

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

April 7, 2016 (Agenda)

- LAFCO 15-07: Formation of Isla Vista Community Services District.
- PROPONENT: Board of Supervisors, by Resolution of Application
- ACREAGE & LOCATION: Approximately ½ square mile, about 330 acres, coterminous with the boundaries of County Service Area No. 31, excluding any property owned by the Regents of the University of California within those boundaries **(Exhibit A)**.
- PURPOSE: To comply with the provisions of Assembly Bill 3 (AB 3) (Williams), Chapter 548 **(Exhibit B)**.

PROCEDURAL ISSUES:

Santa Barbara LAFCO Chairman Craig Geyer owns real property within the boundaries of the proposed Isla Vista Community Services District. The Fair Political Practices Commission (FPPC) has determined that Chairman Geyer has a disqualifying Conflict of Interest prohibiting him from participating in the LAFCO recommendation concerning the proposed formation of the Isla Vista Community Services District. The FPPC ruling further concluded that the public exemption rule applies to Chairman Geyer's participation in the LAFCO decision concerning the appropriate rate of taxation for the utility user tax.

Based on the above, Chairman Geyer will be recused from participating in the Commission's discussion and recommendation concerning the proposed formation of the Isla Vista Community Services District. He will however participate in the discussion and recommendation on determining the appropriate rate of taxation for the utility user tax.

The Commission's actions on this matter will be separated into two parts as follows:

- 1) a) Adoption of a Resolution that Orders the formation of the Isla Vista Community Services District, and directs the Board of Supervisors to direct County Elections to conduct the necessary formation and confirmation elections, including for the proposed utility user tax, and
- 2) b) Adoption of a Resolution that Sets the utility user tax rate the Isla Vista Community Services District may levy.

Chairman Geyer will only participate in the discussion and recommendation on determining the appropriate rate of taxation for the utility user tax.

DISCUSSION

Governor Brown signed Assembly Bill 3 (Williams) on October 7, 2015. The bill became effective on January 1, 2016, as Chapter 548. The amendments to the Government Code set a very specific procedure and a timeline for formation of the Isla Vista Community Services District. Formation of the Isla Vista Community Services District (IVCSD) does not follow the conventional LAFCO process for the formation of a special district pursuant to the Cortese-Knox Herzberg Act of 2000.

Requirements of Chapter 548 (AB 3).

Key points to keep in mind during this formation process as required by Chapter 548:

1. The Board of Supervisors was required to adopt a resolution of application with Santa Barbara LAFCO to initiate the formation process by January 1, 2016.
2. Santa Barbara LAFCO shall complete its review no later than 150 days following receipt of the completed resolution of application
3. Santa Barbara LAFCO does not have the authority to disapprove the resolution of application.
4. There is no protest hearing.
5. following its review, Santa Barbara LAFCO shall order the formation of the district subject to a vote of the registered voters residing within the boundaries of the district. If a majority of voters within the boundaries of the district vote in favor of the district, the district shall be formed.
6. Santa Barbara LAFCO is required to determine the appropriate rate of taxation for a utility user tax and which services the district will be initially be authorized to provide. The rate shall be no lower than 5 percent and no higher than 8 percent of the total cost of an individual's service charge for the utility being taxed. The utility user tax shall only be applied to electricity, garbage disposal, gas, sewage, or water services. It does not apply to any utility provided by a telecommunications service provider.
7. If the voters of the district do not vote to impose a utility user tax within the district on or before January 1, 2023, regardless of whether the establishment of the district is approved by the voters of the district, the district shall be dissolved as of that date.
8. If the Utility Users Tax is approved by a 2/3 vote, it shall only be used by the new district to fund the following services:
 - (A) Finance the operations of municipal advisory councils formed pursuant to Section 31010.
 - (B) Create a tenant mediation program.
 - (C) Finance the operations of area planning commissions formed pursuant to Section 65101.

(D) Exercise the powers of a parking district, in the same manner as a parking district formed pursuant to the Parking District Law of 1951 (Part 4 (commencing with Section 35100) of Division 18 of the Streets and Highways Code).

(E) Contract with the County of Santa Barbara or the Regents of the University of California, or both, for additional police protection services to supplement the level of police protection services already provided by either the County of Santa Barbara or the Regents of the University of California within the area of the district.

(F) Acquire, construct, improve, maintain, and operate community facilities, including, but not limited to, community centers, libraries, theaters, museums, cultural facilities, and child care facilities.

(G) Acquire, construct, improve, and maintain sidewalks, lighting, gutters, and trees to supplement the level of service already provided by either the County of Santa Barbara or County Service Area 31. The district shall not acquire, construct, improve, or maintain any work owned by another public agency unless that other public agency gives its written consent.

(H) Abate graffiti.

9. The Isla Vista Community Services District board of directors shall be composed as follows:

(A) Five members elected at large from within the district as follows:

(i) Four members shall be elected for terms of four years. For the first election of the board of directors of the district, two members shall be elected for a term of two years and two members shall be elected for a term of four years.

(ii) One member shall be elected for a term of two years.

(B) One member appointed by the Board of Supervisors of the County of Santa Barbara for a term of two years for the first appointment following the creation of the district, and for a term of four years thereafter.

(C) One member appointed by the Chancellor of the University of California, Santa Barbara for a term of four years.

10. The district does not possess, and shall not exercise, the power of eminent domain.

11. Following the creation of the district, the district may petition the Santa Barbara Local Agency Formation Commission to exercise new or different functions or classes of services listed in Section 61100, except those powers specified in subdivisions (e) and (f) of that section, in addition to those functions or services that were authorized at the time the district was created.

12. The services provided by the district shall not supplant the level of services provided by the County of Santa Barbara, the Isla Vista Recreation and Park District, the University of California, Santa Barbara, or any other service provider.

Isla Vista Governance Options Financial Analysis Study:

On October 7, 2015, the Isla Vista Governance Options Financial Analysis Study prepared by Economic & Planning Systems (EPS), was released to the public. The report, dated September 29, 2015, is attached as **Exhibit C**. Commissioners have previously received a copy of the study under separate cover.

The study reviewed various options and makes findings regarding governance options for the Isla Vista Community. Option 1. Community Services District, Option 2. Incorporation of a New City of Isla Vista, Option 3. Municipal Advisory Council and Option 4. Isla Vista Area Planning Commission. The study also establishes the existing conditions in Isla Vista, namely a low revenue base, a transient population, and a dominance of rental housing. Formation of an Isla Vista CSD was the option selected by Assembly Member Williams and set forth in Assembly Bill 3.

Plan for Providing Services

Isla Vista Governance Options Financial Analysis Study prepared by Economic & Planning Systems, sets forth a IVCSD Services and Cost Estimate. Appendix A of the study is attached as **Exhibit D**. The analysis looks at the Base Rate and the Expanded Rate of a Utility User Tax (i.e. 5% or 8%). Clearly more services and a higher level of service could be provided at the 8% level compared to the 5% level of funding.

In addition, Assembly Member Williams' staff have prepared an Isla Vista Self Governance Initiative that reviews the background and objectives of forming the IVCSD, enumerates the services to be provided, service units and capacity, proposed service infrastructure, conditions of service, and other materials in the appendix section. Appendices B, C, and D, of the IV Self Governance Initiative show alternative IVCSD Budgets: Proposed FY 16-17 IVCSD Budget: Low Funding Level Budget, and an IVCSD Budget: Enhanced Funding Level (**Exhibit E**).

UCSB Annual Funding Commitment:

In addition, if the district is approved, UCSB is willing to commit \$200,000 annually to support mutually agreed upon projects, programs, and/or services that advance common goals of the university and the CSD...The pledge is from 2017 until 2024. UCSB's Letter attached as **Exhibit E**).

Isla Vista Funding Study:

In 2015, the Santa Barbara County Auditor-Controller's Office prepared the Isla Vista Funding Study. The report responded to the County Board of Supervisors request for additional financial information and potential sustainable funding options for the Isla Vista area. The study

determined that the County of Santa Barbara continues to provide \$18 million of services annually to Isla Vista, that is funded by \$5 million in revenue reimbursements and \$5 million in Isla Vista taxes resulting in an \$8 million annual shortfall of locally generated taxes paid by the County of Santa Barbara. A copy of the study is contained in **Exhibit D**.

Utility User's Tax:

Pursuant to Chapter 548, if the Utility Users Tax is approved by a 2/3 vote, it shall only be used by the new district to fund the services listed in Paragraph 8, above. It is important to note that as a result of this special legislation, the Isla Vista CSD would be the only special district in the state to levy a Utility User Tax. All other utility user taxes are levied and collected by cities and counties.

The Financial Analysis Study finds that if a Utility User's Tax between 5 to 8 percent is approved by a two-thirds vote, it could generate between \$320,000 to \$512,000, after exemption for UCSB and low income households. Staff costs for 1.5 employees and office space and supplies are estimated at \$257,000 annually. This would leave a service budget of between \$63,000 and \$255,000 to fund the services set forth above.

Determination of an Appropriations Limit:

Government Code Section 56811 requires the Commission to determine an appropriations limit for the formation of a new district. The section reads, in pertinent part (emphasis added), as follows:

a) If a proposal includes the formation of a new special district, the commission shall determine the appropriations limit of the district in accordance with Section 7902.7 and Article XIII B of the California Constitution. The commission shall determine the provisional appropriations limit of the district...

(c) The permanent appropriations limit of the district shall be set at the first district election that is held following the first full fiscal year of operation and shall not be considered to be a change in the appropriations limit of the district pursuant to Section 4 of Article XIII B of the California Constitution.

Staff has analyzed this issue and also consulted with County Counsel's Office, the Auditor-Controller's Office, and EPS staff, on this matter, and has determined that pursuant to sub-section a), the "provisional appropriations limit of the district" should be set at \$640,000. This assumes that the Commission sets to Utility User Tax Rate at 8%. This would result in \$512,000 in projected total revenues, plus a 25% buffer. Pursuant to sub-section (c), the permanent appropriations limit of the district shall be set at the first district election that is held following the first full fiscal year of operation.

Environmental Impact of the Proposal:

The creation of a CSD that does not involve any commitment to a CEQA project is a funding mechanism is exempt from CEQA pursuant to CEQA Guidelines Section 15378(b)(4), which provides:

“Section 15378 (b) Project does not include: (4) The creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.”

Overall Analysis:

Formation of the Isla Vista Community Services District (IVCSD) does not follow the conventional LAFCO process for the formation of a special district pursuant to the Cortese-Knox Herzberg Act of 2000. Generally, applications to form a Community Services District are initiated by at least 25% of the registered voters in the area to be included in the district or by a resolution of application from the legislative body of a county, city, or special district which contains territory proposed to be included in the district. There is a notice to circulate a petition that is field with the LAFCO Executive Officer, public notice is given and signatures are checked. After this the Commission conducted a noticed public hearing.

Following this, at a noticed public hearing, the Commission may either approve, modify or deny the proposed formation. If approved the Commission also will adopt terms and conditions for the formation. For instance, the formation could be condition on approval of a special tax, creation or an assessment district, or other financing tool to fund the district. After establishing a sphere of influence the proposed formation is scheduled for a protest hearing where a majority of the registered voter can terminate proceedings or order the formation subject to an election where a special tax or benefit assessment would also be approved or the district would not be formed.

In this particular formation, because AB 3 was special legislation, the LAFCO process has been circumvented. Santa Barbara LAFCO does not have the authority to disapprove the resolution of application. There is no registered voter application and no protest hearing. The Commission's only decision in in forming the district is to order the formation of the district subject to a vote of the registered voters residing within the boundaries of the district following its review. If a majority of voters within the boundaries of the district, vote in favor of the district, the district shall be formed. The only options for the Commission are to determine the Utility User Tax Rate, and to select the services to be provided, and to set the appropriations limit.

Recommendation:

Staff recommends the Commission take the following actions:

- 1) Adopt LAFCO Resolution No. XX, which Orders the formation of the Isla Vista Community Services District, and directs the Board of Supervisors to direct County Elections to conduct the necessary formation and confirmation elections, including for the proposed utility user tax.
- 2) Adopt LAFCO Resolution No. XX which sets the utility user tax rate the Isla Vista Community Services District may levy.

EXHIBITS

Exhibit A	Map of IVCS D Boundaries
Exhibit B	AB 3 (Chapter 548)
Exhibit C	Isla Vista Governance Options Financial Analysis Study, EPS
Exhibit D	EPS Plan for Providing Services
Exhibit E	Williams Office Plan for Services
Exhibit F	UCSB Funding Letter
Exhibit G	Isla Vista Funding Study, County of Santa Barbara Auditor Controller's Office
Exhibit H	CEQA Exemption
Exhibit I	Resolution Approving the Formation, Election, and Approval of the UUT rate.
Exhibit J	Resolution Setting the Utility User Tax Rate

ALTERNATIVES FOR COMMISSION CONSIDERATION

After reviewing this report and any testimony or materials that are presented, the Commission can take one of the following actions:

OPTION 1 – APPROVE the proposal as submitted.

OPTION 2 - CONTINUE this proposal to a future meeting for additional information.

RECOMMENDED ACTION:

Approve OPTION 1.



PAUL HOOD

Executive Officer

LOCAL AGENCY FORMATION COMMISSION

City of Goleta

Sierra-Madre Ct

Kroeber-Wk

Gayley-Wk

Bolton-Wk

Storke-Rd

S-Los Cameros-Rd

Stadium-Rd

El Colegio Rd

Slough-Rd

W-Campus-Point-Ln

075-020-025

Berkshire Ter

075-034-008

Cervantes Rd

El Greco Rd

Picasso Rd

Picasso Rd

Camino Del Sur

Camino Pescadero

Segovia Rd

Abrego Rd

Cordoba Rd

Estero Rd

Pardall Rd

**Proposed Formation:
APN Book 75, Pages 1-24,
Excluding:**

APN: 075-020-025,

APN: 075-034-008,

APN: 075-172-016,

Total: +/- 335 acres

Madrid Rd

Madrid Rd

Seville Rd

Seville Rd

Embarcadero Del Mar

Embarcadero Del Norte

075-172-016

Ocean-Rd

Fortuna Rd

Fortuna Ln

Sueno Rd

Pasado Rd

Trigo Rd

Sabado Tarde Rd

Del Playa Dr

El Nido Ln

W-Campus-Ln

Campus-Ln

Camino Majorca

Camino Lindo

Camino Corto

N



0 180 360 720



Feet

GRAPHIC SCALE

LAFCO 15-7 Isla Vista Community Services District Formation

EXHIBIT A

Assembly Bill No. 3

CHAPTER 548

An act to add Part 4 (commencing with Section 61250) to Division 3 of Title 6 of the Government Code, relating to local government.

[Approved by Governor October 7, 2015. Filed with Secretary of State October 7, 2015.]

LEGISLATIVE COUNSEL'S DIGEST

AB 3, Williams. Isla Vista Community Services District.

The Community Services District Law authorizes the establishment of community services districts and specifies the powers of those districts including, among others, the power to acquire, construct, improve, maintain, and operate community facilities, as specified. Existing law authorizes the formation of the Isla Vista College Community Services District within the unincorporated area of Santa Barbara County known as Isla Vista for the performance of various services, including, but not limited, to public parks, police protection, and transportation facilities.

This bill would authorize the establishment of the Isla Vista Community Services District by requiring the Board of Supervisors of the County of Santa Barbara to submit a resolution of application to the Santa Barbara County Local Agency Formation Commission, and, upon direction by the commission, place the questions of whether the district should be established and whether a utility user tax should be imposed on the ballot at the next countywide election following the completion of the review by the commission. By imposing new duties on the County of Santa Barbara, this bill would impose a state-mandated local program. The bill would provide that if a utility user tax is not passed by the voters of the district on or before January 1, 2023, the district would be dissolved. The bill would set forth the board of directors of the district and would specify the services that district would be authorized to provide, including, among others, the power to create a tenant mediation program and to exercise the powers of a parking district.

This bill would make legislative findings and declarations as to the necessity of a special statute for the Isla Vista Community Services District.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to these statutory provisions.

The people of the State of California do enact as follows:

SECTION 1. The Legislature finds and declares all of the following:

(a) The Isla Vista community encompasses a population of approximately 15,000 residents situated within approximately a half square mile of land in Santa Barbara County. It is adjacent to the University of California, Santa Barbara (UCSB) campus and its student population, of which approximately 8,000 students reside in university owned housing. Including university property, the area totals about 1,200 acres. Isla Vista represents one of the largest urban communities in California not governed as a city.

(b) Isla Vista faces various challenges in local governance. As a university community, Isla Vista must accommodate the service needs associated with its transient student population and a predominantly renter-oriented community while balancing the needs of local homeowners and long-term residents. Isla Vista's situation is complicated by its unincorporated status, which limits its local participation in managing public services and providing needed public improvements.

(c) As an unincorporated area, various county agencies provide services to the residents and businesses of Isla Vista. Since these agencies must provide services throughout the whole county, Isla Vista must compete for attention and funding for the services they need. Isla Vista is represented at the county level by one of five supervisors and is situated in the largest and most diverse geographic supervisorial district in the county.

(d) The Isla Vista Recreation and Park District is the only local district providing limited services exclusively to Isla Vista. Due to its stewardship of protected wetlands and the coastline, as well as the dwindling amount of available open space, the Isla Vista Recreation and Park District should remain an independent district.

(e) There have been multiple attempts at achieving cityhood for Isla Vista; however, cityhood has been denied for a variety of reasons, including financial and political feasibility. In 2003, the Santa Barbara County Grand Jury found that establishing a community services district would be the best governance option to expand and improve services to Isla Vista; however, no action was taken by the community at that time.

(f) Over the last year, the Isla Vista community has been faced with many challenges due to tragic events, including multiple injuries from students falling off cliffs, multiple violent sexual assaults, riots, a mass murder, and homicides that have brought focus to the unique needs of Isla Vista that can only be addressed by direct, local governance. Following these events, a local coalition was formed to determine the best direction for Isla Vista self-governance and the community services district has garnered much local support.

(g) Additionally, following these events, many trustees on the UC Santa Barbara Foundation Board expressed a strong desire to support the chancellor and the university in efforts to create change in Isla Vista, to ensure a safer and more enhanced community for students. The UC Santa Barbara Foundation Trustees' Advisory Committee on Isla Vista Strategies was

formed to analyze the conditions and dynamics of Isla Vista and develop mid- and long-term recommendations to establish a viable, safe, and supportive environment. Among their recommendations is that the State of California create a Community Services District/Municipal Improvement District in Isla Vista with potential powers of infrastructure, utilities, garbage, police services, parks, recreation, cultural facilities, fire, security, and roads.

SEC. 2. Part 4 (commencing with Section 61250) is added to Division 3 of Title 6 of the Government Code, to read:

PART 4. ISLA VISTA COMMUNITY SERVICES DISTRICT

61250. (a) Notwithstanding Chapter 2 (commencing with Section 61010) of Part 1, the Isla Vista Community Services District may be established in accordance with this part. All other provisions of this division shall apply to the Isla Vista Community Services District upon its establishment, except as provided in this part.

(b) (1) On or before January 5, 2016, the Board of Supervisors of the County of Santa Barbara shall file a resolution of application with the Santa Barbara County Local Agency Formation Commission, pursuant to subdivision (a) of Section 56654, to initiate a comprehensive review and recommendation of the formation of the district by the Santa Barbara County Local Agency Formation Commission. The board of supervisors shall pay any fees associated with the resolution of application.

(2) The Santa Barbara County Local Agency Formation Commission shall complete the review no later than 150 days following receipt of the completed resolution of application. Notwithstanding any other law, the Santa Barbara County Local Agency Formation Commission shall not have the power to disapprove the resolution of application.

(3) Notwithstanding any other law, the resolution of application filed by the board of supervisors pursuant to this subdivision shall not be subject to any protest proceedings.

(c) (1) The Santa Barbara County Local Agency Formation Commission shall order the formation of the district subject to a vote of the registered voters residing within the boundaries of the district, as those boundaries are set forth in subdivision (f), at an election following the completion of the review pursuant to subdivision (b). If a majority of voters within the boundaries of the district, as specified in subdivision (f), vote in favor of the district, the district shall be formed in accordance with this part.

(2) (A) The Santa Barbara Local Agency Formation Commission shall determine the appropriate rate of taxation for a utility user tax, applicable utilities to be taxed, and which services the district will be initially authorized to provide, pursuant to subdivision (d) and paragraph (5) of subdivision (g). The rate shall be no lower than 5 percent and no higher than 8 percent of the total cost of an individual's service charge for the utility being taxed.

(B) The utility user tax shall only be applied to electricity, garbage disposal, gas, sewage, or water services.

(3) If the voters of the district do not vote to impose a utility user tax within the district on or before January 1, 2023, regardless of whether the establishment of the district is approved by the voters of the district, the district shall be dissolved as of that date.

(4) The Santa Barbara Local Agency Formation Commission shall direct the Santa Barbara County Board of Supervisors to direct county officials to conduct the necessary elections on behalf of the proposed district and place the items on the ballot including district approval, candidates for the district's board, and the utility user tax pursuant to subparagraph (A) of paragraph (2) at the next countywide election, as provided in subdivision (f) of Section 61014.

(d) (1) The initial utility user tax imposed by the district shall only be used to fund the following services and powers of the district:

(A) Finance the operations of municipal advisory councils formed pursuant to Section 31010.

(B) Create a tenant mediation program.

(C) Finance the operations of area planning commissions formed pursuant to Section 65101.

(D) Exercise the powers of a parking district, in the same manner as a parking district formed pursuant to the Parking District Law of 1951 (Part 4 (commencing with Section 35100) of Division 18 of the Streets and Highways Code).

(E) Contract with the County of Santa Barbara or the Regents of the University of California, or both, for additional police protection services to supplement the level of police protection services already provided by either the County of Santa Barbara or the Regents of the University of California within the area of the district.

(F) Acquire, construct, improve, maintain, and operate community facilities, including, but not limited to, community centers, libraries, theaters, museums, cultural facilities, and child care facilities.

(G) Acquire, construct, improve, and maintain sidewalks, lighting, gutters, and trees to supplement the level of service already provided by either the County of Santa Barbara or County Service Area 31. The district shall not acquire, construct, improve, or maintain any work owned by another public agency unless that other public agency gives its written consent.

(H) Abate graffiti.

(2) This subdivision shall not be construed to limit the services that may be funded by a tax imposed at a later date.

(e) (1) Notwithstanding Chapter 1 (commencing with Section 61020), Chapter 2 (commencing with Section 61025), and Chapter 3 (commencing with Section 61040) of Part 2, the board of directors of the district shall be composed as follows:

(A) Five members elected at large from within the district as follows:

(i) Four members shall be elected for terms of four years. For the first election of the board of directors of the district, two members shall be elected for a term of two years and two members shall be elected for a term of four years.

(ii) One member shall be elected for a term of two years.

(B) One member appointed by the Board of Supervisors of the County of Santa Barbara for a term of two years for the first appointment following the creation of the district, and for a term of four years thereafter.

(C) One member appointed by the Chancellor of the University of California, Santa Barbara for a term of four years.

(2) (A) There shall be no limit on the number of terms any individual may serve on the board of directors of the district, whether that individual is appointed or elected.

(B) The qualification of candidates for the initial board of directors shall be conducted pursuant to the Uniform District Election Law (Part 4 (commencing with Section 10500) of the Elections Code).

(f) The boundaries of the district shall be contiguous with the area known as County Service Area No. 31 within the County of Santa Barbara and shall exclude any property owned by the Regents of the University of California within those boundaries.

(g) The district may, within its boundaries, do any of the following:

(1) Create a tenant mediation program.

(2) Exercise the powers of a parking district, in the same manner as a parking district formed pursuant to the Parking District Law of 1951 (Part 4 (commencing with Section 35100) of Division 18 of the Streets and Highways Code).

(3) Contract with the County of Santa Barbara or the Regents of the University of California, or both, for additional police protection services to supplement the level of police protection services already provided by either the County of Santa Barbara or the Regents of the University of California within the area of the district.

(4) Acquire, construct, improve, and maintain sidewalks, lighting, gutters, and trees to supplement the level of service provided by either the County of Santa Barbara or County Service Area 31. The district shall not acquire, construct, improve, or maintain any work owned by another public agency unless that other public agency gives its written consent.

(5) Levy a utility user tax proposed by resolution of the board of directors of the district and pursuant to approval by a two-thirds vote in accordance with Section 2 of Article XIIC of the California Constitution on the utilities of gas, water, electricity, sewer, or garbage disposal services. A utility user tax imposed by the district shall not apply to any utility provided by a telecommunications service provider.

(6) Contract with the County of Santa Barbara, the Santa Barbara County Department of Planning and Development's Code Enforcement Program, or both, to provide Code Enforcement services to supplement the level of service provided by either the County of Santa Barbara or the Santa Barbara County Department of Planning and Development's Code Enforcement Program, or both. This includes, but is not limited to, contracting for dedicated Zoning Enforcement services pursuant to Chapter 35 of the Santa Barbara County Code, or contracting for dedicated Building Enforcement services pursuant to Chapters 10 and 14 of the Santa Barbara County Code.

These contracted services may be proactive or reactive in their enforcement, as specified by the individual contract.

(h) Following the creation of the district, the district may petition the Santa Barbara Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Division 3 (commencing with Section 56000) of Title 5) to exercise new or different functions or classes of services listed in Section 61100, except those powers specified in subdivisions (e) and (f) of that section, in addition to those functions or services that were authorized at the time the district was created.

(i) The services provided by the district shall not supplant the level of services provided by the County of Santa Barbara, the Isla Vista Recreation and Park District, the University of California, Santa Barbara, or any other service provider.

(j) The district does not possess, and shall not exercise, the power of eminent domain.

(k) As used in this part, the term “district” means the Isla Vista Community Services District formed pursuant to this part.

(l) The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Division 3 (commencing with Section 56000) of Title 5) shall not apply to the formation of the district pursuant to subdivisions (b) and (c), to the selection of functions or services that may be provided pursuant to subdivision (d), or to the selection of functions or services to be provided pursuant to subdivision (g) upon establishment of the district, except as specified in this part. The act shall apply to any other change of organization or reorganization as defined in that act, following the establishment of the district, including, but not limited to, the exercise of new or different functions or classes of services authorized pursuant to subdivision (g) or (h) that were not selected upon establishment of the district.

SEC. 3. The Legislature finds and declares that a special law is necessary and that a general law cannot be made applicable within the meaning of Section 16 of Article IV of the California Constitution because of the unique community needs in the Isla Vista area that would be served by the Isla Vista Community Services District.

SEC. 4. If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.

O

Isla Vista Governance Options Financial Analysis Study

The Economics of Land Use



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On behalf of:
The Fund for Santa Barbara
September 29, 2015
Updated December 7, 2105
EPS #151070

EXHIBIT C

Acknowledgements

Fiscal Sponsor/Convener/Facilitator

The Fund for Santa Barbara

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Alice O'Connor, Fund for Santa Barbara Board Member & Professor of History, UCSB

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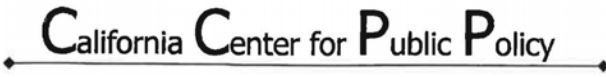
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Isla Vista Community Development Corporation

Errata to the Isla Vista Governance Options Financial Analysis Study, dated September 29, 2015

The original *Isla Vista Governance Options Financial Analysis Study*, dated September 29, 2015 was issued and a public meeting was held in Isla Vista on October 7, 2015 to discuss the results of the study. Since the report was issued, the Governor signed Assembly Bill 3 *Isla Vista Community Services District* (AB-3) into law and the County prepared a study on the costs of current and desired services in Isla Vista. This errata statement and revised report have been issued to acknowledge these events while at the same time making minor typographical and other changes to clarify portions of the report. None of the changes noted in this errata page alter the key findings of the previously issued report.

The following is a list of errata and corrections to the September 29, 2015 report:

- **Passage of AB-3.** AB-3 was signed into law in October 2015. AB-3 requires the County of Santa Barbara and the Santa Barbara Local Agency Formation Commission to take actions which will lead to the placement of a Community Services District (CSD) for Isla Vista on the November 2016 ballot. This *Isla Vista Governance Options Financial Analysis Study* analyzes three options for governance options in Isla Vista including a CSD. While the passage of AB-3 means that the voters may choose to form a CSD in the near-term, the analysis of the other options analyzed – Municipal Services Council (MSC) and Cityhood – are still relevant whether or not the CSD is formed by the voters (i.e., an MSC may be formed in addition to the CSD or Cityhood may ultimately still be pursued). Throughout the document, AB-3's passage has been noted.
- **Sales tax increase** in Cityhood estimate. The Cityhood tables have been updated to reflect a correction to the allocation of sales tax to Isla Vista, which has increased the estimate of taxes. For the two geographies analyzed (the Isla Vista "box" and the Isla Vista "box" plus UCSB campus), the tax estimate increased from \$330,000 and \$460,000, respectively to \$440,000 and \$610,000. This change has decreased the Cityhood deficit found between General Fund revenues and costs from \$3.12 million and \$3.22 million to deficits of \$3.01 and \$3.07 million per year. See **Table 8** for the change and **Appendix C**.
- Additional County documents provided related to Isla Vista-focused services. A document has been added to **Appendix G** which summarizes specific County actions and programs focused on Isla Vista public health and safety.
- Miscellaneous typographical errors and minor clarifications have also been made with this issuance. For example, one table footnote was edited to indicate an assumption which was made by the authors and clarifies that the assumption is not indicative of what a particular agency has committed to. See footnote example below from Table 8, new text in red:
 - (1) Bedroom count derived from recent IVRPD tax rolls (about 8,700 bedrooms) less the roughly 1,000 beds in Tropicana Gardens anticipated to be deducted from tax rolls in the future. Note that this deduction has been done as a conservative estimate for the Cityhood analysis; **UCSB has not confirmed that Tropicana Gardens will necessarily be exempted from property taxes.**

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1. EXECUTIVE SUMMARY

Introduction and Purpose

Isla Vista is an unincorporated, densely populated community adjacent to the cities of Goleta and Santa Barbara and the University of California at Santa Barbara. With 24,000 people in the IV “box” and the surrounding UCSB campus, it is one of the largest urban communities in the State not governed as a city. The County of Santa Barbara provides all municipal services to IV (at a cost of about \$5 million per year), along with other service providers including school districts, UCSB, Metropolitan Transportation District, Isla Vista Recreation and Park District, utilities and nonprofit agencies.

A group of residents, business owners, organizations and others invested in the Isla Vista community approached The Fund for Santa Barbara (The Fund), a local community foundation, to serve as the fiscal sponsor and to facilitate an analysis to inform the community of potential governance options to improve conditions in Isla Vista.

The Fund contracted with Economic & Planning Systems (EPS) in association with Berkson Associates to evaluate financial aspects of different governance structures for Isla Vista, defined as both the IV “box” and the IV “box” plus adjacent UCSB-owned land. Working with a diverse and representative Oversight Committee that includes residents and community stakeholders, EPS conducted an analysis of the fiscal implications of:

- Establishing a Community Services District (CSD)
- Incorporating a new City of Isla Vista (City of IV)
- Forming an Isla Vista Municipal Advisory Council (MAC)
- Creating an Isla Vista Area Planning Commission (IVAPC)

Findings

1. Community Services District

A CSD would have the capability to improve local governance through an Isla Vista CSD Board and expand services if the community approves new taxes to increase public funding.

- A CSD could be formed by State legislation and voter approval, or through a petition to the Local Agency Formation Commission (LAFCO). A CSD Board would then be formed by election and/or appointment as the governing body.
- The County and other service providers would continue to fund and provide existing services.
- The now enacted State Assembly Bill 3 (AB-3) enables Isla Vista voters to approve a new utility users tax (UUT) to fund the CSD. A 5 to 8 percent UUT could generate \$320,000 to \$512,000, after exemptions for UCSB-owned property and low-income households. Voters could also approve special taxes to fund a CSD formed through LAFCO.

- CSD staff, likely to include at least 1.5 full-time employees (i.e., a general manager and a part-time administrator), could support board actions, oversee administration of programs, and manage contracts with other public, private or nonprofit agencies. Administrative costs for staff, office space and supplies for a new Isla Vista CSD are estimated to be \$257,000 annually.
- Funds available after paying administrative costs would be allocated by a CSD Board who could choose options to expand local services, such as increased community safety, building code enforcement, public facility maintenance, tenant services, parking programs, community and economic development, and mental and physical health programs.

2. Incorporation of a new City of Isla Vista

A new City of Isla Vista is projected to generate local taxes totaling \$5.45 million while costs are estimated at \$8.46 million, leaving a need for about \$3.01 million in new taxes to achieve a fiscally stable new City.

- To fund the financial shortfall, the new city could put new taxes (including a new UUT) before the voters. The new taxes would pay for municipal services currently provided by the County, which would shift to the new city, including responsibility for police protection, public works, and planning and community development.
- A new city would have much greater authority than a CSD over local services, policies, and ordinances, including parking restrictions, rent stabilization, and land use authority.

3. Municipal Advisory Council

The County Board of Supervisors could form an Isla Vista MAC in order to provide a locally elected or appointed council to represent Isla Vista by advising the County on municipal services. Some additional costs to the County (estimated at a minimum to be \$3,000) would be incurred for part-time staff to support the MAC.

- In its action forming the MAC, the Board of Supervisors would likely include language defining the MAC's advisory role on matters relevant to the Isla Vista community, providing funding for MAC operations, and specifying the method of selecting MAC members (either by appointment or through elections).
- The Board could also choose to connect the existing County Service Area #31 (CSA #31) to an IVMAC. CSA #31 generates approximately \$90,000 annually through assessments and taxes from property in the IV box and appropriates the revenues for street lighting; sidewalk, curb, and gutter construction and maintenance; and street tree maintenance. With LAFCO-approval, the Board could fund MAC operations through the CSA#31. Voter-approval of new taxes for CSA#31 could fund expanded services.

4. Isla Vista Area Planning Commission

An IVAPC could be formed by the County to serve as a Planning Commission with jurisdiction over land use matters in Isla Vista.

- Existing County staff would support the functions of the IVAPC without a significant increase in costs, since the IVAPC would replace existing County Planning Commission functions.
- Either or both a MAC and an IVAPC could be formed by the County Board of Supervisors.

Conclusion

The need for change in Isla Vista is well-documented, and support for improvements in the function and funding of services in the community is strong. While the passage of AB-3 sets a distinct course of action (hold elections for formation of a CSD, as specified in the bill), advocates of different governance outcomes may also consider pursuing traditional proceedings to achieve their aims (e.g., form a CSD, incorporate a city, or form a MAC and/or IVAPC by a Board of Supervisors vote).

Regardless of the governance change pursued, the need for higher levels of services in Isla Vista necessitates additional funding. To that end, all revenue options and cost efficiencies should be considered and this report includes documentation and information to help make that evaluation and debate transparent.

The report contains background and socioeconomic data on Isla Vista, evaluates the financial aspects of each governance option considered, and provides a list of potential next steps to advance the Isla Vista governance discussion. The study also contains several background appendices providing the public and stakeholders access to a wide-range of data on topics summarized in the body of the report (including potential CSD spending, potential City revenues and expenditures, and existing service provider data, among others).

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2. BACKGROUND

Isla Vista is an unincorporated, densely populated community adjacent to the cities of Goleta and Santa Barbara and the University of California at Santa Barbara (UCSB). It is one of the largest urban communities in the State not governed as a city. The scenic area, density of rental product, and diverse population—including college-aged residents, long-term residents, and families—is a major draw for new residents and visitors. Some of the same factors that make Isla Vista very attractive have also contributed to difficult living conditions for residents, with parties drawing young people from in and outside of the region and requiring a significant law enforcement presence, demand for housing leading to overcrowded units, accidents and injuries occurring along the scenic cliffs, and the tolerant environment at times attracting criminal activity and violent crime.

Issue

Many believe that the lack of a formal local governance structure has contributed to aging and deficient infrastructure, crowded housing conditions, and inadequate oversight of public safety and welfare. The community has, over the years, sought to improve governance and services in the community, through the operation of a Municipal Advisory Council (MAC, formed in 1971 and dissolved in 1985), the formation of the Isla Vista Recreation and Parks District in 1972, and several unsuccessful attempts at incorporation (1970s and early 1980s), among other efforts.

While the County government, in collaboration with UCSB, other non-profits and the community, has made strides towards addressing these issues, limited resources and other factors hinder significant and continued progress. Past studies and efforts have demonstrated the difficulty of creating a new governance structure in Isla Vista.¹ Challenges include low revenue base, transient population, and landlord opposition to local control and taxation. Current and recent efforts to confront these challenges include Assembly Bill 3 (AB-3) – the passage of which in October 2015 sets a course for placing a legislated Community Services District (CSD) option before IV voters - community members advocating for Isla Vista cityhood, and others exploring more incremental change, such as re-establishing an Isla Vista MAC.²

¹ Including studies produced by the County (see documents for October 7, 2014 Board meeting for item: "Isla Vista – Update on Governance and Finance Options, Infrastructure Accomplishments and Activities, and Resource Needs, District 3"), Grand Jury Report (Isla Vista Take Charge, 2002-2003) EPS (Local Governance Options for Isla Vista, 2001), and Trow Commission Report (1970, see **Appendix H** for selections from the report), among others. The most recent strategic examination of improvements in Isla Vista was completed by the UCSB Foundation called "A Call for Action: Report of the UC Santa Barbara Foundation Trustees' Advisory Committee on Isla Vista Strategies" published in November 2014.

² See **Appendix E** for text of Assembly Bill 3.

Purpose and Scope

At the request of community stakeholders, The Fund for Santa Barbara, a local community foundation, acted as the fiscal sponsor and contracted with Economic & Planning Systems (EPS) to evaluate financial aspects of different governance structures for the Isla Vista area to assist the community of Isla Vista as it considers making changes to local governance. Currently, the County of Santa Barbara (County) provides most public services in Isla Vista; a new public entity would augment and expand existing services to help address pressing public service needs. Working with a diverse Oversight Committee of community members and representatives of local agencies and nonprofit organizations, the effort analyzed the establishment of a CSD, creation of an incorporated City of Isla Vista, and the formation of a Municipal Advisory Council and an Area Planning Commission in Isla Vista.

Governance Options Analyzed

Table 1 summarizes how services, taxes, and authority would change under the governance options analyzed in this study, and which entity must act to establish the new governance structure.

Table 1 Governance Options Analyzed

Category	Current	CSD	Incorporation	MAC/CSA #31/ APC
Municipal Service Provider	County provides municipal and other services.	CSD augments current County services	New City provides municipal services previously provided by County.	No change, County continues to provide all current services. APC replaces County Planning Commission.
New Taxes	None.	New UUT and/or Special Tax (e.g., parcel or bedroom tax) to be approved by IV voters.	New UUT and/or Special Tax (e.g., parcel or bedroom tax) to be approved by IV voters.	No new taxes required; MAC may recommend additional taxes for additional services for voter approval.
Changes in Authority	No changes.	CSD has authority to put new taxes before voters and allocate revenue to new services; County retains authority over local ordinances and policies.	New City takes over all local government authority, including local ordinances, land use decisions, and placing new taxes before voters.	County defines policy areas or service areas upon which MAC recommendations and analysis would be sought. APC replaces County Planning Commission.
Implementation	County and UCSB are taking steps to improve student housing and public services.	Citizens group petitions LAFCO, or State legislation; residents vote on formation, new taxes, and some/all CSD Board members.	Citizens group petitions LAFCO; residents vote on incorporation, new taxes, and City Council members.	Board of Supervisor's resolution to form MAC/APC, provide funding for operation, and appoint or hold elections for members; LAFCO-approval if MAC or APC funded through CSA #31; New taxes may eventually be put before voters.

3. SCOPE OF THE STUDY

The Fund for Santa Barbara contracted with EPS in association with Berkson Associates to evaluate financial aspects of different governance structures for the Isla Vista area. Currently, the County of Santa Barbara (County) provides most public services in Isla Vista; a new public entity would augment and expand existing services to help address pressing public service needs. Working with a diverse Oversight Committee of community members and representatives of local agencies and nonprofit organizations, the effort analyzed the establishment of a Community Services District (CSD), creation of an incorporated City of Isla Vista, and the implementation of a Municipal Advisory Council in Isla Vista.

The Study builds on prior work conducted on public service and fiscal issues in Isla Vista by EPS, and utilizes a range of public information sources and EPS's experience in other communities. EPS met on multiple occasions with the Oversight Committee to discuss issues, resources, and data, and to gain the benefit of its review and input. The analysis focuses on annual costs and revenues for a new CSD, a new city, and a new MAC; opportunities to help plan and fund capital improvements are noted, but not evaluated in this report. All figures are expressed in dollars of 2015 purchasing power, unless otherwise noted. The conclusions and recommendations in this Study are intended to inform community discussion; actual results and outcomes depend on future policy and legislative decisions, voter approvals, possible LAFCO review and action by County supervisors, as well future economic conditions.

Governance Options

This *Isla Vista Financial Implications of Governance Options Study* (the "GO Study") evaluates the feasibility of potential governance structures for Isla Vista. The purpose of the Study is to describe a range of potential services and other benefits offered by each option, their costs, and potential funding sources that include new taxes.

Recent legislation (Assembly Bill-3) seeks to address the issue of governance by forming a Community Services District (CSD) by special State legislation. The bill outlines the justification for the CSD, the types of services which may be provided by the CSD, and a method for funding the services, contingent on voter approval of new taxes.³ Concurrently, a group of stakeholders is holding community discussions on incorporation of Isla Vista while County policymakers are considering forming a Municipal Advisory Council for Isla Vista to advise the County Board of Supervisors on local issues and services and/or an Isla Vista Area Planning Commission to serve as the Planning Commission for Isla Vista land use issues.⁴

³ The draft legislation allows for utility users taxes (UUT) to be put before the voters, which may range from 5 to 8 percent of the total invoice on the following types of utilities: electricity, natural gas, water, sewer, and garbage. Other utilities which may be subject to a UUT under the Incorporation scenario include phone and cable services.

⁴ A MAC and APC may be formed by Board actions and would require minimal funding to begin operations.

The governance structures analyzed in this report are:⁵

- **Community Service District.** A CSD may be formed pursuant to the provisions of AB-3, or through California Government Code 61000 et. seq. ⁶ The CSD would be governed by a Board made up of locally elected (and appointed members, in the case of an AB-3 CSD), providing residents with a greater level of control over the use of certain revenues generated within the CSD boundaries to augment services currently provided by the County and other public and nonprofit entities. Services would be funded by new taxes, to be approved by at least two-thirds of the electorate.⁷
- **Incorporation of a City of Isla Vista.** The new city would be governed by a locally elected city council rather than the County Board of Supervisors and would provide residents with a greater level of control over planning and growth issues and the use of revenue generated within the city boundaries, while also conferring obligations to provide municipal services currently provided by the County. The GO Study assumes that the new city would provide services at a level at least equal to the levels currently provided by the County and indicates the extent to which additional taxes may be required to fund current service levels and enhanced service levels.
- **Municipal Advisory Council and Area Planning Commission.** A MAC may be formed by the Santa Barbara Board of Supervisors and would be composed of elected or appointed members, serving in an advisory capacity to the Supervisors on local, Isla Vista issues. An APC could be similarly formed by the Board of Supervisors and would replace the planning functions of the County Planning Commission.

⁵ Note that other governance scenarios certainly exist – the adjacent cities of Santa Barbara or Goleta could choose to submit an application to annex Isla Vista or either city could choose to apply for a boundary adjustment, giving high-revenue retail or other land to a new incorporated Isla Vista. This report is focused on the options described above, which could be pursued by Isla Vista voters.

⁶ A CSD can be created under State law through a process governed by the Local Agency Formation Commission (LAFCO) or could be created directly by the State. In this report, the term “LAFCO-route” is used to refer to the process through LAFCO and the term “legislated CSD” refers to a CSD created by State law. Currently, the legislated CSD is exemplified by Assembly Bill 3 “Isla Vista Community Services District” but it could also mean a subsequent version of an Isla Vista CSD at a later time. A legislated CSD could build upon the Isla Vista College Community Services District authorized by state legislation in 1972.

⁷ CSDs are often funded by special taxes. Subdivision (d), Section 1, Article XIII C of the California Constitution states that a “Special Tax” means any tax imposed for specific purposes, including a tax imposed for special purposes, which is placed into a general fund. Special Taxes must be approved by a 2/3rds majority of the qualified voters in the service area, which is usually the jurisdictional area of the local government agency that initiates the Special Tax. Now awaiting a decision by the Governor, the California State Legislature was considering an assembly bill (Assembly Bill 3, Williams) which would form a CSD in Isla Vista and allow the CSD to collect utility users taxes (UUT, if approved by voters). Throughout the report, both Special Taxes and UUT will be evaluated in reference to potential CSD funding. If AB 3 passes, an Isla Vista CSD could receive UUT and Special Tax revenues subject to voter approval; if AB 3 fails, the CSD would need to rely on Special Taxes only.

Service Area Boundaries

The service areas considered are shown in **Figure 1**.

- **Service Area 1 - Isla Vista Box.** This area is about 300 acres, a rectangular-shaped area often referred to as Isla Vista proper, or the Isla Vista “box”. This geography is equivalent to the boundaries of the Isla Vista Recreation and Park District and County Service Area #31. It is surrounded by University of California land on three sides and the Pacific Ocean on the fourth side.
- **Service Area 2 - Isla Vista Box + UCSB.** Service area 2 is about 1,100 acres in area and includes all the lands in (1) above with the addition of the University of California land. UC land includes the UCSB main campus, plus the West Campus area, the Devereux Lagoon, Slough, and UCSB areas north of El Colegio Road.⁸ This service area is evaluated in the incorporation analysis because it includes all unincorporated land between the cities of Goleta and Santa Barbara, and the ocean, eliminating any remaining, unincorporated “islands” which is a criterion LAFCO considers in evaluating incorporation proposals. The large boundary increases demand for some services while adding minimal tax revenue, as virtually all of the land is exempt from local taxes.

Figure 1 Two Service Areas Evaluated: IV Box and IV Box +UCSB



The **Red** box area shows Isla Vista proper, corresponding to the boundaries of the AB-3 proposed district, surrounded by UCSB property to the west, north, and east.

The **Green** shaded area shows a more expansive boundary option that includes the unincorporated area adjacent to the City of Goleta and the City of Santa Barbara.

⁸ Note that uses to the west include a storage terminal for oil drilled off-shore, called the Ellwood Marine Terminal. The terminal is inactive and is slated for demolition. All Venoco oil is processed through the Ellwood Onshore Facility in the City of Goleta.

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4. EXISTING CONDITIONS

Isla Vista is an unincorporated, densely populated community adjacent to the cities of Goleta and Santa Barbara and the University of California at Santa Barbara. Its attractive location nestled between the main University campus to the east, campus-owned land and natural areas to the north and west, and the Pacific Ocean to the south draw not only those seeking a residence convenient to the University, but also non-UCSB college aged residents, recent college-grads, and families either working at UCSB or seeking rental opportunities in the County convenient to work locations.

While the population is diverse, the large number of college-aged adults in Isla Vista creates both a positive atmosphere of freedom and community, but also facilitates negative elements including an at-times culture of party-behavior that can become destructive. Isla Vista's situation is further complicated by its unincorporated status, which limits local participation in managing public services and providing needed public improvements.

The lack of a formal local governance structure has contributed to aging and deficient infrastructure, crowded housing conditions, and inadequate oversight of public safety and welfare. While the County government, in collaboration with UCSB and the community, has made significant strides towards addressing these issues, limited resources and other factors hinder significant and continued progress.

Past governance studies and efforts have demonstrated the difficulty of creating a new governance structure in Isla Vista. Challenges include:

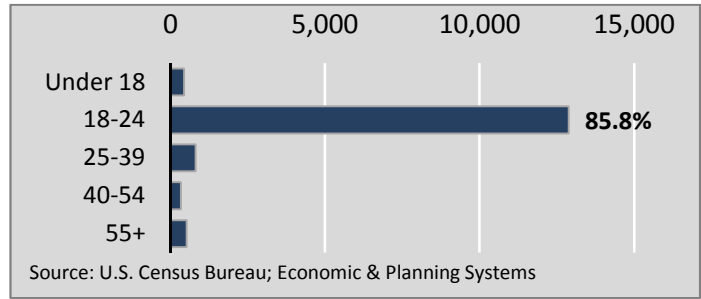
- **Low revenue base** – The community has a minimal amount of revenue-generating uses. For example, it has comparatively few retail uses and no visitor accommodations generating hotel taxes, and thus the community generates limited sales tax revenues and no hotel taxes, which together generally provide a significant share of a typical city's revenues. The larger boundary option considered in this study includes a large share of land owned by UCSB, which is not subject to property taxes or to potential new taxes like utility users taxes.
- **Transient population** – A population dominated by students with a typical tenure of two to four years limits significant participation and investment in community affairs. The short-term residency also inhibits development of community leaders willing to take official elected or appointed positions in local government.
- **Dominance of rental housing** – Rental housing also contributes to the transitory nature of the resident population with fewer vested interests in the community. On the other hand, the relatively high value of rental property due to student demand and high-density occupancies creates a strong constituency of property owners which tends to favor reduced local land use controls and minimal local taxation.

Demographics

Population

The Isla Vista community encompasses a population of about 24,000 residents, with between 15,000 and 18,500 of that total residing in the Isla Vista Box.⁹ More than 85 percent residents are aged 18 to 24.

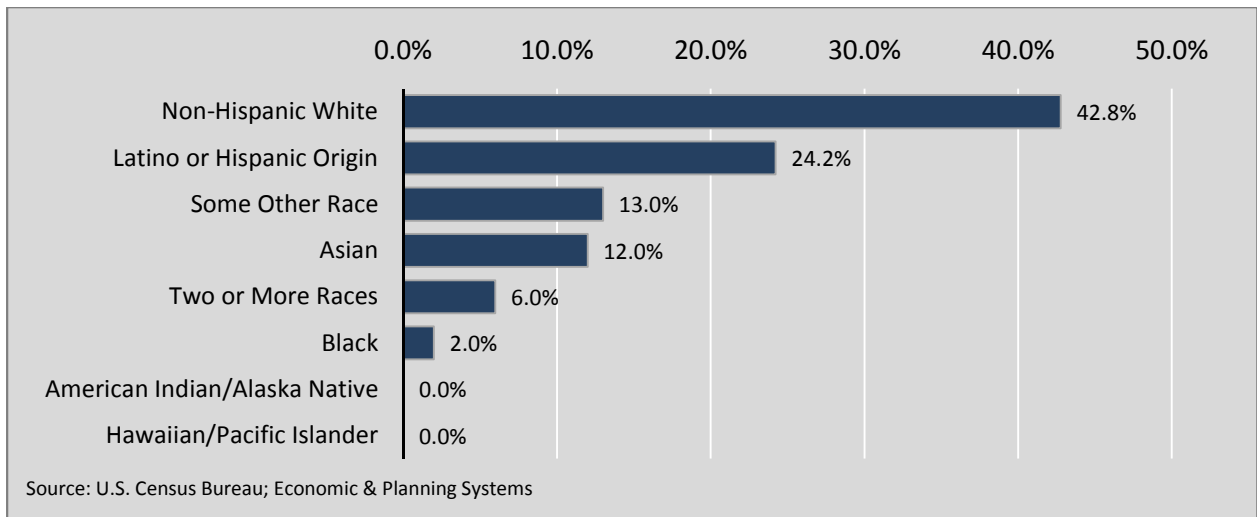
Figure 2 Age Distribution, IV Box, 2013



Race

White residents make up a plurality of the population (40 percent), followed in size by residents of Latino/Hispanic-origin (almost 25 percent), Other (13 percent), Asian origin (12 percent), origins including two or more races (6 percent), and African-American/Black origin (2 percent).¹⁰

Figure 3 Population by Race and Origin, Isla Vista, 2013



⁹ More exact population estimates are very difficult to achieve, particularly for the IV Box geography. The 15,000 person resident is based on analysis of Census blocks; the 18,500 estimate is based on EPS's analysis of the built environment in Isla Vista. That is, if every bedroom were shared by two people, up to 18,500 people may reside in the IV Box. The IV Box+UCSB population is from the 2010 US Census. All demographic and housing data in this section are from the Census American Community Survey, 2013-2015 estimates.

¹⁰ All demographics data in this section are from the American Community Survey, 2009-2013.

Income

About 2,800 people (11 percent of the total) live in households with relatives while the other 89 percent live in student dormitories (group quarters) or with housemates. Household incomes are low, driven largely by the dominance of college-students without full-time incomes. Almost 60 percent of the roughly 113 owner-occupied units have combined household incomes above \$100,000 (see **Figures 4 and 5**).

Figure 4 Population by Household Type, Isla Vista, 2013

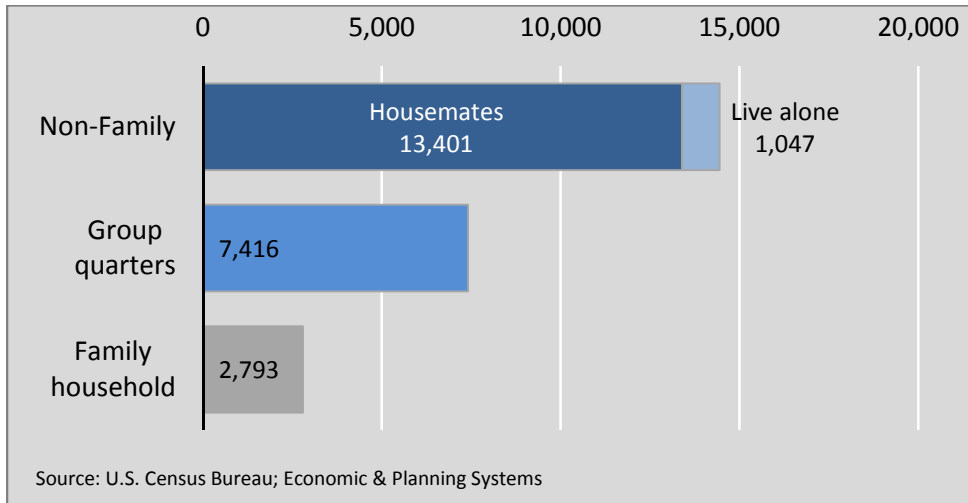
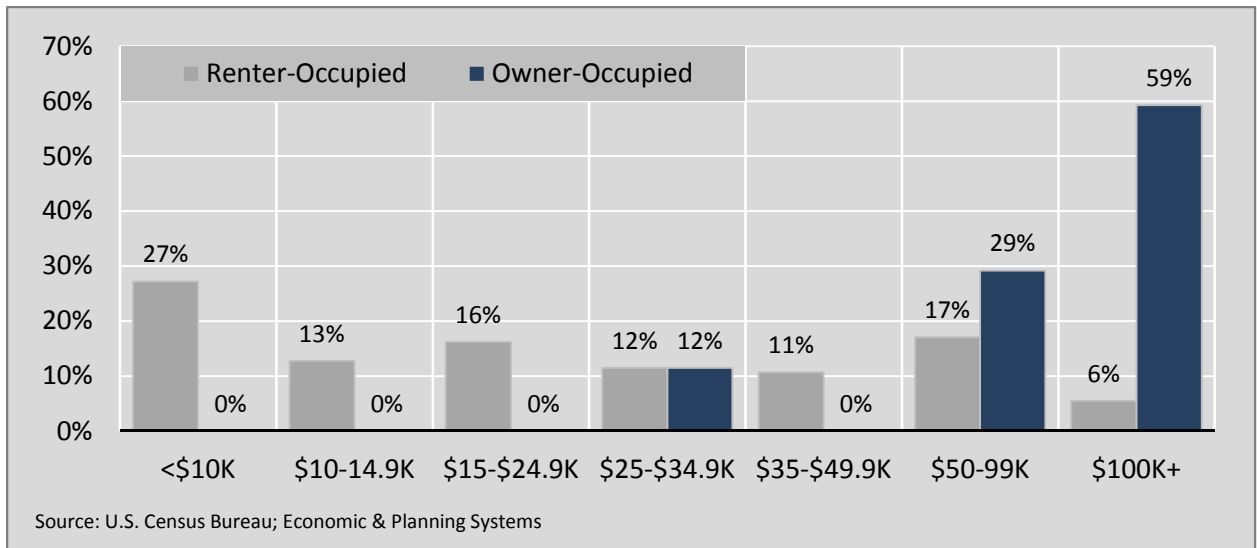


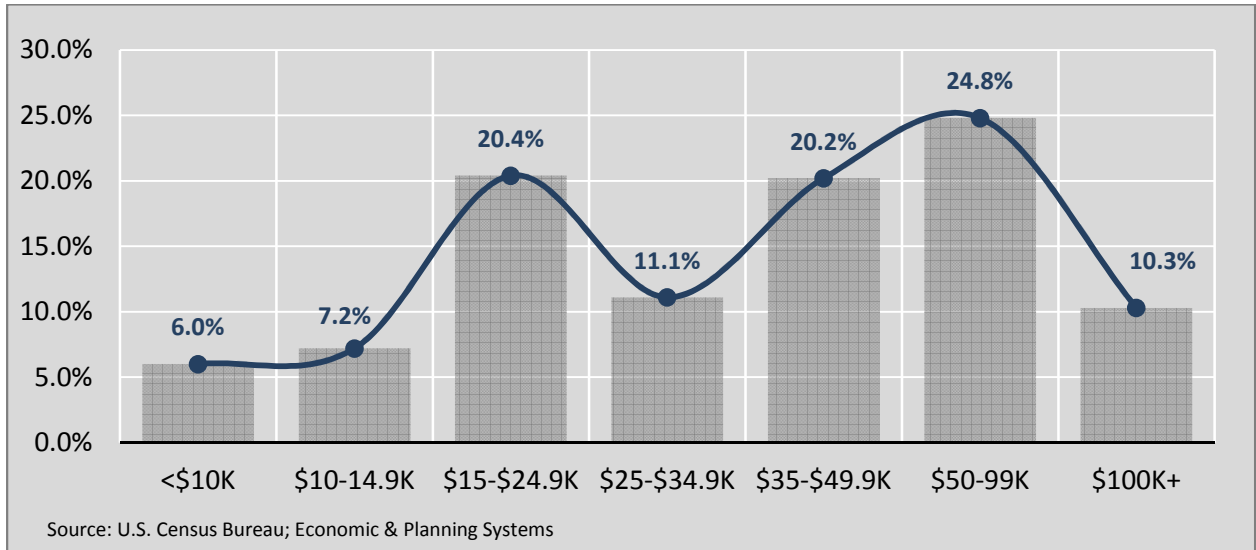
Figure 5 Family Households, by Household Annual Income



Family Income

There are more than 800 family households in Isla Vista with about 2,800 people. About 45 percent of the households earn less than \$35,000, well below the median household income in Goleta and Santa Barbara, \$58,000 and \$63,000 respectively (**Figure 6**).

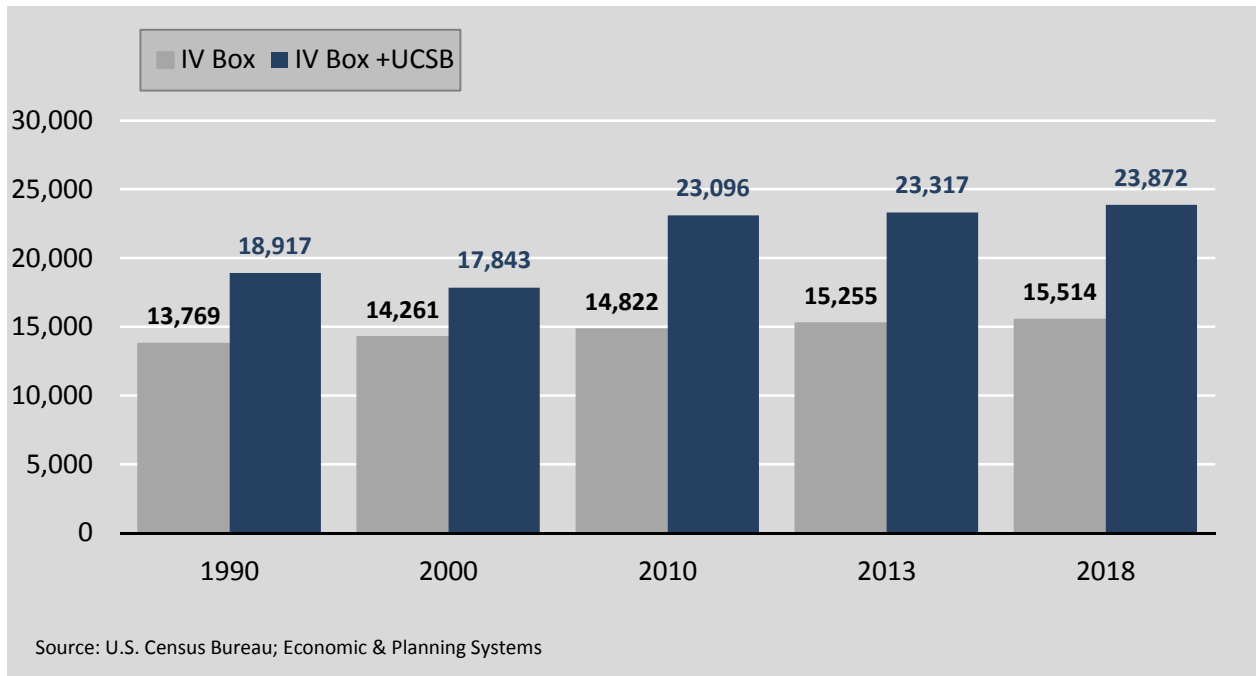
Figure 6 Family HH Income, by HH Annual Income, Isla Vista, 2013



Population Growth

UCSB has been growing at a faster pace than the IV Box, with the Box only accounting for about 34 percent of total growth in the IV Box+UCSB area over the last 20 years (**Figure 7**).

Figure 7 Population Trends, 1990- 2013



Homeless Population

The latest count of homeless in Santa Barbara County encountered 62 homeless people in Isla Vista; as a point of comparison, 37 people were encountered in Goleta, 18 in Carpinteria, and 116 in Lompoc. The total in Isla Vista and Goleta combined has increased since the 2013 survey and decreased since the 2011 estimate.¹¹

Housing Costs

While residents of owner-occupied units reported relatively low housing costs (46 percent reported expenses of \$500 to \$999 per month per unit), a plurality of renter households pay \$1,000 to \$1,499 per month for housing costs. Currently, average rents for a two-bedroom apartment costs approximately \$2,600 (as reported in UCSB’s Housing Options – Finding a Place publication).

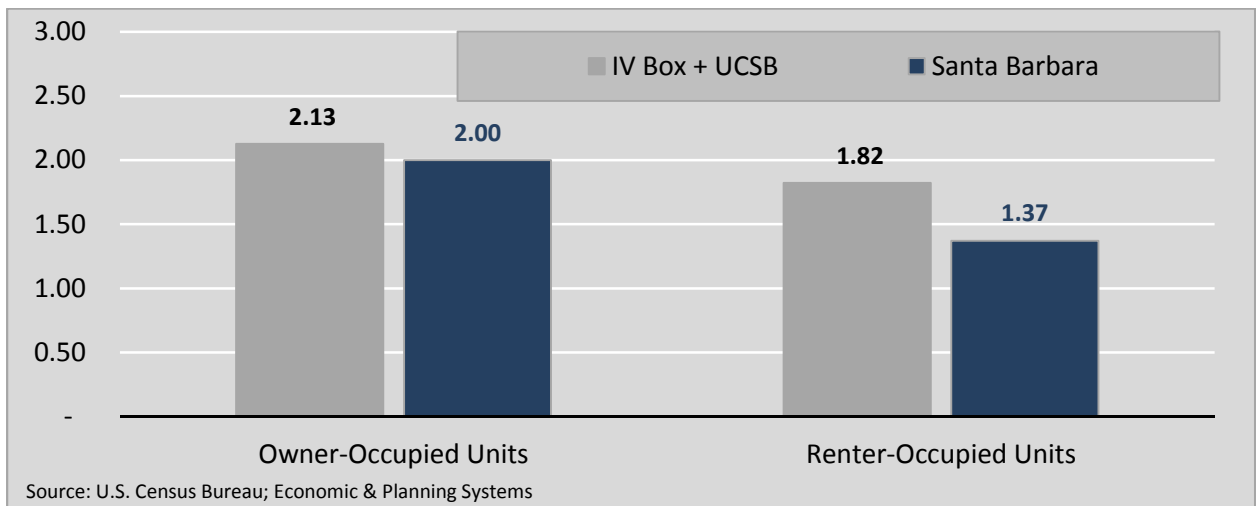
Table 2 Reported Housing Costs

Item	Households	Owners	Renters
Occupied Housing Units	5,050	113	4,937
Monthly Housing Costs per Unit			
Less than \$500	1%	7%	0%
\$500 to \$999	19%	46%	19%
\$1,000 to \$1,499	40%	0%	41%
\$1,500 to \$1,999	19%	25%	19%
\$2,000 or more	21%	22%	21%
Median (dollars)	\$1,391	\$981	\$1,392

Vehicle Ownership

Isla Vista residents reported owning significantly more vehicles per unit than other renters in the City of Santa Barbara (**Figure 8**). This higher rate of vehicle ownership per unit is a reflection of the higher number of people living in each unit, compared to the City of Santa Barbara. Because off-street parking spaces are provided on a per unit basis, more (people and) cars residing per unit leads to the constrained parking environment in Isla Vista.

Figure 8 Vehicles per Unit by Unit Type



¹¹ See 2015 Point in Time Count and Vulnerability Survey, community briefing – March 2, 2015.

Land Uses

Land uses in the IV Box service area are predominantly multifamily residential properties and student dormitories, with less than 1 percent of total units consisting of single-family homes. Commercial uses include small-scale retail, restaurants, liquor stores, and a small amount of office space. Isla Vista also includes several not-for-profit locations including the Isla Vista Clinic, Isla Vista Youth Projects, the Isla Vista Teen Center, and religious institutions. The IV Box+UCSB service area includes UCSB's main campus on the east, student housing to the north, and west campus (including faculty housing and the Coal Oil Point Reserve) to the west.

Future Growth

Both the community of Isla Vista and the University of California Santa Barbara have long-range planning documents in place to help guide their future growth (Isla Vista Master Plan 2015, UCSB Long Range Development Plan 2010). With housing prices and unit availability a growing concern for the region, both documents provide the framework to develop new housing.

The Isla Vista Master Plan identifies the maximum residential build-out to include roughly 640 net new housing units, a more than 10 percent increase over existing units in the IV box. Additionally, the UCSB Long Range Development Plan proposes significant growth to the on-campus, housing stock for both students and faculty/staff, including about 5,500 net new student beds (bringing to total to 7,200 beds) and about 2,000 net new units.

Local gains in commercial square footage are expected to increase in coming years in order to meet the needs of the growing population of Isla Vista. According to the Isla Vista Master Plan, commercial square footage is expected to increase from 175,000 to over 215,000, a net increase of over 40,000 square feet.

While intensifying residential and commercial land uses typically leads to escalation in both property and sales tax revenues, much of the intensification in Isla Vista is occurring on UCSB's land, which is exempt from local taxes. Therefore, only a small amount of new sales taxes and property taxes (from new development in the Isla Vista box) is expected to occur due to future growth.

Existing Service Providers

Most of Isla Vista’s services are provided by the County and special districts including sanitary, water, fire protection, street lighting, education, parks, and recreation (see **Figure 9** for illustration of total County expenditures by service type, for all of Santa Barbara County). In addition to County and special district providers, UCSB and UCSB Associated Students (UCSB AS) provides or funds key services (some public, some only available to UCSB students) both on- and off-campus. Discussions with Santa Barbara City College indicate its strong interest in further supporting its students residing in Isla Vista.

Figure 9 County Functions, Expenditures by All Funds

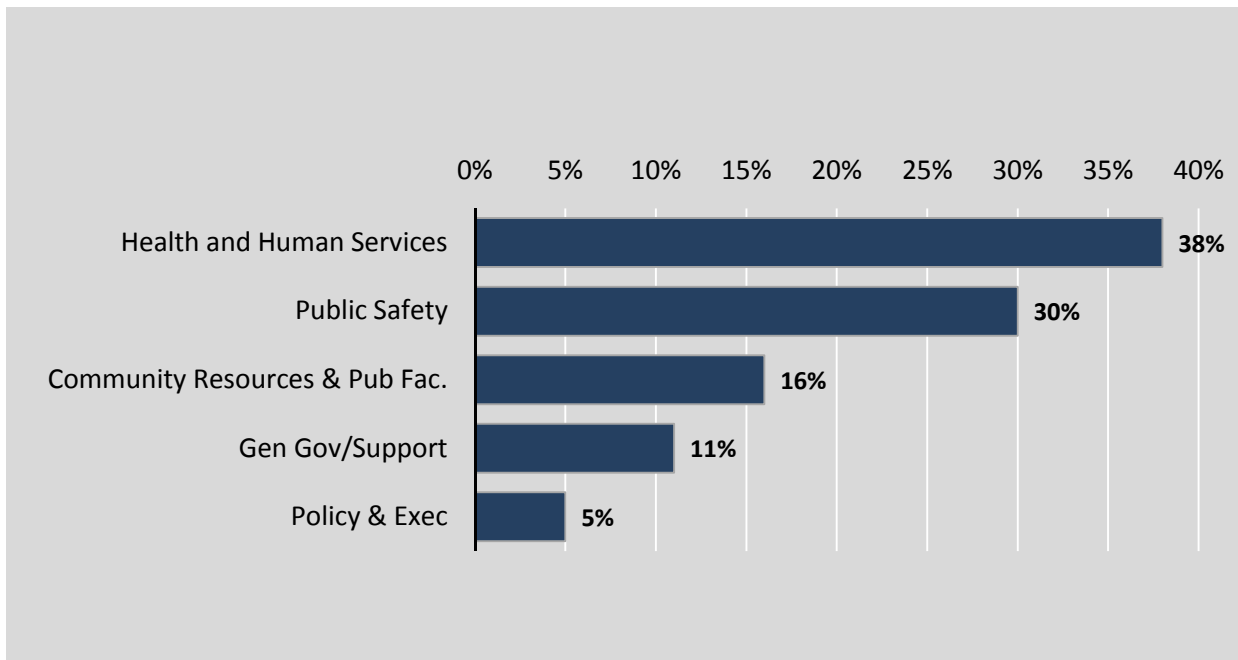


Table 3 illustrates the existing services and service providers. An indication of the level of funding for services provided in Isla Vista is included for the key service areas relevant to the governance scenarios.

Table 3 Existing Public Service Providers

Service Provider	Description
County of Santa Barbara	<p>County of Santa Barbara provides regional services (including, but not limited to, custody, courts, district attorney, public defender, probation, elections, health, welfare, etc.) to all County residents.</p> <p>The County also provides local, municipal services such as land use planning and regulation, animal control and law enforcement, among others, to the Isla Vista area and to the students living on-campus.</p> <p>These services are funded by revenues from the County general fund such as property taxes, sales taxes, State subventions and charges for service.</p> <p>Scale of services: \$6-\$9 million per year in regional services and ¹² \$6 million per year in local services¹³ Funded from County’s share of property taxes and other general revenues</p>
County Service Areas	<p>There are two County Service Areas (CSAs), managed by the County, serving Isla Vista: CSA 31 and CSA 3. CSA 31 services more than 250 streetlights in Isla Vista funded through benefit assessments. CSA 3 helps fund library services.</p> <p>Scale of services: \$55,000 for streetlights; \$4,200 for library Funded from special assessment and property taxes</p>
Isla Vista Recreation and Park District	<p>Formed in 1972, the Isla Vista Recreation and Park District (IVRPD) provides recreation and park services within the IV Box area. It is governed by an independent Board of Directors elected by District residents. The District is primarily responsible for park and open space maintenance, as well as recreation programs. The District maintains over 70 acres of parks and supports child recreation programming, including after-school programs; habitat restoration and demonstration projects; community gardens; and community festivals, fairs, and concerts.</p> <p>Scale of services: \$1.3 million per year Funded primarily from assessments and property taxes</p>
UCSB	<p>UCSB’s services applicable to Isla Vista include UCSB police which patrol on-campus, funding for Isla Vista Foot Patrol personnel, and funding for paramedic and fire services on-campus, among others. UCSB also provides an array of services to students including health care, alcohol and drug programs, mental health counseling, career counseling, and tenant mediation services, among others. About 40 percent of students live on-campus, in UCSB housing.¹⁴</p>
Santa Barbara County Fire Protection District	<p>The County Fire Protection District (SBFPD) provides fire protection and emergency services to much of the unincorporated County, including the Isla Vista area. The District is governed by the Board of Supervisors and receives funding from property tax. No change is assumed to the District or its services as a result of governance changes in Isla Vista.</p>

¹² Range provided is equal to the estimate for the IV Box versus the IV Box+UCSB. Estimate based on review of County budget and discussions with staff. Based on per capita expenditures for regional, countywide services.

¹³ Only one estimate is provided here for the IV Box, as the County spends little directly on-campus (other than on fire protection, discussed below).

¹⁴ See **Appendix F** for details on UCSB activities in Isla Vista. County of Santa Barbara and Santa Barbara City College provided descriptions of services in Isla Vista are summarized in **Appendix G**.

Table 3 continued

Service Provider	Description
Goleta West Sanitary District	The Goleta West Sanitary District (GWSD) provides sewer services to the Isla Vista area and a larger area west of La Patera Road. Sewage collected by GWSD is treated by the Goleta Sanitary District. The District also is responsible for street sweeping services in Isla Vista four times a month.
Goleta Water District	The Goleta Water District (GWD) provides water supply to a 33,000-acre area including the Isla Vista community. The Water District is governed by an independent Board of Directors elected by the District residents. The District receives funding from service charges, one-time water supply charges, and interest on investments.
Goleta Union School District	Goleta Union School District (GUSD) serves approximately 3,700 students in nine neighborhood elementary schools in the Goleta Valley, including the City of Goleta and a large swath of unincorporated area, including the Isla Vista area. GUSD operates Isla Vista elementary school, which serves approximately 516 students from preschool to sixth grade. While English Language Learners in the District overall account for about 28 percent of the student body, they make up 47 percent of the Isla Vista Elementary School population. GUSD is a basic aid district, or community funded district, which occurs when local property tax exceeds minimum funding levels set by the State. The District has a five-person, at-large Board of Trustees.
MTD Santa Barbara	The Santa Barbara Municipal Transit District (SBMTD) provides fixed-route bus and shuttle service to Santa Barbara, Isla Vista, Goleta, Ellwood, Montecito, and Carpinteria along 23 routes. Isla Vista is served by the Isla Vista Shuttle from UCSB to Camino Real Marketplace (Line 27), Line 15x to SBCC through the City of Santa Barbara and Line 24 to Goleta. The District has a seven-member Board of Directors. SBMTD receives funding from passenger fares, Federal Transit Administration grants, and Transportation Development Act – Local Transportation Fund sales tax revenue.

Figure 10 and **Table 4** illustrate how these providers may change under the three scenarios evaluated in this report, generally as follows:

- **CSD and MAC scenarios.** Nearly all of the services provided by existing service providers would remain unchanged. The CSD Board would provide additional services. The MAC would provide input on County expenditures and programs in Isla Vista.
- **Incorporation.** All municipal services (and municipal revenues) provided by the County and County Service Area (CSA) functions would be taken over by the incorporated City while other providers would remain unchanged.¹⁵

¹⁵ County Service Areas (CSAs) are areas typically within unincorporated areas of counties, formed by more than 50 percent of registered voters within the area, supporting formation. Through CSAs, the County Board of Supervisors can put additional taxes to a vote and provide additional services to residents. The key CSA operating in Isla Vista is CSA 31. Other CSAs also intersect the IV Box+UCSB areas (CSA 3 and CSA 32) but the tax exempt status of much of that land results in little revenue generated from those areas to these other CSAs.

Figure 10 Illustration of Service Providers by Scenario

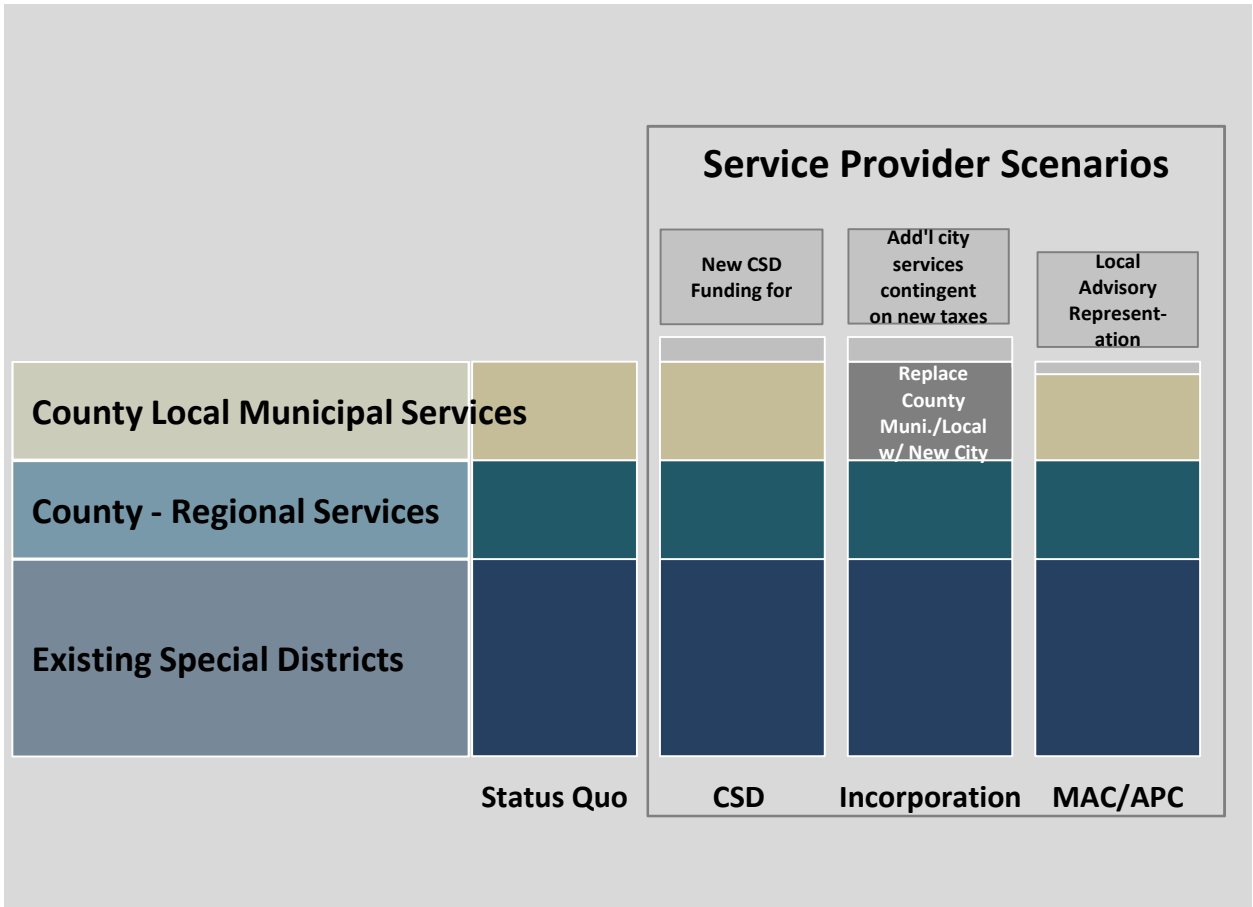


Table 4 Summary of Governance Options and Treatment of Existing Service Providers

Service Provider	Community Services District	New City	Municipal Advisory Council/ CSA#31 and/or Area Planning Commission
Service Areas Evaluated	IV Box	IV Box and IV Box+ UCSB	IV Box
Existing Providers	Treatment of Services/Providers in Each Scenario		
County of Santa Barbara	No Change. CSD services are provided in addition to existing County services.	County ceases provision of municipal services except by contract with City; continues Countywide services it provides to all incorporated cities and unincorporated areas	MAC makes recommendations to County Board of Supervisors on topics relating to local services; APC replaces County Planning Commission on Isla Vista land use matters.
County Service Areas (CSAs)	No Change	Detach from relevant CSAs and take over revenues and services	MAC makes recommendations related to CSA #31 spending priorities; May recommend increase in CSA tax rate to be put to voters
Isla Vista Recreation and Park District	No Change	No Change	No Change
UCSB	No Change	No Change	No Change
Santa Barbara County Fire Protection District	No Change	No Change	No Change
Goleta West Sanitary District	No Change	No Change	No Change
Goleta Water District	No Change	No Change	No Change
Goleta Union School District	No Change	No Change	No Change
MTD Santa Barbara	No Change	No Change	No Change
New Services			
New CSD, City or MAC/APC	CSD administers additional services through funding from a Utility User's Tax and/or Special Tax	If surplus revenues are available, City can provide increased or new services, which may require additional funding from a Utility User's Tax or Special Tax	MAC provides Isla Vista-based commission to provide community input and recommendations to the Board' APC replaces County Planning Commission on Isla Vista land use matters.

Nonprofit Service Providers

Table 5 summarizes the myriad of non-governmental service providers providing services within Isla Vista.

Table 5 Nonprofit Service Providers

District/Organization	Services Description	Est. Annual Expenditures (if available)
AS Bike Committee	The A.S. Bike Committee shall prioritize expenditures of funds collected from the A.S. and Graduate Students Association Bicycle lock-in fees. The Committee shall be responsive to student input related to bicycle paths and bicycle parking at UCSB. Finally, the Committee shall be an active bicycle system advocate, and shall take all reasonable steps to increase student, staff, faculty, and administration awareness of bicycle system issues.	not available at time of publication
AS Coastal Fund	THE COASTAL FUND (CF) shall provide funds to preserve, protect, and enhance the terrestrial and marine habitats associated with the shoreline of the University of California, Santa Barbara through preservation, education, open access, research, and restoration.	not available at time of publication
	THE COASTAL FUND (CF) shall provide funds to preserve, protect, and enhance the terrestrial and marine habitats associated with the shoreline of the University of California, Santa Barbara through preservation, education, open access, research, and restoration.	
	THE COASTAL FUND (CF) shall provide funds to preserve, protect, and enhance the terrestrial and marine habitats associated with the shoreline of the University of California, Santa Barbara through preservation, education, open access, research, and restoration.	
AS Community Affairs Board (CAB)	The AS/UCSB Community Affairs Board (CAB), UCSB's Volunteer Action Center, is dedicated to enhancing the educational experience of all UCSB Students by providing information and easy access to community service work. Through a wide range of projects and community programs, CAB seeks to augment classroom experiences, create opportunities for career exploration, connect UCSB to the community in a meaningful way, and promote the ethics of public service.	not available at time of publication
AS Environmental Affairs Board (EAB)	The Environmental Affairs Board (EAB) is a branch of UCSB's Associated Students Government and is the largest and most active environmental group on campus. The charge of EAB is to protect, preserve and enhance the environment, principally at UCSB and its surrounding communities. We focus on ecology, energy, food, climate change, water policy and conservation, the economy, environmental justice and other issues. We coordinate and coalition-build with other groups to promote environmental perspectives and sustainability throughout the University and its surrounding communities, as well as at the state, national, and global level.	not available at time of publication
AS External Vice President for Local Affairs (EVPLA)	The Office of the External Vice President for Local Affairs has represented the interests of undergraduate UCSB students to Santa Barbara County and the local community for well over a decade. The AS EVPLA advocates on behalf of nearly 19,000 UCSB undergraduate students – pushing for a greater inclusion of students and the Isla Vista community in local political decision-making and encouraging students to take an active role in local affairs.	not available at time of publication
AS Food Bank	The Associated Students Food Bank is a student run and student led service at the University of California, Santa Barbara. Our primary focus is ensuring friendly, confidential service to UCSB students in need of food and toiletries. As a comprehensive and holistic service, we also provide resource referral to students, educational and skill based workshops, and other tools and resources.	not available at time of publication
AS Isla Vista Community Relations Committee (IVCRC)	IVCRC is an Associated Students committee that works to promote and educate the Isla Vista community as a whole by nurturing the relationships between the long-term and short-term residents. In addition, IVCRC funds on-campus and off-campus groups that work to improve the community. IVCRC is a committee filled with active and passionate students who wish to bring the Isla Vista Community as a whole together.	not available at time of publication
AS IV Tenants Union	The Isla Vista Tenants Union (IVTU) is an organization serving the interests of Isla Vista tenants. We recognize the diversity of our community, and we strive to meet the different needs of our members while uniting our common interests as tenants. We educate tenants on their rights and responsibilities, and we act as a resource when problems occur. We believe people should live without the suffering that arises from discrimination, retaliation, or neglect. We reach out to property managers, the University, elected officials, local groups and individuals to realize our vision and address pressing tenant issues. In providing a service to the tenants of Isla Vista, we also hope to build a united, educated, and proactive community.	not available at time of publication
AS KCSB (91.9 FM)	A non-commercial, educational FM station broadcasting for the public interest, KCSB enters into no commercial contracts which allow access to the airwaves and it strives to provide programming substantially different from that carried by commercial broadcast media. It is also designed to be educational for both programmers and listeners. UCSB students and other programmers are provided an opportunity to learn the fundamentals of radio broadcasting, both technically and in terms of broadcast content, and to explore more advanced aspects of broadcasting and the audio medium.	not available at time of publication
AS Legal Resource Center (LRC)	Our mission at the ASLRC is to assist students in responding to legal problems that may be interfering with academic studies or otherwise adversely affecting their well-being. All consultations are strictly confidential. An ASLRC Attorney will be able to talk with students on legal matters, including, but not limited to, landlord tenant disputes, criminal citations, contracts, personal injury matters, consumer complaints, credit and debt problems, family law, traffic tickets, employment problems, and immigration. ASLRC also has over 50 self-help law books written for the layperson available to view.	not available at time of publication

Table 5 continued

District/Organization	Services Description	Est. Annual Expenditures (if available)
AS Pardall Center	The Associated Students Pardall Center, in the heart of Isla Vista, serves the UCSB and Isla Vista community. On the first floor, we host individual study spaces, group work areas, computer and basic printing facilities along with meeting spaces/times available for those needing a space to congregate. Also on the first floor is the Self Help Legal Center. On the second floor, the AS Legal Resource Center and Isla Vista Tenants Union provide services to UCSB students and the community.	not available at time of publication
AS Program Board	AS Program Board organize concerts, lectures, films, and other cultural events for the UC Santa Barbara community.	not available at time of publication
AS Public Safety Commission	The UCSB AS Public Safety Commission works to increase the level of safety throughout Isla Vista and the UCSB campus. The commission focuses on all safety issues concerning the student body as well as increasing student relations and communications with Isla Vista Foot Patrol, California Highway Patrol, UC Police Department, and the Office of Student Life in a positive manner. To help accomplish such improvement of relations and communications, the commission organizes projects and campaigns pertaining to public safety.	not available at time of publication
AS Queer Commission	The A.S. Queer Commission serves as an educational and advocacy forum for Lesbian, Gay, Bisexual, and Transgender (LGBT), Queer, and Intersex (LGBTQI) student's rights, with a commitment to representing and improving the status of LGBTQI students on campus and in the community.	not available at time of publication
AS Rally Committee	The A.S. Rally Committee is a student funded, student-run campus organization dedicated to supporting UCSB's athletic community. The Committee will work to increase Gaucho pride and foster an increased sense of community throughout the UC Santa Barbara student population.	not available at time of publication
AS Senate Finance and Business Committee	The charge of the AS Finance and Business Committee is to help registered student organizations put on successful events on campus and in Isla Vista, provide necessary student services, hold conferences, and fund championship aspiring teams through the procurement of funds.	not available at time of publication
AS Take Back The Night	The charge of the Associated Students Take Back the Night committee is to raise awareness about issues surrounding sexual violence through activism, advocacy, and survivor empowerment. It aids survivors in finding and demonstrating their empowerment, provides a forum for survivors and allies alike to make their voices heard, and creates an environment in which survivors of sexual violence can begin to heal.	not available at time of publication
Associated Students (AS)	The Associated Students (A.S.) of the University of California, Santa Barbara is a non-profit organization and a department of the UCSB campus, funded by undergraduate student fees. Through elected student positions and appointments we voice student concerns and express student opinion to the UCSB administration, UC system, our community, and state and local governments. We have dozens of boards, committees, and commissions that are organized and funded through A.S. to enrich student life and give students services and opportunities not offered by the administration. Our mission is to help students uphold the high academic standards and give them leadership, employment, cultural and growth opportunities to serve the campus community.	not available at time of publication
Friendship Manor	Friendship Manor serve seniors over the age of 62, and provide a unique niche to those who want to live independently and are in need of simple services. Friendship Manor provides a home with comfortable surroundings, which reinforce self-respect, self-esteem, and the dignity of aging.	\$2,158,031
GIVE	GIVE is an annual sale after UCSB students move out. Proceeds are distributed to Isla Vista non-profits and projects.	\$20,000- \$25,000
Hillel	Hillel's vision is to create a community in which every student has the opportunity to make an enduring commitment to Jewish life, learning, and making the world a better place. Hillel offers a wide variety of programs to Isla Vista residents, which include cooking competitions, dance parties, arts and crafts, trips to Israel, social actions and fundraisers to help those in need.	not available at time of publication
Isla Vista Church	Isla Vista Church formally began in September of 2002 when a group of students met in the front yard of the ministry house at 6686 Del Playa Drive. Since then, members of the congregation grill and hand out burgers to passers-by on Del Playa each Friday night. In the Summer of 2011, the Isla Vista House of Prayer (IHOP) was created to give the people of Isla Vista the chance to experience intimacy with God, and incorporate prayer and unity amongst the ministries in the area. As the church and ministry expands, IVHOP is developing and growing.	\$7,500
Isla Vista Community Network	Participants of the Isla Vista Community Network strive to build and strengthen relationships with one another, share information, resources, and initiate cooperative action in response to current and emerging needs in Isla Vista. This organization operates without a budget, and is sustained by volunteers.	not available at time of publication
Isla Vista Neighborhood Clinic	Santa Barbara Neighborhood Clinics (SBNC) is dedicated to providing a variety of important programs to the Isla Vista community. The majority of SBNC patients are below the federal poverty level and qualify for most of SBNC's programs. In an effort to remove barriers to care, sliding free discount programs are available based upon family income Health Information Privacy, Family Planning Access Care Treatment, Medi-Cal CenCal Health Cap, State Medi-Cal or Class II Medi-Cal, Medicare, and CHDP Child Health & Disability Prevention.	\$1,315,464
Isla Vista Property Owner Association	Funded in 1968, the Isla Vista Property Owner Association is a collaborative of property management companies and single property owners. As a group, the organization makes political, economic, environmental, and social decisions that may have an impact on property values.	\$500-\$1,500
Isla Vista United	Isla Vista United was created by Isla Vista Screen Printing to raise funds for the improvement of Isla Vista following the May 23rd tragedy. Funds were distributed by Santa Barbara Foundation to community organizations in Isla Vista.	\$20,000

Table 5 continued

District/ Organization (1)	Services Description	Est. Annual Expenditures (if available)
IV Community Development Corporation	Isla Vista Community Development Corporation (IVCDC) aims to encourage community ownership and decision-making with regards to community spaces and buildings. IVCDC makes itself available to all community members seeking to write grants and proposals, and provides any other advice on the processes of community ownership. IVCDC has a long history of providing support to community agencies within Isla Vista and attempts to be a part of the process in building the Isla Vista community from within.	\$3,000
IV Food Co-Op	Isla Vista Food Cooperative (IVFC) mission is to provide the residents of Isla Vista and neighboring communities of Santa Barbara County with reasonably priced foods, products and services that promote a healthier lifestyle. The IVFC is an economic alternative founded on cooperative business principles. Its operation and governance policies are based on their housing cooperative values. IVFC provides resources for food stamp programs such as CalFresh and provides food accessibility through tours, classes, workshops, work-study positions and internships. In addition, free wellness classes are provided at UCSB Residence Halls and at the IVFC. Outreach is conducted through on-campus tabling and handing out free food during mid-terms and finals. Events include free movie night, community dialogue meetings, among others. IVFC offers a Sunflower Kid's Club with local produce and family activity days, and provides tours of elementary schools.	\$45,000
IV Teen Center/YMCA	Isla Vista Teen Center provides counseling, as well as a safe and fun alternative space for teens during the high risk after-school hours. The center also provides leadership, mentoring, recreation services as well as health and fitness training.	\$178,000
IV Youth Projects/IV THRIVE	Isla Vista Youth Projects, Inc. strengthens the Isla Vista community through diverse education, recreational and social programs for children and families regardless of income. Such services are provided through the Children's Center, After School & Summer Program, Family Resource Center and THRIVE Isla Vista.	\$1.9 million
Santa Barbara Rape Crisis Center- SACE Isla Vista Program	Santa Barbara Rape Crisis Center - SACE Isla Vista Program attempts to mitigate the trauma of sexual assault and works towards the elimination of sexual violence. SACE Isla Vista will create a space where community members can engage in discussions that allow them to reflect on the realities of sexual assault. This program will provide support and psycho-education to sexual assault survivors to allow them to heal from the trauma of an assault. In addition, the program will teach coping skills, increase self-esteem, and restore power and control over decision-making.	\$45,000
Santa Barbara Response Network	The mission of Santa Barbara Response Network is to provide emotional support after a crisis, as well as referrals to counselors and psychologists. The Network trains and empowers community members on how to perform psychological first aid after a crisis. Over 500 counseling hours were provided to Isla Vista residents after the May 23rd, 2014 tragedy.	\$10,000
Santa Barbara Student Housing Coop	The purpose of the Santa Barbara Student Housing Co-op (SBSHC) is to provide low-cost housing for students, staff, and faculty of the University of California at Santa Barbara. SBSHC is a democratic organization whose earnings and assets belong to its members. In addition, SBSHC strives to engage in continuous educational programs that further the principles of cooperation through mutual, self-help living at a minimal price. SBSHC owns four houses ranging from 13 to 18 members and an apartment complex housing about 27 members.	\$637,109
St. Mark's University Parish	St. Mark's focus is on faith, fellowship and friends. Many of their programs are in English and Spanish, and is staffed by volunteers. Programs include spiritual retreats, communion preparation and social events, whereby students are provided an opportunity to get to know each other and build their faith together. Other services include the free lunch and shower program for the houseless. This program is provided once a week and offered to anyone who is in need of food and showers.	\$15,000
St. Michael's Campus Ministry at UCSB	St. Michael's is an intentionally inclusive and multi-generational congregation and campus ministry. Their mission is to serve people pursuing spiritual, social transformation, justice and compassion. St. Mike's hosts various programs which include brunches for UCSB and SBCC students struggling with issues of food insecurity, yoga classes, a dinner for the houseless, a meditation group and alcoholic anonymous meetings, among other programs.	\$10,000
United Methodist Church	United Methodist Church is a community of faith that welcomes everyone; the Church celebrates the diversity of the human family accepting all people unconditionally without reservation.	not available at time of publication

(1) All information provided by Study Oversight Committee members.

5. CSD PLAN OF SERVICE

A new CSD will be empowered to provide a range of public services, supplementing services currently provided by the County and other public and nonprofit service providers, and could include increased community policing, building code enforcement, public facility maintenance, parking and parking management programs, tenant services, and community and economic development/wellness programs. As described below, a Utility Users Tax (UUT) as authorized for a legislated CSD, or the equivalent in new special taxes to a LAFCO-created CSD, could fund CSD administrative costs and provide an estimated maximum of \$255,000 annually for supplemental services. Voter approval of higher special taxes could further increase CSD-provided services. The CSD could also support the operations of a Municipal Advisory Committee (MAC) which is described in a subsequent chapter, as well as an Area Planning Commission (APC) to provide an advisory role to the County regarding existing County-provided services to Isla Vista, and land use authority over Isla Vista planning issues.

All existing services currently provided by the County, IVRPD, UCSB and other utilities and agencies are assumed to continue unaffected by a new CSD.

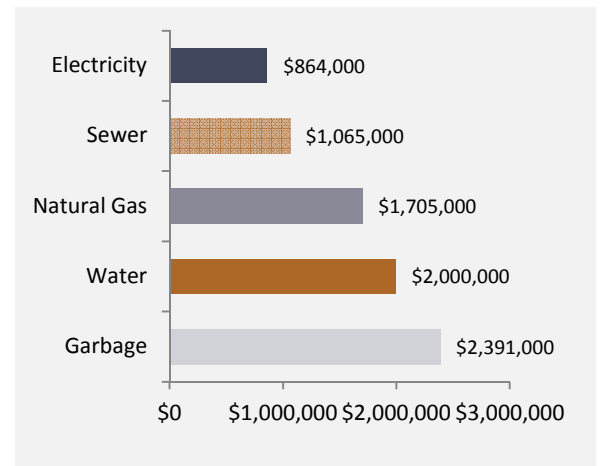
Potential Revenues

Because AB-3 is law, a UUT will be put before the Isla Vista voters. If a CSD is not formed through AB-3, residents could petition LAFCO to put before the voters the formation of an IV CSD, funded by special taxes on taxable parcels within the District.¹⁶ In either case, a two-thirds voter approval will be required for adoption of the taxes.

Utility Users Tax

The utility users tax estimated (Table 6) includes a tax between 5 and 8 percent on water, sewer, electricity, natural gas, and garbage bills in the IV Box geography.¹⁷ Figure 11 illustrates the proportion of billings represented by each utility.

Figure 11 Utility Billings, IV Box



¹⁶ A CSD formed by AB-3 could also put a special tax to a vote; the special tax would be collected in addition to the UUT. While this is a possible future scenario, no additional special taxes are assumed; the analysis shows fee amount of special taxes equivalent to the UUT applicable for a non-AB-3 CSD. Potential special taxes to an AB-3 CSD are shown separately from potential UUT revenues.

¹⁷ Estimated UUT for the IV Box and IV Box+UCSB are not appreciably different because UCSB property is not subject to local taxes, including the UUT. Note that other utilities could also be charged a UUT, including cable television, telephone, and internet-based video subscription services (such as Netflix, Hulu, Amazon Prime, etc.). Taxing these utilities may generate limited additional revenue, at least initially, as laws have been slow to keep up with technology, thus many cities have been unable to collect taxes on these newer providers.

The tax estimate includes an anticipated exemption from UUT for low-income residents.¹⁸ Also, no UUT is estimated as being derived from UCSB-owned property within either of the two geographies.¹⁹ The total estimate indicates a UUT generation rate of about \$25 per capita; this is a relatively low generation rate when compared to the City of Santa Barbara (generates about \$155 per capita but in the range of taxes generated by the City of Guadalupe (\$32 per capita)).²⁰

Table 6 UUT Estimate

Item	IV Box and IV+UCSB Service Areas		
	Total Billings (1)	Annual Tax Revenue	
		5%	8%
Utility			
Garbage	\$2,391,000	\$119,550	\$191,280
Water	\$2,000,000	\$100,000	\$160,000
Natural Gas	\$1,705,000	\$85,250	\$136,400
Sewer	\$1,065,000	\$53,250	\$85,200
Electricity	\$864,000	\$43,200	\$69,120
Total	\$8,025,000	\$401,250	\$642,000
UUT Tax Deductions			
Low Income Exemption (2)	(\$1,200,000)	(\$60,000)	(\$96,000)
State-owned Exemption (3)	(\$91,000)	(\$4,600)	(\$7,300)
Total	(\$1,291,000)	(\$64,600)	(\$103,300)
Net Total	\$6,734,000	\$336,700	\$539,000
Additional Deduction - UCSB Purchase of Tropicana Gardens			
Net total, after 5% Discount (4)		\$320,000	\$512,000

*Totals may not add due to rounding.

(1) Reflects actual billings, over a one-year period, for the IV Box geography from the utility providers. This same total is used for the larger IV Box+UCSB because virtually all utility consumption on UCSB land would be exempt from a new UUT.

(2) Estimate based on the proportion of households in Isla Vista currently enrolled in Southern California Edison's reduced electricity rates for low-income household program, approximately 15 percent.

(3) This deduction is estimated based on the number of units owned by UCSB in the IV Box and the estimated UUT per capita. This deduction does not take into account the recent purchase of about 1,000 beds by UCSB at the Tropicana Gardens complex. Note that contributions from UCSB have been committed, to a CSD formed under pending AB-3 legislation, from 2017 through 2024 of as much as \$200,000 per year (see Appendix E).

(4) When Tropicana Gardens property becomes exempt from local taxes, the UUT-taxable portion of the population will be reduced by about 1,000 people, a reduction of between 5 and 6.5% of the population, depending on whether the estimated 15,500 or 18,000 people is correct. A rounded, 5% reduction is applied in this estimate.

Sources: The following utility providers gave data on 2014 billings in the IV Box Geography:

Sempra Energy	MarBorg Industries	Southern California Edison
Goleta Water District	Goleta West Sanitary Sewer	

¹⁸ The exemption level is estimated based on Southern California Edison's current enrollment in existing programs for low-income households including California Alternate Rates for Energy – CARE – and Family Electric Rate Assistance – FERA.

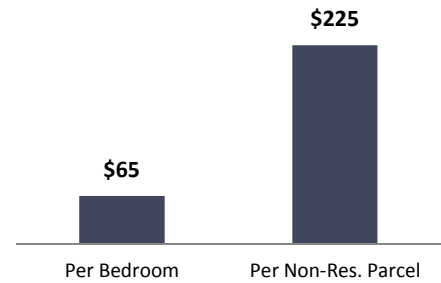
¹⁹ Cities around California do not charge UUT on publicly-owned land, based on case law on the matter. See League of California Cities document providing guidance on intergovernmental fiscal immunity, accessed August 2015: <http://www.cacities.org/UploadedFiles/LeagueInternet/0f/0fd5bdf4-d21b-4338-a9d4-f9b2d9d2da1f.pdf>

²⁰ The tax generation rate for Isla Vista is expected to be more in line with that generated in Guadalupe rather than the City of Santa Barbara, which collects the tax from a variety of non-residential uses including many types of retail, commercial and hotel uses.

Special Tax

The level of CSD special tax will be determined during a CSD petition to LAFCO, in the case of a LAFCO-route CSD. To illustrate a new potential level of a special tax, **Figure 12** illustrates a residential and non-residential parcel tax which, if implemented, would generate about \$512,000 annually. These parcel taxes were estimated to approximate the total annual taxes to the UUT which could be available to a CSD formed through the legislative route.²¹

Figure 12 Required Annual Special Tax to Match UUT 8% Tax

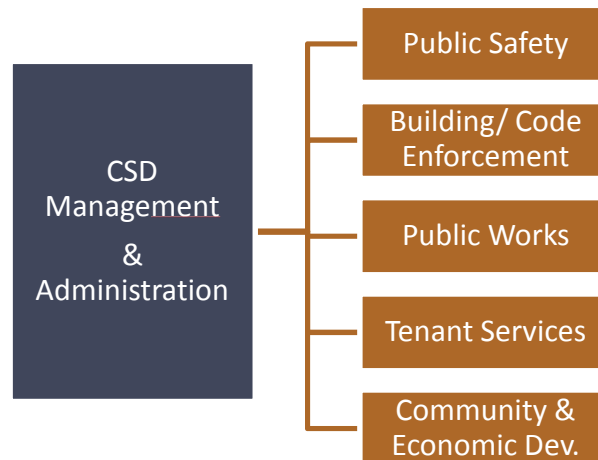


CSD Services and Cost Estimates

The types of services which may be provided through a CSD are illustrated in **Figure 13**. All services will ultimately be decided upon by the locally elected CSD Board Members (and appointed members in the case of an AB-3 CSD). The scenarios in this section describe a “base” level of enhanced services—drawn from the priorities discussed during dozens of community meetings during spring and summer 2015—and the range of potential costs.²² An “expanded” level of services is also included, above the base, which could be selected with higher levels of taxation.²³

Actual services, contracts, and costs would be determined following formation of the new CSD and will depend on available revenues and community priorities and preferences.

Figure 13 Potential CSD Services



²¹ As a comparison, IV residents currently pay about \$95 per bedroom and about \$10 per residential unit, per taxes passed for IVRPD in 1984 and in 1997.

²² Note that AB-3 (as of the date of this report) provides the CSD with powers to finance and operate a MAC to advise the County Board of Supervisors and an area planning commission, with binding land use powers; create a tenant mediation program; create and operate a parking district; contract with County or UCSB for public protection, abate graffiti, and create or improve capital facilities including community facilities and street infrastructure.

²³ See **Appendix A** for description and cost estimate for Base and Enhanced levels of service.

Table 7 provides a summary of services and cost estimates to provide the services (see **Appendix A** for further details). The services are described below.

- **Management and Administration.** The CSD Board and management staff will provide local representation to focus resources on Isla Vista needs and community priorities, with support staff to manage public engagement, activities, studies, and contracts for services. This category includes costs for Board member stipends, management staff compensation, and overhead costs (office rent, office equipment, and insurance).
- **Public Safety.** Additional public safety resources could improve the safety of residents and visitors through increased, proactive community patrolling and policing and related programs. The “base” service level includes costs for non-sworn personnel patrols in which employees, potentially college students, provide residents warnings when a complaint is lodged with the sheriff’s department, and identify problem areas during patrols of the area which could be addressed by other CSD program-areas (problem-areas might include identifying: graffiti requiring abatement, hazardous conditions like broken streetlights, or key areas requiring clean-up). Sheriff deputies can then respond if needed to events that do not comply with the noise warning. These additional patrols are likely to result in additional revenue to the County from citations.

Further enhancements to this service could include retention of a community service officer, specialized training for County sheriff and UC police, and coordination with UCSB to link on-campus training for students with off-campus citations.²⁴

- **Building Inspection and Code Enforcement.** Some of the conditions of buildings in Isla Vista require upgrades and house more residents than are permitted by building codes. Additional building inspection and code enforcement services would identify and remedy improper occupancy, unpermitted construction, hazardous or insanitary conditions, and deteriorated or defective building components. One full-time equivalent is included in the base case for the CSD. A CSD Board may also consider advocating for a rental inspection program in the County, which would largely self-fund these activities through rental inspection fees which would free up CSD-revenues for other programs.²⁵
- **Public Works.** Improvements in the maintenance of public facilities and infrastructure are another service a CSD could administer. Public works services provided by the CSD may include planning, implementation and maintenance of infrastructure and public facilities. In the “base” level of services, the CSD is assumed to contract with the County for increases in maintenance personnel for graffiti abatement and trash collection. The CSD may also contract with the County for grant-writing to obtain funds for sidewalk construction/traffic calming improvements, bluff fencing, and staff-time to manage and fund consultant work on a parking program. Note that, if a parking program is instituted, it may eventually generate significant revenues from off-street parking, but initial parking studies, program planning,

²⁴ The EPS team reviewed programs in San Luis Obispo and the City of Boulder in collaboration with University of Colorado at Boulder, and interviewed UC police personnel. See **Appendix J** for details on public safety programs around the two campuses.

²⁵ Rental inspection programs require all landlords of rental units within the jurisdiction to register and allow inspection of their property. After an initial inspection, many programs allow buildings without enforcement issues to “self-certify”. While most rental inspection programs operate in cities, Contra Costa and Sacramento counties both have rental inspection programs for rental properties in their unincorporated areas.

and public outreach will require expenditures on consultant efforts. Efforts to plan for improvements in Isla Vista may be leveraged to seek County funding, grant funding or additional taxes from the voters to construct capital improvements in Isla Vista. An “expanded” level of services would devote a higher proportion of the CSD’s budget to public works in order to fund the types of capital improvements required in the community.

- **Tenant Services.** A rental mediation program is a desired service in Isla Vista to resolve rental housing disputes through information (related to tenant and landlord rights and responsibilities) and mediation as an alternative to court proceedings. The “base” level of service includes costs for the CSD to contract with the City of Santa Barbara’s Rental Housing Mediation Program.²⁶
- **Community Health and Economic Development Programs.** An array of community health and economic development programs could be supported by the CSD. These include expansions to programmatic services like mental health services, job training, and job placement and community facility expansions like a community center or library branch. Capital facilities would require new taxes to fund a bond and are not specifically analyzed in this report. Expansions in existing programs—such as increasing the hours of the Isla Vista Clinic to include nights and/or weekends or adding services like mental health care to the Clinic—would provide enhanced community wellness services. The “base” service level includes a half-time grant writer, who can match available funding with community needs.²⁷ Note that part of the duties of the CSD administrative staff will likely include coordination with the County to assist in scheduling rooms in the community center building in Isla Vista, the renovation of which is funded through the County’s 2015-2016 fiscal year budget.
- **Municipal Advisory Council.** A Municipal Advisory Council may be formed by an Isla Vista CSD, under AB-3.²⁸ A MAC would cost relatively little to operate and could even be comprised of the CSD board members themselves.
- **Area Planning Commission.** An Area Planning Commission (with binding land use powers in the District) may also be formed by an Isla Vista CSD, were AB-3 to be signed into law. An APC would require additional staff time from County planners. However, County planning fees and charges are likely to cover a large portion of the incremental costs for staffing an Isla Vista APC. Therefore, only a small allocation from the CSD budget would be needed to operate an APC.

²⁶ The County of Santa Barbara contracts with this agency for a limited array of services including phone counseling. The CSD service would include access to professional mediators. Costs for this service have been estimated based on the funding provided to the entity by the City of Santa Barbara, relative to the number renter-households in the City.

²⁷ Enhanced services could include organizing work programs for homeless or other residents in need of work, such as Downtown Streets Teams in Palo Alto and San Rafael which employs homeless residents in street cleaning and other community services efforts.

²⁸ In any case, the County could create a MAC and/or an APC.

Table 7 shows these services and cost estimates, compared with potential UUT revenue. As shown, the estimated maximum UUT is used first for governance and administration. About \$255,000 remains for specific services. Note that UCSB has committed to provide \$200,000 annually to services or improvements in Isla Vista between 2017 and 2024, which could be provided to the CSD or used in partnership with CSD services. In addition, some services and public works could be, in part or whole, funded by grants from other government agencies, user fees, and non-profit contributions.

Table 7 CSD Potential Revenues, Fixed Costs, and Menu of Other Services

CSD Revenue/Functions (1)	Total
Revenues and Fixed Costs	
Estimated Maximum UUT @8% Tax Rate (exemption deducted)	\$512,000
Local Governance, Management, and Administration	\$257,000
<ul style="list-style-type: none"> ● 1.5 FTEs ● Office equip, rent, insurance, contingency ● \$55,000 misc. budget for services/ legal 	
Revenues Remaining for Other Services	\$255,000
Other Revenue (UCSB annual contribution to AB-3 Legislated CSD, committed between 2017 and 2024)	\$200,000
Menu of Other Services	
<i>Public Safety</i>	
<ul style="list-style-type: none"> ● Non-sworn personnel patrol 	\$105,000
(less) citation revenue	(<u>\$30,000</u>)
● Net cost	\$75,000
<i>Building Inspection/ Code Enforcement</i>	
● 1 FTE	\$120,000
<i>Public Works</i>	
● 1 FTE + periodic prof. services	\$125,000
<i>Tenant Mediation</i>	
● Additional contract with the City of Santa Barbara's Rental Housing Mediation Program for full range of services	\$30,000
<i>Community and Economic Development Programs</i>	
● 0.5 FTE grant writer	\$50,000
<i>Municipal Advisory Council</i>	
● Minimal costs, MAC members may or may not also be CSD Board members.	\$3,000
<i>Area Planning Commission</i>	
● Minimal costs, APC members may or may not also be CSD Board members.	<u>\$3,000</u>
Illustrative Total, Menu of Other Services	\$406,000

(1) All costs and descriptions shown are illustrative; if formed, a CSD Board would be tasked with adopting budgets to authorize funding for staff and programs.

6. INCORPORATION OF A NEW CITY OF ISLA VISTA

The community has made numerous attempts over the past decades towards increased local control including incorporation as a new city. The most recent effort was during the Goleta incorporation process, during which several governance options were considered but rejected by LAFCO. Incorporation was determined to be financially infeasible, and inclusion within Goleta boundaries was considered unacceptable to the proponents and supporters of Goleta incorporation. The formation of a CSD was considered, but action was not taken.

A new city would have much greater authority over services, both existing and new, by comparison to a CSD. A city would also have access to many more sources of revenues, although the services responsibilities of a city would be much greater than a CSD. A new city could not only augment existing County services similar to those described for a CSD, but would also take direct responsibility for funding and provision of existing municipal services currently provided by the County to Isla Vista.

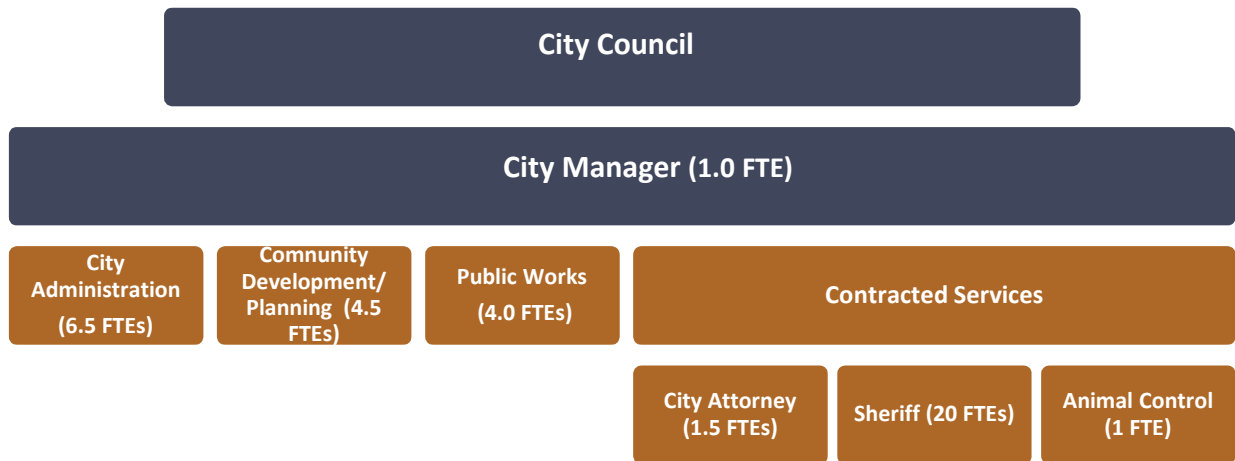
A newly formed City of Isla Vista would be directed by a locally elected city council, and services would be managed by city staff. The new city would take over responsibility for the funding and oversight of certain municipal services currently provided by the County. Services shifted from the County to the new city include police protection, planning, and public works, as well as administrative and support services such as finance, city attorney and office space, supplies and services.

Figure 14 illustrates a possible city organizational structure that includes about 16 city employees, and assumes that the new city would fund and manage contracts with the County for law enforcement and animal control. Contracts between cities and counties are common in California and Santa Barbara County, as these contracts can provide a cost-effective means of providing services, and taking advantages of economies of scale afforded by County services.

Note that this feasibility analysis's assumes the minimum level of staff required to provide basic services. The 16 city employees translate into a service level of about 1.0 full-time equivalent staff members per 1,000 people (based on lower bound, 15,000 population estimate for the IV Box only). Goleta and Carpinteria have services levels of 1.6 and 2.0 FTEs, respectively, for a similar array of services.²⁹ This relatively minimal staff scenario is not uncommon for a new city; additional staff members would be expected to be added, as assessed values and other tax revenue inflate.

²⁹ Meaning that police and park services have been excluded from the Goleta and Carpinteria staff positions to derive the FTE rate per 1,000 capita for services similar to those contemplated in this IV Cityhood analysis.

Figure 14 Illustrative City Organization (Minimal)



The County would continue to provide services available to all County residents, including District Attorney, Probation, Public Defender, courts, health and human services. Other services such as fire protection, schools, and public utilities, would continue as currently provided with no change.

Financial feasibility has always been a barrier to the incorporation of Isla Vista. As described below and in **Table 8**, feasibility of a new city could require additional new taxes to pay for basic municipal services shifted from the County to the new city, as well as to fund additional services similar to those described for a CSD.

Summary of Financial Feasibility

As shown in **Table 8**, city revenues (before adding new taxes not currently paid by residents) are insufficient to fund required municipal service currently provided by the County which are shifted to the new city, and to fund the city's administrative and other staff. The shortfall totals approximately \$3.0 million annually for city staff, contracts for services from the County for services assumed by the new city (e.g., police protection), and city overhead costs.

New city taxes assumed to cover the shortfall include both a new Utility Users Tax (or equivalent special taxes) of \$512,000 annually, as well as additional new taxes of \$2.5 million to fund basic city operations that previously were the responsibility of the County. Funding additional city services beyond those services (and service levels) currently provided by the County—similar to additional services described for a CSD in Chapter 5—could require additional special taxes; the costs of additional services depends on the services added.

The analysis assumes no reduction in current service levels. Isla Vista's costs of service reflect its population density, its transient, youth-oriented culture and related policing costs, and the lack of significant tax revenue generation typical of most cities, which contribute to the negative projected financial performance of a new city and need for new taxes. Isla Vista benefited in recent years from redevelopment activities; however, the elimination of redevelopment agency funding slowed the County's progress addressing infrastructure needs and deferred maintenance in the community, which will also place demand on the new city's finances. ³⁰

The challenge of financial feasibility could be further compounded by a shortfall in locally-generated property taxes. The property taxes shown in the new city's budget are based on the calculated transfer of property tax pursuant to State law. However, the Isla Vista area generates less property tax to the County than shown in the budget. The Isla Vista area generates about \$1.5 million in property taxes to the County, which is \$2.35 million less than the calculated property tax transfer amount described in this chapter. If the new city is limited to a share of County property taxes generated within Isla Vista, city feasibility would be adversely affected. A legal opinion on this topic states that LAFCO does not have the authority to impose terms and conditions that require the County to transfer additional property taxes generated outside of Isla Vista to the new city. ³¹ This problem could be mitigated to the extent that 1) property taxes grow in Isla Vista and exceed the calculated amount (however, continued UCSB acquisitions will further reduce the local property tax base); or, 2) the County agrees to transfer the additional property and/or other taxes. Otherwise, the community would need to pay higher special taxes to compensate for the lower property taxes.

Incorporation could be contingent on voter approval of city formation and concurrent approval of new special taxes to fill a revenue shortfall; however, political opposition and the burden of higher taxes, including potential impacts on rents and low-income residents, pose challenges. Financial incentives and revenue transfers from the County could improve feasibility, although the County's ability to help fund city services is constrained by the County's need to continue providing regional services to Isla Vista and other County residents, as noted above. A new city's

³⁰ The Isla Vista redevelopment project area was established in 1990. After dissolution of redevelopment agencies by the State in 2011, property tax increment summing to about \$6.5 million per year. While some of that money is remitted to the taxing entities including school districts, County general fund, and special districts like Fire Protection, IVRPD, and Goleta West Sanitary District.

³¹ See **Appendix D**.

feasibility also relies upon continued contributions by UCSB to Isla Vista services including foot patrol funding. In lieu tax payments by UCSB, currently provided by UCSB to the County, could be important to compensate for any future city losses of taxable property due to UCSB acquisition. Increases in current UCSB contributions could help to improve the fiscal feasibility of a new city.

Table 8 Summary of General Fund Revenues and Expenditures

Item	IV Box	IV BOX + UCSB
Existing Level of Service, No New Taxes		
General Fund Revenues		
Property Taxes	\$3,890,000	\$4,140,000
Sales Tax	\$440,000	\$610,000
Real Property Transfer Tax	\$40,000	\$40,000
Franchise Fees	\$410,000	\$540,000
Transient Occupancy Tax	\$80,000	\$80,000
Planning and Building Fees	\$390,000	\$460,000
Public Works/Eng. Fees	\$40,000	\$50,000
Fines and Penalties	\$130,000	\$170,000
Investment Earnings	\$30,000	\$30,000
Total	\$5,450,000	\$6,120,000
General Fund Expenses		
City Council	\$70,000	\$70,000
Elections	\$10,000	\$20,000
City Manager	\$480,000	\$520,000
City Clerk	\$160,000	\$200,000
City Attorney	\$200,000	\$250,000
Finance	\$290,000	\$430,000
Administrative Services	\$170,000	\$250,000
Police	\$5,150,000	\$5,150,000
Animal Control	\$100,000	\$160,000
Planning, Zoning, Bldg., Dev. Review	\$600,000	\$720,000
Public Works Admin.	\$430,000	\$530,000
Office Rent/Supplies	\$190,000	\$230,000
Insurance	\$230,000	\$250,000
Contingency	\$380,000	\$410,000
Total	\$8,460,000	\$9,190,000
Net Balance, No Increases in Taxes	(\$3,010,000)	(\$3,070,000)
Existing Level of Service, With New Taxes		
Utility Users Tax or Special Tax	\$512,000	\$512,000
Net Balance, With Tax Increase	(\$2,498,000)	(\$2,558,000)
Additional Bedroom Tax Required to Cover Shortfall		
Annual tax per taxable bedroom (1)	\$340	\$350
Enhanced Level of Service		
Additional Services and Cost Estimates		
Non-sworn personnel patrols	\$75,000	\$75,000
Additional building inspection/ Legal code enforcement	\$150,000	\$150,000
Community Development/Health programs (grant-writer)	\$50,000	\$50,000
Rental Inspection	<i>Costs recovered w/ fees</i>	
Rent Board	<i>Most of costs recovered w/ fees</i>	

(1) Bedroom count derived from recent IVRPD tax rolls (about 8,700 bedrooms) less the roughly 1,000 beds in Tropicana Gardens anticipated to be deducted from tax rolls in the future. Note that this deduction has been done as a conservative estimate for the Cityhood analysis; UCSB has not confirmed that Tropicana Gardens will necessarily be exempted from property taxes.

It is likely that the incorporation of Isla Vista will result in a financial benefit to the County; the County will be relieved of financial responsibility for certain costly urban services that are not fully-funded by locally generated taxes. Although the County will also transfer certain locally-generated revenues to the new city (in an amount less than the County's cost reductions), the County may wish to facilitate the incorporation by providing additional financial incentives to the new city as long as the County still experiences a positive net financial benefit. The potential financial benefit to the County is shown in **Appendix B** to be as much as \$2.3 million annually. While this amount may not entirely close the feasibility shortfall, it could contribute, along with additional special taxes, towards closing the financial gap.³²

Public Services Plan

As with all new cities, the municipal government in a City of Isla Vista will evolve over time. Initially, many services are likely to be provided by contract with the County or other entities. Over time, these services may be provided directly by the city. Upon its incorporation the City of Isla Vista will become responsible for the all municipal services currently provided by either Santa Barbara County or certain County-dependent special districts. Parks and recreation services are assumed to continue to be provided by the Isla Vista Recreation and Park District, although some form of consolidation (e.g., sharing of staff) could be investigated in the future as a means of improving services.³³

The following paragraphs describe the municipal services provided by the new city. Actual levels of service would be established by the City Council through the budget process. Cost projections in this report are based on estimates of the service costs that the new city would incur because of its responsibility to provide certain public services. Level of service and staffing decisions reflect EPS's judgment based on relevant services, staffing and expenditures by other cities in the region including Lompoc, Carpinteria, Goleta, and the City of Santa Barbara.

Cost estimates may vary by study area and by level of service.

- **Study area.** Estimated services costs for the IV Box as well as the IV Box + UCSB study area are included. Costs which vary by population size (such as elections, planning, and animal control) increase for the larger study area while several costs are fixed (e.g., City Council and key city administrators such as the City Manager, Finance Director, and City Clerk) and equal for both boundary options.
- **Service levels, "existing" versus "enhanced".** Several functions include estimates for existing and enhanced service levels, such as the inclusion of non-sworn personnel patrols under public safety, rent control and rent mediation board under Planning and Building, and additional community /mental health services under Community Development. These service enhancements are generally equivalent to the additional services described in the CSD chapter.

³² Another indication of the "value" to the County for transferring municipal services to a new City of Isla Vista can be found in the revenue neutrality agreement with the City of Goleta. This agreement notes that, should Goleta West Sanitary District be dissolved, the County and Goleta would split the property taxes on a 70/30 basis, with the entity governing Isla Vista/UCSB receiving the 70 percent share. This implies an "incentive" differential in the range of hundreds of thousands of dollars to the entity which takes over governance of Isla Vista, according to the existing property taxes allocated to Goleta West Sanitary.

³³ It is assumed that reorganization involving the IVPRD would only occur if current staff, salaries and benefits could be maintained for both organizations; savings could be realized in the longer term as normal attrition occurs and additional services can be provided without increases in staff and related costs.

Further detail is provided in **Appendix C**.

City Council

The City Council will be the governing body of the city and will include five elected council members. The City Council will hire a City Manager and City Attorney, make service and budget decisions, enter into agreements with other governmental entities, and regulate land use within the city boundaries and represent the community.

The GO Study assumes that council members would be paid a minimal monthly stipend, and other travel and membership costs would be incurred. The actual stipend will be decided as part of the City's formal budgetary process. The "membership" expenses include membership in organizations such as the League of California Cities and other professional organizations. The "travel/meeting" expenses include costs related to conference and meeting attendance. These costs do not vary by study area boundary.

City Administration and Finance

The city would be administered by a City Manager and a professional staff, including a Finance Director. Administrative and service decisions would be focused on the City Manager, who would carry out the policy directives of the City Council. Specific activities of Administration and Finance include a City Clerk and elections, budget preparation and administration, personnel, and contract administration.

- City Manager's Office
- Finance Department
- Administrative Services
- City Attorney
- City Clerk's Office

There is not a significant difference in costs for these functions in the two study area options nor are any service enhancements included.

Police Protection

At present, the County provides law enforcement services, and the California Highway Patrol provides traffic control services. After incorporation, the GO Study assumes the city would contract with the County Sheriff Department to provide both law enforcement and traffic control services.

No significant initial start-up costs will be necessary, since the County Sheriff is currently equipped to serve the area. Costs of a contract with the Sheriff's Department are based on estimates of current costs of service that are generally consistent with Sheriff contracts with other cities in the County.

The Study assumes that UCSB continues to both (1) continue to provide additional staffing for Isla Vista Foot Patrol, consistent with its existing Memorandum of Understanding with the County and (2) UC police continue to provide patrol and other police services on all UC property. Given these assumptions, there is not a significant difference in costs for these functions in the two study area options. Potential service enhancements include additional non-sworn personnel patrols as described in the CSD chapter.

Public Works/Engineering

The Public Works Department would provide engineering services to the city and would manage capital improvement and maintenance activities. The major activities will include maintenance for roads and landscaping as well as conducting engineering review of development proposals. The analysis assumes that existing assessments levied by CSA 31 and CSA 3 will to be collected by the new city (totaling roughly \$90,000 per year), leaving the city with responsibility for the difference between actual costs and the assessments.

Road maintenance would be largely covered through gas taxes, regional transportation funds, and other grants for major improvements. No assessment has been made about the potential cost of existing deferred maintenance or the need for major infrastructure and capital improvements. Street lighting would be the responsibility of the City Public Works

Planning, Community Development, and Building Services

The existing County Zoning Ordinance will be adopted as land use policy by the first City Council and the new city would begin to develop a new general plan and zoning ordinance, building upon the County-led efforts to develop the draft Isla Vista Master Plan. Consultant contracts would be used for these services. A Planning Commission would be appointed and would begin to update the General Plan and supporting planning documents and policies.

The new city would be responsible for a range of building inspection and code enforcement activities. The city will also be required to adopt a housing element that addresses the provision of affordable housing and to work to gain approvals from the Coastal Commission for key land use changes or other changes that affect public access to the beach.

The city would participate in countywide programs which include Community Development Block Grants (CDBG), HOME affordable housing funds, and McKinney Funds. Depending on the ultimate size of the new city, it may choose to handle similar functions (e.g., administering HUD programs, facilitating housing development). If handled in-house, various grants programs for housing would cover administration related costs. It is assumed that staff would pursue economic development planning and programs.

Many of the planning and administrative costs are relatively fixed; however, there is likely to be a need for some additional staff time to address issues encompassing a city with larger boundaries encompassing open space and UCSB owned property and increased population.

The new city could undertake additional services as described for the CSD. In addition to rent mediation, the new city could investigate rent stabilization measures that would fall within the authority of a city.

Recreation and Parks

The GO Study assumes that these functions will continue to be operated by the Isla Vista Recreation and Parks District, although the city could supplement existing facilities in collaboration with the district.

Library

Isla Vista is located within the County's Library Service Zone #1 which is served by existing libraries in the Goleta, Santa Barbara, Carpinteria, Montecito, Santa Ynez, Solvang, Eastside, Los Olivos, and Buellton.³⁴ The new city could choose to augment existing services, if revenues are available for this purpose; however, no city responsibilities are assumed in the current analysis.

Animal Control

At present, the County provides animal control and shelter services to the unincorporated community of Isla Vista. A portion of these costs is covered by charges for services. It is assumed that the future per capita net cost to the city of contracting these services would be the same as similar cities in the County.

The estimated equivalent per capita contract cost was applied to the projected population to determine the costs of animal control and shelter services to the city and the cost varies by study area boundary. No service cost enhancements are included for this function.

Other City Expenditures

The new city will require office space and will incur other overhead costs. These are not anticipated to vary significantly by boundary option, except to the extent that certain costs are dependent on the magnitude of the city's total expenditures. Costs include office rent and supplies, insurance, and reserves for contingencies.

The new city may seek to obtain and reserve funds for capital facilities and infrastructure, however, these have not been evaluated in this Study. It is possible that certain facilities could transfer from the County to the new city, i.e., the IV foot patrol building; terms for the transfer of facilities would be negotiated with the County, and no payments have been considered in the current analysis.

³⁴ See source for zones in **Appendix I**.

Municipal Revenue Estimates

Revenue estimates represent what could occur following incorporation based on the community's tax base, and standard revenue formulas typical of other cities. The structure of the municipal government and decisions reflecting staffing, level of service, and funding are ultimately at the discretion of the City Council. **Table 8** above summarizes the revenue estimates and further detail is provided in **Appendix C**.

Property Tax

The property tax transfer from the County to the new city will be determined in accordance with Government Code, Section 56810, as amended. This statute requires that property tax base and increment factor be created which accounts for (1) total spending by the County on municipal services to the area to be incorporated, after accounting for charges for services, multiplied by (2) the percentage of property taxes in the County's budget of "revenues available for general purposes" also known as the "Auditors Ratio".³⁵

Conducting this analysis for both study areas indicates that the calculated amount of property tax which could be transferred to the new City of Isla Vista **exceeds** the level of property taxes generated in Isla Vista which are allocated and distributed to the County's General Fund. According to a legal opinion on this topic (see **Appendix D**), LAFCO cannot require that the County transfer property taxes which exceed those generated within the boundaries of the new city. It is important to note, therefore, that the property taxes transferred to a new city shown in this GO Study are contingent upon the new city successfully negotiating with the County for the higher level of tax transfer.

Future property taxes are dependent on the growth in assessed value both prior to, and following, city incorporation. Acquisition and development of property by UCSB within Isla Vista eliminates taxable assessed value, and thereby reduces property taxes. Consistent with a 2010 memorandum of understanding, UCSB compensates the County for the loss through an in-lieu, per-bedroom payment intended to approximate the property tax loss for properties acquired by UCSB subsequent to 2010. The new city would need to negotiate a share of this payment from the County and UCSB to mitigate against future property tax losses.

Sales Tax

Estimates of the sales tax accruing to the city are based on actual sales tax reported by the County for the two study area boundaries and an estimate of "unallocated sales tax." Unallocated taxable sales" include taxable sales unrelated to retail permits within the incorporation area boundaries. These sales include certain construction materials utilized on construction sites, mail order, and internet sales which are distributed statewide proportionate to site-specific sales tax. Note that future city residents could vote to increase sales taxes as an additional revenue source; increased sales taxes on items like applicable internet purchases would be fully remitted to the new city.

³⁵ The calculation of the Auditors Ratio is shown in **Appendix B**.

Property Transfer Tax

Property transfer tax revenues accruing to the city are based on the assessed value of units sold and the tax rate accruing to the city of \$0.55 per \$1,000 of assessed value. The assessed value that sells each year includes the sale of both existing and new development.

Franchise Fees

Franchise fees that are collected in the area include payments by cable, electric, gas, and refuse collection and are estimated based on the equivalent per capita revenues derived by the County from this source, and estimated for the two geographies.

Transient Occupancy Tax (TOT)

Currently, there are minimal TOT revenues paid by hotel or short-term rental guests in either study area boundary.³⁶ Currently there is a small amount of TOT collected from short-term rentals within the area.

Fees and Service Charges

As mentioned above in the expenditures section, revenues from the provision of building services, including permit and plan check fees, will partially offset the costs of providing these services under contract. Planning fees can be charged for the provision of development services, but not for General Plan preparation and Code Enforcement. Fees can be charged for a variety of activities conducted by the Public Works/Engineering Department related to plan review and inspection. Fee revenue is based on current County amounts received as a percentage of service costs.

Fines and Penalties

The average fines and penalties per resident are based on current County per capita equivalent fines and penalties.

Investment Earnings

Investment earnings will be accumulated on annual positive General Fund balances during the fiscal year.

Enhanced Revenues

Given the shortfall of revenues required to fund service, the new City of Isla Vista will require new taxes for financial feasibility. The Study includes two new taxes which could be approved by voters through a two-thirds voter approval.

- **UUT.** As discussed in the CSD chapter, additional revenues could be raised with a voter approved UUT which is assumed to range from 5 to 8 percent of water, sewer, electricity, natural gas, and garbage utilities.
- **Special Tax.** Alternatively, or in addition to the UUT, the voters of the new city could approve new special taxes.

³⁶ An option to collect taxes from short-term rentals could be considered, which could generate additional TOT.

As noted at the start of this chapter, feasibility could be enhanced to the extent that the County provides financial incentives to the new city, while maintaining its own positive outcome from the incorporation. The County of Santa Barbara is projected to be fiscally better off in the event of Isla Vista incorporation, and should be encouraged to evaluate mechanisms for improving the financial feasibility of Isla Vista cityhood while maintaining positive benefits to the County's budget. Methods to transfer property taxes to the new city in accord with formulas in State codes should be considered in order to address insufficient property tax generated within Isla Vista boundaries to fulfill the transfer requirement.

Capital Improvements

The new city could seek grants to help fund new facilities and infrastructure, or issue debt or other forms of financing to build facilities. These options are not considered in the current analysis.

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7. MUNICIPAL ADVISORY COUNCIL AND AREA PLANNING COMMISSION

A Municipal Advisory Council (MAC) may be formed by the County Board of Supervisors pursuant to California Government Code 31010 et. seq. Similarly, an Area Planning Commission (APC) may be formed by the County Board of Supervisors pursuant to California Government Code 65100 et. seq. A MAC could provide a local body (elected and/or appointed) to advise the County on various matters relating to Isla Vista services. A MAC would be easier to establish by comparison to a new CSD or new city, although it would not have the ability to raise revenues, with voter approval, independently. A MAC has no statutory authority or power over land use, law enforcement, or the provision of other services outside of its advisory role to the County on those topics assigned to it by the County. An APC would serve as the planning commission for Isla Vista, with binding land use authority, appealable to the Board of Supervisors.

A MAC was formed in Isla Vista in 1971, one year after unrest and anger in the community—due to a combination of tensions including national policies (i.e., the Vietnam War) and local conditions (i.e., negative relations between residents and authorities)—led to rioting. The Isla Vista MAC undertook public meetings and discussion on a wide variety of issues, including land use, transportation, policing, animal control, parks and recreation, among others. The MAC was dissolved in 1983 when the County and UCSB ceased funding for the MAC. Numerous examples of MACs exist throughout the State. Several MACs have been created and assigned responsibility for oversight and direction of special district-provided services funded through district assessments.³⁷ The County current has one APC functioning, the Montecito Planning Commission which carries out land use functions in Montecito.

New Isla Vista MAC

An Isla Vista MAC, created by the County Supervisors, could provide direction to the Supervisors on a range of issues and services in Isla Vista, including those described previously in this Study for potential CSD services, such as public safety, code enforcement, public works, and community/economic development. Any services not currently provided by the County, e.g., tenant services, would require that the MAC request the County to implement and fund these new services.

As noted above, the MAC would be an advisory body only, unlike a CSD that would have direct control over CSD staff or contracts for new or additional County services. Similarly, the MAC would possess very limited control compared to a new city that would have direct responsibility for a range of municipal services shifted from the County to the new city.

As described in **Appendix I**, MACs in other counties have been assigned responsibilities by their respective counties to help provide guidance to the County to manage specific services within the MAC's geographic area. In cases where assessments generate funds to the County (e.g., through a County Services Area, which is a County-dependent district with no

³⁷ Examples of several MACs are described in **Appendix I**.

affiliation to the MAC), the MAC has been given responsibility for directing those funds for County Service Area purposes. The County ultimately remains responsible for services and funding, but this arrangement gives the MAC a more specific purpose in addition to its general role as an advisory body.

New Isla Vista APC

An APC in Isla Vista would replace the functions currently provided by the County Planning Commission, for matters in Isla Vista. An APC would require additional staff time from County planners. However, County planning fees and charges are likely to cover a large portion of the incremental costs for staffing an Isla Vista APC. Therefore, a relatively small budget allocation would be needed to operate an APC.

MAC, APC, and CSA 31

In Isla Vista, the potential exists for a MAC to be assigned responsibility for overseeing the revenues and services currently provided by CSA 31, a County Service Area. CSA 31 currently generates about \$90,000 in annual assessments from properties in Isla Vista. While CSA 31's functions have focused on street lighting in the CSA area, County resolution 23685 (1963) provides the CSA with the power to fund a variety of services in addition to street lighting, including police protection, installation and maintenance of sidewalks, and planting and maintenance of street trees.

Initially, the Board of Supervisors can form the MAC without any new taxes. To fund the MAC and/or the APC through CSA 31, the County would need to submit an application to LAFCO to amend the CSA's powers.³⁸ Over time, it may be possible for the CSA to increase taxes, with voter approval, and apply those funds to other services authorized for CSAs, assuming County and LAFCO approval.

³⁸ According to communications with LAFCO staff, activation of these latent powers for CSA 31 would require LAFCO approval. The Board of Supervisors could file an application with LAFCO to activate these powers. Part of the application process would require a determination of how these services would be funded.

8. NEXT STEPS

The need for change in Isla Vista is well documented, and support for improvements in the function and funding of services in the community is strong. The passage or failure of AB-3 will either (1) set a distinct course of action (hold elections as specified in the bill) or (2) allow advocates of different outcomes to begin traditional proceedings to achieve their aims (e.g., to form a CSD, incorporate a city, or form a MAC and/or IVAPC by a Board of Supervisors vote).

Regardless of the AB-3 outcome, the need for higher levels of services in Isla Vista necessitates additional funding. To that end, all revenue options and cost efficiencies should be considered, in addition to pursuing the governance options as described below.

Community Services District

Two potential implementation routes are possible for a CSD in Isla Vista.

- 1. Legislated CSD.** If AB-3 becomes law, the bill directs the County to forward a proposal to LAFCO in January 2016 that LAFCO will have 150 days to review with respect to establishing an initial Utility Users Tax for placement on the next ballot together with establishment of and candidates for the Board of the IVCSO. The UUT must pass by a two-thirds vote. If the UUT does not pass at the initial election, it may be placed on the ballot by the Board of Directors of the IVCSO until January 1, 2023. A Board of Directors would be elected to establish policy and direct the activities of the new CSD, and two directors would be appointed. The directors will be responsible for employing an administration to handle the day-to-day activities of the CSD. The Board will have five elected members, one member appointed by the County Board of Supervisors and one member appointed by the UCSB Chancellor (for a total of seven members). The terms of the four elected members and the members appointed by the County Board of Supervisors and the UCSB Chancellor shall be four years. The term of one of the elected members shall be two years. If AB-3 does not become law, the State may go forward with another type of CSD legislation in the future for Isla Vista.
- 2. LAFCO-created CSD.** A CSD may be formed according to State law. In this case, the formation of a CSD begins with either a petition signed by no less than 25 percent of the registered voters residing in the district area or the adoption of a resolution of application by the County Board of Supervisors. LAFCO then provides a decision on formation. LAFCO must determine that A) a district can carry out its purposes, B) have sufficient revenues to provide named services and C) determine whether existing agencies can feasibly provide the needed service or services in a more efficient and accountable manner. If the district is formed and later the district board wants to provide services in addition to those authorized at formation, based on the community's needs, it must receive LAFCO approval for those "latent" powers. Voter approval will be necessary to approve taxes or assessments to provide services. Five directors would be elected by voters in the district.

Formation of the new CSD would require LAFCO approval, and LAFCO would need to make findings that the new CSD would be financially feasible. In order to do this, it is likely that LAFCO would require, as a condition of approval of the new CSD, that a special tax be approved by the voters to fund authorized services of the new CSD. Approval by a two-

thirds vote would be necessary to approve taxes or assessments to provide services. Five directors would be elected by voters in the district, all to four-year terms. In addition, it may be possible to activate the Isla Vista College Community Services District authorized in 1972 state legislation.

Further community polling and analysis should be prepared to determine acceptable levels of taxation, and possible additional options for funding.

Incorporation

This Governance Options Study concludes with the need for higher taxes in order to provide existing levels of municipal services and to support an expansion in public services. A next step in examining the cityhood option would be to explore additional revenue sources and evaluate potential growth of existing taxes.

- **Redevelopment and new development.** Creation of an Enhanced Infrastructure Financing District (EIFD), for example, could provide an opportunity to replace capital funding lost with the elimination of redevelopment agency powers. New residential and commercial development could increase the community's tax base, although additional analysis may be needed to assure that tax-exempt UCSB development provides in-lieu funding sufficient to offset its fiscal impacts.
- **Short-term rental hotel taxes.** Cities and counties around the country and around the world are grappling with the rise of short-term rentals proliferating in residential neighborhoods, in attractive, tourist-locations. Most of these listings run afoul of zoning ordinances (and lease agreements) and many policymakers are seeking to clarify rules on short-term rentals. Thus far, the cities of San Francisco and New York have begun receiving hotel taxes from Airbnb (the primary company facilitating short-term rentals, though there are dozens of other smaller outlets) for nights booked through the website, within their jurisdiction.
- **Gross receipts or payroll tax.** A few cities around the State have local taxes on the gross receipts of businesses or on a business's payroll. While UCSB would be exempt from this tax, the tax could be imposed on existing businesses and, temporarily, on construction firms while working on UCSB-projects or on other projects in the new city.
- **Parking taxes.** A parking district could be formed within the new city to manage and price parking. Revenue from parking taxes would likely be sufficient to cover the costs of a program, aimed at improving the allocation and management of the scarce parking resource.

Discussions could also be initiated with the County to determine how to address issues raised in this report regarding the transfer of property tax; potential County participation in an EIFD; and other possible incentives or financial support that the County could provide recognizing the reduction in County service responsibilities that exceed loss of County revenues from incorporation.

MAC and APC

The next steps for formation of a MAC and an APC are relatively straightforward – an Isla Vista MAC or APC may be formed by Board action. For the MAC, the Board would include a description of the process of Council member-selection (elected or appointed or some combination), direction to the MAC to provide advisory resolutions on specific matters, and an allocation of County staff and resources to run the MAC. For the APC, the Board of Supervisors would undertake a similar process except that the function of the APC is described in state law.

Given the history of a MAC in Isla Vista—which functioned for about 14 years—a formation three decades after the dissolution of the last MAC should aim to create an enduring form of local involvement and governance. Key strategies to consider are:

- To provide clear direction on areas of responsibility,
- To staff the MAC with experienced staff who can remain engaged as liaison with County service providers, and
- To demonstrate a commitment to higher funding levels for services, either through dedication of revenues or by planning for tax increases to put before Isla Vista voters.

The County can draw upon its experience forming and staffing the Montecito Planning Commission, the only APC in the County today, to form and support and Isla Vista Planning Commission.

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APPENDIX A:
CSD Services and Cost Estimation

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APPENDIX A: CSD SERVICES AND COST ESTIMATION

The below table illustrate the types of expenditures and staffing of a Legislative-path CSD or a LAFCO-route CSD in Isla Vista. Total costs are followed by the level of Utility Users Taxes which would be needed to fund the service. This is provided to illustrate the scale of costs in terms of additional taxation on residents. All CSD salaries are consistent with or slightly below those in nearby cities (Carpinteria and Goleta).

Item	CSD MANAGEMENT/OVERHEAD	
	Base	Expanded
Purpose and Functions	Provide local representation to focus resources on Isla Vista needs and community priorities, with support staff to manage public engagement, activities, studies, and contracts	
Description of Services	Staff to support a broad range of programs and services, including special studies.	
Service Levels	1.0 FTE General Manager @\$162,500 compensation 0.5 FTE Clerical @\$31,250 compensation OH (rent, equip, insurance, legal, supplies, etc.)	1 FTE General Manager 1 FTE Finance 2 FTE Clerical OH (rent, equip, insurance, etc.)
Net Cost:	\$257,000	\$472,000
Funding Options		
Utility Users Tax		
Rate Required to Fund Above	3.8%	6.9%
Avg. Monthly Tax/Household	\$5	\$9
Avg. Annual Tax/Household	\$60	\$111
Avg. Annual Tax/Bedroom	\$35	\$64

P:\151000s\151070IslaVistaGovernanceModel\MuniServTable_FINALREPORT.xlsx\CSD Services

	POLICE SERVICES	
	Base	Expanded
Purpose and Functions	Improve safety of residents and visitors through increased, pro-active community policing and related programs	
Description of Services	Training, equipment and supervision of non-sworn personnel patrols in the community. Expanded services includes sworn personnel.	
Service Levels	0.5 FTE Non-sworn coordinator 0.6 FTE Non-sworn patrols (6 shifts of 4 hours each per week = 24 total hours per week)	Base plus: 1 FTE Community Service Deputy @\$175,000 compensation*
Net Cost:	\$75,000	\$250,000
Funding Options		
Utility Users Tax		
Rate Required to Fund Above	1.1%	3.7%
Avg. Monthly Tax/Household	\$1	\$5
Avg. Annual Tax/Household	\$18	\$59
Avg. Annual Tax/Bedroom	\$10	\$34

*Note, cost may vary depending on contracting arrangement with County. Estimate in Baseline is net cost after citation revenue is included.

Source: County's Board Meeting materials, Isla Vista Report Back to the Board, October 7, 2014.

	BLDG. INSPECTION & CODE ENFORCEMENT	
	Base	Expanded
Purpose and Functions	Identify and remedy improper occupancy, unpermitted construction, hazardous or insanitary conditions, and deteriorated or defective building components	
Description of Services	Conduct visual exterior inspections and take enforcement action as appropriate. Staff could seek authorization for interior inspection based on the nature and extent of exterior violations observed, and obtain an inspection warrant if necessary. County Counsel would be involved with inspection warrants and enforcement actions.	
Service Levels	Planning & Development 1.00 FTE	Planning & Development 1.25 FTE County Counsel 0.4 FTE*
	Net Cost:	
	\$120,000	\$195,000
Funding Options		
Utility Users Tax		
Rate Required to Fund Above	1.8%	2.9%
Avg. Monthly Tax/Household	\$2	\$4
Avg. Annual Tax/Household	\$28	\$46
Avg. Annual Tax/Bedroom	\$16	\$26

*Source: County's Board Meeting materials, Isla Vista Report Back to the Board, October 7, 2014.

	TENANT MEDIATION		
	Base	Expanded	
Purpose and Functions	Provide tenant counseling and mediation services		
Description of Services	"Base" case includes contract for services with City of Santa Barbara's Rental Housing Mediation Program, including availability of a professional mediator. See subsequent table in this Appendix information on costs of program in other cities. Cost estimate for base case reflects a cost estimate provided by the City of Santa Barbara's Rental Housing Mediation Program.		
Service Levels	\$25,000 Contract for services with Santa Barbara Rental Housing Mediation Program	None proposed.	
	Net Cost:	\$30,000	n/a
Funding Options			
Utility Users Tax			
Rate Required to Fund Above	0.4%		n/a
Avg. Monthly Tax/Household	\$1		n/a
Avg. Annual Tax/Household	\$7		n/a
Avg. Annual Tax/Bedroom	\$4		n/a

Source: Cost estimate for base case from City of Santa Barbara Rental Housing Medication Program.

	PUBLIC WORKS	
	Base	Expanded
Purpose and Functions	Provide for planning, implementation and maintenance of infrastructure and public facilities including parking and parking programs, improved lighting, security, landscaping, graffiti abatement and trash collection	
Description of Services	Contract with County for additional graffiti abatement, trash collection, grantwriting to obtain funds for sidewalk construction/traffic calming improvements, bluff fencing, and to manage and fund consultant work on a parking program. Note that, if a parking program is instituted, it may generate significant revenues for the program, but initially parking studies, program planning, and public outreach will require expenditures on consultant efforts.	
Service Levels	Staff to plan and contract with the County to implement: -Parking program -Graffiti abatement -Sidewalks/Traffic Calming -Fencing	Existing CSD staff (Expanded) + 0.5 FTE Public Works Manager Consulting contracts for special studies County PW contract for graffiti abatement, plus part-time (job training) for litter cleanup, graffiti abatement
	Net Cost:	
	\$100,000 plus periodic studies (est'd \$25,000)	\$200,000 plus periodic studies (est'd \$40,000)
Funding Options		
Utility Users Tax		
Rate Required to Fund Above	1.5%	2.9%
Avg. Monthly Tax/Household	\$2	\$4
Avg. Annual Tax/Household	\$24	\$47
Avg. Annual Tax/Bedroom	\$14	\$27

Note that public works expenditures could in part be funded through grants, contributions, or other means.

	COMMUNITY / ECONOMIC DEV	
	Base	Expanded
Purpose and Functions	Provide services for community and economic development potentially including mental health services, job training, and job placement and community facility expansions like a community center or library branch	
Description of Services	Part-time grantwriter seeking outside funding opportunities to provide the CSD revenues to run or contract out for mental health counseling, substance abuse assistance, homeless services, tutoring, and job training, among others. Expanded services could include CSD staff to manage and coordinate programs with other service providers	
Service Levels	0.5 FTE grantwriter	Part-time grantwriter 1.0 FTE staff
	Net Cost:	
	\$50,000	\$150,000
Funding Options		
Utility Users Tax		
Rate Required to Fund Above	0.7%	2.2%
Avg. Monthly Tax/Household	\$1	\$3
Avg. Annual Tax/Household	\$12	\$35
Avg. Annual Tax/Bedroom	\$7	\$20

Background Table: CSD Administration Expenses

Description	Assumptions	Base	Expanded
Building Rent and Supplies			
Staff Capacity Required		1.50	4.00
Office Space Required	200 sqft/position	300	800
Office Rent	\$2.50 /sqft/month	\$9,000	\$24,000
Rent for public meetings	\$250 per meeting, 24 meetings/yr	\$6,000	6,000
Annual Supplies	\$2,000 per FTE	\$3,000	\$8,000
Total Rent and Supplies		\$18,000	\$38,000
Other (1)			
Legal		\$25,000	\$30,000
Financial Services (annual reporting)		\$15,000	\$15,000
Insurance	\$4,000 per FTE	\$6,000	\$16,000
Payroll Services		\$5,000	\$7,500
IT, internet, phones, copier (lease,maintenance, supplies)		\$5,000	\$7,500
Misc. (contingency, reserves, memberships, etc.)		\$10,000	\$12,500
Total Other		\$66,000	\$88,500
Total Overhead		\$84,000	\$126,500

(1) Base case costs based on review of Isla Vista Recreation and Park District costs for overhead items.

