

LAFCO

Santa Barbara Local Agency Formation Commission

105 East Anapamu Street ♦ Santa Barbara CA 93101

805/568-3391 ♦ FAX 805/647-7647

February 5, 2009 (Agenda)

Local Agency Formation Commission
105 East Anapamu Street
Santa Barbara CA 93101

**LAFCO 03-13 – Formation of Santa Rita Hills Community Services District
Approval of Impartial Analysis**

Dear Members of the Commission:

RECOMMENDATION

It is recommended that the Commission approve the enclosed Impartial Analysis together with any modifications deemed appropriate.

DISCUSSION

Government Code Section 57144 states the Executive Officer must submit to the Commission, for its approval or modification, an impartial analysis of the proposed formation of the Santa Rita Hills Community Services District.

The Impartial Analysis cannot exceed 500 words plus a general description of the boundaries. The enclosed analysis, as presented for the Commission's review, is 456 words in length.

Once approved the Impartial Analysis will be distributed to all registered voters participating in the confirmation election along with the other ballot materials.

Please contact the LAFCO if you have any questions.

Sincerely,

BOB BRAITMAN
Executive Officer

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

IMPARTIAL ANALYSIS OF THE

FORMATION OF THE SANTA RITA HILLS COMMUNITY SERVICES DISTRICT

A “yes” vote on this measure will form the Santa Rita Hills Community Services District (hereafter “District.”) subject the terms and conditions set forth for in LAFCO’s resolution approving creation of the District.

A “no” vote will deny the formation and the District will not be formed.

The proposed District includes approximately 1,590 acres located about 4.7 miles east of the City of Lompoc at the east end of Sweeney Road, north of Santa Rosa Road.

No changes in general plan or zoning changes are related to or will result from the formation.

The District will be governed by a five-member Board of Directors elected at large, each of whom shall be a voter of the District. Terms of office of District directors shall be four years.

The District shall have powers and responsibilities within its boundaries to acquire, construct, improve, and maintain streets, roads, rights-of-way, bridges, culverts, drains, curbs, gutters, sidewalks and any incidental works, to convert overhead electric and communications facilities to underground locations, and to install underground electric and communications facilities, with the consent of the public agency or public utility that owns the facilities.

Any capital improvements or infrastructure constructed by the District must relate to the specific authorized services and any significant costs for construction will be financed by benefit assessments approved by landowners within the District.

The formation is based on voters authorizing a special tax as part of the formation election. The authorized annual special tax, meaning the amount the District can levy, shall be \$3,000,000 for the fiscal year 2008-2009 and increase automatically each fiscal year thereafter by the percentage change in the Consumer Price Index.

The specific tax for any fiscal year, meaning the amount actually collected, shall be determined by the District board of directors based on revenues estimated to be required by the District. The special tax shall be applied equally to each legal lot within the District.

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The formation was initiated by a petition signed by registered voters residing within the District. The Local Agency Formation Commission approved the formation on July 3, 2008. The Santa Barbara County Board of Supervisors on December 16, 2008 called the election for voters to confirm or deny the formation and determined the election shall be by mailed ballot.

THE ABOVE STATEMENT IS AN IMPARTIAL ANALYSIS OF THE PROPOSED FORMATION OF THE SANTA RITA HILLS COMMUNITY SERVICES DISTRICT. IF YOU DESIRE A COPY OF THE PROPOSITION, PLEASE CALL THE SANTA BARBARA COUNTY ELECTIONS OFFICIALS AT (805) 568-2200.

The foregoing Impartial Analysis was approved by the Santa Barbara Local Agency Formation Commission on February 5, 2009.

BOB BRAITMAN
Executive Officer