



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: CEO
Department No.: 012
For Agenda Of: May 19, 2015
Placement: Departmental
Estimated Tme: 1 hour
Continued Item: NA
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department County of Santa Barbara Legislative Program Committee
Director(s):
Contact Info: Terri Maus-Nisich, Assistant County Executive Officer, 568-3400

SUBJECT: Potential Advocacy Position of Legislation: AB 3 (Williams): Isla Vista Community Services District

County Counsel Concurrence

As to form: No

Auditor-Controller Concurrence

As to form: NA

Recommended Actions:

That the Board of Supervisors:

Option 1:

- A. Take an advocacy position of support, watch, or oppose on AB 3 (Williams): Isla Vista Community Services District; and
- B. Direct staff to forward, and authorize the Chair to sign a letter stating the Board's decision to the legislative author, members of the legislature including, but not limited to, the county legislative delegation, and appropriate committee chairs; and
- C. Determine pursuant to CEQA Guideline 15378(b)(5) that the above action is not a project subject to CEQA review because it is an administrative activity that will not result in direct or indirect physical changes in the environment.

Option 2:

- A. Take no position on AB 3 (Williams): Isla Vista Community Services District; and
- B. Determine pursuant to CEQA Guideline 15378(b)(5) that the above action is not a project subject to CEQA review because it is an administrative activity that will not result in direct or indirect physical changes in the environment.

Summary Text:

This item is on the agenda for the Board of Supervisors to consider taking a position on AB 3 (Williams): Isla Vista Community Services District. On May 4, 2015, the Legislative Program Committee directed staff to bring AB 3 to the Board of Supervisors for consideration with a recommendation of support.

Background:

Isla Vista has faced issues of crime, high density, building code violations, parking, infrastructure, and governmental coordination. In the 1970's, there were multiple attempts to solve problems facing the community through the creation of cityhood for Isla Vista. The attempts weren't successful due to a lack of financial feasibility. In 1972, Senator Lagomarsino passed SB 921, enabling legislation to form an "Isla Vista College Community Services District (IVCCSD)", an alternative to a regular Community Services District (CSD). It allowed the collection of a head tax, two-year Board member terms, and other alterations to normal CSD law. The Bill required it to first be approved by the Local Agency Formation Commission (LAFCO) in order to be established. This path was never followed though, and attempts at cityhood were made instead. SB 921 is still current law, and could be pursued if so chosen. The idea of possibly resurrecting this Bill was considered in the mid-80's when it was apparent that the Isla Vista Municipal Advisory Council (IVMAC) would lose funding, but was dropped as the IVCCSD wouldn't have been able to come into existence quick enough to create a seamless transition between the IVMAC and IVCCSD.

In 2001, LAFCO commissioned Economic & Planning Systems to look into governance options for Isla Vista. They once again found cityhood to be financially infeasible, and found a CSD to be more likely to garner support than annexation to the City of Goleta or Santa Barbara. They found the CSD to be a good way to achieve better coordination of services, and greater local responsiveness. They envisioned the CSD building upon the Isla Vista Recreation & Park District (IVRDP) structure, supplanting County Service Area 31 (CSA 31), which does street lighting, street trees, sidewalks, curbs, and gutters in Isla Vista, and possibly adding a Municipal Advisory Council (MAC) and/or Area Planning Commission (APC). They believed that if the CSD was to acquire the revenue from CSA 31, it might not need to raise additional taxes. If more revenue was sought, the options would be detaching from Goleta West Sanitary District (to capture the 6% of ad valorem tax they receive from Isla Vista), voters increasing taxes on themselves, and/or the County allocating a share of its existing tax base to the CSD. In 2002-2003, after the Santa Barbara County Grand Jury looked at Isla Vista's problems for two years, they recommended that the residents of Isla Vista create a CSD. They thought it would allow the community to take charge, determine its own goals, determine the services it would want to control, and would be accountable solely to Isla Vista.