Background Table: CSD Management Expenses

Item	Assumptions	Base	Expanded
General Manager's Office			
<u>General Manager</u>			
Annual Salary	\$100,000 Salary	100,000	100,000
Benefits	30%	30,000	30,000
Subtotal		130,000	130,000
<u>Assistant Manager</u>			
Annual Salary	\$75,000 Salary	0	0
Benefits	30%	0	0
Subtotal		0	0
<u>Finance</u>			
Annual Salary	75,000 Salary	0	75,000
Benefits	30%	0	22,500
Subtotal		0	97,500
<u>Clerical</u>			
Annual Salary	\$50,000 Salary	25,000	50,000
Benefits	25%	6,250	12,500
Subtotal		31,250	62,500
<u>Administrative Assistant</u>			
Annual Salary	\$31,000 Salary	0	31,000
Benefits	25%	0	7,750
Subtotal		0	38,750
<u>Honorarium for Board Members</u>	\$1,000 per yr per member	\$7,000	\$7,000
Personnel Subtotal		\$168,250	\$335,750
Other Costs -Misc. Services	3%	\$5,048	\$10,073
Total Management Expenses		\$173,298	\$345,823
	FTE's:	1.5	4.0

Background Table: Tenant Mediation Estimated Costs

Item	Amount	Formulae
FY15 Budget - Rental Housing Mediation Taskforce		
<u>Revenue</u>		
General Fund Transfer	\$116,415	a
Grants/Other Jurisdictions		
City of SB Human Services	\$25,000	b
City of Carpinteria	\$8,720	
County of SB	\$27,500	
City of Goleta	\$18,530	
Housing Authority	\$10,000	c
Donations	<u>\$1,000</u>	
Total Revenues	\$207,165	
<u>Expenditures</u>		
Salaries	\$150,945	
Payroll Taxes & Benefits	\$38,017	
Materials	\$1,616	
Allocated Costs	<u>\$16,587</u>	
Total Expenditures	\$207,165	
Budget metrics - City of Santa Barbara		
City of Santa Barbara population (2014)	88,400	
City's number of renter households (2013)	20,700	d
City of Santa Barbara's funding for RHMTF	\$151,415	e=a+b+c
\$ per renter household	\$7.31	f=e/d
Estimate for Isla Vista		
<u>High</u>		
Number of Renter Households	5,000	g
Estimated cost, High	\$36,574	h=g*f
<u>Low</u>		
Number of Renter Households	5,000	i
Discount, UCSB students (1)	25%	j
Estimated cost, Low	\$27,430	k=i*(1-j)*f
Average	\$32,002	AVG(h,k)

(1) In 2014, about 8,100 UCSB students resided in non-UCSB owned housing in Isla Vista. While this number of students might reside in about half of all rental units in Isla Vista, a discount of 25% was applied to the total number of renter-households in IV. This is an estimate to reflect the fact that some UCSB-renter households might use UCSB or RHMTF services with their renter-issues, if both services were available to them for free.

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APPENDIX B:
Property Taxes
Transferred from County to New City

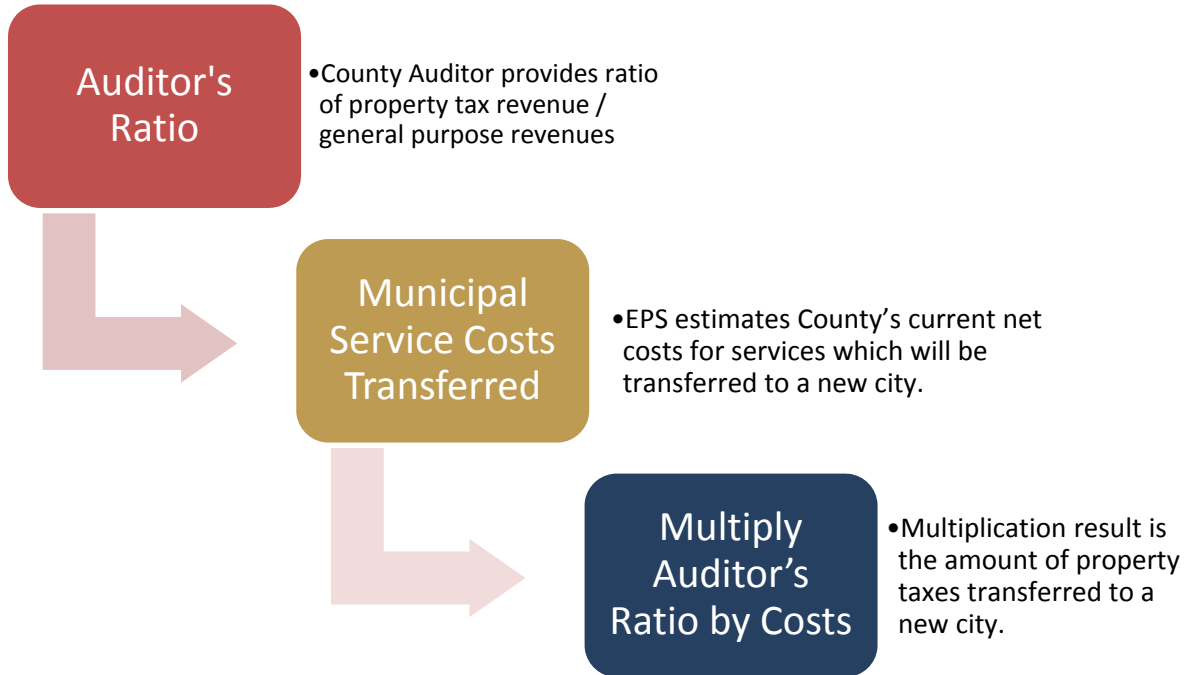


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APPENDIX B – PROPERTY TAXES TRANSFERRED TO NEW CITY

Property Tax Transferred from County to New City

Overview of Process



Description of Process

The property tax transfer from the County to the new City will be determined in accordance with Government Code, Section 56810, as amended. This statute requires that property tax base and increment factor be created in the following manner:

- (a) Determine the percentage of property taxes in the County's budget of "revenues available for general purposes." See table on next page.
- (b) Determine the existing net County cost of providing municipal services to the area to be incorporated in the year prior to the LAFCO action. In Isla Vista, these services will include sheriff, animal control, public works, and land use planning and enforcement. General government services were not included, as the establishment of the new City will not have a measurable impact on the County's overall budget for general government. Net costs were determined based upon estimates provided by the affected County departments.
- (c) Multiply [a] times [b]. This amount becomes the property tax revenue base transferred to the new City in the first year of operations.

The property tax increment represents the annual increase in the total property tax generated. It is derived by subtracting estimates of the total property tax generated in the current fiscal year from total property tax generated in the prior year. The application of the TAF to the property tax increment indicates the City's share of the additional property tax revenues. This share is then added to the City's prior year property tax revenue allocation to estimate the City's current year revenues.

The total property tax generated within the City's boundaries is estimated based on total assessed value. Total assessed value is determined by the market value of new development and the presence and turnover of existing development. No increase in property tax to the City is assumed from the redevelopment project areas.

The property tax calculations used in the Municipal Budget Model do not model tax delinquencies nor prior year accounts.

Auditor's Ratio

Auditor's Ratio					Ratio
numerator:	<u>Property Tax</u>	=	\$ 129,917,891	=	63.820%
denominator:	<u>General Purpose Revenue</u>		\$ 203,569,431		
			6/30/2014		
			Actual	Numerator	Denominator
TOTALS (detail Below):			\$ 390,099,958.51	\$ 129,917,891	\$ 203,569,431
				\$ 177,675,528	

Source: County of Santa Barbara, Auditor-Controller

Application of Auditor's Ratio to Costs of Services Transferred to Estimate Property Taxes Transferred to New City of Isla Vista

Department	Sheriff	Public Works	Planning	Animal Control	Total
Cost Allocation Factors for Property Taxes Transferred Calculation					
Staffing (1)	20.00	280.25	89.49	34.00	
Total Expenditure		\$149,778,818	\$19,267,533	\$4,333,749	
(less) Charges for Services (2)		(\$40,135,217)	(\$2,949,352)	(\$2,240,420)	
(less) all other revenue sources (3)		<u>(\$106,562,401)</u>	<u>(\$11,836,281)</u>	<u>(\$993,913)</u>	
Net General Fund Contribution	\$4,800,000	\$3,081,200	\$4,481,900	\$1,099,416	\$13,462,516
Cost Allocated to IV Box					
Allocation Factor (4)	Equal to current county spending on IV FP.	per capita	per capita	per capita	
Net General Fund Spending per Capita	n/a	\$22.16	\$32.23	\$7.91	
Net General Fund Spending	\$4,800,000	\$409,934	\$596,289	\$146,270	\$5,952,494
Auditor's Ratio					63.82%
Total Est. Property Tax Transferred					\$3,798,881
Cost Allocated to IV Box+UCSB					
Allocation Factor (5)	Equal to current county spending on IV FP.	per capita	per capita	per capita	
Net General Fund Spending per Capita		\$22.16	\$32.23	\$7.91	
Net General Fund Spending	\$4,800,000	\$547,318	\$796,126	\$195,291	\$6,338,735
Auditor's Ratio					63.82%
Total Est. Property Tax Transferred					\$4,045,381

(1) Equals number of staff for department or division for FY 2014/15 except for Sheriff department which is equal to the 15 sheriff deputies in the IVFT plus 7.5 sworn and non-sworn managers and support staff.

(2) "Charges For Service" for the County's Animal Control Department come directly from contributions made from the cities within the County of Santa Barbara

(3) "Other Revenue" is high for the Planning Dept. due to robust contributions from licenses, permits and franchise fees in the area, much of which comes from Exxon Mobile's continued presence in the County

(4) Per capita derived by dividing net general fund costs by unincorporated population as of Jan 1, 2015.

(5) Per capita analysis for the larger, IV Box + UCSB geography has been discounted for the public works department because the County largely does not maintain roads on UCSB's campus. The larger geography would include public works costs for key roads such as Ocean and Mesa Roads and Storke Road.

Source: County of Santa Barbara Operational Plan Fiscal Year 2015-16, Planning & Development Department,

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APPENDIX C:
Incorporation Model



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APPENDIX C: INCORPORATION MODEL

Table 1
Isla Vista Incorporation Analysis
Summary of Revenues and Expenditures (2015\$s) Unrounded

Item	IV Box	IV BOX + UCSB
Existing Level of Service, No New Taxes		
General Fund Revenues		
Property Taxes	\$3,888,881	\$4,139,581
Sales Tax	\$443,000	\$607,000
Real Property Transfer Tax	\$42,118	\$43,280
Franchise Fees	\$407,000	\$543,400
Transient Occupancy Tax	\$75,000	\$75,000
Planning and Building Fees	\$385,032	\$459,332
Public Works/Eng. Fees	\$43,244	\$53,088
Fines and Penalties	\$129,500	\$172,900
Investment Earnings	\$27,069	\$30,468
Total	\$5,440,844	\$6,124,048
General Fund Expenses		
City Council	\$67,500	\$67,500
Elections	\$9,750	\$15,000
City Manager	\$475,750	\$517,000
City Clerk	\$157,300	\$198,550
City Attorney	\$200,000	\$250,000
Finance	\$287,375	\$431,750
Administrative Services	\$169,400	\$254,100
Police	\$5,147,000	\$5,147,000
Animal Control	\$102,300	\$158,400
Planning, Zoning, Bldg., Dev. Review	\$601,613	\$717,706
Public Works Admin.	\$432,438	\$530,875
Office Rent/Supplies	\$190,400	\$227,400
Insurance	\$229,513	\$248,636
Contingency	\$382,521	\$414,394
Total	\$8,452,859	\$9,178,312
Net Balance, No Increases in Taxes	(\$3,012,015)	(\$3,054,264)
Existing Level of Service, With New Taxes		
Utility Users Tax or Special Tax	\$512,000	\$512,000
Net Balance, With Tax Increase	(\$2,500,015)	(\$2,542,264)
Additional Parcel Tax Required to Cover Shortfall		
Annual tax per taxable bedroom (1)	\$340	\$340
Enhanced Level of Service		
Additional Services and Cost Estimates		
Non-sworn personnel patrols	\$75,000	\$75,000
Additional building inspection/ Legal code enforcement	\$150,000	\$150,000
Community Development/Health programs (grant-writer)	\$50,000	\$50,000
Rental Inspection	<i>Costs recovered w/ fees</i>	
Rent Board	<i>Most of costs recovered w/ fees</i>	

(1) Bedroom count derived from recent IVRPD tax rolls (about 8,700 bedrooms) less the roughly 1,000 beds in Tropicana Gardens anticipated to be deducted from tax rolls in the future. Note that this deduction has been done as a conservative estimate for the Cityhood analysis; UCSB has not confirmed that Tropicana Gardens will necessarily be exempted from property taxes.

Table 2
Isla Vista Incorporation Analysis
Property Tax and Property Transfer Tax

Item	Assumption	IV Box	IV Box + UCSB
Property Tax			
Assessed Value (1)			
Residential	Assessor database, 2015	\$748,535,042	\$767,887,377
Non-Residential	Assessor database, 2015	\$34,476,083	\$38,049,350
Total		\$783,011,125	\$805,936,727
Property Tax Allocation			
Property Tax Transferred (2)	See Prop Tax Transferred Calculation	\$3,798,881	\$4,045,381
Property Tax Base Transferred from Special Districts			
CSA #3	Current CSA taxes from geography	\$0	\$4,200
CSA #31	Current CSA taxes from geography	\$90,000	\$90,000
Total Property Tax		\$3,888,881	\$4,139,581
Property Transfer Tax			
	\$0.55 per \$1,000 market value		
Residential	10% turnover rate	\$41,169	\$42,234
Nonresidential	5% turnover rate	\$948	\$1,046
Total Property Tax		\$3,930,999	\$4,182,861

- (1) Assessed value as of fiscal year 2015 and incorporates the tax implications of the recent purchase by UCSB of the Tropicana Gardens apartments. This exemption is anticipated to be mostly offset by a bedroom payment UCSB will make for buildings purchased by the University in Isla Vista. Under the Memorandum of Understanding, this payment would be transferred to a new City. The purchase will have an impact on UUT and additional special tax estimates (which are based on taxable parcels).
- (2) Note that property tax transferred calculation is consistent with Government Codes describing the estimating process.

Table 3
Isla Vista Incorporation Analysis
Sales Tax + Franchise Fees

Item	Assumption	IV Box	IV Box + UCSB
Sales Tax			
Taxable Sales (1)		\$44,300,000	\$60,700,000
Total Sales Tax (General Fund)	1.00% tax to City's General Fund	\$443,000	\$607,000
Franchise Fees (3)	\$22.00 per capita	\$407,000	\$543,400
Transient Occupancy Tax	actual TOT	\$75,000	\$75,000

(1) Sales Tax estimates provided by County for Fiscal Year 2015, includes countywide pool allocation, including the portion of sales tax from internet sales. Note that the current methodology for allocating taxable sales from internet purchases does not reflect the shipping address of the purchaser; rather, the taxes are placed in the State's "unallocated" pool, those sales taxes are forwarded to the County, and the County allocates portions of the taxes to cities, based on the generation of taxable sales within the City's boundaries. The methodology does allow for voter-approved additional sales taxes to be fully remitted to the locale where the purchaser paid the higher sales tax level.

- (2) Franchise fees for gas, electric, cable, waste. Per capita assumption is based on County 2014 data.
- (3) A small amount of TOT is generated by apartment buildings in Isla Vista that rent out units during the summer for less than 30 days for camps.

Table 4
Isla Vista Incorporation Analysis
Other Revenues

Item	Assumption	IV Box	IV Box + UCSB
Planning Fees & Revenue			
Planning Budget (1)	64% costs captured by fees	\$385,032	\$459,332
Public Works/Engineering Fees			
Public Works Admin./Eng. Budget (2)	10% costs captured by fees	\$43,244	\$53,088
Fines and Penalties (3)			
Per capita estimate	\$7.00	\$129,500	\$172,900
Subtotal		\$129,500	\$172,900
Investment Earnings 2% interest			
Interest on: General Fund Revenues (excluding special taxes, UUT)	25% on deposit, on avg., dur	\$26,514	\$29,708

(1) Cost recovery percentage is equivalent to County Planning revenues for permits, fines, and services divided by the total Planning Expenditures.

(2) Cost recovery percentage is equivalent to Goleta Public Works fees and deposits divided by the total Public Works Expenditures.

(3) Per capita estimate based on average of Goleta and Carpenteria.

Table 5
Isla Vista Incorporation Analysis
Administrative Costs

Department	Assumptions				IV Box	IV Box + UCSB
Existing Level of Service						
City Council						
Stipends	5 people		\$500 per month stipend		\$30,000	\$30,000
Expenses (travel, meetings)(1)	\$28,000 per year				\$28,000	\$28,000
Memberships (2)	\$9,500 per year				<u>\$9,500</u>	<u>\$9,500</u>
Total City Council					\$67,500	\$67,500
Elections (staffed by City Clerk) (3)	\$0.75 per reg. voter, assumes only general elections				\$9,750	\$15,000
City Manager's Office						
<i>Position Name</i>	<i>FTEs, IV Box</i>	<i>FTEs, IV + UCSB</i>	<i>Salary</i>	<i>% of Salary</i>		
City Manager	1.0	1.0	\$150,000	30%	\$195,000	\$195,000
Assistant to the City Manager	1.0	1.0	\$125,000	30%	\$162,500	\$162,500
Administrative Analyst	1.0	1.5	\$60,000	25%	\$75,000	\$112,500
Other Costs-Materials and Supplies	10%	10% of total salary expenditure			<u>\$43,250</u>	<u>\$47,000</u>
Total City Manager's Office	3.0	3.5			\$475,750	\$517,000
City Clerk's Office						
<i>Position Name</i>	<i>FTEs, IV Box</i>	<i>FTEs, IV + UCSB</i>	<i>Salary</i>	<i>% of Salary</i>		
City Clerk	1.0	1.0	\$110,000	30%	\$143,000	\$143,000
Administrative Analyst	0.0	0.5	\$60,000	25%	\$0	\$37,500
Other Costs-Materials and Supplies	10%	10% of total salary expenditure			<u>\$14,300</u>	<u>\$18,050</u>
Total City Clerk's Office	1.0	1.5			\$157,300	\$198,550
City Attorney (4)			Contracted costs		\$200,000	\$250,000
Finance Department						
<i>Position Name</i>	<i>FTEs, IV Box</i>	<i>FTEs, IV + UCSB</i>	<i>Salary</i>	<i>% of Salary</i>		
Finance Director	1.0	1.0	\$100,000	30%	\$130,000	\$130,000
Budget Analyst	1.0	2.0	\$75,000	25%	\$93,750	\$187,500
Administrative Analyst	0.5	1.0	\$60,000	25%	\$37,500	\$75,000
Other Costs-Materials and Supplies	10%	10% of total salary expenditure			<u>\$26,125</u>	<u>\$39,250</u>
Total Finance Department	2.5	4.0			\$287,375	\$431,750
Administrative Services						
<i>Position Name</i>	<i>FTEs, IV Box</i>	<i>FTEs, IV + UCSB</i>	<i>Salary</i>	<i>% of Salary</i>		
Human Resources	1.0	1.5	\$80,000	30%	\$104,000	\$156,000
Information Technology (contract)					\$50,000	\$75,000
Other Costs-Materials and Supplies	10%	10% of total salary expenditure			<u>\$15,400</u>	<u>\$23,100</u>
Total Administrative Services	1.0	1.5			\$169,400	\$254,100
Total, All Departments Above					\$1,367,075	\$1,733,900
Enhanced Services						
None envisioned						
Summary Statistics, Existing Service Levels						
Total FTEs (excluding Council), Salary per FTE, and Total Salary Expenditure	7.5	10.5	\$125,433	\$114,190	\$940,750	\$1,199,000
Total Spending on Contract Work					\$250,000	\$325,000
Total Spending Supplies/Elections					\$108,825	\$142,400

Note: All position salaries are generally set above similar full-time positions in Carpinteria and below similar positions in the City of Goleta.

(1) Goleta FY 15/16 prelim. budget; Carpinteria budgets \$24,400 inc. memberships

(2) Based on expenditures by the City of Goleta FY 15/16 preliminary budget.

(3) Goleta \$24,000 FY16-17 Carpinteria \$8,500 plus 20% of clerk's time.

(4) Contract with City Attorney estimated at level below those found in nearby cities, but consistent with levels of similarly sized cities in the region and the State.

Table 6
Isla Vista Incorporation Analysis
Functions and Costs: Contracted with County

Division	Assumptions			IV Box	IV Box + UCSB
Existing Level of Service					
Police Protection					
<i>Position Name</i>	<i>FTEs, IV Box</i>	<i>FTEs, IV + UCSB</i>	<i>Salary+Equipment (2)</i>		
Isla Vista Foot Patrol (1)	20.00	20.00	\$240,000 (2)	\$4,800,000	\$4,800,000
<i>Additional Staffing, Special Events</i>					
Additional Staffing (3)				\$305,000	\$305,000
<i>Facility Operating Costs (4)</i>					
Annual O & M				\$42,000	\$42,000
Land lease				\$0	\$0
Facility Operating Costs				\$42,000	\$42,000
Total Police Protection Costs				\$5,147,000	\$5,147,000
Animal Control					
Estimated contract cost	\$6.60	contract cost per capita (5)		\$102,300	\$158,400
Total Contracted Services Above				\$5,249,300	\$5,305,400
Enhanced Services					
Police Protection					
Non-sworn personnel patrols (6)				\$100,000	\$100,000

(1) The costs shown are identical for the two geographies because UCSB has its own UC Police force for the property outside of the IV Box. The costs shown are identical for the two geographies because UCSB has its own UC Police force for the property outside of the IV Box. IVFP contract cost is estimated as follows: Current staffing of IVFP of 15.0 deputy sheriffs; plus 6.5 managers and specialists and supporting staff (including sergeants, lieutenants, and commanders) plus one non-sworn administrative staff member. Note that this contract staffing scenario does not include the 7.0 FTEs committed to by UCSB, by MOU with the County. These additional personnel are presumed to continue to be provided.

(2) The salary plus equipment cost is consistent with to the average cost per personnel charged by the County to Goleta and Carpinteria. Goleta contracts for just over 31.00 FTEs, a larger, but comparable number to the IVFP staffing level.

(3) Additional staffing costs are estimated from recent County expenditures on deputy overtime during Halloween, Deltopia, and other events requiring additional staffing.

(4) The IVFP building is located on UC-owned land. The estimated lease rate for the land lease, based on the terms of the MOU between the County and UCSB, provides for a \$30,000 land lease payment to the UC and a \$42,000 per year contribution for O&M to be made by UCSB. The \$30,000 lease payment will be waived by UCSB for the life of the MOU provided the building is used as a Sheriff's facility. The County estimates that the \$42,000 will be adequate to cover all O&M expenses for the first years of the lease. This analysis assumes that the building could be used by the City without paying the County rent.

(5) Four cities in the County contract for animal control services. The City of Santa Barbara contracts for shelter services only which Buellton, Lompoc, and Santa Maria contract for the full level of service. These costs averaged \$6.60 per capita in the fiscal year 2014/15.

(6) This type of additional service is similar to the SNAP program in San Luis Obispo. Offsetting revenues for this program are shown in the revenue tables.

Table 7
Isla Vista Incorporation Analysis
Community Development/ Planning

Community Development	Assumptions				IV Box	IV Box + UCSB
Existing Level of Service						
<i>Position Name (1)</i>	<i>FTEs, IV Box</i>	<i>FTEs, IV + UCSB</i>	<i>Salary s % of Salary</i>			
Planning Director	1.0	1.0	\$120,000	30%	\$156,000	\$156,000
Neighborhood Services/Econ Dev.	1.0	1.0	\$90,000	25%	\$112,500	\$112,500
Building Inspector/Plan Check	1.0	1.0	\$70,000	25%	\$87,500	\$87,500
Planner/ Comprehensive Planning	1.0	1.5	\$75,000	25%	\$93,750	\$140,625
Administrative Analyst	0.5	1.0	\$60,000	25%	<u>\$37,500</u>	<u>\$75,000</u>
Total Salary Costs					\$487,250	\$571,625
Other Costs (2)						
Planning Consultant Contracts (General and Special Plans)					\$75,000	\$100,000
Mapping Reproductions					\$10,000	\$12,500
Planning Commission Expenses					\$5,000	\$5,000
Other Costs-Materials and Supplies		5% of total salary expenditures			<u>\$24,363</u>	<u>\$28,581</u>
Total Other Costs					\$114,363	\$146,081
Total Costs Planning Dept.					\$601,613	\$717,706
Enhanced Services						
Grant writer for other community health and economic development programs					\$50,000	\$50,000
Rent Board (3)						<i>costs recovered</i>
Local control over land use decisions (included in the above)						
Summary Statistics						
Total FTEs, Salary per FTE, and Total Salary Expenditure	4.5	5.5	\$108,278	\$103,932	\$487,250	\$571,625

Note: All position salaries are generally set above similar full-time positions in Carpinteria and below similar positions in Goleta.

(1) Planning staff levels are below those found in Carpinteria, reflecting a minimum level of staffing which would be needed in a new City. This staffing model assumes that the County completes the Isla Vista Master Plan and gains approvals by the Coastal Commission, adoption by the County, and that the new City will adopt this new document as a key plan for the future of the City.

(2) The key item included in "Other Costs" are planning consultant costs. Given the array of planning analysis, public outreach, and documentation required of cities including general plan, housing element, and zoning ordinance.

(3) Estimated rent board administration costs are typically offset by application and other fees from landlords.

Table 8
Isla Vista Incorporation Analysis
Public Works Administration

Division	Assumptions				IV Box	IV Box + UCSB
Existing Level of Service						
<i>Position Name</i>	<i>FTEs, IV Box</i>	<i>FTEs, IV + UCSB</i>	<i>Salary</i>	<i>Benefit, as % of Salary</i>		
Public Works Director	1.0	1.0	\$100,000	30%	\$130,000	\$130,000
Engineer	1.0	1.5	\$90,000	25%	\$112,500	\$168,750
Maintenance Worker	1.5	1.5	\$50,000	25%	\$93,750	\$93,750
Administrative Analyst	0.5	1.0	\$60,000	25%	<u>\$37,500</u>	<u>\$75,000</u>
Total Salary Costs					\$373,750	\$467,500
Other Costs						
Other Costs-Materials and Supplies	5% of total salary expenditures				\$18,688	\$23,375
Contracts for maintenance/ other contracts	\$40,000 per year				\$40,000	\$40,000
Total Costs Public Works					\$432,438	\$530,875
Enhanced Services						
None envisioned						
Summary Statistics						
Total FTEs, Salary per FTE, and Total Salary Exp.	4.0	5.0	\$93,438	\$93,500	\$373,750	\$467,500

Note: All position salaries are generally set above similar full-time positions in Carpinteria and below similar positions in Goleta.
(1) Department will also contract out for additional maintenance and capital projects.

Table 9
Isla Vista Incorporation Analysis
Office Rent, Insurance, and Contingency

Division	Assumptions				IV Box	IV Box + UCSB
Existing Level of Service						
Office Rent						
FTEs requiring office space (1)					16.0	21.0
Contract employees requiring occasional space (2)					2.0	2.0
Office Space for FTEs	200	sq.ft./emp			3,600	4,600
City Council Chambers					2,000	2,000
Annual rent	\$2.50	rental rate per sq.ft. per month including utilities			\$168,000	\$198,000
Supplies						
Computers, software, phones, other office supplies	\$1,000	per FTE per year	\$2,000	start-up costs per FTE per year, amortized over 5 years	\$22,400	\$29,400
Insurance						
Calculated as proportion of total G.F. Expenditures	3.0%				\$229,513	\$248,636
Contingency						
Calculated as proportion of total G.F. Expenditures	5.0%				\$382,521	\$414,394
Total, All Categories Above					\$802,434	\$890,431

(1) Includes city manager, city clerk, finance, administration, planning, and public works.
(2) Includes city attorney, IT, city council members.

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APPENDIX D:
Property Tax Transferred to New City,
Legal Opinion

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Memorandum

To: Richard Berkson on behalf of
The Fund for Santa Barbara

File No.: 61173.0001

From: Paula C. P. de Sousa
Christopher J. Diaz

Date: August 10, 2015

Re: LAFCO's Ability to Impose Terms and Conditions Regarding Property Tax Revenue

At your request, and on behalf of the Fund for Santa Barbara, we have prepared the following memorandum for your use.

QUESTION PRESENTED

Can a Local Agency Formation Commission (“LAFCO”), under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code Section 56000, *et seq.* (the “Act”),¹ impose a term and condition on an incorporation proposal requiring a county to transfer more property taxes to the proposed new city than is generated from within the boundaries of the proposed new city?

BRIEF ANSWER

No. There is no express statutory authority in the Act authorizing LAFCO to unilaterally impose a term and condition on a county mandating that it transfer more property taxes to the proposed new city than is generated from within the boundaries of the proposed new city. However, LAFCO can attempt to encourage a county and a proposed new city to come to an agreement regarding property taxes and other revenues under the revenue neutrality provisions in the Act.

BACKGROUND

For purposes of this memorandum, it is assumed the county will transfer all services it provides to the territory proposed to be incorporated, to the proposed new city. Further, it is assumed the county currently spends more money than that generated by tax revenue in order to provide those services to the territory that would comprise the new city. Last, it is also assumed that the property tax generated within the territory proposed to be incorporated is less than property tax determined to be transferred.

¹ All statutory references in this memorandum are to the Government Code unless otherwise stated.
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ANALYSIS

For any incorporation proposal, LAFCO is required to prepare a Comprehensive Fiscal Analysis (“CFA”). (§ 56800.) The CFA is intended to determine existing levels of service provided to the territory that will comprise the new city, associated costs for providing those services, and anticipated revenue that will flow to the new city from the county or other agencies providing the existing services. As part of the CFA, calculations of the estimated property tax to be transferred from the county to the new city are analyzed under Section 56810. Section 56810 authorizes LAFCO to request from the county auditor a determination of the property tax revenue generated for the county by tax rate area. This information is then used in in the CFA, as well as in the revenue neutrality negotiations as discussed further below in this memorandum. It is important to note that Section 56810, which deals specifically with property tax revenue to be exchanged, does not provide any express statutory authorization for LAFCO to unilaterally impose a term and condition on a county requiring it to transfer more property taxes to the proposed new city than is generated from within the boundaries of the proposed new city.

The purpose of the CFA is to provide LAFCO with information and analysis it needs in order to make findings under Section 56720, which are necessary to approve an incorporation. For example, Section 56720(e) requires LAFCO to find that the “proposed city is expected to receive revenues sufficient to provide public services and facilities and a reasonable reserve during the three fiscal years following incorporation.”² (§ 56720(e).) In addition, pursuant to Section 56815, LAFCO is required to make a finding that an incorporation would result in a similar exchange of both revenue and responsibility for service delivery amongst the county and new city. Specifically, LAFCO is not authorized to approve an incorporation proposal unless it finds the following two quantities are substantially equal:

- (1) Revenues currently received by the local agency transferring the affected territory that, but for the operation of this section, would accrue to the local agency receiving the affected territory.
- (2) Expenditures, including direct and indirect expenditures, currently made by the local agency transferring the affected territory for those services that will be assumed by the local agency receiving the affected territory.

(§ 56815(b).) In the event that LAFCO finds that the two quantities above are not equal, LAFCO can still approve an incorporation proposal if:

- (1) the county and city agree to the incorporation notwithstanding the negative fiscal effect, or

² LAFCO must also consider the ability of a new city to provide the services, including the sufficiency of any revenues to do so, as a factor when it considers an incorporation proposal. (§ 56668(k).)



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- (2) the negative fiscal effect has been adequately mitigated by tax sharing agreements, lump-sum payments, payments over a fixed period of time, or any other terms and conditions pursuant to Section 56886.

(§ 56815(c).)³ Under these provisions, although not expressly stated in the statute, LAFCO staff can encourage a county and a new city to come to some level of agreement in order to mitigate any negative fiscal effects from the incorporation. (*See*, Governor’s Office of Planning and Research, “A Guide to the LAFCO Process for Incorporations,” October 2003.) When an agreement is reached, the express terms of mitigating the negative fiscal effect are memorialized in a revenue neutrality agreement.

In the event the county and new city cannot come to an agreement to mitigate any negative fiscal effect, this would likely provide LAFCO a basis to deny an incorporation proposal under Section 56815(b) above. This is especially true as there is no language in Section 56815 above, or in Section 56886 regarding terms and conditions, authorizing LAFCO to unilaterally impose a term and condition on a county mandating that it transfer more property taxes to the proposed new city than is generated from within the boundaries of the proposed new city in order to mitigate the negative fiscal effect. Further, without sufficient revenue sources for the proposed new city to provide the services, LAFCO would likely not be able to make the finding required under Section 56720(e), as discussed above.

Under Section 56815(c)(2) authorizing LAFCO to approve an incorporation if the negative fiscal effects have been mitigated, one may argue that it provides statutory authorization for LAFCO to impose a term and condition regarding payments. However, this language stops short of providing express authorization for LAFCO to impose a term and condition mandating payments. Further, Section 56815 is limited in its effect by its cross-reference to Section 56886 regarding terms and conditions. Similarly, the ability of LAFCO to impose a term and condition under Section 56886 to mandate payments to mitigate negative fiscal effects, is limited by the express revenue neutrality requirements of Section 56815. While there are two specific types of terms and conditions outlined in Section 56886, subsection (a)⁴ and subsection (i)⁵ that addresses

³ It must be noted that Section 56815 was adopted in 1992 to address the negative impact to counties (and other special districts) resulting from incorporations—specifically to ensure that the amount of revenues received by the new city from the county after incorporation would be not more than the amount of savings the county would realize by no longer providing the transferred services. However, the plain language of Section 56815 does not indicate that LAFCOs are only to apply its provisions to the benefit of a county (or other special districts). Accordingly, based on the language of Section 56815, it appears that LAFCO must apply its provisions to an instance such as the example at hand, where a county would realize savings in excess of the amount transferred because it currently costs the county more to provide the services within the territory to be incorporated than it receives in taxes generated from the territory to be incorporated.

⁴ Under Section 56886(a), LAFCO is authorized to impose a term and condition for the “payment of a fixed or determinable amount of money, either as a lump sum or in installments, for the acquisition, transfer, use, or right of use of all or any part of the existing property, real or personal, of any city, county, or district.”



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payments and funds, neither expressly authorizes LAFCO to unilaterally impose a term and condition on a county requiring that it transfer more property taxes to the proposed new city than is generated from within the boundaries of the proposed new city. These examples could be argued to authorize LAFCO to impose a term and condition for payments, including mandating that a county transfer more property taxes to the proposed new city than is generated from within the boundaries of the proposed new city. Nevertheless, we are not aware of any case law interpreting Section 56886 to apply in this manner. Absent any express statutory language, we believe it is unclear whether Section 56886 could apply to authorize LAFCO to unilaterally impose a term and condition on a county requiring it to transfer more property taxes to the proposed new city than is generated from within the boundaries of the proposed new city in light of the express revenue neutrality requirements of Section 56815.

The more likely scenario is that the language in Section 56886, subsections (a) and (i), is provided to allow LAFCO to impose the terms of a revenue neutrality agreement, voluntarily entered into between the parties, as a term and condition in approving an incorporation proposal. In fact, the Governor's Office of Planning and Research, in its guide "A Guide to the LAFCO Process for Incorporations" published in October 2003, acknowledges that "LAFCO must specify the terms and conditions which result from the revenue neutrality negotiations." (*Id.* at 49.) It is worth noting that this same guide does mention that if the parties cannot voluntarily come to an agreement with regard to revenue neutrality, that the Governor's Office of Planning and Research does recommend that "LAFCO staff draft proposed terms and conditions dictating revenue neutrality terms for use in the comprehensive fiscal analysis and for recommendation to LAFCO at its public hearing." (*Id.* at 47.) Although this language could be construed to indicate LAFCO has the authority to unilaterally impose terms and conditions dictating revenue neutrality, without any express statutory authorization or case law affirming this ability, it appears doubtful. It is more likely that this language is intended to encourage LAFCO staff to prepare terms and conditions dictating revenue neutrality in the hopes that LAFCO can encourage the parties to come to some level of agreement.

CONCLUSION

The Act does not provide express statutory authority for LAFCO to unilaterally impose a term and condition on a county mandating that it transfer more property taxes to the proposed new city than is generated from within the boundaries of the proposed new city. Additionally, we are not aware of any case law interpreting the Act to apply in this manner. Under the revenue neutrality provisions contained in the Act, LAFCO can attempt to encourage a county and city to come to an agreement regarding property taxes and other revenues. This process should occur during the preparation of the CFA and prior to LAFCO's public hearing on the incorporation. If an agreement cannot be reached and negative fiscal effects remain, the existence of the negative fiscal effects would provide LAFCO a basis to deny the incorporation proposal as it would be unable to make certain findings required under the Act.

⁵ Under Section 56886(i), LAFCO can impose a term and condition for the "disposition, transfer, or division of any moneys or funds, including cash on hand and moneys due but uncollected, and any other obligations."

APPENDIX E:
Assembly Bill 3 Text



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AMENDED IN SENATE SEPTEMBER 9, 2015
AMENDED IN SENATE SEPTEMBER 4, 2015
AMENDED IN SENATE AUGUST 17, 2015
AMENDED IN SENATE JULY 1, 2015
AMENDED IN ASSEMBLY MAY 5, 2015
AMENDED IN ASSEMBLY APRIL 27, 2015
AMENDED IN ASSEMBLY MARCH 26, 2015
CALIFORNIA LEGISLATURE—2015–16 REGULAR SESSION

ASSEMBLY BILL

No. 3

Introduced by Assembly Member Williams

December 1, 2014

An act to add Part 4 (commencing with Section 61250) to Division 3 of Title 6 of the Government Code, relating to local government.

