

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

September 6, 2007 (Agenda)

LAFCO 07-10: Gowing Reorganization: Annexation to the City of Guadalupe/Detachment from the Santa Barbara County Fire Protection District/ Detachment from the Mosquito and Vector Management District of Santa Barbara County

PROPONENT: City Council of the City of Guadalupe, by resolution.

ACREAGE & LOCATION Less than one acre located north of 7th Street just west of the northerly extension of Campodonico Avenue

PURPOSE: Provide municipal services for the potential development, with adjacent property within the City, for up to four multi-family residences.

GENERAL ANALYSIS:

Description of Project

The 1,400 square feet that is the subject of this annexation is part of a single lot, part of which is already within the City. Upon being annexed this lot, with another adjacent parcel within the City also owned by the Rebecca Gowing Family Trust, can be residentially developed.

PROPOSAL INFORMATION

1. Land Use, Planning and Zoning - Present and Future:

The site is vacant. The City General Plan designates the site as High Density Residential and it is rezoned R-3 (High Density Residential). This is consistent with zoning on the remainder of the parcel and with other neighboring parcels within the City.

The County General Plan designates the site as "A-II" (Agriculture – 40 Ac. Minimum Parcels) and it is currently zoning "U" (Open Land - Agriculture) .

The site is within the City's Sphere of Influence.

Surrounding uses are residential to the east and south, residential and vacant to the north and agriculture (row crops) to the west.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area is level. No significant features affect the proposal.

3. Population:

There are no dwelling units on the site. Approval of the proposal could result in the construction of up to five dwelling units

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

The City's "Plan for Providing Services within the Affected Territory," is on file in the LAFCO office as required by Government Code §56653. The level and range of services will be similar to those currently provided within the City.

5. Assessed Value, Tax Rates, Indebtedness and boundaries:

The parcel is within tax rate area 67-003. The overall tax rate will not be affected by this change. The assessed value is \$5,402 (2007-08 roll). The annexing agencies have no existing indebtedness.

6. Environmental Impact of the Proposal:

The City of Guadalupe, as the lead agency and consultation with LAFCO, has found the proposal to be categorically exempt. (Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities).

The County notes that given the small size of the parcel being annexed there will be no perceptible impacts on agriculture.

7. Landowner Consent and Registered Voters:

The territory is uninhabited; namely, there are fewer than 12 registered voters. The proponent certifies that the property owner has given written consent. The annexing city consents to the waiver of conducting authority proceedings.

8. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. The annexation area is contiguous to the existing City boundaries.

A map sufficient for filing with the State Board of Equalization has not yet been received from the proponent.

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 reorganization.

- A. Find the proposal to be categorically exempt.
- B. Adopt this report and approve the proposal, to be known as the Gowing Reorganization: Annexation to the City of Guadalupe; Detachment from the Santa Barbara County Fire Protection District, Detachment from Mosquito and Vector Management District of Santa Barbara County, with the condition the territory being annexed shall be liable for any authorized or existing City taxes, comparable to properties presently within the City.
- C. Find: 1) the subject territory is uninhabited, 2) all affected landowners have given written consent to the annexation and 3) the annexing agency has given written consent to the waiver of conducting authority proceedings.
- D. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

Option 2 Adopt this report and DENY the proposal.

Option 3 If the Commission needs more information, it should CONTINUE this matter to a future meeting.

RECOMMENDED ACTION:

Approve **Option 1**.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION