

LAFCO MEMORANDUM

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
105 East Anapamu Street ♦ Santa Barbara CA 93101 ♦ (805) 568-3391 ♦ Fax (805) 568-2249

REQUEST FOR REPORTBACK

February 24, 2022

TO: Assessor - Michael Daly
Auditor-Controller - Claudia Ornelas
County Executive Office - Mona Miyasato
Elections - Renee Bishof
Planning and Development – Zoe Carlson

FROM: Mike Prater
Executive Officer

RE: **22-03 4146 Eleventh Street – Sphere & Reorganization to City of Guadalupe by Resolution of Application**

Enclosed is the proposal questionnaire map and legal description for the above-referenced proposal.

Enclosed are petitions for Assessors petitions for Elections verification per G.C. §56707, §56708, & §56710.

The local agencies whose service area or responsibility will be altered by this jurisdictional change are as follows:

- The annexing agency only.
- The annexing city and the Santa Barbara County Fire Protection District.
- The local agencies listed below.

City of Guadalupe (Annexation)

Guadalupe Lighting District (Annexation)

County Fire Protection District (Detachment)

Mosquito & Vector Management District of SB (Detachment)

County Service Area 32 (Detachment)

The Assessor and Auditor are are not required by Section 99 of the Revenue and Taxation Code to calculate information for the negotiation for an exchange of property tax revenues for this proposal.

Additional comments:

LAFCO requests comments to be returned no later than Monday, March 25, 2022.

Thank you.



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 (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**

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 (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 24th 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:

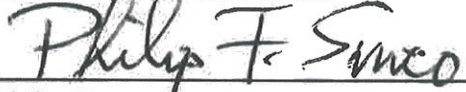


Amelia M. Villegas, City Clerk



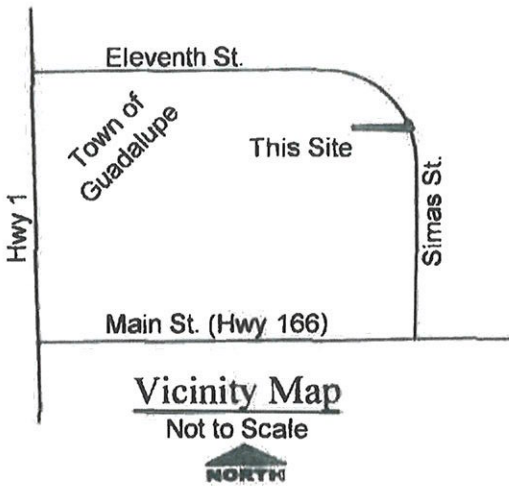
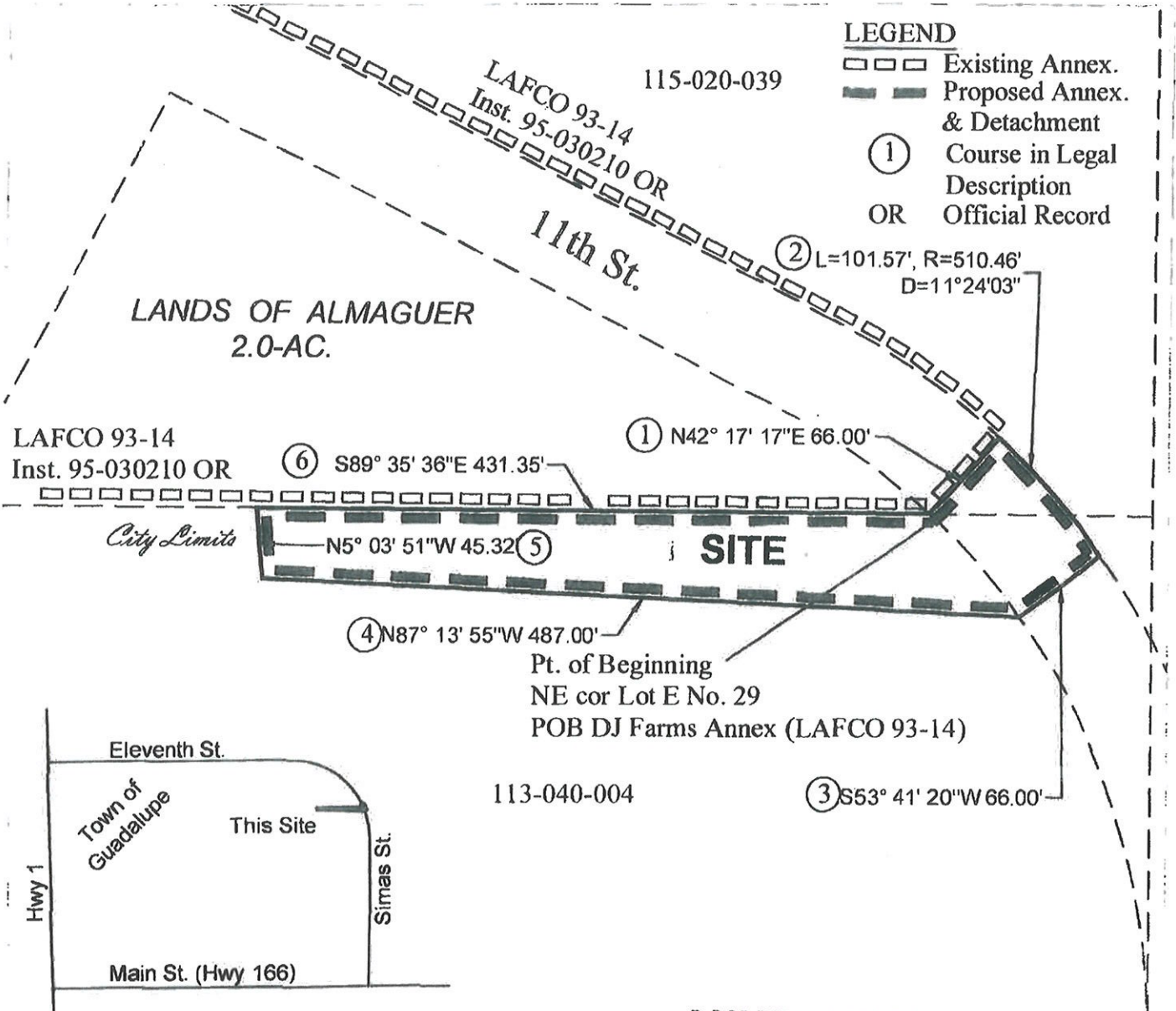
Ariston Julian, Mayor