LEGISLATIVE COUNSEL'S DIGEST

AB 3, as amended, Williams. Isla Vista Community Services District. The Community Services District Law authorizes the establishment of community services districts and specifies the powers of those districts including, among others, the power to acquire, construct, improve, maintain, and operate community facilities, as specified. Existing law authorizes the formation of the Isla Vista College Community Services District within the unincorporated area of Santa Barbara County known as Isla Vista for the performance of various services, including, but not limited, to public parks, police protection, and transportation facilities.

This bill would authorize the establishment of the Isla Vista Community Services District by requiring the Board of Supervisors of the County of Santa Barbara to submit a resolution of application to the Santa Barbara County Local Agency Formation Commission, and, upon direction by the commission, place the questions of whether the district should be established and whether a utility user tax should be imposed on the ballot at the next countywide election following the completion of the review by the commission. By imposing new duties on the County of Santa Barbara, this bill would impose a state-mandated local program. The bill would provide that if a utility user tax is not passed by the voters of the district on or before January 1, 2023, the district would be dissolved. The bill would set forth the board of directors of the district and would specify the services that district would be authorized to provide, including, among others, the power to create a tenant mediation program and to exercise the powers of a parking district.

This bill would make legislative findings and declarations as to the necessity of a special statute for the Isla Vista Community Services District.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to these statutory provisions.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: yes.

The people of the State of California do enact as follows:

1 SECTION 1. The Legislature finds and declares all of the
2 following:
3 (a) The Isla Vista community encompasses a population of
4 approximately 15,000 residents situated within approximately a
5 half square mile of land in Santa Barbara County. It is adjacent to
6 the University of California, Santa Barbara (UCSB) campus and
7 its student population, of which approximately 8,000 students
8 reside in university owned housing. Including university property,
9 the area totals about 1,200 acres. Isla Vista represents one of the
10 largest urban communities in California not governed as a city.

1 (b) Isla Vista faces various challenges in local governance. As
2 a university community, Isla Vista must accommodate the service
3 needs associated with its transient student population and a
4 predominantly renter-oriented community while balancing the
5 needs of local homeowners and long-term residents. Isla Vista's
6 situation is complicated by its unincorporated status, which limits
7 its local participation in managing public services and providing
8 needed public improvements.

9 (c) As an unincorporated area, various county agencies provide
10 services to the residents and businesses of Isla Vista. Since these
11 agencies must provide services throughout the whole county, Isla
12 Vista must compete for attention and funding for the services they
13 need. Isla Vista is represented at the county level by one of five
14 supervisors and is situated in the largest and most diverse
15 geographic supervisorial district in the county.

16 (d) The Isla Vista Recreation and Park District is the only local
17 district providing limited services exclusively to Isla Vista. Due
18 to its stewardship of protected wetlands and the coastline, as well
19 as the dwindling amount of available open space, the Isla Vista
20 Recreation and Park District should remain an independent district.

21 (e) There have been multiple attempts at achieving cityhood for
22 Isla Vista; however, cityhood has been denied for a variety of
23 reasons, including financial and political feasibility. In 2003, the
24 Santa Barbara County Grand Jury found that establishing a
25 community services district would be the best governance option
26 to expand and improve services to Isla Vista; however, no action
27 was taken by the community at that time.

28 (f) Over the last year, the Isla Vista community has been faced
29 with many challenges due to tragic events, including multiple
30 injuries from students falling off cliffs, multiple violent sexual
31 assaults, riots, a mass murder, and homicides that have brought
32 focus to the unique needs of Isla Vista that can only be addressed
33 by direct, local governance. Following these events, a local
34 coalition was formed to determine the best direction for Isla Vista
35 self-governance and the community services district has garnered
36 much local support.

37 (g) Additionally, following these events, many trustees on the
38 UC Santa Barbara Foundation Board expressed a strong desire to
39 support the chancellor and the university in efforts to create change
40 in Isla Vista, to ensure a safer and more enhanced community for

1 students. The UC Santa Barbara Foundation Trustees' Advisory
2 Committee on Isla Vista Strategies was formed to analyze the
3 conditions and dynamics of Isla Vista and develop mid- and
4 long-term recommendations to establish a viable, safe, and
5 supportive environment. Among their recommendations is that the
6 State of California create a Community Services District/Municipal
7 Improvement District in Isla Vista with potential powers of
8 infrastructure, utilities, garbage, police services, parks, recreation,
9 cultural facilities, fire, security, and roads.

10 SEC. 2. Part 4 (commencing with Section 61250) is added to
11 Division 3 of Title 6 of the Government Code, to read:

12
13 PART 4. ISLA VISTA COMMUNITY SERVICES DISTRICT

14
15 61250. (a) Notwithstanding Chapter 2 (commencing with
16 Section 61010) of Part 1, the Isla Vista Community Services
17 District may be established in accordance with this part. All other
18 provisions of this division shall apply to the Isla Vista Community
19 Services District upon its establishment, except as provided in this
20 part.

21 (b) (1) On or before January 5, 2016, the Board of Supervisors
22 of the County of Santa Barbara shall file a resolution of application
23 with the Santa Barbara County Local Agency Formation
24 Commission, pursuant to subdivision (a) of Section 56654, to
25 initiate a comprehensive review and recommendation of the
26 formation of the district by the Santa Barbara County Local Agency
27 Formation Commission. The board of supervisors shall pay any
28 fees associated with the resolution of application.

29 (2) The Santa Barbara County Local Agency Formation
30 Commission shall complete the review no later than 150 days
31 following receipt of the completed resolution of application.
32 Notwithstanding any other law, the Santa Barbara County Local
33 Agency Formation Commission shall not have the power to
34 disapprove the resolution of application.

35 (3) Notwithstanding any other law, the resolution of application
36 filed by the board of supervisors pursuant to this subdivision shall
37 not be subject to any protest proceedings.

38 (c) (1) The Santa Barbara County Local Agency Formation
39 Commission shall order the formation of the district subject to a
40 vote of the registered voters residing within the boundaries of the

1 district, as those boundaries are set forth in subdivision ~~(e)~~; (f), at
2 an election following the completion of the review pursuant to
3 subdivision (b). If a majority of voters within the boundaries of
4 the district, as specified in subdivision ~~(d)~~; (f), vote in favor of the
5 district, the district shall be formed in accordance with this part.

6 (2) (A) The Santa Barbara Local Agency Formation
7 Commission shall determine the appropriate rate of taxation for a
8 utility user tax, applicable utilities to be taxed, and which services
9 the district will be initially authorized to provide, pursuant to
10 subdivision (d) and paragraph (5) of subdivision (g). The rate shall
11 be no lower than 5 percent and no higher than 8 percent of the total
12 cost of an individual's service charge for the utility being taxed.

13 (B) The utility user tax shall only be applied to electricity,
14 garbage disposal, gas, sewage, or water services.

15 (3) If the voters of the district do not vote to impose a utility
16 user tax within the district on or before January 1, 2023, regardless
17 of whether the establishment of the district is approved by the
18 voters of the district, the district shall be dissolved as of that date.

19 (4) The Santa Barbara Local Agency Formation Commission
20 shall direct the Santa Barbara County Board of Supervisors to
21 direct county officials to conduct the necessary elections on behalf
22 of the proposed district and place the items on the ballot including
23 district approval, candidates for the district's board, and the utility
24 user tax pursuant to subparagraph (A) of paragraph (2) at the next
25 countywide election, as provided in subdivision (f) of Section
26 61014.

27 (d) (1) The initial utility user tax imposed by the district shall
28 only be used to fund the following services and powers of the
29 district:

30 (A) Finance the operations of municipal advisory councils
31 formed pursuant to Section 31010.

32 (B) Create a tenant mediation program.

33 (C) Finance the operations of area planning commissions formed
34 pursuant to Section 65101.

35 (D) Exercise the powers of a parking district, in the same manner
36 as a parking district formed pursuant to the Parking District Law
37 of 1951 (Part 4 (commencing with Section 35100) of Division 18
38 of the Streets and Highways Code).

39 (E) Contract with the County of Santa Barbara or the Regents
40 of the University of California, or both, for additional police

1 protection services to supplement the level of police protection
2 services already provided by either the County of Santa Barbara
3 or the Regents of the University of California within the area of
4 the district.

5 (F) Acquire, construct, improve, maintain, and operate
6 community facilities, including, but not limited to, community
7 centers, libraries, theaters, museums, cultural facilities, and child
8 care facilities.

9 (G) Acquire, construct, improve, and maintain sidewalks,
10 lighting, gutters, and trees to supplement the level of service
11 already provided by either the County of Santa Barbara or County
12 Service Area 31. The district shall not acquire, construct, improve,
13 or maintain any work owned by another public agency unless that
14 other public agency gives its written consent.

15 (H) Abate graffiti.

16 (2) This subdivision shall not be construed to limit the services
17 that may be funded by a tax imposed at a later date.

18 (e) (1) Notwithstanding Chapter 1 (commencing with Section
19 61020), Chapter 2 (commencing with Section 61025), and Chapter
20 3 (commencing with Section 61040) of Part 2, the board of
21 directors of the district shall be composed as follows:

22 (A) Five members elected at large from within the district as
23 follows:

24 (i) Four members shall be elected for terms of four years. For
25 the first election of the board of directors of the district, two
26 members shall be elected for a term of two years and two members
27 shall be elected for a term of four years.

28 (ii) One member shall be elected for a term of two years.

29 (B) One member appointed by the Board of Supervisors of the
30 County of Santa Barbara for a term of two years for the first
31 appointment following the creation of the district, and for a term
32 of four years thereafter.

33 (C) One member appointed by the Chancellor of the University
34 of California, Santa Barbara for a term of four years.

35 (2) (A) There shall be no limit on the number of terms any
36 individual may serve on the board of directors of the district,
37 whether that individual is appointed or elected.

38 (B) The qualification of candidates for the initial board of
39 directors shall be conducted pursuant to the Uniform District

1 Election Law (Part 4 (commencing with Section 10500) of the
2 Elections Code).

3 (f) The boundaries of the district shall be contiguous with the
4 area known as County Service Area No. 31 within the County of
5 Santa Barbara and shall exclude any property owned by the Regents
6 of the University of California within those boundaries.

7 (g) The district may, within its boundaries, do any of the
8 following:

9 (1) Create a tenant mediation program.

10 (2) Exercise the powers of a parking district, in the same manner
11 as a parking district formed pursuant to the Parking District Law
12 of 1951 (Part 4 (commencing with Section 35100) of Division 18
13 of the Streets and Highways Code).

14 (3) Contract with the County of Santa Barbara or the Regents
15 of the University of California, or both, for additional police
16 protection services to supplement the level of police protection
17 services already provided by either the County of Santa Barbara
18 or the Regents of the University of California within the area of
19 the district.

20 (4) Acquire, construct, improve, and maintain sidewalks,
21 lighting, gutters, and trees to supplement the level of service
22 provided by either the County of Santa Barbara or County Service
23 Area 31. The district shall not acquire, construct, improve, or
24 maintain any work owned by another public agency unless that
25 other public agency gives its written consent.

26 (5) Levy a utility user tax proposed by resolution of the board
27 of directors of the district and pursuant to approval by a two-thirds
28 vote in accordance with Section 2 of Article XIII C of the California
29 Constitution on the utilities of gas, water, electricity, sewer, or
30 garbage disposal services. A utility user tax imposed by the district
31 shall not apply to any utility provided by a telecommunications
32 service provider.

33 (6) Contract with the County of Santa Barbara, the Santa Barbara
34 County Department of Planning and Development's Code
35 Enforcement Program, or both, to provide Code Enforcement
36 services to supplement the level of service provided by either the
37 County of Santa Barbara or the Santa Barbara County Department
38 of Planning and Development's Code Enforcement Program, or
39 both. This includes, but is not limited to, contracting for dedicated
40 Zoning Enforcement services pursuant to Chapter 35 of the Santa

1 Barbara County Code, or contracting for dedicated Building
2 Enforcement services pursuant to Chapters 10 and 14 of the Santa
3 Barbara County Code. These contracted services may be proactive
4 or reactive in their enforcement, as specified by the individual
5 contract.

6 (h) Following the creation of the district, the district may petition
7 the Santa Barbara Local Agency Formation Commission pursuant
8 to the Cortese-Knox-Hertzberg Local Government Reorganization
9 Act of 2000 (Division 3 (commencing with Section 56000) of Title
10 5) to exercise new or different functions or classes of services
11 listed in Section 61100, except those powers specified in
12 subdivisions (e) and (f) of that section, in addition to those
13 functions or services that were authorized at the time the district
14 was created.

15 (i) The services provided by the district shall not supplant the
16 level of services provided by the County of Santa Barbara, the Isla
17 Vista Recreation and Park District, the University of California,
18 Santa Barbara, or any other service provider.

19 (j) The district does not possess, and shall not exercise, the
20 power of eminent domain.

21 (k) As used in this part, the term “district” means the Isla Vista
22 Community Services District formed pursuant to this part.

23 (l) The Cortese-Knox-Hertzberg Local Government
24 Reorganization Act of 2000 (Division 3 (commencing with Section
25 56000) of Title 5) shall not apply to the formation of the district
26 pursuant to subdivisions (b) and (c), to the selection of functions
27 or services that may be provided pursuant to subdivision (d), or to
28 the selection of functions or services to be provided pursuant to
29 subdivision (g) upon establishment of the district, except as
30 specified in this part. The act shall apply to any other change of
31 organization or reorganization as defined in that act, following the
32 establishment of the district, including, but not limited to, the
33 exercise of new or different functions or classes of services
34 authorized pursuant to subdivision (g) or (h) that were not selected
35 upon establishment of the district.

36 SEC. 3. The Legislature finds and declares that a special law
37 is necessary and that a general law cannot be made applicable
38 within the meaning of Section 16 of Article IV of the California
39 Constitution because of the unique community needs in the Isla

1 Vista area that would be served by the Isla Vista Community
2 Services District.
3 SEC. 4. If the Commission on State Mandates determines that
4 this act contains costs mandated by the state, reimbursement to
5 local agencies and school districts for those costs shall be made
6 pursuant to Part 7 (commencing with Section 17500) of Division
7 4 of Title 2 of the Government Code.

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APPENDIX F:

UCSB Contributions: Letter Regarding
Funding Related to Assembly Bill 3, Recent
Contributions, and LRDP Bedroom Payment
Agreement

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August 31, 2015

Assemblymember Das Williams
California State Capitol, Room 4005
Sacramento, CA 95814

Dear Assemblymember Williams:

The University of California, Santa Barbara is committed to the Isla Vista community, and we share the goals outlined in Assembly Bill 3 of improving local governance, providing better support and services to Isla Vista residents, and improving the safety and quality of life in the community. Although no property owned by the University of California will be subject to the jurisdiction of the proposed Community Services District, whether or not it is located within the boundaries of such a district, we want to do our part to support the community and to help make a Community Services District economically viable. We hope that a Community Services District could improve conditions in the community that neighbors our campus and enhance the residential experience and learning environment of our students.

UC Santa Barbara has made significant investments in the Isla Vista community, providing substantial funding to support public safety and related infrastructure costs. It is widely recognized that over the past year there have been significant improvements in the safety and security of Isla Vista. Working with our students, we have helped to influence the culture of IV and enhance their learning and living environment. Our Long-Range Development Plan commits us to additional investments in the form of matching funds for projects in Isla Vista.

Furthermore, should AB 3 be approved by the State Legislature and a Community Services District is subsequently approved by the voters of the proposed District, the University is willing to commit \$200,000 annually to support mutually-agreed upon projects, programs, and/or services that advance the common goals of the university and the CSD, either by providing the funds for such projects, programs, and/or services, or by financing them and providing them directly. This new, annual commitment is pledged from 2017, if the District is created, until 2024, at which point this commitment would be considered for renewal and/or renegotiation.

It is our hope that other stakeholders in the IV community also will participate in providing or supporting services that will enhance the safety and quality of life in the District. We will continue to work with you and other elected officials, institutional stakeholders, and community leaders on this and other important projects in the future. Recognizing our mission as a public university, and acknowledging that a substantial number of the students who reside in Isla Vista are our students, UC Santa Barbara will continue its commitment to investing in and improving the safety and services of the Isla Vista community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chuck Haines".

Chuck Haines
Director of Capital Development



UC Santa Barbara Contributions to Isla Vista Health and Safety

January 2014 - August 2015



Added Enforcement Efforts

The UCSB Police Department's top priorities are the welfare and safety of UCSB students, but the impact of our efforts extend to the Isla Vista community and to those who visit both the campus and Isla Vista. Over the past year, the University has invested and adopted several initiatives designed to enhance significant safety measures already in place.

For example, additional officers have been added to the UCSB police force. These new officers are currently in training and are expected to be patrolling on campus and in Isla Vista by October 2015. The funding for the new police officers is in addition to the more than \$1 million in direct police services already provided to the County by the University each year.

The UCSB Police Department has contributed to a variety of outreach programs to the campus and Isla Vista that serve to communicate with residents and students about safety and law enforcement issues. Pizza-with-a-Cop, dodgeball tournaments, and the Rape Aggression Defense (R.A.D.) are a just a few examples.

In addition, the UCSB Police Department has stepped up police and CSO patrols in Isla Vista in general, especially on Thursday, Friday and Saturday nights, to provide a greater presence on weekends. The increased patrols will continue throughout the upcoming academic year.

The UCSB police department will continue to set up a number of sobriety checkpoints in the surrounding community and on campus roads. The checkpoints, which are a coordinated effort with the City of Goleta and the California Highway Patrol, also will continue throughout the academic year. The checkpoints are in compliance with state traffic enforcement guidelines.

The campus is currently discussing preparations for Halloween, which falls on a Saturday this year. To make sure the celebration is as safe and uneventful as it was last year, the UCSB Police Department will be working in conjunction with the Santa Barbara County Sheriff's Office, the CHP and the City of Goleta. Officers from the UCSB Police Department, UC mutual aid and other college or university police departments will augment the already large force deployed by the Santa Barbara County Sheriff's Office.

Additional Law Enforcement Equipment

UC Santa Barbara purchased new multi-band radios for use by both UCPD and SBSO to improve communications during law enforcement incidents. Previously, the two agencies could not communicate on the same channel. More than \$200,000 was spent on these radios and additional communication equipment. The campus also purchased -- at a cost of more than \$100,000 -- a portable electronic road sign and trailer for use during DUI checkpoint operations on campus.



Mental Health Services

UC Santa Barbara obtained a \$500,000 grant from the federal government to provide additional mental health services. The grant has helped UCSB staff a new support center in the "Clinic" building in downtown Isla Vista. Seven offices in Isla Vista will house four mental health counselors, two sexual assault advocates, a mental health coordinator and other support staff.

First Year Student Safety Courses

UC Santa Barbara has increased the content of mandatory educational workshops for new freshmen and transfer students (Gaucho FYI) to include more safety content related to Isla Vista. A large part of the content of these in-person sessions focuses on sexual violence prevention, alcohol/drug abuse prevention, and mental health, with a focus on bystander intervention.

Halloween

In addition to underwriting the cost of a substantial increase in law enforcement presence on Halloween and Deltopia, UC Santa Barbara planned, organized, and funded special campus activities and events in order to create an alternative to gatherings and behaviors that in the past caused problems on the streets of Isla Vista. The combined cost of these alternative programs was in excess of \$300,000.

Communications Outreach

The UC Santa Barbara Office of Public Affairs & Communications and Division of Student Affairs planned and implemented coordinated communication outreach programs for Halloween 2014 and Deltopia 2015. These programs are specifically designed for and targeted to students and prospective outside visitors to the area, and were aimed at encouraging safety and discouraging out-of-town attendance. The University invested in paid media outreach delivering over 4 million impressions for each respective campaign. Campaign efforts in total also drove nearly 60,000 visits to a Keep Isla Vista Safe Facebook page educating local students and out-of-towners on rules, regulations and safety tips for each event. This extensive media campaign was also supplemented with letters to judicial officers of other Universities (as well as local high schools) about their students who are arrested or cited in Isla Vista. This allowed the other schools and institutions to address their students' behavior knowing violations of the law would be dealt with firmly.

Parking enforcement

UC Santa Barbara enacted tough rules involving parking on campus over the Halloween and Deltopia weekends. Checkpoints were placed on campus during the evening hours to control access to parking. Motorists who did not have a regular UCSB parking sticker were banned from campus. Students residing in Isla Vista were allowed to buy parking passes on campus to move their cars off the Isla Vista streets. UC Santa Barbara also paid for parking spaces at Girsch Park, which in the past had been sold to out of town party goers. Working with the



owner of the Camino Real Marketplace parking, the shopping center was closed to visitors during evening hours of Halloween and Deltopia weekends. In collaboration with the City of Goleta, a parking ordinance requiring parking permits was instituted in areas near campus. In addition, the campus worked with the City of Santa Barbara to ensure extra enforcement of parking restrictions at the Santa Barbara Airport.

Student Housing

Students living in residence halls on the main campus and along Colegio Road were barred from having guests stay in their rooms during the Halloween and Deltopia weekends.

Lighting

Working closely with Third District Supervisor Doreen Farr, UC Santa Barbara provided an additional \$200,000 for street lighting on Camino Corto and agreed to provide the County \$200,000 from Long Range Development Plan funds to construct more sidewalks in Isla Vista.

First Fridays

Under the guidance of UC Santa Barbara Art Professor Kim Yasuda, UCSB worked collaboratively with the community to increase weekend and late night events with a creative focus. First Fridays in Isla Vista provided regularly scheduled alternative events in the parks and public spaces of Isla Vista.

Chancellor's Coordinating Committee on Isla Vista

At the direction of Chancellor Henry Yang, a Coordinating Committee was formed at UC Santa Barbara to provide direction and coordination of campus activities aimed at improving safety in Isla Vista and creating a greater sense of community. The Committee has created a fund to sponsor Isla Vista projects that bring classroom or intellectual efforts into the community. Some of these projects directly involve improving safety in Isla Vista. Additionally the Chancellor appointed a special assistant for Isla Vista affairs for the purpose of increasing communication between various government agencies, the community and the campus, as well as supporting programs that improve safety and strengthen community.

Sobering Center

UCSB's Associated Students have taken the lead on attempting to find funding for a sobering center in Isla Vista. Meetings have been held through 2015 and funding seems possible. There are discussions about placing a new ballot measure before students to help fund a sobering center.



Extended Jurisdiction

Student Affairs at UC Santa Barbara is convening a campus wide committee to review current "extended jurisdiction" policies at the campus. The committee will review the possibility of adding additional off-campus offenses to the list of behaviors that can currently result in campus discipline. Students are reminded in a variety of ways about the existing extension of jurisdiction regulations and how off-campus conduct (e.g., sexual violence) can result in campus disciplinary consequences. In November 2014, the Sheriff's office revived the post of "Greek Liaison" to provide regular reports to UCSB on behavioral and conduct issues for the fraternity and sorority activities in Isla Vista. Increased accountability resulted in the suspension or removal of a number of organizations during the past academic year.

Community Resources Officer

UC Santa Barbara endorsed funding by the County of Santa Barbara of a Community Resource Officer to be stationed in Isla Vista to improve communications between the residents and the Sheriff's Department.

Purchase of Tropicana housing complex

UC Santa Barbara purchased the Tropicana housing complex on Colegio Road in order to provide more oversight with the ability to enforce campus rules and regulations and provide greater neighborhood safety to both student residents and residents of the community,

Additional Student Community Service Officers

This fall 2015, UCSB is increasing the number of paid Community Service Officer (CSO) staff to provide additional safety in the campus area and to help supplement regular sworn officers

Sexual Violence

UCSB just ended the first year of a three-year grant from the Federal Office of Violence Against Women funding a dedicated UCPD officer to investigate sexual assaults with more streamlined reporting, as well as assistance from a specially trained detective who uses a trauma-informed approach to working with survivors. For the first time the UC Santa Barbara Office of Student Affairs also organized training for 20 full-time staff in the "Green Dot" program for bystander intervention. These 20 staff members will in turn begin training sessions this fall for students in bystander intervention techniques to reduce incidents of sexual violence.

Cliff Fencing

In partnership with the County of Santa Barbara, UCSB made monetary contributions to the installation of permanent fencing along the cliffs in Isla Vista.

**2010 UNIVERSITY OF CALIFORNIA, SANTA BARBARA LONG RANGE
DEVELOPMENT PLAN MITIGATION IMPLEMENTATION
AND SETTLEMENT AGREEMENT**

Date of this Agreement within City or County, provided that all of the following conditions are met:

a. The additional student housing shall not be used to offset University's housing obligations as set forth in Section 3.1;

b. Whether or not the acquisition is exempt from the provisions of CEQA, University shall meet and confer with City and County regarding the mitigation of environmental impacts associated with any change in use, ownership or control of the property; and

Housing section.
Article 3.6c

c. For each new University-owned or leased student bed located on land not University-owned as of the Effective Date of this Agreement that results in a property tax revenue loss to City or County, University shall contribute funds per bed to a Housing Impact Fund ("HIF") at a rate of \$280 per bed per fiscal year ("HIF rate") payable to City or County based on the jurisdiction in which the student bed is located. The HIF rate shall increase by two-percent (2%) on July 1 of each year. HIF payments by University shall be used by City and County to directly support public services serving UCSB's off-campus population, including, but not limited to, public safety and parks and recreation. HIF payments for each fiscal year shall be made to City and County on or before October 1. For purposes of this Subsection, a fiscal year shall begin on July 1 and end on June 30. HIF payments shall be proportionally reduced for the period of time during the fiscal year for which the student bed results in a property tax revenue loss to City or County. Each year, by June 1, University shall provide City and County with an annual accounting of student beds located on land leased or purchased during the term of this Agreement for purposes of determining and calculating the HIF payment due for that fiscal year for City or County property tax revenue loss. HIF payments under this Subsection shall continue every year until such time, if any, as University ceases to own or lease the student bed. Each year City and County shall provide an annual accounting of expenditures of HIF payments.

d. For purposes of calculating HIF payments under Section 3.6(c), payments

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APPENDIX G:
County and SBCC Contributions to Isla Vista



**THIRD DISTRICT SUPERVISOR
DOREEN FARR**

**CONTRIBUTIONS TO ISLA VISTA
HEALTH AND SAFETY**

EXHIBIT C

Lighting

Santa Barbara County Public Works Department and Southern California Edison upgraded or added over 280 street lights. The next and final phase of this project is to begin the infill portion, which includes approximately 23 new lights in various locations throughout Isla Vista. This project was spearheaded by the Third District Office with support from UC Santa Barbara Associated Student leaders.

Sidewalk Plan

Third District Supervisor Doreen Farr is working in partnership with Public Works Department to complete a sidewalk plan for the entire Isla Vista area. The plan will allow for the construction of sidewalks in areas where sidewalks are currently missing, and will create a contiguous sidewalk for pedestrians to walk safely. Public Works staff has completed priority phase one and is working to acquire right of ways from property owners for the remaining phases. The project is a multi-year plan with a cost of approximately \$4 million.



Community Resource Deputy

The Office of Supervisor Farr collaborated with key Isla Vista residents and stakeholders to secure \$114,000 from the General Fund for a Community Resource Deputy (CRD). The role of the CRD is to serve as a liaison between the Foot Patrol, fraternities and sororities, business and property owners, residents, local organizations and student groups. The CRD will be responsible for designing and implementing community-wide programs on health and safety. In addition, the CRD will help administer the Isla Vista Sobering Center.



Isla Vista Community Center

In July 2014, County of Santa Barbara took ownership of the property located at 976 Embarcadero Del Mar for the purpose of a community center. Third District Supervisor Doreen Farr was instrumental in allocating \$483,000 to rehabilitate this 3,600 sq. ft. property, which was previously owned by the Isla Vista Redevelopment Agency. The property will become a community-based, multi-use space available to all members of the Isla Vista community for congregation of group activities, nutrition and cooking classes, social support, public information, and other community activities designed by the community. The General Services Department is currently working on the design phase, and the project is scheduled to be complete February 2017.



Office of Third District Supervisor Doreen Farr

Large Vehicle Ordinance

Santa Barbara County Code Chapter 23, Section 23-13.12 was amended to prohibit oversized vehicles from parking between the hours of 10:00 pm and 6:00 am in the entire Isla Vista area. Amendments also authorize the removal of oversize vehicles parked in violation of Chapter 23, Section 23-12.12. Public Works determined that oversized vehicles can cause neighborhood blight, impair sight distance, create nuisances, block travel, and can be hazardous to public health and the environment.



Isla Vista Downtown Business Association

With the support of various Isla Vista business owners, the Third District Office headed the establishment of the Isla Vista Downtown Business Association (IVDBA). The IVDBA is designed to promote the general welfare of the downtown Isla Vista business district and its members by developing inter-business relations, and promoting marketing plans and special events. The Association's main goal is to promote the Isla Vista business district as a local destination for the residents of the surrounding communities. The IVDBA represents its membership in political matters that could have a material impact on the business district. Its executive committee consists of a President, Vice-President and Secretary. The Association meets twice a month and represents over 100 businesses.



Community Resource Building

The Board of Supervisors authorized the Director of General Services Department to execute a Lease Agreement to allow various organizations to use office space in the Santa Barbara County building located at 970 Embarcadero Del Mar for a term of five years. In July 2014, Santa Barbara County took ownership of this property which was formerly owned by Isla Vista Redevelopment Agency. The property consists of a 2-story multi-tenant office building, with approximately 9,914 sq. ft. of useable interior space. Santa Barbara Neighborhood Clinic is currently utilizing 3,110 sq. ft. of the total space. In addition, a 1,347 sq. ft. multipurpose space located on the ground floor has been heavily utilized by community groups for meetings, trainings, lectures and small events. General Services is in the process of completing renovations in the vacant portion of the property. The Department signed Lease Agreements with UC Santa Barbara, Division of Student Affairs to provide expanded services and direct access to mental health, wellness, advocacy, and prevention services to UCSB students living in the Isla Vista area. These services will be provided through Campus Advocacy Resources and Education (CASE), Counseling & Psychological Services (CAP), and Student Mental Health Coordination Services (SMHCS). General Services also signed an agreement with Isla Vista Youth Projects to use space as a Family Resource Center which will provide counseling, case-management, adult education, classes and other community resources to the Isla Vista Community.



Santa Barbara Rape Crisis Center – SACE Isla Vista

Third District Supervisor Doreen Farr supported the allocation of \$20,000 from Santa Barbara County General Fund to finance the Sexual Assault Counseling and Education Program in Isla Vista (SACE IV). This program will provide support and psychological education to sexual assault survivors in order to heal from the trauma of an assault. SACE IV will also provide rape prevention presentations that explore approaches to support those who have been victimized and combat the harmful myths that contribute to a culture that tolerates sexual violence.



Sobering Center Program

Supervisor Farr is working with several stakeholders to bring a Sobering Center to Isla Vista. The main goal of the Sobering Center would be to provide safety from dangers such as sexual assault and other physical or psychological trauma, while providing effective clinical intervention, and referrals to appropriate clinical service agencies. It is proposed that the Sobering Center will be open three nights per week, from Thursday at 5pm until Sunday at 5pm. This is the timeframe when alcohol and controlled substance use are most frequent. UCSB Associated Students expressed interest in placing the Sobering Center Program on the student body Ballot Initiative for Spring 2016.

Isla Vista Community Service District (IVCSD)

After the dissolution of the Isla Vista Redevelopment Agency, several UC Santa Barbara students approached Third District Supervisor Farr with questions regarding the feasibility of a Community Service District (CSD). In the Spring of 2013, several students initiated an extensive and complex research project on the process required to create a CSD. The tragic events that resulted in 2014 accelerated the interest in creating a CSD to augment current County services in Isla Vista. The CSD was also seen as a conduit to enhance governance in the unincorporated area. In the Fall of 2014, the UC Santa Barbara Foundation Trustees released a report “A Call for Action” whereby they recommended the creation of a CSD through the State of California legislature. Within several months from the release of the Trustees’ report, Assemblyman Das Williams introduced a bill known as AB 3 and initiated weekly meeting with community stakeholders to draft the language of the bill. The Office of Supervisor Farr has been engaged and supportive since the beginning of the CSD process. The bill was approved by the State Assembly and State Senate, and is currently awaiting the Governor’s approval.



SANTA BARBARA CITY COLLEGE & ISLA VISTA

Santa Barbara City College is committed to Isla Vista, and we share the goal of improving the safety and quality of life for all of its residents. Many SBCC students reside in Isla Vista, and the college has made significant efforts to be responsive to the needs and concerns of the community.

The following efforts made by SBCC around community-building, public safety, services, student behavior, and local governance have enhanced the safety and quality of life in Isla Vista.

----- **COMMUNITY-BUILDING** -----

Student Focus Groups: SBCC Students Living in Isla Vista

SBCC contracted with Molly Ludwig of Frank N. Magid Associates, Inc. to research and explore the motivations and mindsets of SBCC students currently residing in Isla Vista. In late April 2015, Ms. Ludwig conducted four student focus groups, each 90 minutes in length, with participants between the ages of 18 - 25. The key areas of inquiry included students' overall attitudes regarding their SBCC experience, understanding their motivations for choosing to live in Isla Vista, and to gather ideas on how SBCC can better support its students living in Isla Vista. The [final report](#) has been shared with the IV Safe Committee and with the SBCC Board of Trustees and other consultative campus groups. Recommendations from the Focus Group report are being reviewed for implementation.

Meet Your Neighbor Day, October 18, 2014

SBCC contributed \$5,000 to Meet Your Neighbor Day, an event hosted by the Isla Vista Parks and Recreation Department. The SBCC Associated Student Government (ASG) volunteered at Anisq'Oyo' Park, the final destination of the day's events where activities were provided and various community and educational services were available to share resources with attendees.

SBCC ASG will participate in the 2015 event as well.

Memorial Tree Grove Dedication, May 6, 2015

The SBCC ASG hosted a memorial tree grove dedication in honor of the six UCSB students who lost their lives in the May 23, 2014 Isla Vista tragedy. Six red bud trees have been planted in a secluded area near the entrance to SBCC's West Campus with a commemorative plaque and six

individual plaques honoring George Chen, Katherine Cooper, James Hong, Christopher Ross Michaels-Martinez, David Wang and Veronika Weiss.

SBCC Dean of Student Support Services Participation in Panel Discussion Following Screening of *The Hunting Ground*, July 26, 2015

The Rape Crisis Center of Santa Barbara and the Democratic Women of Santa Barbara County presented a screening of *The Hunting Ground*, a documentary of rape crimes on college campuses. The screening was followed by a panel discussion with representatives of the higher education community, local law enforcement, and local political officials. The dean of SBCC's Student Support Services spoke in support of Senator Hannah-Beth Jackson's Senate Bill 186, which would allow community college districts to extend their jurisdictions beyond the college campus in cases of sexual assault and sexual exploitation.

A screening of *The Hunting Ground* followed by a panel discussion is scheduled for October 27, 2015 in the SBCC Garvin Theatre.

UCSB Community Housing Advisory Board

The dean of SBCC's Student Support Services participates on the UCSB Community Housing Advisory Board and works with the UCSB Community Housing Office to assist with resolving SBCC student housing issues, concerns, and complaints in Isla Vista submitted by students, residents, and landlords.

SBCC Health Services Participation

Members of SBCC Health Services serve or have served on the following committees: IV Foot Patrol Meeting, UCSB Coordinated Community Response Team, and Isla Vista Victim Witness Fund Committee.

City College Connect

City College Connect strives to strengthen peer-to-peer outreach and education on important topics such as stress management, sexual assault, and alcohol and substance abuse.

----- **PUBLIC SAFETY** -----

Halloween 2014

The SBCC ASG partnered with the UCSB AS to promote the "Keep it Safe, Keep it Local" campaign.

- A joint communication crafted by both associations was sent via email to all currently enrolled SBCC students.
- The SBCC ASG sent an email to California Community Colleges' student associations requesting their assistance in promoting the "Keep it Safe, Keep it Local" campaign.
- In support of the hydration stations in Isla Vista over the holiday weekend, the SBCC ASG donated \$200 in cups for the stations and sent volunteer teams to staff the stations on each night.

The dean of SBCC's Student Support Services sent a no tolerance email warning currently enrolled SBCC students to stay away from Isla Vista. Further, all students who were reported to have been arrested over the weekend were required to meet with the dean for consideration of possible

sanctions. The dean invoked parental notification for those students who were reported as receiving citations for minor in possession. That practice is ongoing.

In an effort to deter students and visitors from leaving their cars at SBCC and taking alternative transportation to Isla Vista over the Halloween weekend, parking lots were closed to the general public from 10:30 p.m. on Friday, October 31, 2014 through Sunday, November 2, 2014.

Deltopia 2015

The dean of SBCC's Student Support Services sent a no tolerance email warning currently enrolled SBCC students to stay away from Isla Vista. Further, all students who were reported to have been arrested over the weekend were required to meet with the dean for consideration of possible sanctions. The dean invoked parental notification for those students who were reported as receiving citations for minor in possession.

Communication with Isla Vista Foot Patrol

The dean of SBCC's Student Support Services receives periodic reports from the Isla Vista Foot Patrol that reflect the names of students who have allegedly committed violations of the penal code, health and safety code, business profession (minor in possession), and other county ordinances. When appropriate the dean places holds on the student's SBCC record and the student is required to meet with the dean. In cases of egregious violations, students have been suspended from the college.

Isla Vista Safe Committee

The president of SBCC, the dean of SBCC's Student Support Services, and an SBCC student representative serve on the Isla Vista Safe Committee, which is chaired by Joyce Dudley. The college provided \$15,000 to support the Isla Vista marketing/rebranding efforts.

Bystander Intervention Poster Campaign

SBCC Student Health and Wellness and City College Connect collaborated with UCSB on a Bystander Intervention poster campaign. The posters were available during the fall 2014 semester and will go up in Isla Vista and on the SBCC campus.

Vaquero Welcome Workshops

Vaquero Welcome, SBCC's orientation for new to college students, provides a workshop covering topics related to alcohol, drugs, sexual assault, and the consequences of engaging in disruptive behaviors both on and off campus.

