

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

**Proposal Justification Questionnaire for Annexations,
Detachments and Reorganizations**

(Attach additional sheets as necessary)

1. Name of Application: (The name should match the title on the map and legal description; list all boundary changes that are part of the application)

Isla Vista Community Services District.

2. Describe the acreage and general location; include street addresses if known:

½ Square mile, 320 acres.

3. List the Assessor's Parcels within the proposal area:

Area is coterminous with County Service Area (CSA) 31. It does not include parcels owned by the Regents of the University of California.

4. Purpose of proposal: (Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.)

This resolution of application is being filed by the County of Santa Barbara per provisions of AB 3.

5. Land Use and Zoning - Present and Future

For A-F, please refer the County of Santa Barbara, Isla Vista Master Plan

<http://longrange.sbcountyplanning.org/planeas/isla%20Vista%20Master%20Plan%20-%20May%202015.pdf>

- A. Describe the existing land uses within the proposal area. Be specific.

See attachment #1, Existing Isla Vista Land Use Designations

- B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.

N/A

- C. Describe the existing zoning designations within the proposal area.

See attachment #2, Existing Isla Vista Zoning

- D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?

N/A

- E. (For City Annexations) Describe the prezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this prezoning?

N/A

- F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements).

N/A

6. Describe the area surrounding the proposal

For Questions 6-9, please refer to the County of Santa Barbara, Isla Vista Master Plan

<http://longrange.sbcountyplanning.org/planeas/islavista/Documents/Isla%20Vista%20Master%20Plan%20-%20May%202015.pdf>

Using Table A, describe existing land uses, general plans and zoning designations for lands adjacent to and surrounding the proposal area. The application is incomplete without this table. See attachment 3, Land uses

7. Conformity with Spheres of influence

A. Is the proposal area within the sphere of influence of the annexing agency? N/A

B. If not, include a proposal to revise the sphere of influence. N/A

<http://longrange.sbcountyplanning.org/planeas/islavista/Documents/Isla%20Vista%20Master%20Plan%20-%20May%202015.pdf>

8. Conformity with County and City General Plans

A. Describe the existing County General Plan designation for the proposal area.

B. (For City Annexations) Describe the City general plan designation for the area.

C. Do the proposed uses conform with these plans? If not, please explain.

<http://longrange.sbcountyplanning.org/planeas/islavista/Documents/Isla%20Vista%20Master%20Plan%20-%20May%202015.pdf>

9. Topography and Natural Features

A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal.

C. Describe the general topography of the area surrounding the proposal.

<http://longrange.sbcountyplanning.org/planeas/islavista/Documents/Isla%20Vista%20Master%20Plan%20-%20May%202015.pdf>

10. Impact on Agriculture

A. Does the affected property currently produce a commercial agricultural commodity?

No

- B. Is the affected property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program?

No

- C. Is the affected property Prime Agricultural Land as defined in Government Code §56064?

No

- D. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract?

No

- 1) If “yes,” provide the contract number and the date the contract was executed.
- 2) If “yes”, has a notice of non-renewal be filed? If so, when?
- 3) If this proposal is an annexation to a city, provide a copy of any protest filed by the annexing city against the contract when it was approved. N/A

11. Impact on Open Space

Is the affected property Open Space land as defined in Government Code Section 65560?

No.

12. Relationship to Regional Housing Goals and Policies (City annexations only)

If this proposal will result in or facilitate an increase in the number of housing units, describe the extent to which the proposal will assist the annexing city in achieving its fair share of regional housing needs as determined by SBCAG.

N/A

13. Population

For Question 13, please refer to the County of Santa Barbara, Isla Vista Master Plan

<http://longrange.sbcountyplanning.org/plannereas/islavista/Documents/Isla%20Vista%20Master%20Plan%20-%20May%202015.pdf>

A. Describe the number and type of existing dwelling units within the proposal area.

B. How many new dwelling units could result from or be facilitated by the proposal?

Single-family _____ Multi-family _____

14. Government Services and Controls – Plan for Providing Services (per §56653)

A. Describe the services to be extended to the affected territory by this proposal.

The resolution of application is the first step, per AB 3, to form a Community Service District for Isla Vista. Assuming successful passage of the utility tax in the November, 2016, AB 3 anticipates a number of potential services.