APPROVED AS TO FORM:



Philip Sinco, City Attorney

ANNEXATION SITE



ANNEXATION MAP

LANDS OF ALMAGUER

ANNEX. SITE 0.58-ACRE
(PORTION OF 113-040-004)

Planning and Development x Santa Barbara County Land Use x +

https://sbcopad.maps.arcgis.com/apps/webappviewer/index.html?id=0f24610ca52d4e28b12e2d76bfb1d5ec

Santa Barbara County Land Use and Zoning Map

Search by Address or APN

CITY LIMITS AND SPHERE OF INFLUENCE - COTERMINOUS

AREA TO BE ANNEXED
0.58 ACRE

San Luis Obispo County, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EP... esri

11:07 AM
10/5/2020

SITES: AERIAL PHOTO

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

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.

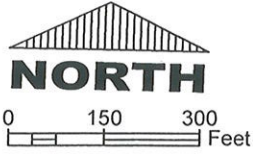
	<u>Name</u>	<u>Address</u>
1.	Bill Scott, Contract City Planner, Department of Planning and Building,	918 Guadalupe Street, Guadalupe CA, 93434
2.	Mr. Dave Cross, Fletcher, Cross and Associates,	801 South Broadway Street, Suite 1, Santa Maria, CA, 93454
3.	Mr. Frank Almaguer,	4146 Eleventh Street, Guadalupe,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

S89° 35' 36"E 1416.17'

City Limits

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'