----- SERVICES -----

SBCC Services Available at Tropicana Gardens in Isla Vista

Effective fall 2015, SBCC Student Support Services has partnered with Tropicana Gardens to utilize space to offer the following services to all SBCC students living in Isla Vista:

- Personal Counseling
- Academic Counseling

- Course offering: ADC 120 Alcohol and Other Drugs is a survey of the biological, psychological, and sociocultural based theories of chemical dependence from both historical and current perspectives.

Library Services

Supported by the SBCC President's Foundation funds, this pilot project will provide an SBCC librarian at the Associated Students Pardall Center on Wednesdays from 5:30 to 8:30 p.m. for eight weeks during the fall 2015 semester. The librarian will assist SBCC students and community members with research and information literacy skills, using digital library materials and the Internet, basic technology questions, and general homework support. The AS Pardall Center provides free wifi, printing, and four desktop computers for community members to use. Together, SBCC and the AS Pardall Center create a positive and productive study space with professional academic support in the heart of Isla Vista.

----- STUDENT BEHAVIOR -----

Isla Vista Student Behavior Task Force

At the direction of SBCC President Lori Gaskin, a campus task force was created to identify proactive steps that the college can take to help reduce the number of its students who engage in disruptive behaviors while living in or visiting Isla Vista. The task force identified a number of recommended initiatives that are being implemented within the institution's existing capabilities and staff resources.

SBCC Honor Code

SBCC developed and implemented an honor code, which includes an academic and community promise. Commencing with the registration period for summer/fall 2014, all SBCC students have been required to acknowledge that they have read the honor code and will abide by it.

Responding to Complaints

The dean of SBCC's Student Support Services personally responds to complaints from landlords and homeowners in Isla Vista when intervention is necessary on behalf of residents alleged to be SBCC students.

Lease Addendum for Landlords

SBCC legal counsel drafted a lease addendum for landlords to use (if they so choose) that holds SBCC students more accountable for abiding by the college's student code of conduct while residing in leased facilities. The SBCC vice president of business services has met with landlords to encourage their adoption of this lease addendum.

----- GOVERNANCE & INFRASTRUCTURE -----

IV Governance Options Economic Feasibility Study

The college committed \$10,000 to the Isla Vista Governance Options Economic Feasibility Study coordinated by the Fund for Santa Barbara. The SBCC Associated Student Government and the SBCC Foundation also contributed \$1,500 each to this effort.

The following individuals also served on the Oversight Committee for the study:

- Jonathan Abboud, Trustee, Area 6, Santa Barbara City College
- Geoff Green, CEO, Santa Barbara City College Foundation
- Ethan Bertrand, Senator, Associated Student Government, Santa Barbara City College

New SBCC Associated Student Government (ASG) Position to Liaison with Isla Vista

Effective fall 2015, the Associated Student Government ratified its constitution to include a new Isla Vista Community Representative position to provide consistency, continuity, and a presence in matters related to the Isla Vista community as well as to the UCSB Associated Students

AB3

The Isla Vista Relationship Committee of the SBCC Associated Student Government submitted a letter of support for Assemblymember Das Williams' AB 3 Isla Vista Community Services District bill to Assemblymember Brian Maienschein and the Assembly Local Government Committee.

SBCC has made significant strides to improve the safety and security for SBCC students residing in Isla Vista. Working with its students, SBCC has helped to influence the culture of Isla Vista, while enhancing the living and learning environment. SBCC will continue to work with elected officials, institutional stakeholders, and community leaders on these and other key initiatives in the future.

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APPENDIX H:
Selections from the Trow Report

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APPENDIX H: SELECTIONS FROM TROW REPORT (1970)

(Following the burning of the Bank of America in Isla Vista on February 25, 1970, the Regents of the University of California established a Commission on Isla Vista to make recommendations that would ameliorate and improve conditions there. Among the members of the commission was Martin Trow, a sociologist at UC Berkeley. The report was presented to the Regents in October 1970.)

If there is one thread running through all of our deliberations and recommendations, it is that the University can no longer ignore, if it ever could, the conditions under which the bulk of its students live and spend the greater part of their time while at the University. What goes on in Isla Vista is as central to the University's life and functions as what goes on in its laboratories and lecture rooms...

Isla Vista is deeply scarred by the events of the past year and its very survival as a place to house a university community is in jeopardy. It has been largely ignored in the past by both the University and the County government and consequently has not developed long-standing institutions. Without indigenous institutions, the community can continue to be torn apart. But if increasing numbers of Isla Vista residents can feel that they are able to improve their own environment, Isla Vista can become a distinguished university community ...

To the extent that UCSB has had a policy toward Isla Vista, it appears to have been to avoid extensive involvement in the affairs of the community. Until some official steps were taken recently to formulate a more aggressive policy, there was no statement of policy ... specifying a philosophy of UCSB relationship to Isla Vista ... The general attitude of the University as perceived by the students, as well as by several members of the administration, has been a hands-off doctrine summed up as: Isla Vista is not University campus; Isla Vista is Isla Vista and the University is the University ...

A report to the Regents by the consulting firm of Pereira & Luckman in 1958 commented on Isla Vista's small lots, narrow streets, lack of sidewalks and absence of street lights. Pereira & Luckman recommended that the University assist the county government in developing a "vital, well-balanced community, which will be most conducive to the University's healthy, long-term growth." It appears that no initiative was taken as a result of the recommendation. The County was not consulted for a joint land use plan for the area, and subsequent UCSB Long Range Plans in 1958, 1963, and 1968 basically ignored Isla Vista ...

UCSB is the most powerful "citizen" in Isla Vista, yet in our opinion it has refused to assume its proportionate civic responsibility ... UCSB is an integral part of the Isla Vista community and UCSB's vital interests are involved in improving the quality of life there... Recent events indicate the need for leadership to aid in the creation of a substructure of community institutions upon which a more stable community can be built ...

UCSB [should] work with community members in constructing new community institutions, ... to make UCSB services to students available where they live (i.e., in Isla Vista), ... [and] continue UCSB's active role in the development of the Isla Vista Community Center ...

UCSB should take the lead in working with residents of Isla Vista to develop a community marked by a greater diversity of age, occupations, interest, and other characteristics.... The University should construct apartments (attractive to students with children) in Isla Vista or on parts of its campus adjacent to that part of Isla Vista in which most UCSB students live, [and] encourage faculty members and University employees to live in Isla Vista and to become involved ...

The University [should] use portions of the main campus adjacent to Isla Vista for parks and playing fields ... [E]fforts must be made to blend the dead-end streets of Isla Vista into the campus so that the feeling of a barrier now present there is eliminated ...



APPENDIX I:
Examples of MACs

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APPENDIX I: MAC EXAMPLES

A MAC would be significantly easier to establish by comparison to a new CSD or new city, although it would not have the ability to raise revenues unless it were given authority over special district revenues. The MAC would hold formal meetings to study, debate, and make recommendations related to the County related to public service needs and options, but would have no formal authority over services. MACs may be formed by the County Board of Supervisors pursuant to California Government Code 31010 et. seq.

The examples below provide only a sample of the types of linkages which have been made between MACs and dedicated revenues sources. A majority of the Board of Supervisors can form a MAC and direct it to advise the County on expenditures of CSA #31 revenue. Given that all CSA #31 revenues are dedicated to street lighting, a new revenues source will be needed to expand the services the MAC would be responsible for advising upon.

MACs

Oak Park, Ventura County

In unincorporated Ventura County, the community of Oak Park is served by a County Service Area and a Municipal Advisory Council. CSA #4 provides street lighting, street sweeping, crossing-guard service, Community Emergency Response Team support services, and public facilities maintenance. The Oak Park Municipal Advisory Council makes recommendations to the Ventura County Board of Supervisors, Planning Commission, Resource Management Agency, Local Agency Formation Commission and chief administrative officer on topics ranging from policing to road improvement, landscaping and budgeting. The council is composed of five elected members. Oak Park CSA provides administrative support and staff support for the Oak Park MAC. The Oak Park CSA is funded through property taxes and service charges while the Ventura County Supervisor's Office funds the Oak Park MAC.

Los Osos, San Luis Obispo County

The Los Osos community in unincorporated San Luis Obispo County is served through a Community Services District, a Community Service Area, and a Community Advisory Council. San Luis Obispo CSA #9 was created in 1973 and provides services to the South Bay, comprising the communities of Los Osos, Baywood Park, Cuesta-by-the-Sea, and surrounding area. In 1998, most of the services provided by CSA 9 were transferred to the newly created Los Osos Community Services District. CSA 9 still provides road maintenance and fire/medical protection to the area east of Los Osos Creek. The Los Osos CSD provides water, fire protection and emergency medical services, drainage, community septic systems, limited parks and recreation, and street lighting services. The Los Osos Community Advisory Council advises the Planning Department, Planning Commission, and the County District 2 Supervisor on land use and community issues.

North Richmond, Contra Costa County

North Richmond is a densely developed, unincorporated area of Contra Costa County, adjacent to the City of Richmond. The community is largely made up of renters and English-language-learners. It is served by a MAC, formed in 1999 to assist the County in community building and resident involvement in public services and projects. The MAC's key advisory role is to provide members to sit on an oversight committee which recommends expenditure of a roughly \$600,000 per year community enrichment fund, funded by mitigation fees from a nearby landfill transfer station.

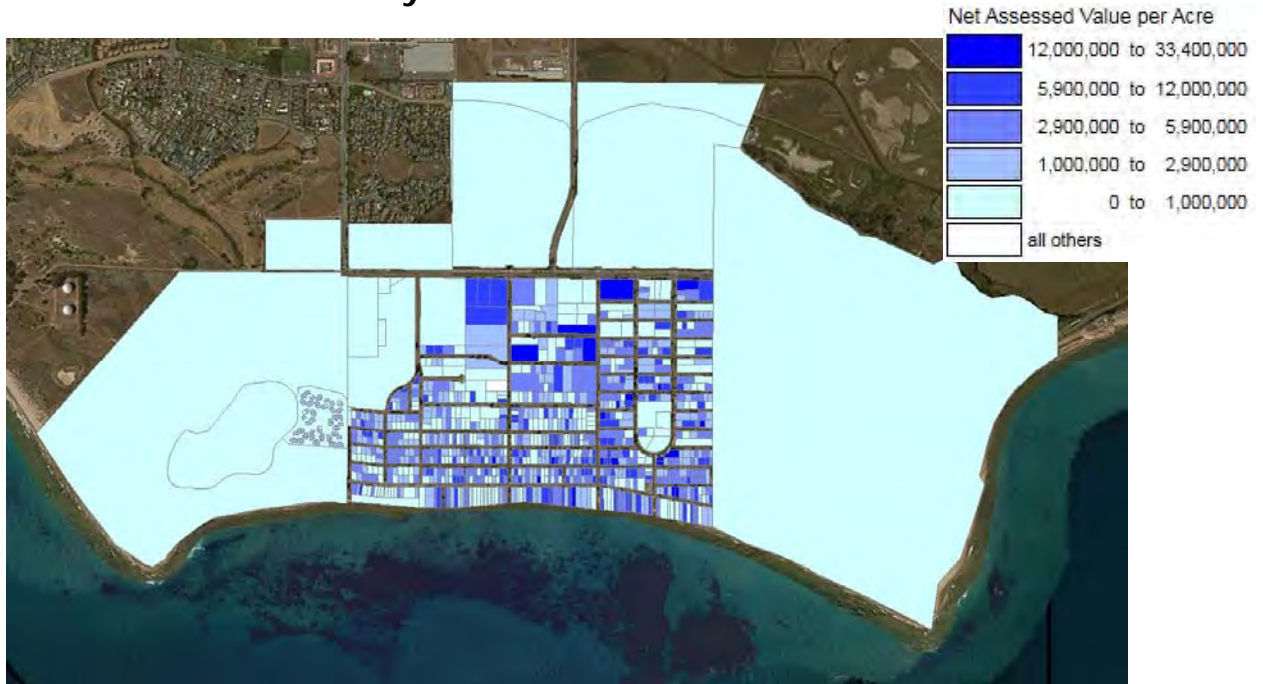


APPENDIX J:
Background and Other
Technical Information

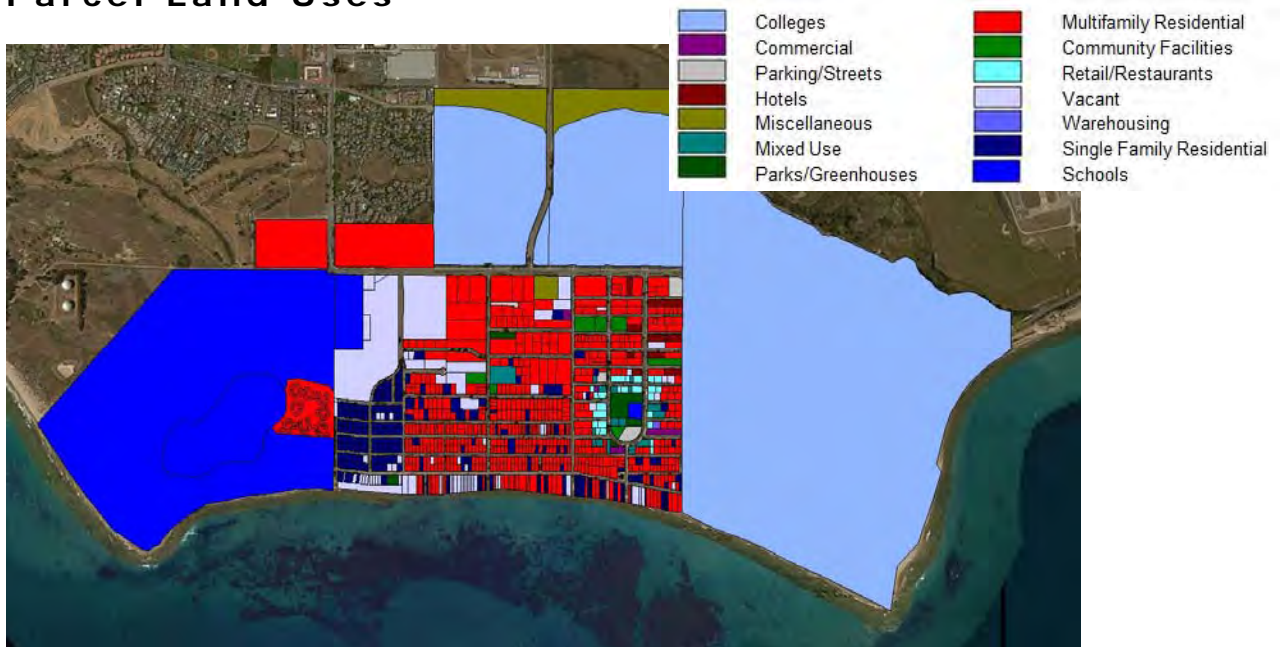
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APPENDIX J: BACKGROUND AND TECHNICAL DATA

Assessed Value by Parcel

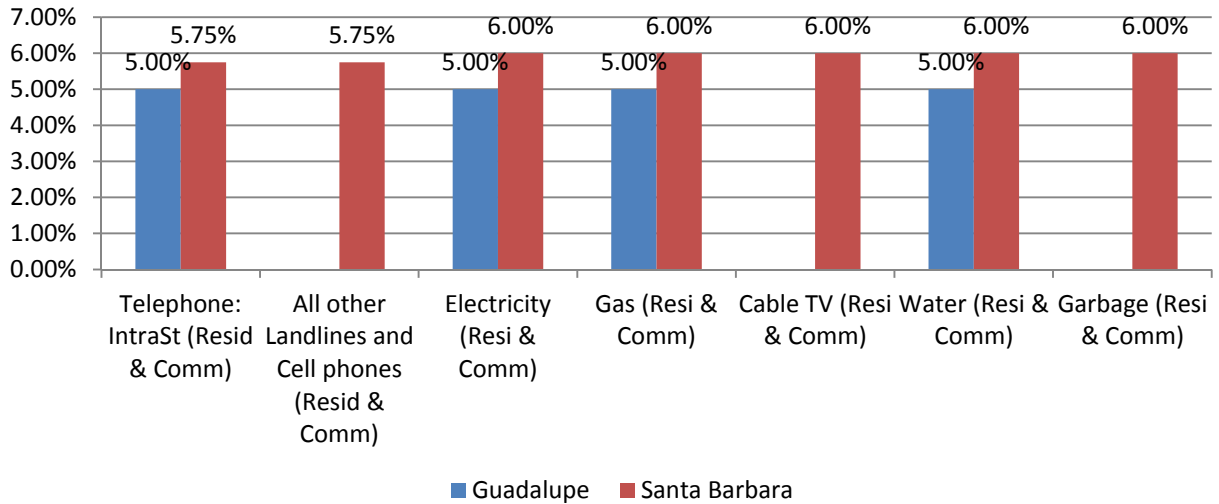


Parcel Land Uses



Utility Users Tax

Utility Users Tax Rates in Cities in Santa Barbara County



Utility Users Taxes – Collected per Capita in Cities in Santa Barbara County

City	UUT Revenue	Revenue per Capita	% General Fund Revenue
Santa Barbara	\$14,016,381	\$155	13%
Guadalupe	\$234,127	\$32	8%

(1) Santa Barbara data for FY2014; Guadalupe data for FY2013

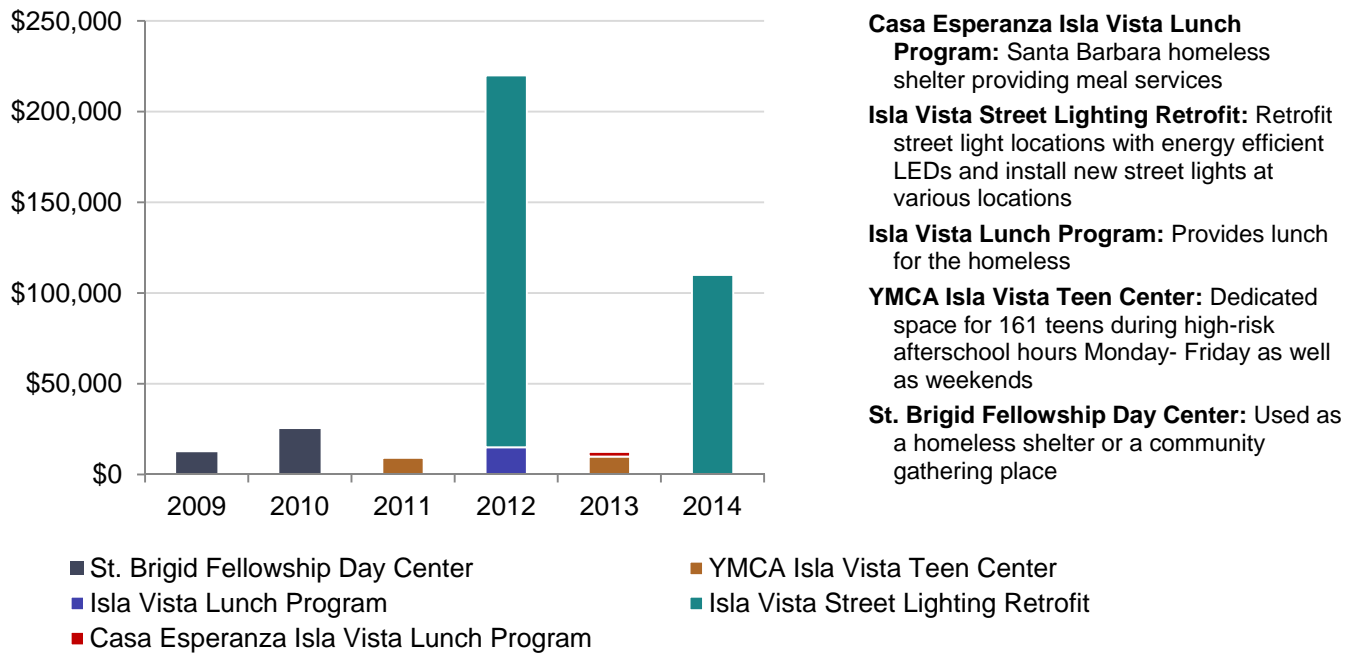
(2) Guadalupe voters passed Measure V in November of 2014 which removed the city's utility user's tax annual cap of \$2,250. The City projects that this measure will generate \$100,000 extra UUT revenue per year.

Source: City CAFRs; Economic & Planning Systems, Inc.

CDBG

Community Development Block Grants to Isla Vista

The County of Santa Barbara is the lead agency in the Santa Barbara Urban County Partnership (Urban County) formed with the cities of Buellton, Carpinteria, Lompoc and Solvang. Isla Vista makes up about 10 percent of the combined populations of these cities plus the unincorporated area served by the program. The Urban County receives Community Development Block Grant (CDBG) funding annually that is distributed among the member jurisdictions.



Community Development Block Grant (CDBG) Distribution to Partner Cities (2015)

Jurisdiction	Distribution	Administration 20% (of which Lompoc receives 25%)	Pro Rata Share for Public Services	Pro Rata Share for Capital and Other Eligible Projects
County	63.39%	\$237,638	\$150,646	\$652,799
Buellton	2.40%		5,703	24,713
Carpinteria	6.57%		15,610	67,644
Lompoc	25%	79,213	59,409	257,441
Solvang	2.64%		6,269	27,166
TOTAL	100%	\$316,850	\$237,638	1,029,764

Total CDBG Allocation: \$1,584,252

2013 Expenditure Report for CDBG Grants

Matrix		Activity		DATE:	01-12-15
Code	Group	Matrix Code Name	Disbursements	TIME:	15:05
				PAGE:	1
				Percent of Total	
18C	ED	Micro-Enterprise Assistance	50,000.00		2.43%
Subtotal for : Economic Development			50,000.00		2.43%
14A	HR	Rehab; Single-Unit Residential	33,254.00		1.61%
14B	HR	Rehab; Multi-Unit Residential	37,954.00		1.84%
15	HR	Code Enforcement	113,562.49		5.51%
Subtotal for : Housing			184,770.49		8.97%
03	PI	Public Facilities and Improvement (General)	105,079.90		5.10%
03C	PI	Homeless Facilities (not operating costs)	295,598.00		14.34%
03E	PI	Neighborhood Facilities	382,273.98		18.55%
03F	PI	Parks, Recreational Facilities	86,049.99		4.18%
03K	PI	Street Improvements	198,795.50		9.65%
03L	PI	Sidewalks	173,058.00		8.40%
Subtotal for : Public Facilities and Improvements			1,240,855.37		60.21%
03T	PS	Operating Costs of Homeless/AIDS Patients Programs	81,945.85		3.98%
05	PS	Public Services (General)	64,340.00		3.12%
05A	PS	Senior Services	27,408.00		1.33%
05D	PS	Youth Services	20,103.00		0.98%
05I	PS	Crime Awareness	26,024.00		1.26%
05M	PS	Health Services	14,794.00		0.72%
Subtotal for : Public Services			234,614.85		11.38%
21A	AP	General Program Administration	350,559.15		17.01%
Subtotal for : General Administration and Planning			350,559.15		17.01%
Total Disbursements			2,060,799.86		100.00%

Public Safety Near Colleges Program Research

Student Neighborhood Assistance Program (SNAP), San Luis Obispo

San Luis Obispo, SNAP



- The Student Neighborhood Assistance Program (SNAP) is a program run by SLO Police Department utilizing student employees to act as first responders to noise complaints and parking violations
- Offers mediation services, neighborhood education programs, and information regarding noise ordinances
- In 2014, SNAP issued 90% of noise warnings
- Average annual citation fees: \$140,000
- Average annual program costs: \$180,000



University of Colorado, Boulder

Party Registration – On-campus follow-up for off-campus citations

University of Colorado, Boulder

Off-Campus Housing & Neighborhood Relations
UNIVERSITY OF COLORADO BOULDER

City policing focuses on additional community policing Thurs-Sunday.

University has several relevant neighborhood programs, run by department with 2 FTEs+part-time students:

- **Party registration** allows students to register party and receive a warning if there is a noise complaint, can avoid a citation if shut down the party in 20 minutes.

- University programs (continued)

- **University follow-up on off-campus citations.** Univ of CO sends email to student immediately after citations are issued. Requires student to attend “community living” class. Judicial process sometimes allows a restorative justice option for first offense.
- **Landlord Tenant Board** provides non-binding opinions on disputes (often security deposits)

Berkeley Rent Board Budget

Rent Stabilization Program FUND 440 FY 2014-2015 ADOPTED BUDGET		
Code	Description	Approved FY 2015
11-01	Monthly Employees	2,075,000
11-03	Hourly Employees	0
13-01	Overtime	1,900
27-20	Benefits	1,300,000
30-12	Stipends	53,500
30-23	Misc. Legal Expenses	4,000
30-36	Temp. Agency Employees	2,000
30-38	Misc. Professional Services	290,000
30-42	Office Equip. Mtc. / Copy Machine	8,000
30-43	Bldg. & Structures Mtc. Svc.	1,000
30-51	Bank Credit Card Fees	20,000
40-10	Professional Dues & Fees	2,500
40-31	Telephones	3,000
40-50	Printing & Binding	40,000
40-61	Commercial Travel	1,000
40-62	Meals & Lodging	200
40-63	Registration Fees	2,000
40-64	Transportation	500
40-70	Advertising/public access	50,000
40-80	Books & Publications	12,200
50-10	Rental of Land / Buildings	225,000
51-10	Postage	55,000
51-20	Messenger / Delivery	1,200
55-11	Office Supplies	20,000
55-50	Food	1,000
70-41	Office Equipment and Furniture	5,000
70-44	Computers, Printers, Software	4,000
75-25	PC Replacement Contribution	9,500
75-35	Mail Services	3,500
75-50	City Vehicle / Fuel & Maint.	3,000
	Displacement Reimbursement Offset	1,000
	Expenditure Subtotal	4,195,000
	CIP (RTS Upgrade, Grand Jury Study)	50,000
	Total Fund Expenditures	4,245,000
	Total Fund Revenue	3,900,000
	Annual Surplus/Shortfall	(345,000)
	FUND BALANCE (cash basis)	340,000
	Carryover for services received in FY14	0
	FUND BALANCE (accrual basis)	340,000

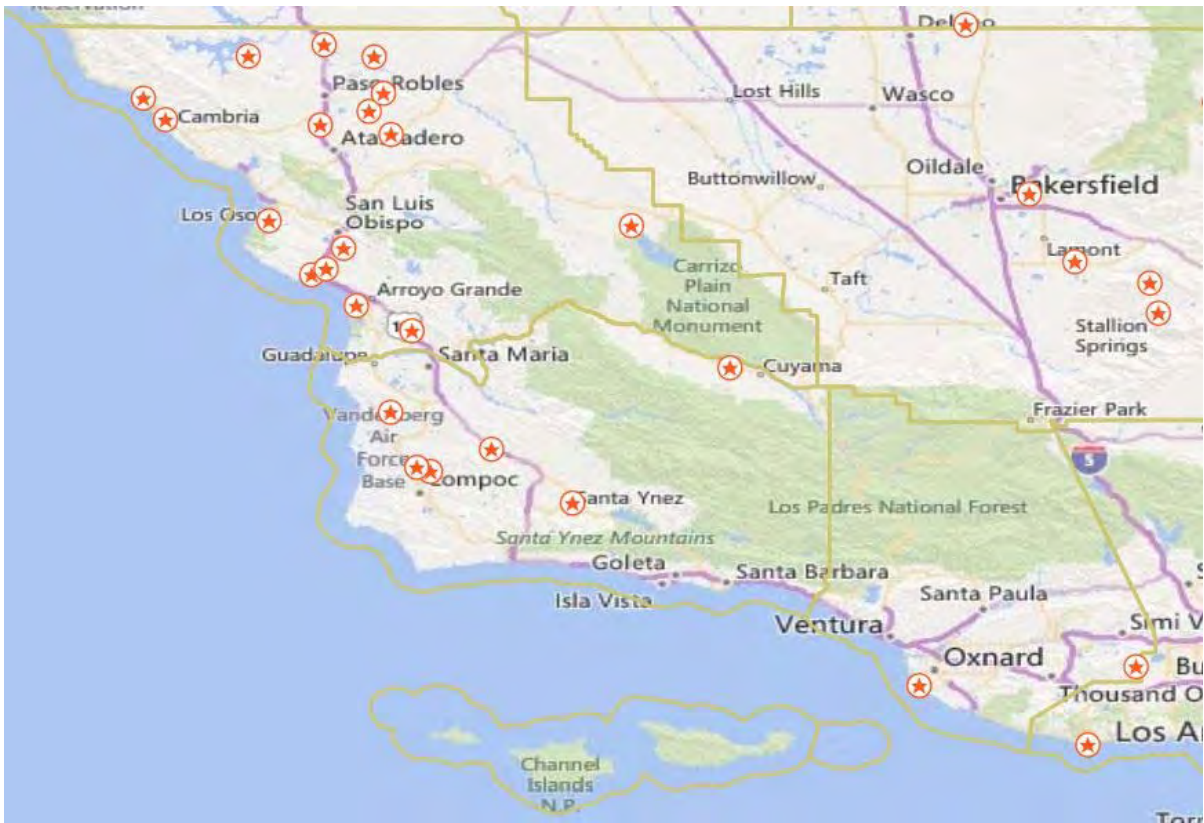
South Pasadena Permit Parking Program

The screenshot shows the City of South Pasadena website's "Parking Permits" page. The header includes the city logo, name, and navigation links like Home, About Us, Departments, Government, Residents, Businesses, and How Do I... A search bar is also present. The left sidebar lists various city services, with "Police" and "E-Parking Resources" highlighted. The main content area is titled "Parking Permits" and contains several sections:

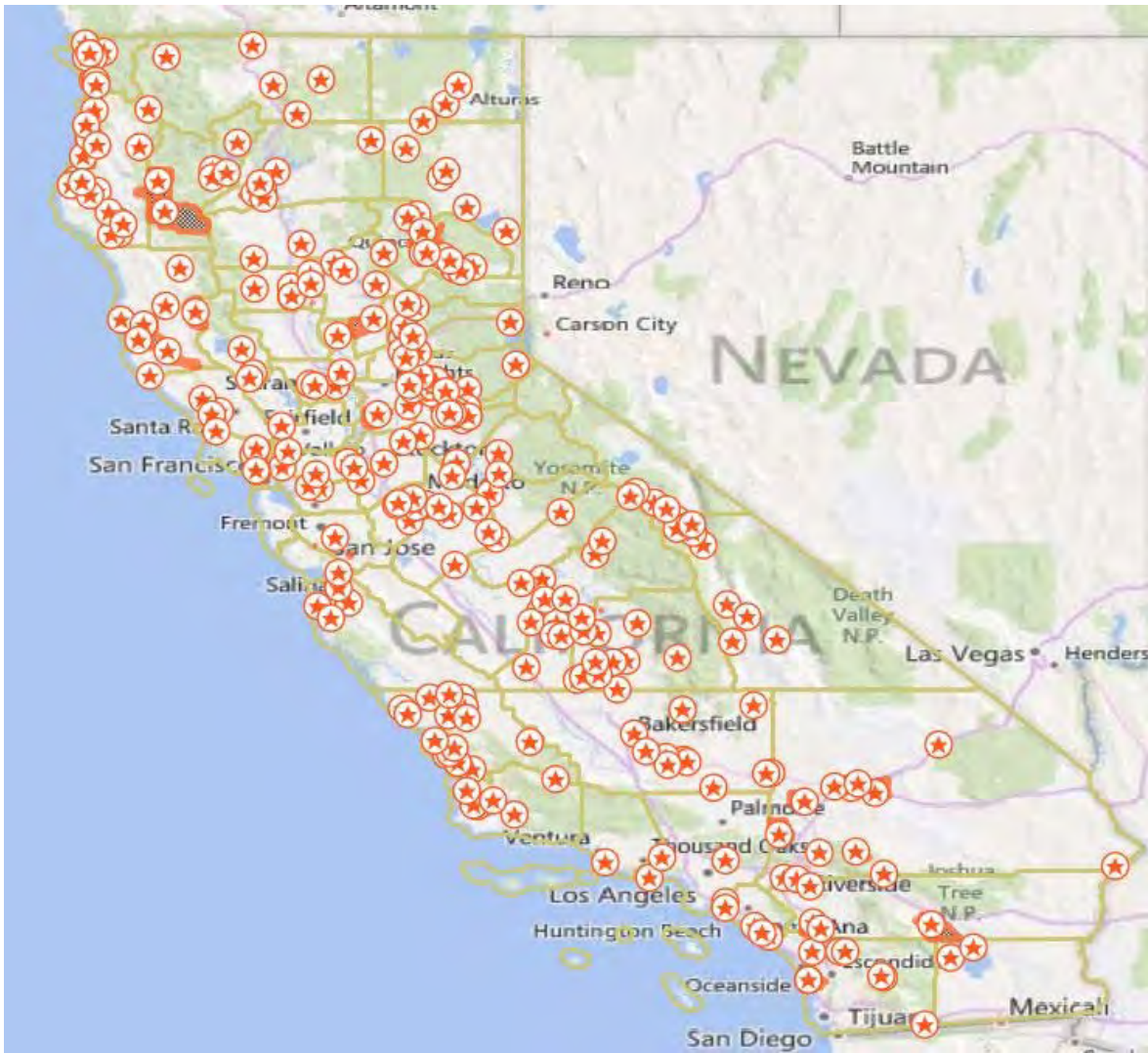
- Click Here to Purchase Mission-Meridian Parking Garage Permit**: A link to purchase a permit for the Mission-Meridian Parking Garage, which is required to park in the garage located adjacent to the Metro Gold Line Station, weekdays 4 a.m. to 6 p.m. The monthly permit is \$50.00 and a daily permit is \$3.00. The garage is free of charge on weekdays after 6 p.m. and on weekends. Additional information is provided about becoming a Park-by-Phone member.
- Click Here to Purchase Overnight Parking Permit**: A link to purchase an overnight parking permit, which is required to park on the street in excess of 30 minutes between the hours of 2 a.m. and 6 a.m. Permits can be purchased online or in person at the Police Department.
- The fees and restrictions for overnight parking permits are:**
 - Daily Permit:** Permits may be purchased in 1, 2, and 3 day increments, for a maximum of 3 days purchased at one time. Permit fee: \$2 per day per vehicle.
 - Monthly Permit:** Each household may only purchase one monthly permit per month, at a maximum of 3 months (in any increment - 1, 2, or 3 month permit) for a 12 consecutive month period. Permit fee: \$25 per month.
 - Annual Permit:** Each household is entitled to one permit per year without a site inspection. Multiple permits requested for an address must have a site inspection to verify that off street parking is not available. Annual permits are valid for 12 months from date of purchase. Permit fee: \$100 per year per vehicle or \$35 per year per vehicle for senior citizen (65 years and older).
- Please keep in mind the following restrictions for overnight parking permits:**
 - Overnight parking permits are valid only between 2 a.m. and 6 a.m.
 - Overnight parking permits must be displayed on the lower left side of driver's side windshield to be valid.
 - Overnight parking permits must not cover the vehicle identification number.
 - Overnight parking permits are only valid for the vehicle for which it was purchased (non-transferable).
 - An overnight parking permit does not exempt the holder from other applicable City Ordinances (such as, but not limited to, 72-hour parking restrictions) or California Vehicle Codes.
- Additional Overnight Parking Restrictions:**
 - No permit will be issued for any commercial vehicle exceeding a maximum gross weight of five thousand pounds, unladen, or ninety-six inches in width (City Ordinance Section 19.69).
 - No permit will be issued for any oversized vehicles defined as having a height in excess of eight feet, a length in excess of twenty-five feet, or a width in excess of eight feet (City Ordinance Section 19.37-1).
- Preferential District Parking**: Several preferential parking districts exist in the City of South Pasadena. Permits for those districts are issued at no cost. Permits are valid for the calendar year ending December 31st. Residents (each household) may receive 3 permits. The permit does not exempt the holder from other applicable City Ordinances (such as, but not limited to, overnight parking restrictions) or California Vehicle Codes. A link is provided to see a map of all the preferential parking districts in South Pasadena.