In following years, there was considerable effort by the County to improve the community of Isla Vista through the Isla Vista Redevelopment Agency. In its 22 years of existence, the agency generated over \$40M in redevelopment revenue to fund projects, infrastructure investment and affordable housing, including but not limited to: the purchase and/or construction of the "Clinic," "Church," Solar Parking Lot, Pescadero Lofts, park, street, sidewalk, transit and storm drain improvements, increased street lighting, utilities undergrounding, bicycle racks, cigarette butt receptacles, beach staircase installation, and an investment in the Isla Vista Food Coop. In 2012, the State dissolved all Redevelopment Agencies, ending a source of funds for area improvements.

The recent movement to create a CSD started in the summer 2013, and momentum increased following multiple incidents of unrest in the IV community. Further following the tragedy of May 23rd, UCSB

Trustees created a committee to look at the problems of Isla Vista. The committee released a report suggesting the State form an Isla Vista CSD or Municipal Improvement District. Soon after the UCSB Trustees' Report came out, Assemblymember Williams began the process of creating an alternative CSD through State legislation (AB 3), with specific powers and restrictions particularly for Isla Vista. In order to guide this process, his office has held weekly community meetings to gather input on what should be included in the Bill.

The Bill has gone through multiple revisions. The current Bill creates a new section of CSD law. In terms of powers, it allows the Isla Vista Community Services District (IVCSD) the power to: fund a MAC and APC, create a tenant mediation program, create a parking district, and abate graffiti, build and operate community facilities, such as a community center, contract with the County or UC Regents to provide additional police services, and provide the same services as CSA 31 (lighting, trees, gutters, curbs). The Bill doesn't allow the CSD to exercise latent powers as would normally be the case with a typical CSD. It also doesn't allow the CSD to conduct recreation programs in the same manner as the IVRPD. As the Bill is currently written, the IVRPD and CSA 31 would not be combined into the CSD. The Board would be made up of seven members, five regularly elected members, and two appointed (one by the Board of Supervisors, and one by UCSB Chancellor). The boundaries of the CSD would include Isla Vista proper, as well as the UCSB campus. The Bill also allows the CSD to levy a Utility User Tax (UUT).

If the Legislature passes the Bill enabling creation of a CSD, the Board of Supervisors places the CSD on the ballot in Isla Vista on the next regularly scheduled election. The ballot measure will require a majority vote to pass. If the measure passes, the new CSD Board would then place the UUT on the ballot, where it requires a 2/3rds vote to pass. If the UUT is not approved on or before January 1, 2027, the CSD is dissolved.

Given the Bill is continuing to move through the Legislature, an update on status will also be provided to the Board of Supervisors of May 19, 2015

Registered Support and Opposition:

Support

Associated Student Government of Santa Barbara City College, Isla Vista Relationship Committee

Associated Students of the University of California, Santa Barbara

Central Coast Alliance United for a Sustainable Economy (CAUSE)

Council Member Gregg Hart, City of Santa Barbara

Council Member Cathy Murillo, City of Santa Barbara

Council Member Harwood "Bendy" White, City of Santa Barbara

Mayor Helene Schneider, City of Santa Barbara

Service Employees International Union, Local 721

Supervisor Doreen Farr, Third District, Santa Barbara County

Supervisor Salud Carbajal, First District, Santa Barbara County

UAW, Local 2865

UAW, Local 5810

Individual letters (68)

Concerns

California Special Districts Association
California State Association of Counties
Santa Barbara Rental Property Association

Opposition

California Association of Local Agency Formation Commission (unless amended)
California Special Districts Association, Santa Barbara County Chapter
California Taxpayers Association
Howard Jarvis Taxpayers Association
Santa Barbara Local Agency Formation Commission (unless amended)
Long-Term Residents of Isla Vista's Neighbors' Group (47)
Individual letters (2)

Attachments:

Attachment A – AB 3 Legislative Counsel’s Digest
Attachment B – AB 3 Bill Analysis

Authored by:

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