B. Describe the level and range of the proposed services.

AB 3 further states that the initial utility user tax imposed by the District shall only be used to fund the following services and powers of the District:

- Finance operations of the municipal advisory councils (MAC). Existing law authorizes a county to create a MAC to advise a board of supervisors and an area planning commission to carry out the county's land use planning and development in a designated area.
- Create a tenant mediation program.
- Finance the operations of area planning commission.
- Exercise the powers of a parking district.

- Contract with the County of Santa Barbara or the Regents of the University of California, or both, for additional police protection services above the level already provided.
- Acquire, construct, improve, maintain, and operate community facilities, including but not limited to, community centers, libraries, theaters, museums, cultural facilities, and child care facilities.
- Acquire, construct, improve, and maintain sidewalks, gutters, and trees above the level of service already provided by either the County of Santa Barbara, or County Service Area 31.
- Abate graffiti.

C. Indicate when the services can feasibly be provided to the proposal area.

An election for a utility users tax is anticipated for November, 2016. The utility user tax is the primary funding mechanism for the CSD.

D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal.

N/A

E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

N/A

F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.

N/A

15. Ability of the annexing agency to provide services

Attach a statement from the annexing agency describing its ability to provide the services that are the subject of the application, including the sufficiency of revenues (per Gov't Code §56668j).

N/A

16. Dependability of Water Supply for Projected Needs (as per §56653)

If the proposal will result in or facilitate an increase in water usage, attach a statement from the retail water purveyor that describes the timely availability of water supplies that will be adequate for the projected needs.

N/A

17. Bonded indebtedness and zones – These questions pertain to long term debt that applies or will be applied to the affected property.

N/A

A. Do agencies whose boundaries are being changed have existing bonded debt? _____
If so, please describe.

B. Will the proposal area be liable for payment of its share of this existing debt? _____
If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.)

C. Should the proposal area be included within any 'Division or Zone for debt repayment? __
If yes, please describe.

D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? _____. If yes, please describe.

18. Environmental Impact of the Proposal

A. Who is the "lead agency" for this proposal? The County of Santa Barbara, per provisions of AB 3

B. What type of environmental document has been prepared? Notice of exception

None, Categorically Exempt -- Class 15378(b)(5)

EIR _____ Negative Declaration _____ Mitigated ND _____

Subsequent Use of Previous EIR _____ Identify the prior report. _____

C. If an EIR has been prepared, attach the lead agency's resolution listing significant impacts anticipated from the project, mitigation measures adopted to reduce or avoid significant impacts and, if adopted, a "Statement of Overriding Considerations." N/A

19. Boundaries

- A. Why are these particular boundaries being used? Ideally, what other properties should be included in the proposal?

The area is coterminus with CSA 31, excluding properties owned by the Regents of the University of California.

- B. If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included.

Land owned by the Regents of the University of California was excluded, per AB 3.

20. Final Comments

- A. Describe any conditions that should be included in LAFCO's resolution of approval. None
- B. Provide any other comments or justifications regarding the proposal. None
- C. Enclose all pertinent staff reports and supporting documentation related to this proposal. Note any changes in the approved project that are not reflected in these materials.

N/A

21. Notices and Staff Reports

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

Name

Address

- A. Martin Erickson, Deputy CEO 105 E. Anapamu Street, Santa Barbara CA 93101
- B. Aleksandar Jevremovic, County Surveyor 123 E. Anapamu Street, Santa Barbara CA 93101

Who should be contacted if there are questions about this application?

