



**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:** County Executive  
Office  
**Department No.:** 012  
**For Agenda Of:** October 7, 2014  
**Placement:** Departmental  
**Estimated Tme:** 1 hour  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

---

**TO:** Board of Supervisors

**FROM:** Board Member Doreen Farr  
and and  
Department Mona Miyasato, County Executive Officer  
Director

**SUBJECT:** Isla Vista – Update on Governance and Finance Options, Infrastructure  
Accomplishments and Activities, and Resource Needs, District 3

---

**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Other Concurrences:**

Sheriff, Community Services, General Services, Planning &  
Development, Public Works

**Recommended Actions:**

That the Board of Supervisors:

- a) Receive and file a report regarding County of Santa Barbara programs, activities, infrastructure improvements, that are completed, in progress and proposed, and existing ordinances and governance structures options within the unincorporated community of Isla Vista (IV), Ca.
- b) Give further direction to staff as appropriate.
- c) Determine that the proposed action is an administrative activity that will not result in direct or indirect physical changes to the environment, and therefore, is not a project subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15378(b)(5) and direct staff to file the Notice of Exemption (Attachment A).

**Summary Text:**

At the June 2014 budget hearings, the Board of Supervisors approved a Fiscal Year 2014-2015 work objective for the County Executive Office to coordinate an interdepartmental, countywide Isla Vista initiative, within existing, budgeted resources. To that end, this board letter provides updated information regarding finance and governance structure options, infrastructure accomplishments and what could be addressed with funding augmentations. There have been many changes in applicable laws since the governance options were studied in 2001. The various options are controlled by specific statutes with various voter and geographic requirements.

**Background:**

The Isla Vista community encompasses a population of over 21,000 residents and is part of unincorporated Santa Barbara County. It is adjacent to the University of California, Santa Barbara (UCSB) campus and a significant portion of the residents are students from UCSB and Santa Barbara City College. However, the community also includes a number of long-term owner occupant and lower-income renter households. The area includes a variety of single-family, multi-family, commercial and light industrial uses. This densely-populated area faces issues similar to other university towns in accommodating needs associated with a transient student population in a predominately renter-oriented community.

Governance and Funding: Several ideas have been suggested regarding governance and financing options for the Isla Vista community. These options are limited by specific statutory requirements that would require further evaluation. These ideas have been discussed in the past, most recently in 2001 when the City of Goleta was formed. The proponents of Goleta incorporation did not support and the Local Agency Formation Commission (LAFCO) did not propose that the Isla Vista area to be part of the City. The LAFCO evaluation included other potential governance and financing structures (see below).

The area is currently served by the Isla Vista Recreation and Parks District (IVRPD), which was formed in 1972 as a special district, funded by property tax assessments, to maintain parks owned by the district and to administer some recreation programs. Committees have also formed in the past around specific issues, such as the Isla Vista Project Area Committee to help develop the Isla Vista Master Plan. The Isla Vista Safe Committee was recently formed by the District Attorney with representatives from the County, UCSB, City College and other agencies. Other on-going community committees have existed for several years working with Supervisor Farr and her staff.

Redevelopment Agency and Other Investment: In 1989, the Santa Barbara Redevelopment Agency for Isla Vista (IVRDA) was created. In its 22 years, before dissolution in 2012 by state legislation, the agency generated over \$40M in redevelopment revenue to fund projects, infrastructure investment and affordable housing. As part of that effort, public/private investment increased and improved vitality of the area with major infrastructure improvements including five mixed-use (commercial/residential) structures in the downtown Embarcadero Loop.

The IVRDA also acquired a community medical clinic, church and parking lot, which have subsequently been transferred to the County. The State's dissolution of all redevelopment areas and redistribution of revenues from the RDA to taxing entities in the area (predominately schools, special districts and the County) reduced the dedicated source of funding and presence of on-going administrative and project

staff serving the Isla Vista area. The various taxing agencies now receive approximately \$3.1M per year after debt service of which the County's General Fund receives \$800,000.

