

#5

Memorandum



Date: April 6, 2009

To: Honorable Joseph Centeno, Chairman, and
Members, Board of Supervisors

From: Michael F. Brown, County Executive Officer

Subject: Supplemental Information: Proposed Goleta West Sanitary District
Detachment

CC: Dennis Marshall, County Counsel
John Baker, Assistant County Executive Officer/Planning Director



As you know, item D-5 of the regular Tuesday, April 7, 2009 Board Agenda deals with the County's legal obligation to conduct detachment proceedings relative to a proposal by the City of Goleta to detach from the Goleta West Sanitary District.

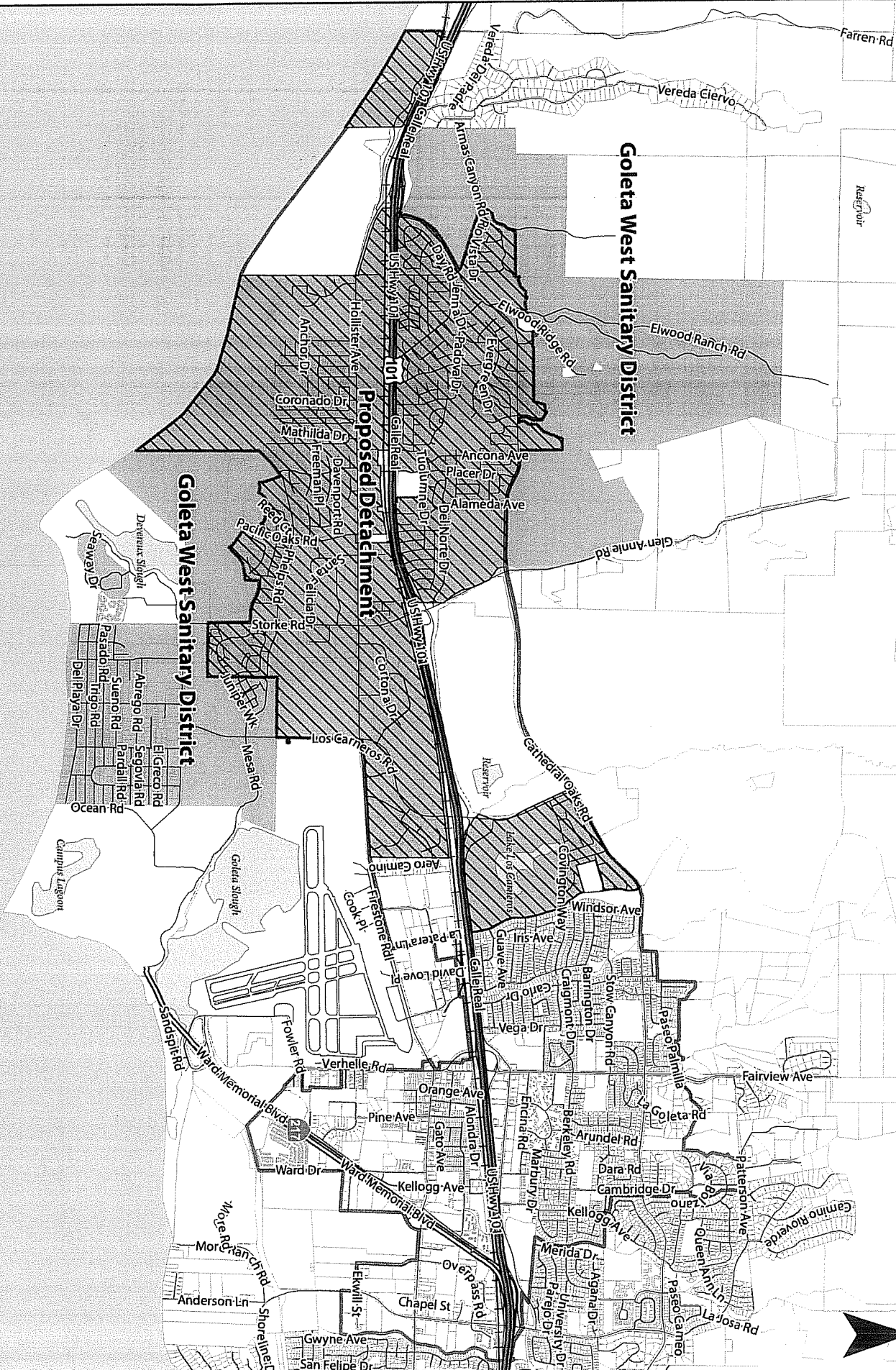
Per the request of Supervisor Farr for further information please find attached three items providing additional information as follows:

1. A map that shows the boundaries of the City of Goleta in relation to the Goleta West Sanitary District and depicts those areas which would be detached to the City and those areas which would remain within the unincorporated County.
2. A table entitled *Revenues by Area Generated for Goleta West Sanitary Tax Year 2008*. This table depicts the amount of revenues generated by both the property tax and the sewer service charge by area. By reading the chart it is possible to determine the amount of each revenue generated by area. It should be noted on the chart that revenue line 4900 Goleta West Sanitary District is the property tax line. The title is somewhat abstract on the chart.
3. Two exhibits provided by the LAFCO Executive Director which illustrate the process for detachment. Exhibit A illustrates the process for the City of Goleta and Exhibit B illustrates the process for the County (if the County determined at some point to also detach). It should be noted that the County has not considered this option as of this time.

Please let me know if you need further information or clarification. Thank you.