Name Martin Erickson, Deputy CEO
Phone 805-568-3400

Address 105 E. Anapamu St. Santa Barbara, CA

Signature



Date 11/24/2015

TABLE A

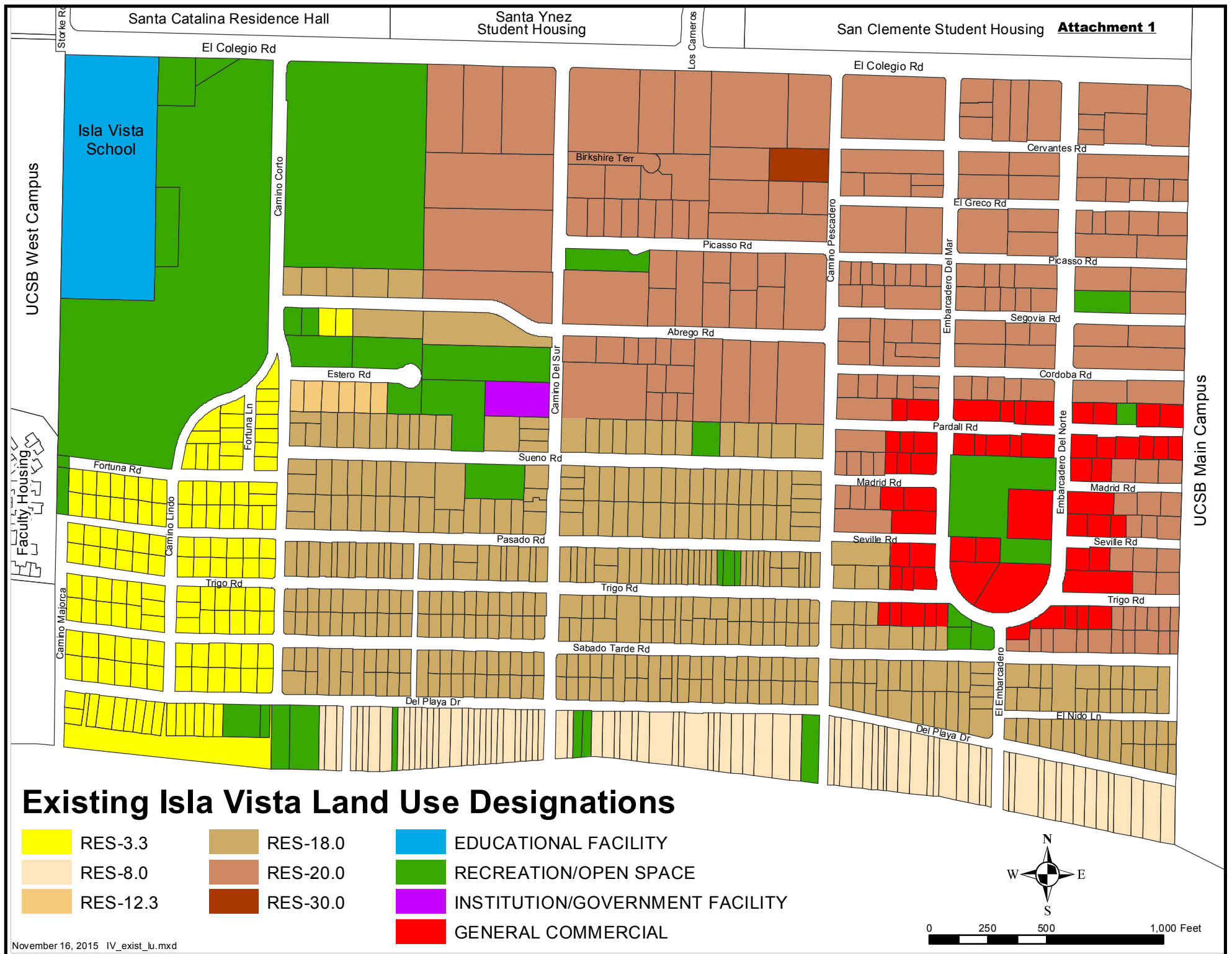
Information regarding the areas surrounding the proposal area