The County also made \$30M in infrastructure and programmatic improvements since 2009, funded by RDA tax increment and other revenue sources. See Attachment C.

County Services: The County of Santa Barbara provides local, or municipal services, in unincorporated areas of the county, as well as regional services that benefit all county residents. The majority of Isla Vista's services are provided by the County and special districts including roads, sidewalks, sanitary, water, fire protection, street lighting, parks, and recreation. Countywide regional services include activities associated with and custody, courts, district attorney, public defender, probation, mental and public health services, elections, etc. Specifically to Isla Vista, the Isla Vista Foot Patrol is a joint effort by the Sheriff and UC Police, with \$3.9M of funding provided by the County for Sheriff services. All these services are funded by countywide revenues from the County General Fund such as property taxes, sales taxes, State subventions and charges for service.

In the 2001 LAFCO study, LAFCO's consultant Economic Planning Systems (EPS), concluded that "Isla Vista/ UCSB is not financially feasible as a city since it would not generate sufficient annual public revenues to cover municipal expenditures." EPS is updating their prior analysis; however the fundamental issue of a limited tax base still exists.

Planning Initiatives in and around Isla Vista: In August 2007, the Board of Supervisors adopted the Isla Vista Master Plan with significant community input about design and a future vision for the area. This was created prior to the dissolution of redevelopment by the state. The Plan is awaiting certification by the Coastal Commission. The main overarching goals of the plan are to create a physically, socially and economically sustainable plan for Isla Vista; preserve and enhance Isla Vista's distinctive character and establish a greater sense of community; and, improve the quality of life by enhancing the built environment.

In 2010, UCSB completed its Long Range Development Plan (LRDP), which anticipates future campus growth and student enrollment. In September of 2010, the University and the County entered into four agreements that address funding mechanisms to address growth impacts related to the LRDP. These agreements pay for future traffic mitigation, a cooperative service agreement for Isla Vista Foot Patrol services, a cooperative agreement for County fire services and a cooperative relations agreement for improvements to sidewalk, parking and intersections.

### **Discussion:**

Since the tragic events in May, and the Deltopia violence in April, community discussions have occurred to better define the complex issues in Isla Vista to create potential solutions. Several organizations have been created or have renewed their focus on the cultural, governance and financial issues involved in Isla Vista. Supervisor Farr and County staff have been involved in those discussions with community members, various groups associated with UCSB, students, City College administrators, IVRPD, and others.

As part of the countywide initiative, staff has been working to review options, challenges and funding needs for specific areas within the County's jurisdiction. Currently, no additional ongoing or one-time funding has been incorporated into the General Fund budget for Isla Vista governance or new Isla Vista

projects except an additional \$85,000 in General Funds allocated by the Board for lighting projects in FY 2014-15. However, significant costs have been incurred by Sheriff staff for non-budgeted overtime for Halloween (\$85,000 not budgeted; \$276,000 total OT) and Deltopia (\$90,000 not budgeted) during FY 2013-14.

Funding from the Successor Agency to the Former IVRDA is dedicated to paying off existing debt obligations of the IVRDA through 2028. The remaining revenue has been collected as property tax and distributed to the various taxing agencies (primarily schools, the County and special districts), pursuant to the law that dissolved RDAs. The County's share of these revenues are recorded as General Revenues within the General Fund and have been appropriated during the FY 2014-15 budget process towards countywide needs.

