

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

August 5, 2004 (Agenda)

LAFCO 03-11: Expansion of the City of Guadalupe sphere of influence, and Jasco Reorganization: Annexation to the City of Guadalupe / Detachment from the Santa Barbara County Fire Protection District

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

ACREAGE & LOCATION Approximately five acres located adjacent to and north of the existing City boundary, between the extensions of Pacheco and Peralta Streets.

PURPOSE: To remedy an existing situation in which the City boundary passes through an existing building and to promote orderly governmental boundaries.

PROPOSAL INFORMATION

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

The site is developed with an industrial building used for the cold storage of agricultural products. No change in land use is proposed.

As explained in the City's application,

Jasco owns seven parcels totaling 10.32 acres north of 11th Street between Pacheco and Peralta Streets. According to property tax and ownership records, the northerly 4.93 acres lies outside of the City and the remaining 5.39 acres are located within the City. Moreover, the City limits appear to pass through an existing building on the site, leaving the northerly portion under the jurisdiction of Santa Barbara County.

It is unclear how this situation arose, but most likely the buildings were constructed under the assumption that the entire property lies within the City; it currently receives the full range of City services (water, wastewater collection and treatment, police and fire protection, etc.)

It should be noted that no application has been made for any additional development on the site, expansion of the nature or scope of the existing operation, or subdivision of the underlying parcels.

Surrounding uses are residential to the west, residential and industrial to the south, agriculture to the east and the flood plain of the Santa Maria River to the north.

The site is rezoned as General Industrial (G-1). The existing uses are compatible with this designation.

2. Topography, Natural Features and Drainage Basins

The site is level with no significant features affecting the proposal; it is immediately south of the floodplain of the Santa Maria River.

3. Population:

There are no dwelling units in the proposal area and none will result from this proposal.

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

The City's "Plan for Providing Services within the Affected Territory" has been submitted as required by Government Code section 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 annexation area is within tax rate areas 067-007. The assessed value is \$127,344 (2003-2004 roll).

The City requests that the property be liable for its share of existing City indebtedness, which is repaid by property taxes. The detaching district has no bonded indebtedness.

6. Environmental Impact of the Proposal:

The City, as the lead agency, found that significant adverse environmental impact may result from the proposal and prepared a Mitigated Negative Declaration. A copy of this document is enclosed with this report.

7. Landowner Consent and Registered Voters:

The City certifies that the property owner has given written consent. The territory is uninhabited; namely, with are fewer than 12 registered voters. The 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 been received.

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. Certify that your Commission has reviewed and considered information contained in the Mitigated Negative Declaration.
- B. Amend the sphere of influence of the City of Guadalupe to include the proposed annexation area.
- C. Adopt this report and approve the proposal, to be known as the Jasco Reorganization: Annexation to the City of Guadalupe/Detachment from the Santa Barbara County Fire Protection District.
- D. Condition the reorganization upon the territory being annexed being liable for any existing or authorized bonded debt, taxes, charges, fees or assessments comparable to properties presently within the City.
- E. Find: 1) all affected landowners have given written consent to the annexation and 2) the annexing agency has consented to waive conducting authority proceedings.
- F. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

Option 2 DENY the proposal.

- A. Certify it has reviewed and considered the information contained in the Mitigated Negative Declaration prepared by the City.
- B. 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