Attachment

Attachment 1



Goleta West Sanitary District

Proposed Detachment

Goleta West Sanitary District



LAFCO 09-01
City of Goleta Detachment from Goleta West Sanitary District



Attachment 2

Revenues by Area Generated for Goleta West Sanitary
Tax Year 2008

Revenue Type	Fund	Fund Title	Tax Year
Fixed Charge Assessment	4880	GOLETA WEST SAN-SERVICE CHARGE	2008
Basic 1% before RDA	4800	Go West Sanitary Dist-Running	2008

Geographic Area From Which Fixed Charge Assessment or Basic 1% Tax is Generated

City of Goleta		Unincorporated Area				District Totals
City of Goleta	EMID - City of Goleta	EMID - Goleta Unincorporated	Goleta Unincorporated	Goleta Unincorporated	IV - Unincorporated TRA 66011	Total Unincorporated
1,311,882.60	68,059.91	23,184.00	19,571.66	807,226.75	849,982.41	2,229,924.92
1,487,633.00	53,542.00	-	42,345.00	374,434.00	416,779.00	1,957,954.00
2,799,515.60	121,601.91	23,184.00	61,916.66	1,181,660.75	1,266,761.41	4,187,878.92

Basic 1% taxes generated within City of Goleta is what is up for negotiation

Attachment 3

Detach the City of Goleta from GWSD

• Before Applying to LAFCO

Notify or consult with the Goleta West Sanitary District staff

Notify or consult with the Goleta Sanitary District staff

Prepare application materials for submittal to LAFCO

Goleta City Council (1) adopts resolution of application to initiate detachment of incorporated area from the GWSD with proposed terms and conditions and (2) approves environmental document (categorical exemption, Class 19).

A public hearing by the City Council to adopt the resolution of application is not required.

• Application to LAFCO

Application materials submitted to LAFCO would include

- City Council resolution of application
- Completed LAFCO application questionnaire
- Map and Legal Description
- Environmental document, probably a Categorical Exemption
- LAFCO processing fee

The City Council resolution of application would include the following terms and conditions:

- Detachment from the Goleta West Sanitary District of all lands within the City
- Transfer to the City of GWSD assets used to provide service to properties within the City
- Transfer to the City of a proportionate share of GWSD fiscal assets such as funds due and payable and a proportionate share of fund balances. The portion to be transferred could be based on percentage of GWSD assessed value located within the City
- For GWSD employees, transfers to GSD or offers of continued employment with the City

• LAFCO Hearing and Processing

- Application materials submitted to LAFCO

- LAFCO staff notifies affected parties and County departments
- Property tax exchange agreement by City and County if not already approved
- LAFCO staff issues certificate of filing
- LAFCO staff gives notice and sets the matter for hearing by the Commission
- LAFCO staff prepares report and recommendation
- LAFCO conducts hearing; approves or denies the detachment
- If LAFCO approves the detachment, LAFCO staff conducts a “protest hearing” for registered voters and landowners within detachment to file any protests against the detachment.
 - If 50% or more of the registered voters within the detachment area file protests is the detachment terminated.
 - If between 25% and 50% of the registered voters file written protests the detachment goes to a confirmation election
 - If less than 25% of the registered voters file written protests the detachment is recorded and thereby completed.
- In absence of 25% protest LAFCO staff records detachment which is effective from the date specified in the terms and conditions approved by the Commission.

Detach Unincorporated Land from GWSD – County of Santa Barbara

• Pre-application to LAFCO

Notify or consult with the Goleta West Sanitary District staff

Notify or consult with the Goleta Sanitary District staff

Prepare application materials for submittal to LAFCO

Board of Supervisors (1) adopts resolution of application to initiate detachment of unincorporated areas from the GWSD with proposed terms and conditions and (2) approves environmental document (categorical exemption, Class 19).

A public hearing by the Board to adopt the resolution of application is not required.

Application to LAFCO

The application materials submitted to LAFCO would include

- Board of Supervisors resolution of application
- Completed LAFCO application questionnaire
- Map and Legal Description
- Environmental document, probably a Categorical Exemption
- LAFCO processing fee

The Board of Supervisors resolution of application would include the following terms and conditions:

- Detachment of all unincorporated lands from the Goleta West Sanitary District
- Transfer to County Service Area No. 31 of GWSD physical assets used to provide service to properties within Isla Vista
- Transfer to CSA No. 31 a proportionate share of GWSD fiscal assets such as funds due and payable and a proportionate share of fund balances. The portion to be transferred could be based on percentage of GWSD assessed value in CSA No. 31.

Transfer to the County General Fund a proportionate share of GWSD fiscal assets such as funds due and payable and a proportionate share of fund balances. The portion to be transferred could be based on percentage of GWSD assessed value in the unincorporated area outside of CSA No. 31.

- Hearing and Processing Procedures
 - Application materials submitted to LAFCO
 - LAFCO staff notifies affected parties and County departments
 - Property tax exchange resolution by the County if not already approved
 - LAFCO staff issues certificate of filing
 - LAFCO staff gives notice and sets the matter for hearing by the Commission
 - LAFCO staff prepares report and recommendation
 - LAFCO conducts hearing; approves or denies the detachment
 - After LAFCO approves the detachment, the LAFCO staff conducts a “protest hearing” for registered voters and landowners within detachment to file any protests against the detachment.
 - If 50% or more of the registered voters within the detachment area file protests is the detachment terminated.
 - If between 25% and 50% of the registered voters file written protests the detachment goes to a confirmation election
 - If less than 25% of the registered voters file written protests the detachment is recorded and thereby completed.
 - LAFCO staff records detachment which is effective from the date specified in the terms and conditions approved by the Commission.