### **Governance and Financing Options**

There are a number of options that may improve funding or governance issues such as local participation, determination of service priorities, and allocation of public funds, most of which were proposed in the LAFCO study. Possible options include:

- Incorporation of Isla Vista
- Annexation to the City of Santa Barbara
- Annexation to the City of Goleta
- Formation of a Community Service District (CSD)
- Expand Services within County Service Area #31
- Infrastructure Improvement Financing District
- A Municipal Advisory Council (MAC)
- An Area Planning Commission (APC)
- A benefit assessment district could be established to improve funding options
- Certain special taxes could be established to improve funding options
- A Utility User Tax could be established with authorizing legislation in order to improve funding options

A more detailed discussion of each option is included (Attachment B). These options may improve funding or governance issues such as local participation, determination of service priorities, or creation of an ongoing funding stream.

### **Resource Needs**

Infrastructure: Attachment C: County Investments in Isla Vista, 2009-2014, outlines \$30M of programs and infrastructure projects completed by the county in recent years using a variety of funding sources. Additionally, many projects are currently underway or could be underway with funding:

<b>Project Name</b>	<b>Estimated Completion</b>	<b>Estimated Cost</b>	<b>Funding Needed</b>
Lighting	Spring 2015	\$638,000	none
Sidewalks and Traffic Calming	4-6 years after full funding	\$3.8M	\$3.6M
Bluff Fence	4 months after funding and permit approval	\$100,000	\$100,000
Major Maintenance of Church and Clinic	6 months after funding	\$500,000	\$265,000
Communication System	1 month after funding	\$15,000	\$15,000
Graffiti Abatement	Ongoing	\$10,000	\$10,000

The lighting improvements were completed through use of General Fund, Community Development Block Grant (CDBG) and LRDP funding provided by UCSB. The LRDP agreement includes \$2M for traffic calming projects which could pay for a portion of the estimated \$3.6M remaining estimated cost.

Code Enforcement: The County has a comprehensive enforcement program which could be expanded and strengthened with additional resources. Attachment D depicts frequently used ordinances in Isla Vista, primarily enforced through the Sheriff’s Office, but also through Public Works and Planning and Development. The preponderance of the penalties are infractions.

In an expanded building and zoning program, code enforcement staff could conduct visual exterior inspections from the property line, noting any building or zoning violations and take enforcement action as appropriate. Exterior inspections would focus on improper occupancy, unpermitted construction, hazardous or insanitary conditions, and deteriorated or defective building components. Staff could seek authorization for interior inspection based on the nature and extent of exterior violations observed. Interior inspections require authorization of the occupant(s). Generally inspectors are provided access to the property in response to complaints. When access is refused, an inspection warrant would be required to inspect. County Counsel would be involved with inspection warrants. In addition, Planning and Development has an ongoing inspection program of properties located on the bluff top along Del Playa Drive. Approximately 77 properties along the bluff are inspected annually and five have ongoing monitoring for bluff erosion and associated safety issues.

To provide a more robust and intensive code enforcement program as described above, additional staff resources would be required. Planning and Development estimates it would need 1.25 FTE for inspection and supervision; County Counsel estimates it would need 0.4 FTE to support the effort; resulting in increased-ongoing staffing costs of \$235,000. Other potential ongoing administrative costs have not been determined. Start-up costs (one-time) are projected to be \$22,000.

Sheriff: The Sheriff's Office has Community Resource Deputies (CRD) funded by the contract cities where they work. The Sheriff believes a CRD would greatly benefit Isla Vista. A CRD would be a liaison to the community and would supervise community events and programs that bridge the gap between law enforcement and the public. A CRD would focus on proactive measures to fix crime problems in Isla Vista, rather than simply be reactive. A CRD could work with community, business owners and student groups to educate on the problem of open parties and the criminals they attract. A 1.0 FTE position would cost \$175,000 annually.

**Fiscal Impacts:**

These activities are not currently funded and would require an identified funding source. If the Board directs, staff will return to the Board with full financial information and potential options.

Attachment A: CEQA

Attachment B: Auditor-Controller Report, Local Government and Financing Options for Isla Vista

Attachment C: County Investments in Isla Vista, 2009-2014

Attachment D: Frequently Used Ordinances in Isla Vista