

October 5, 2017 (Agenda)

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

**Consider approval of Impartial Analysis for the Formation of the Los Olivos Community Services District for inclusion in Ballot Measure for upcoming Election - Recommend Approval**

Dear Members of the Commission

RECOMMENDATION

It is recommended that the Commission Approve the Impartial Analysis for the Formation of the Los Olivos Community Services District Election.

DISCUSSION

At the April 13, 2017 meeting, the Commission approved the proposed Formation of the Los Olivos Community Services District, subject to an election. On June 21, 2017, a protest hearing was held which resulted in insufficient protest to terminate formation proceedings. At the September 7, 2017 meeting, the Commission adopted a resolution acknowledging the results of the protest hearing and directing the Board of Supervisors to direct County Elections to conduct the necessary election on behalf of the proposed district.

Impartial Analysis:

***Government Code Section 56898 states that: “Whenever the executive officer is required by law to prepare an impartial analysis of a ballot proposition for approval by the commission, the commission may, by regulation, provide a procedure for approval or modification of the executive officer’s analysis.***

***In any event, the analysis shall be prepared and submitted to the commission in sufficient time for the commission to consider and approve or modify the analysis, and submit the analysis to the officials conducting the election not later than the last day for submission of rebuttal arguments. The impartial analysis submitted by the***

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*commission shall not exceed 500 words in length and shall include a general description of the affected territory.”*

Based on the above, staff has prepared the Impartial Analysis (**Exhibit A**), for the proposed Formation of the Los Olivos Community Services District. Legal Counsel has reviewed the document.

Exhibits:

Exhibit A      Impartial Analysis for the Formation of the Los Olivos Community Services District

Please contact the LAFCO office if you have any questions.

Sincerely,



PAUL HOOD  
Executive Officer

**IMPARTIAL ANALYSIS FOR MEASURE P2018  
LOS OLIVOS COMMUNITY SERVICES DISTRICT FORMATION  
AND SPECIAL TAX**

This measure was placed on the ballot by the Board of Supervisors pursuant to direction by the Local Agency Formation Commission (“LAFCO”) under Government Code section 61014(e)(2)(B). This ballot measure is to determine if the voters will approve the formation of the Los Olivos Community Services District and the imposition of a special tax. A “YES” vote by two-thirds of the voters voting in the election means that the District shall be formed and the tax shall be imposed. A “NO” vote is a vote against District formation and imposition of the special tax.

The proposed District would encompass a population of approximately 1,132 residents and 441.03 acres in the unincorporated area of the County of Santa Barbara in the Santa Ynez Valley known as Los Olivos. The proposed District is located approximately at the intersection of State Highway 154 and Figueroa Mountain Road. As approved by LAFCO, the boundaries would include the territory of the Los Olivos Special Problem Area designated by the Board of Supervisors but would exclude any land zoned inner rural or agriculture, with the exception of the Los Olivos school site which is zoned agriculture.

The purpose of the District is to create a funding mechanism and local agency necessary to comply with regulatory action arising from groundwater quality problems created by the use of individual septic systems.

If formed, the District shall have those powers and responsibilities set forth in the Community Services District Law, Government Code section 61100 et seq., to collect, treat, or dispose of sewage, wastewater, recycled water, and storm water, in the same manner as a sanitary district, formed pursuant to the Sanitary District Act of 1923, Division 6 (commencing with Section 6400) of the Health and Safety Code. All other powers of the District shall be considered latent and require LAFCO approval to become active.

LAFCO conditioned the formation as follows:

- The District shall be governed by a five-member board elected at large. Terms of office of directors shall be as set forth in Government Code section 61021.
- The voters shall approve a special tax as follows:
  - The maximum annual special tax authorized for the District shall be two hundred thousand dollars (\$200,000) and shall increase automatically each fiscal year by the percentage change in the Consumer Price Index for the Los Angeles/Long Beach area for the prior 12 months.
  - The actual tax levied for any fiscal year shall be determined by the board of directors of the District.
  - The tax shall be applied equally to each legal lot within the District, except that unimproved property may be taxed at a lower rate than improved property.

- The district shall implement an assessment pursuant to Article XIID Section 6 of the California Constitution within one year as necessary to fund the wastewater treatment facilities for the area, including CEQA and other planning analysis, assessment study and necessary election. The District's authority to levy a special tax shall terminate once the District successfully adopts that assessment. LAFCO may extend that deadline or approve other district arrangements for funding.

by/Paul Hood, Executive Officer  
Santa Barbara LAFCO

The above statement is an impartial analysis of Measure P2018. If you desire a copy of the measure, please call the elections official's office at 805-568-2200 or 1-800-SBC-VOTE (1-800-722-8683) and a copy will be mailed at no cost to you.