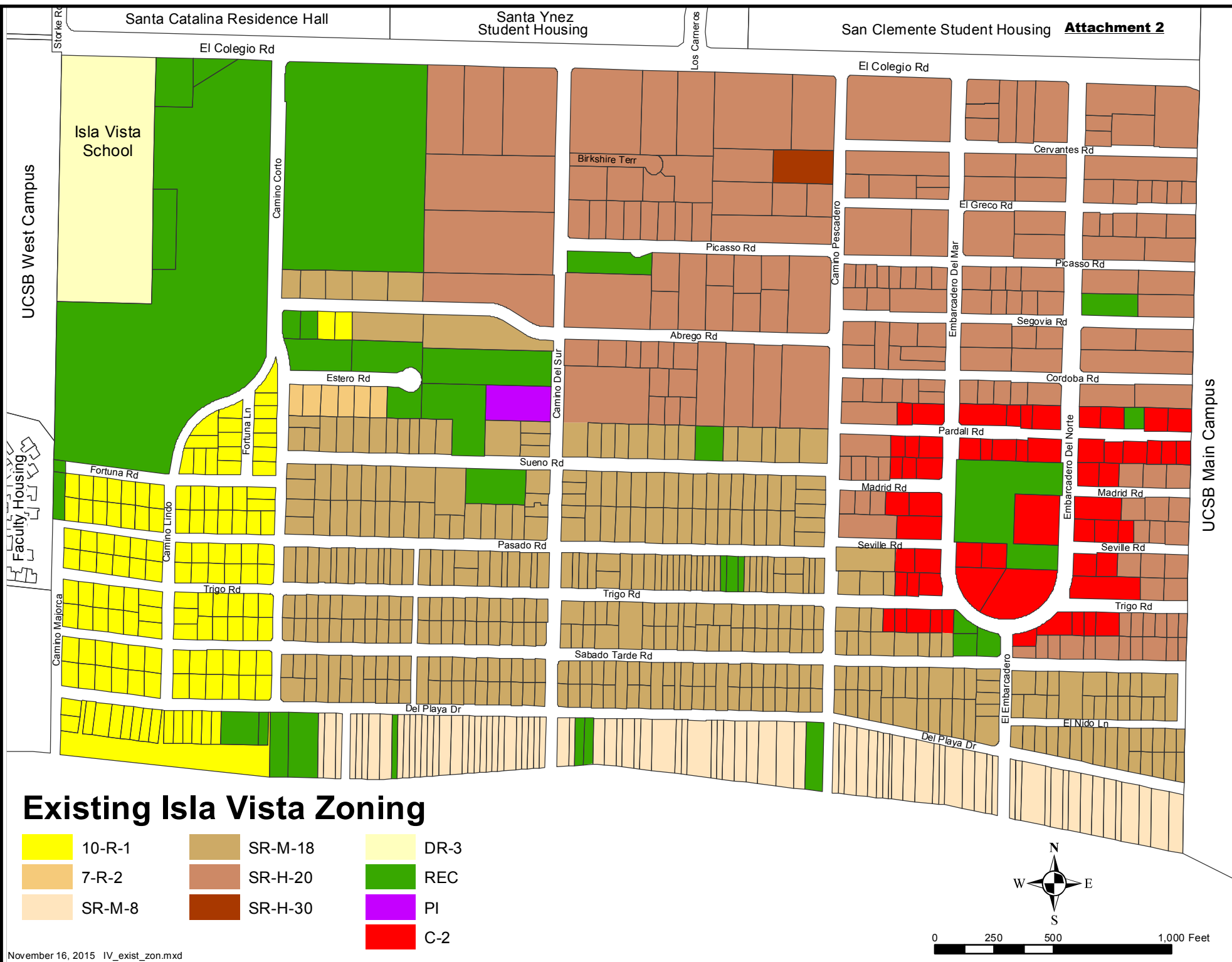
For Table A, please refer to the County of Santa Barbara, Isla Vista Master Plan
<http://longrange.sbcountyplanning.org/planeas/islavista/Documents/Isla%20Vista%20Master%20Plan%20-%20May%202015.pdf>

Additionally, for Table A please refer to Attachment 3, Land Uses.