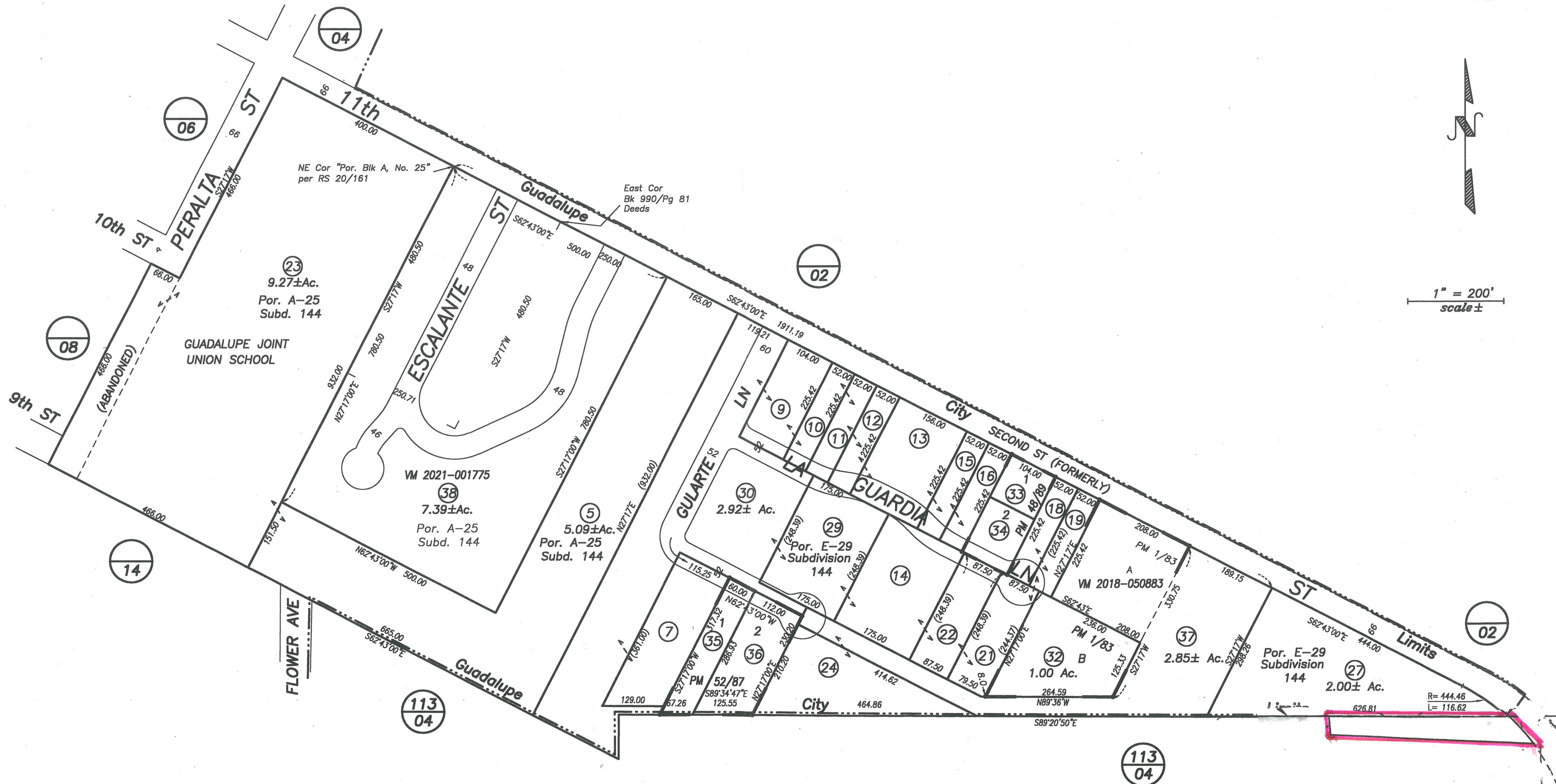
Exhibit Sketch
 21LLA-00000-00002



J
 1-9-2021



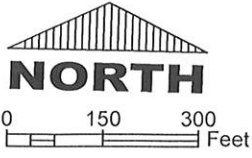
A Professional Land Surveying & Consulting Company
 PO Box 2341
 Santa Maria, CA 93457
 805-680-1895 bus.
 jon@jonmckellar.com
 http://www.jonmckellar.com



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

TPOB Lot 1

L=88.44', R=444.46'
D=11°24'03"

L=116.40', R=444.46'
D=15°00'17"

11th St.

N62° 43' 00"W 444.00'

POB Lot 1

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



[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

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 11th 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 11th 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 11th day of January, 2021.


Jon McKellar, PLS 7578





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

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. Almsquien

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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. Almsquien, 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. Almsquien

Date

1/12/22