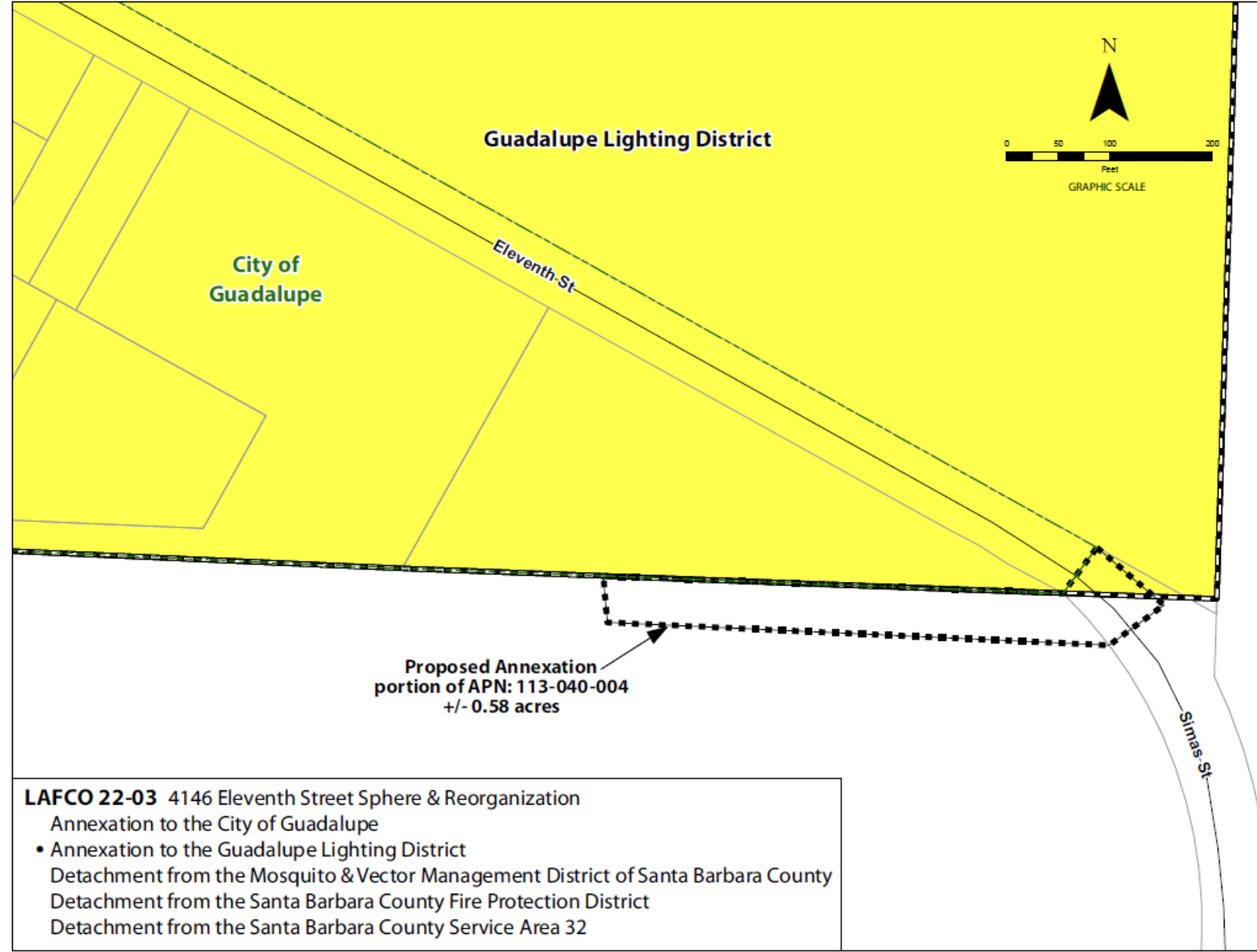
Background

- Applicant: City Council, by resolution
- Location: parcel is located at 4146 Eleventh Street approx. 0.58-acres
- Purpose: Annex into the City and District to correct property boundary irregularities
- Sphere of Influence: The proposal area is outside of the City and District's Sphere of Influence (Updated in 2016 and 2006)

Annexation Map



Annexation Map



Land Use, Planning and Zoning

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- The land use is residential with one developed Single-Family residence
- No changes in land use will be facilitated by the proposed boundary change
- Land use designations and zoning are agricultural in the County (AG-II-40) and residential in the City (Low Density Residential R-1)

Change of Organization Item
No 1

Plan for Services

- The City's Plan for Services outline the adequate services, facilities, and improvements
- The Plan for Services address the provision of governmental services and financing of improvements
- Plan for Services found in Attachment F
- 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 and no additional lighting services are requested at this time

Sphere of Influence

- Area is outside both City & District's Sphere of Influence
- SOI was updated in 2016 (City) and 2006 (Lighting)
- Spheres would be amended to include this area

Present and planned land uses

- Consistent with the City's General Plan

Present and probable need for services

- Consist of existing water and sewer services by on-site well and septic. Police & Fire already first responders.

Sphere of Influence

Present capacity and adequacy of services

- City water is supplied by groundwater and State Water Project. City's existing wastewater treatment facility has 960,000 gallons per day (gpd) capacity. No extension of potable water and sewer service is required or requested
- Existing home site is less than 1-mile from police & fire stations. No additional lighting services are requested at this time

Social or economic communities of interest

- City of Guadalupe provides places for shopping and services for the people living in the area

Disadvantage Unincorporated Communities

- This amendment does not qualify as a disadvantage unincorporated community

Environmental Determination

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- The City of Guadalupe, as lead agency, in consultation with LAFCO, has prepared a Notice of Exemption pursuant to Public Resources Code Sections 21000, section 15061 (b)(3)
- Staff Recommends adding CEQA Exemption section 15319 Class 19
- Annexation of existing facilities and lots for exempt facilities; common sense rule

Change of Organization Item
No 1

City/District and Landowner Consent

- Parcel is “uninhabited” – less than 12 voters (GC sec. 56079.5)
- The City and Lighting District has consented to waving conducting authority proceedings
- The Property owners have also consented to the annexation
- Therefore, the annexation can proceed without notice, hearing and election

Conclusion

- The site is located in an area that allows the City and District to best provide services in the future
- The proposed sphere of influence revision and annexation represents a reasonable and logical extension of services

Recommendation

OPTION 1 – APPROVE the proposal and resolution as follows:

- Find that 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.
- Amend the Spheres of Influence of the annexing agency to include approximately 0.58-acre located at 4146 Eleventh Street;
- Approve the proposal, to be known as 4146 Eleventh Street Reorganization to the City of Guadalupe and Guadalupe Lighting District;
- 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;
- 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.
- Waive the conducting authority proceedings and direct the staff to complete the proceeding.