	Existing Land Use	General Plan Designation	Zoning Designation
East			
West			
North			
South			

Other comments or notations:





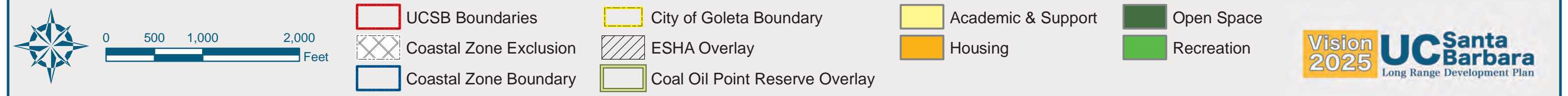
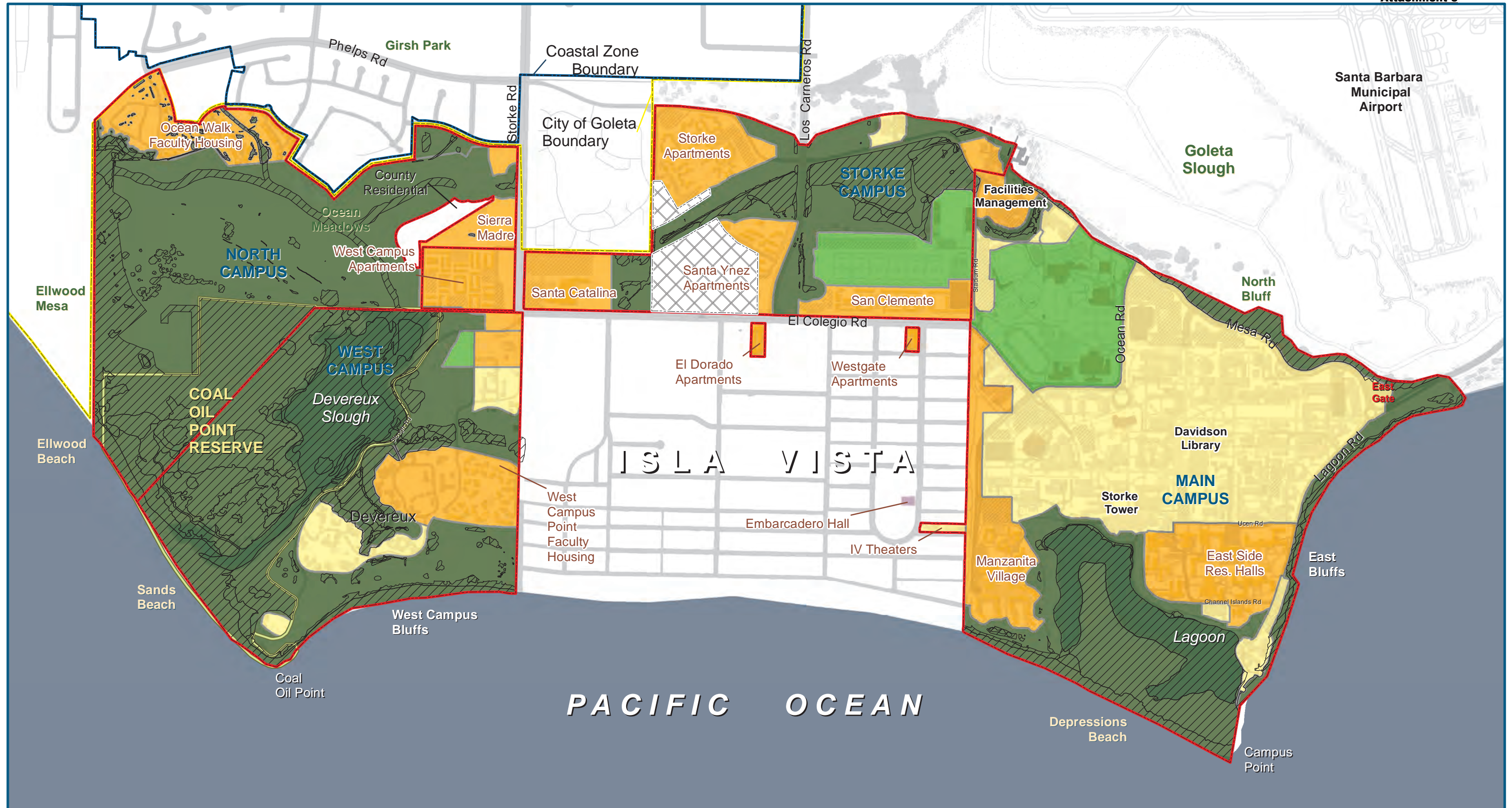


Figure D.1