Reference Maps

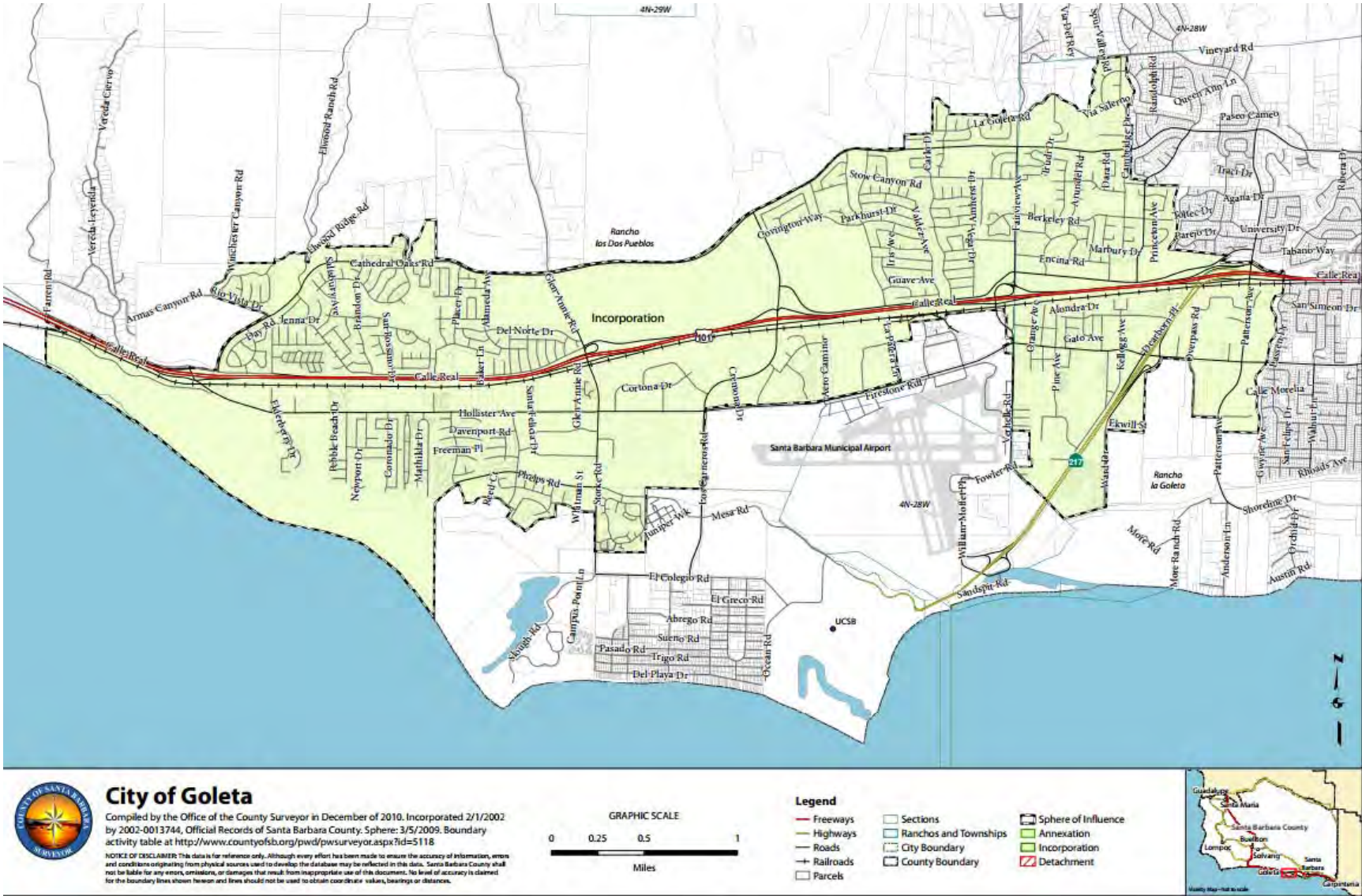
CSDs near Isla Vista



Statewide: CSDs



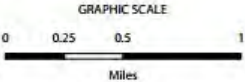
Goleta Boundary Map



City of Goleta

Compiled by the Office of the County Surveyor in December of 2010. Incorporated 2/1/2002 by 2002-0013744, Official Records of Santa Barbara County. Sphere: 3/5/2009. Boundary activity table at <http://www.countysurveyor.org/pwd/pwsvsurveyor.aspx?rid=5118>

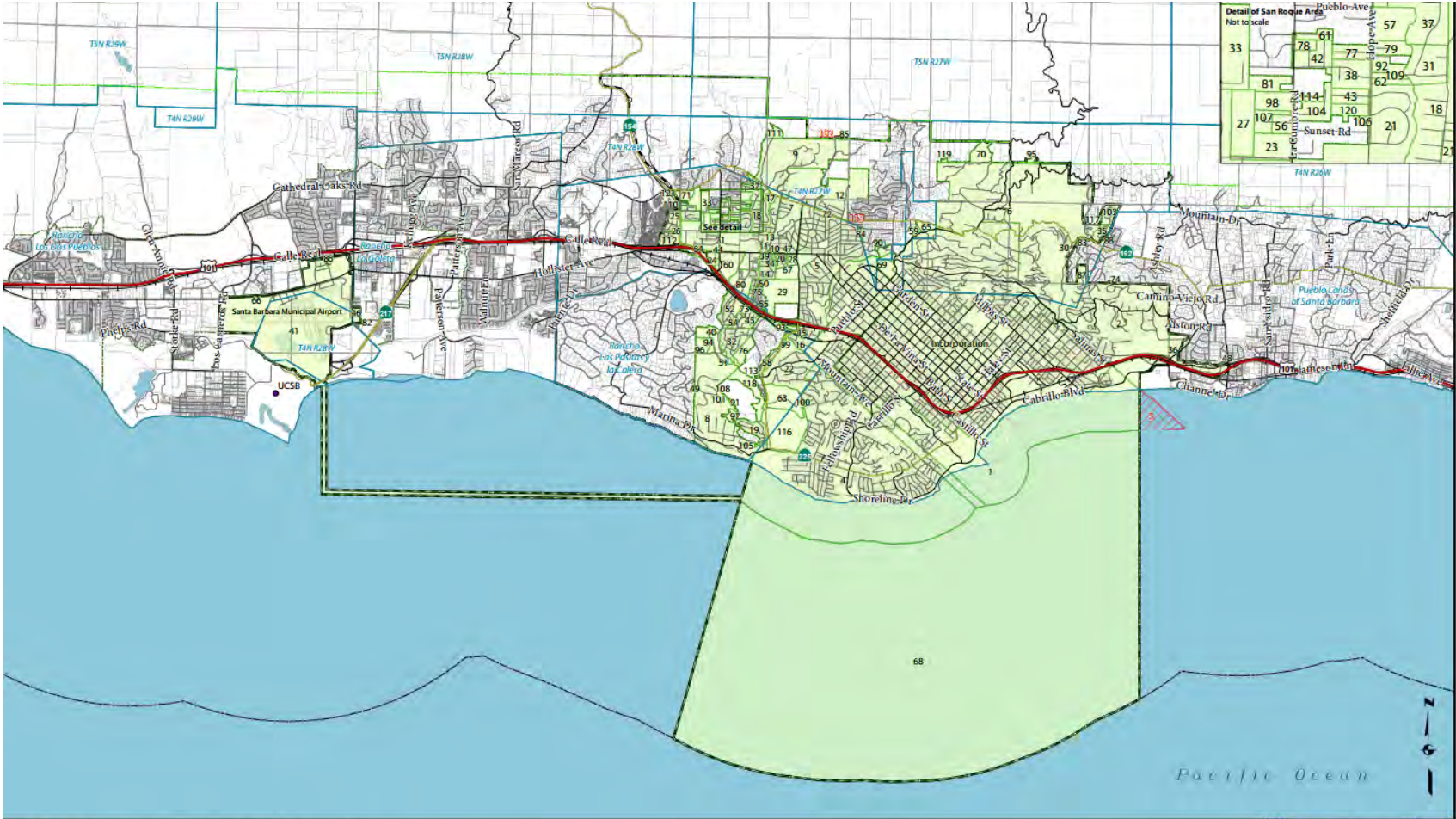
NOTICE OF DISCLAIMER: This data is for reference only. Although every effort has been made to ensure the accuracy of information, errors and conditions originating from physical sources used to develop the database may be reflected in this data. Santa Barbara County shall not be liable for any errors, omissions, or damages that result from inappropriate use of this document. No level of accuracy is claimed for the boundary lines shown hereon and lines should not be used to obtain coordinates, bearings, bearings or distances.



- Legend**
- Freeways
 - Highways
 - Roads
 - Railroads
 - Parcels
 - Sections
 - Ranchos and Townships
 - City Boundary
 - County Boundary
 - Sphere of Influence
 - Annexation
 - Incorporation
 - Detachment

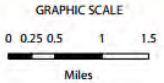


Santa Barbara Boundary Map



City of Santa Barbara

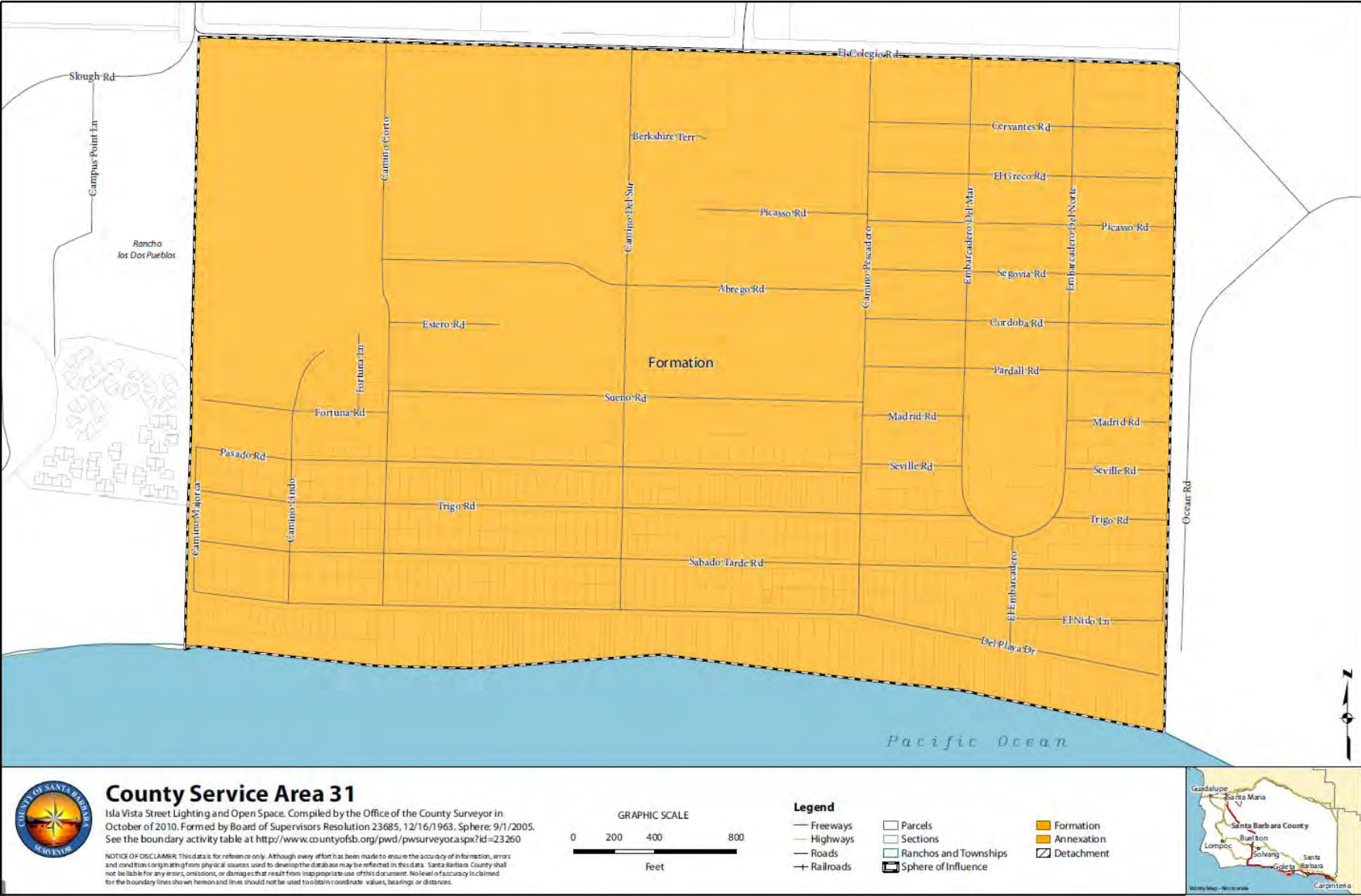
Compiled by the Office of the County Surveyor on 08/05/2013. Incorporated April, 1850.
 Last Action: Cieneguitas Reorganization, LAFCO 12-04, 12/6/2012. Sphere updated with no changes: 2/3/2011.
 See boundary activity table at <http://www.countyofsb.org/pwd/pwsurveyor.aspx?ic=5118>
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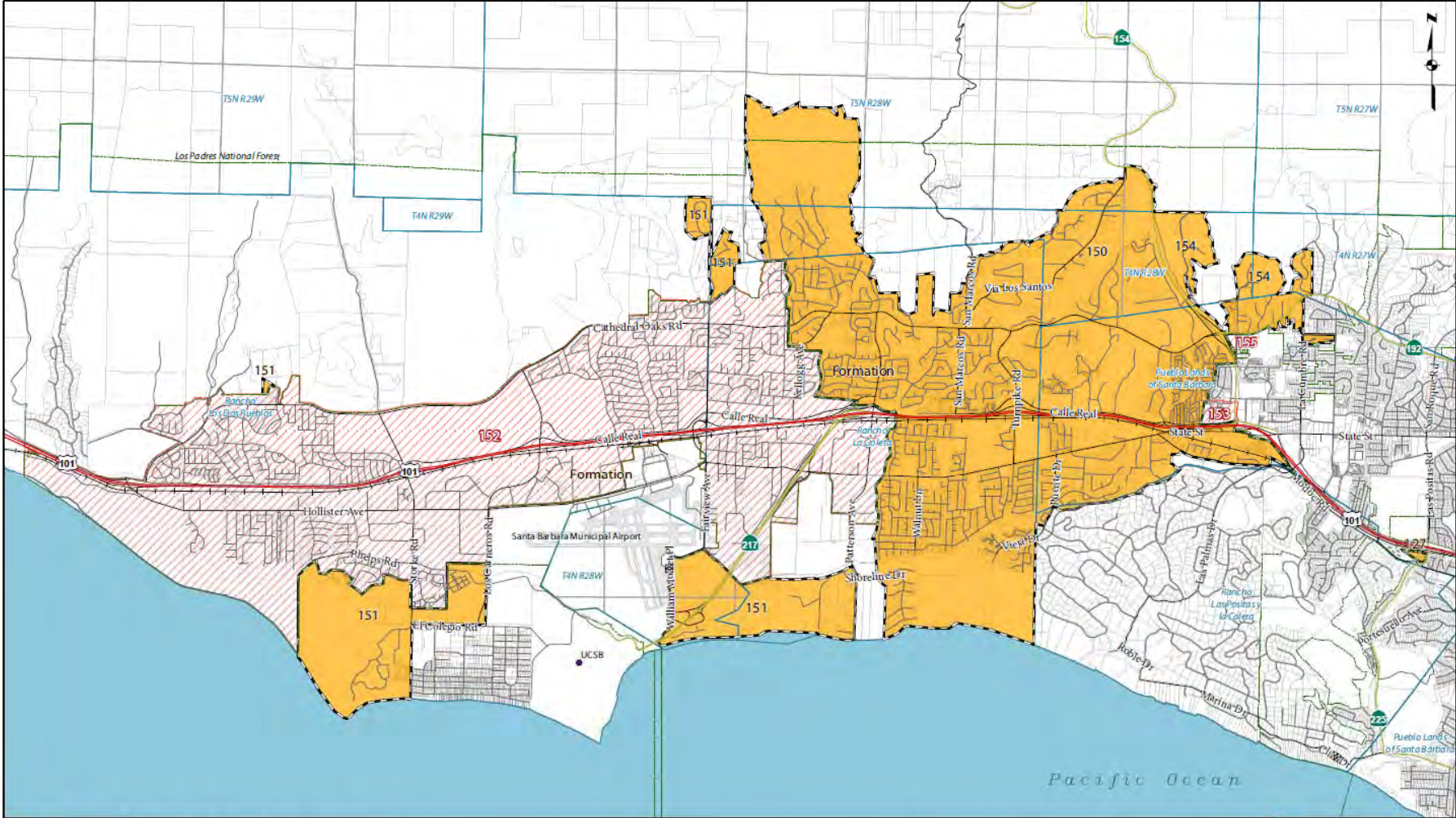
- Legend**
- Freeways
 - Highways
 - Roads
 - Railroads
 - Parcels
 - City Boundary
 - Sections
 - Ranchos and Townships
 - County Boundary
 - Los Padres National Forest
 - Sphere of Influence
 - Annexation
 - Incorporation
 - Detachment



County Service Area 31 Boundary



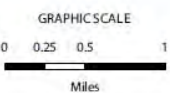
County Service Area 3 Boundary



County Service Area 3

Goleta Valley lighting, parks and open space, Community Center & library services. Compiled by the Office of the County Surveyor on 10/02/2014. Last Action: 155, Cieneguitas Reorganization, LAFCO 12-04, recorded 12/6/2012. Sphere: 11/4/2010. See boundary activity table at <http://www.countyofsb.org/pwd/pwsurveyor.aspx?id=23260>

Missing numbers represent actions detached by LAFCO 09-20.
 NOTICE OF DISCLAIMER: This data is for reference only. Although every effort has been made to ensure the accuracy of information, errors and conditions exist in data from physical sources used to develop the database may be reflected in this data. Santa Barbara County shall not be liable for any errors, omissions, or damages that result from inappropriate use of this document. No level of accuracy is claimed for the boundary lines shown hereon and lines should not be used to obtain coordinate values, bearings or distances.

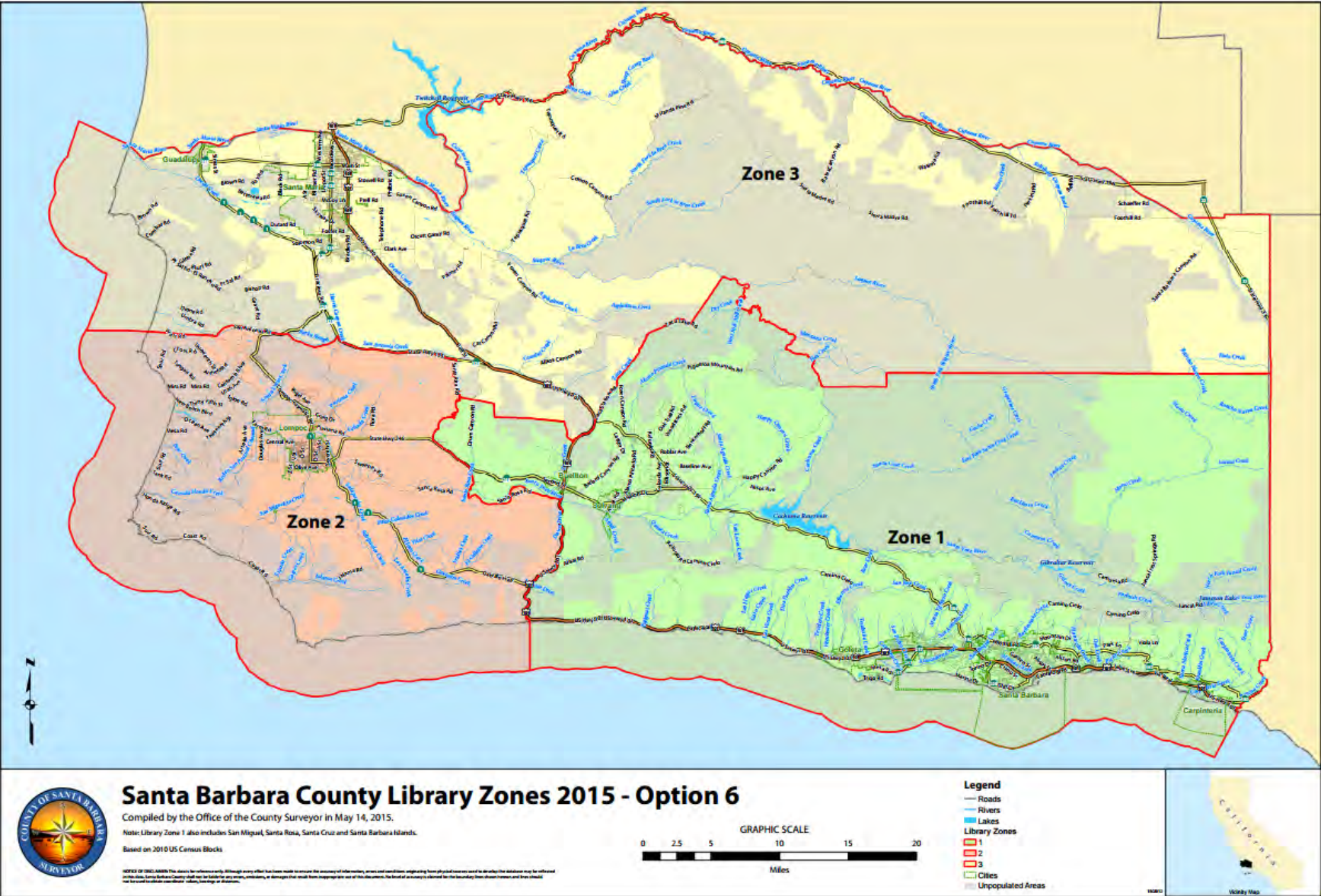


Legend

- Freeways
- Highways
- Roads
- Railroads
- Parcels
- Cities
- Sections
- Land Grants and Townships
- Los Padres National Forest
- ▭ Sphere of Influence
- ▭ Formation
- ▭ Annexation
- ▭ Detachment



County Library Zones 2015



CSA # 31 Resolution

See attached.

tion of
y Service
No. 31 in
Vista,
a Valley.

Board in opposition to subject proposal, stating he felt this was more for a special interest group.

Walter Schwank, President of the Isla Vista Improvement Association, appeared before the Board in favor of the formation as a measure of equity.

There being no further persons to appear before the Board or written statements submitted for or against said proposal;

Upon motion of Supervisor Grant, seconded by Supervisor Campbell, and carried unanimously, the following resolution was passed and adopted:

In the Matter of the Formation of County Service Area
No. 31 in Isla Vista, Goleta Valley, Santa Barbara
County.

RESOLUTION NO. 23685

WHEREAS, on November 12, 1963, this Board of Supervisors, by Resolution No. 23618, did declare its intention to form the territory hereinafter described, into a county service area pursuant to the provisions of Chapter 2.2 of Part 1 of Division 2 of Title 3 of the Government Code; and

WHEREAS, the Board of Supervisors, by said resolution, fixed the 16th day of December, 1963, at 2:00 P.M., in the Supervisors Room, County Court-house, Santa Barbara, California, as the time and place for hearing the matter of formation of said area; and

WHEREAS, the Clerk of this Board caused a notice of such hearing to be published in accordance with the provisions of Government Code section 25210.16; and

WHEREAS, on December 16, 1963, at 2:00 P.M., in the Supervisors Room of said county, the matter of the proposed formation of said county service area was duly heard and evidence, both oral and documentary, having been received and no written objections having been filed, and no person appearing having objected to the inclusion of any territory within the proposed area, and the matter having been submitted to this Board of Supervisors for its determination,

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED, FOUND AND DETERMINED as follows:

1. That the foregoing recitations are true and correct.
2. That the hereinafter enumerated services are extended county services.
3. That the extended county services to be provided by the proposed county service area are: (1) street lighting; (2) police protection; (3) installation, maintenance and repair of sidewalks, curbs and gutters; and (4) planting, maintenance and care of street trees.
4. That a tax or taxes sufficient to pay for all or any of such services which are furnished on an extended basis will be annually levied upon all taxable property within the said area.
5. That said county service area, to be known as "County Service Area No. 31", be and the same is hereby established and the boundaries are hereby fixed and defined as follows:

All that territory situated in the County of Santa Barbara, State of California, described as follows:

Beginning at the point of intersection of the southerly prolongation of the east line of that certain 66.87 acre tract of land, as said tract is

the Division of The Campbell Ranch, being a part of the Dos Pueblos Rancho, Santa Barbara County, California," said map being recorded in Book 18 at page 139 of Record of Surveys in the Office of the Santa Barbara County Recorder, with the mean high tide line of the Pacific Ocean; thence northerly along said prolongation to and along the easterly line of said 66.87 acre tract of land to the south line of that certain 40.00 foot County Road shown upon the map thereof filed in the office of the Santa Barbara County Surveyor as County Surveyor's Map No. 564; thence easterly along the south line of said 40.00 foot County Road to the east line of "The Ocean Terrace Tract" as said tract is shown upon the map thereof recorded in Book 15 at pages 101 to 103 inclusive of Maps in the Office of said County Recorder; thence southerly along the easterly line of said Ocean Terrace Tract and its prolongation southerly to the mean high tide line of the Pacific Ocean; thence westerly along said mean high tide line of the Pacific Ocean to the point of beginning.

6. That the exterior boundaries of said County Service Area No. 31, as hereinabove established, include only unincorporated territory located entirely within the County of Santa Barbara.

7. That the Clerk of this Board is hereby directed to file a certified copy of this resolution in the office of the County Assessor and the State Board of Equalization, in compliance with Government Code sections 54900 et seq.

Passed and adopted by the Board of Supervisors of the County of Santa Barbara, State of California, this 16th day of December, 1963, by the following vote:

Ayes: C. W. Bradbury, Joe J. Callahan, Daniel G. Grant,
Veril C. Campbell, and Curtis Tunnell
Noes: None
Absent: None

In the Matter of Continued Hearing on Proposed Annexation of Off-Shore Tidelands Area to County Service Area No. 3 in Goleta Valley.

Dana Smith, Assistant County Counsel, appeared before the Board stating that this matter was considered because there were written protests filed and it was necessary to determine whether the written protest of Richfield Oil Corporation came within the terms of Section 25210.84A of the Government Code dealing with county service area annexation proceedings. A report from the County Assessor indicated that the assessed value of Richfield in subject territory is \$127,600.00; the State's share of the value determined on the property (State exemption) is \$92,680.00. Richfield Oil Corporation's interest is a leasehold, a right to take the oil, Richfield's value would be more than one-half of the value of the territory proposed to be annexed as shown on the last equalized assessment roll; thereby; the protest would overrule further annexation proceedings.

Upon motion of Supervisor Grant, seconded by Supervisor Campbell, and carried unanimously, it is ordered that annexation proceedings of off-shore tidelands territory to County Service Area No. 3 in Goleta Valley be, and the same are hereby, abandoned, in view of the statements made by the Assistant County Counsel.

Continued Hearing on Proposed Annexation of Off-Shore Tidelands Area to County Service Area No. 3 in Goleta Valley.

Isla Vista Community Services District Proposed Plan of Service:

Revenue -

Utility User's Tax @ 8% - \$512,000¹
Grants - TBD

Expenditures -

Administrative - \$264,000

Administration and Board of Directors

Cost - \$257,000*

Plan of Service - The administration cost is a necessary and vital expense of the IVCSD. A General Manager will manage public engagement, activities, studies, contracts for services, and follow through on actions taken by the board of directors and recommend actions to be taken by the board. A part time clerical staff member has also been budgeted who will also be available to assist with payroll needs and office organization.

As a resource to the community, the IVCSD General Manager can act as someone to coordinate various projects within the community either by providing CSD support or guiding people to other organizations. They will maintain and build relationships in Isla Vista and the greater county in order to make the IVCSD effective through partnerships.

Note that part of the duties of the CSD administrative staff will likely include coordination with the County to assist in scheduling rooms in the community center building in Isla Vista, the renovation of which is funded through the County's 2015-2016 fiscal year budget.

*Note: Administration costs include a small contingency fund, in addition to \$55,000 of miscellaneous funds for services and legal assistance

Administration and Board of Directors

Cost - \$257,000 + \$7,000 for translation services

Plan of Service

Administrative costs also include translation and interpretation services (\$7,000), something that is much needed by the Latino community in Isla Vista. This will allow for official, important, information to be relayed to them in a reliable and relatable manner.

Services - \$220,000

Community Facility Resource Development

Cost - \$50,000

¹ (Economic and Planning Systems, Berskon Associates 2015), page 28

Plan of Service - An array of community health and economic development programs could be supported by the CSD. These include expansions to programmatic services like mental health services, job training, and job placement and community facility expansions like a community center. Capital facilities would require new taxes to fund a bond and are not specifically analyzed in this report. Expansions in existing programs—such as increasing the hours of the Isla Vista Clinic to include nights and/or weekends or adding services like mental health care to the Clinic—would provide enhanced community wellness services. The “base” service level includes a half-time grant writer, who can match available funding with community needs. This grant writer could ostensibly acquire enough funds to cover their salary.

Tenant Mediation

Cost - \$30,000

Plan of Service - The City of Santa Barbara Rental Housing Mediation Program has indicated the ability to provide full tenant mediation services to Isla Vista at a similar rate offered to the Cities of Goleta and Carpinteria. This will afford all Isla Vista’s renters and landlords access to mediation services with an 85% success rate, currently Isla Vista residents can only receive phone services and guidance to information. While UCSB students receive a form of mediation services on campus, this will afford many Isla Vista residents mediation services they are critically in need of, for the first time. Our hope is for this service to improve relations between tenants and landlords, leading to less evictions and more a more stable housing environment.

Parking

Cost - \$30,000

Plan of Service - For the first year, the IVCS D should begin spending funds to research, plan, and coordinate the implementation of a parking program. UCSB has indicated a strong interest to help run the program and it is expected to become financially independent through its own revenues from tickets. These initial funds will be available for capital investment.

Policing Services

Cost - \$75,000

Plan of Service - Santa Barbara County Sheriff has indicated an interest in working with the IVCS D to develop a robust community policing program resembling the “SNAP” program at San Luis Obispo. This level of expenditure will provide for a half time staff person to coordinate the program as well as stipends for volunteers. The volunteers will work in concert with law enforcement to provide a system of peer-to-peer first response notifications to violations such as noise complaints. This has been successfully implemented in San Luis Obispo and a program titled “UCIV” ran for the first time during Halloween 2015 to great success as well. Our hope is this will also relieve time for officers to pursue more dangerous crimes afflicting our community, which they are currently underfunded to do.

The “base” service level includes costs for non-sworn personnel patrols in which employees, potentially college students, provide residents warnings when a complaint is lodged with the sheriff’s department, and identify problem areas during patrols of the area which could be addressed by other CSD program-areas (problem-areas might include identifying: graffiti requiring abatement, hazardous conditions like broken streetlights, or key areas requiring clean-up). Sheriff deputies can then respond if needed to events that do not comply with the noise warning. These additional patrols are likely to result in additional revenue to the County from

citations. This additional revenue is not programmed in this CSD analysis, but could be used by the County for additional programs in Isla Vista.²

Municipal Advisory Council - MAC

Cost - \$8,000

Plan of Service - The community has strongly shown interest for a Municipal Advisory Council to capture the energy and perspectives of the wide range of entities and people in Isla Vista that cannot be elected to a CSD Board of Directors. The MAC would include business representatives, non-profit agencies, stakeholder groups, and external entities with a relationship to Isla Vista. It will serve as a sounding board and organizing tool to advance community-wide interests. The cost of the MAC meetings will be largely absorbed through the overhead of running the regular CSD Board of Directors meetings with additional funds for special projects to be taken up by the community.

Graffiti Abatement

Cost - \$10,000

Plan of Service - Currently, graffiti abatement is underfunded and is an annual struggle for the community to scrape enough funds for (none of which are permanent aside from the IVRPD contribution). This amount is enough to cover all graffiti abatement for a year, a service which helps in improving public safety, aesthetics, and mitigates the “broken windows theory” giving residents a greater sense of ownership over the community.

Area Planning Commission - APC

Cost - \$12,000

Plan of Service – The Area Planning Commission would oversee all new development proposals that are submitted within the Isla Vista area. This would provide an enhanced level of oversight for residents and community members who often find it difficult to attend planning meetings in downtown Santa Barbara. The meetings will be more low-cost than usual because the community has chosen not to televise their Area Planning Commission meetings.

In addition to providing Isla Vistans with an enhanced level of local control over developments, this service will result in better developments and more community engagement during the development process. As Isla Vista residents become intimately involved with the developments in their community, landlords will be less likely to present ideas they know are antithetical to the vision of the community, and more collaborative design programs will begin to emerge.

Sidewalks, lighting, gutters, trees / CSA 31

Cost - \$5,000

Plan of Service – Rather than seeking to replace or install new lighting or sidewalks, the Isla Vista CSD hopes to initially supplement the level of infrastructure provided by the County of Santa Barbara through County Service Area 31. This means that the CSD will seek to plant new trees as well as redevelop the landscape of existing trees. Additionally, the CSD could spearhead sidewalk art projects including sidewalk paintings and murals, or installation of benches on sidewalks. Lastly, funding could be used to provide infrastructure appraisals and studies, and to develop solutions to systematic infrastructure issues in Isla Vista to be submitted to the County of Santa Barbara.

Contingency Funding –

Contingency - \$28,000 (5.4% of annual budget)

This contingency will be compounded yearly. This contingency is in addition to the contingency fund built into the initial estimate for administration costs, as well as the \$55,000 allocated to additional services or legal counsel for the district.

Total Administrative Cost: \$264,000

Total Service Cost: \$220,000

Total Contingency: \$28,000 (5.4% of budget)

Total Expenditures: \$512,000



ISLA VISTA COMMUNITY SERVICES DISTRICT

PLAN OF SERVICE

On behalf of:
The Isla Vista Self Governance Initiative

March 11, 2016
Updated March 24, 2016

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Acknowledgments

The Isla Vista Self Governance Initiative would like to thank the following individuals for their tireless efforts, their dedication to the Self Governance Movement, and especially their contributions to this historic document.

Esther Aguilera, District Representative, Office of Supervisor Doreen Farr

Paul Hood, Executive Director, SBLAFCo

Ethan Bertrand, AS Senator, SBCC

Senator Hannah-Beth Jackson, California State Senate, 19th District

Paola Dela Cruz, External Vice President for Local Affairs, ASUCSB

Jacob Lebell, Director, Isla Vista Recreation and Parks District

Lanny Ebenstein, President, California Center for Public Policy

Carlos Lopez, ASUCSB Student Lobby Corps Director

Darcel Elliott, District Director, Office of Assemblymember Das Williams

Ashcon Minoiefar, Senator, ASUCSB

Doreen Farr, 3rd District Supervisor, County of Santa Barbara

Andrew Pragin, Community Member

Bob Geis, Auditor-Controller, County of Santa Barbara

Batsheva Stoll, Senator, ASUCSB

Julie Hagen, Chief Deputy Controller, Office of the Auditor-Controller

Assemblymember Das Williams, California State Assembly, 37th District

Senator Robert Hertzberg, California State Senate, 18th District

The Fund for Santa Barbara, Grant Provider

Authors:

Jonathan Abboud
Cameron Schunk

Prepared on behalf of:

The Isla Vista Self Governance Initiative

Prepared for:

Santa Barbara Local Agency Formation Commission

Special Thanks

The Isla Vista Self Governance Initiative would not have been successful without the support and input of a wonderfully diverse community. Isla Vista is packed with caring and deeply thoughtful individuals, many of whom have dedicated their time here to improving their surroundings. We would like to extend our most sincere thanks to everyone who has been a part of this historic journey toward greater self-determination for our community.

Renee Bahl	Carmen Lodise
Mathew Burciaga	Don Lubach
Michael Bean	Marisela Marquez
Dr. David Bearman	Ken Masuda
Rebecca Benassini	Alexandra Meallet
Richard Berkson	Duncan Mellichamp
Alexandra Briante	LuAnn Miller
Salud Carbajal	Aviva Milner-Brage
Diana Collins-Puente	Joshua Ortiz
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Beatrice Contreras	Lt. Robert Plastino
Héctor Sánchez Castañeda	Josh Plotke
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Krishna Hammond	George Thurlow
Chris Henson	Jimmy Villarreal
Eric Hutchins	Sue Whisenand
Dave Hubbard	Janet Wolf
Aaron Jones	Henry T. Yang
James Joyce	Susan Yamashiro
Arthur Kennedy	Karolina Zydziak
Mark Lenihan	

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I. Introduction to and Background of the Self Governance Movement/Isla Vista Community Services District

The proposed creation of a Community Services District in Isla Vista stands as the most recent iteration of the Isla Vista Self Governance Movement. For nearly 50 years, residents of Isla Vista have felt that they are unable to adequately govern their community without locally elected representatives and local control of services. As an unincorporated community within Santa Barbara County, Isla Vista governance rests squarely upon the shoulders of the Supervisor who represents that area, in this case 3rd District Supervisor Doreen Farr, along with the Board of Supervisors. Supervisor Farr and her predecessors have worked tirelessly to advocate for Isla Vista's unique needs, but there has always been a major disconnect in this relationship: the County of Santa Barbara, is not equipped to manage the extremely urban, dense, and majority student-renter population of Isla Vista in the same way a more local form of government could. For this reason, community members from all walks of life have come together to collaborate and design a system of local representation that better addresses Isla Vista's unique needs.

- **Alternative Options and Selection Criteria**

*Note: Pages 1-8 of the **Isla Vista Governance Options Financial Analysis Study**, provides an in-depth analysis and comparison of the governance options that were considered.*

In determining that an Isla Vista Community Services District (IVCSD) is the most feasible and beneficial option for Isla Vista, the options of incorporating Isla Vista as a City (City of Isla Vista) and an Isla Vista Municipal Advisory Council (IVMAC) were also considered. In order to fairly evaluate each governance option, each was considered on the criteria of 1) financial feasibility, 2) the level of representation each option provided to residents, and 3) each option's ability to provide needed services.

After careful analysis, it was decided that while a City of Isla Vista would provide greatly enhanced representation and service capacities, it would not be financially feasible with an estimated \$2.5 million dollar fiscal shortfall¹. An Isla Vista Municipal Advisory Council (IVMAC) was determined to somewhat increase local representation, and be financially feasible. However, the IVMAC as a standalone governmental body lacks the necessary ability to provide services, as its existence is dependent upon County approval. Furthermore, a previous MAC, the Isla Vista Community Council, existed throughout the 1970s and into the early 1980s but was dissolved after it stopped receiving funding from the County of Santa Barbara and the University of California Santa Barbara. In this way, having a locally-elected government that is able to operate without the need for County General Fund revenue or UCSB funding is an important factor to consider.

¹ (Appendix A - Isla Vista Governance Options Financial Analysis Study, 2015, p. 34)

- **Rationale for Selection of the Isla Vista Community Services District**

Given the criteria of 1) each governance option's financial feasibility, 2) the level of representation each governance option provided to residents, and 3) each option's ability to provide needed services to the community, the creation of an Isla Vista Community Services District became the clear choice among community members. While there has never been consensus amongst every single resident in Isla Vista, the Community Services District has enjoyed a great deal of broad support. Further, the selection of a Utility User's Tax to fund the IVCS D was chosen in order to set in place a more equitable funding stream in which all residents and property owners are responsible for the tax. The continued organizing efforts and consistent community meetings over the past two years are proof that there is a strong community investment in the success of the District as a whole.

As shown throughout this plan, an IVCS D's operation is financially feasible and able to support a wide range of services with the revenue from an 8% UUT, shown in the **IVCS D Budget: Proposed FY 16-17**². A lower rate of taxation would inhibit the IVCS D's ability to provide adequate service, as is shown in the **IVCS D Budget: Low Funding Alternative**³. With the possibility of additional grant funding, or partnership on large projects discussed throughout this document and shown in the **IVCS D Budget: Enhanced Funding Alternative**⁴, the CSD's service capacity can be expanded even more and provide a greater range of services or further increase proposed service capacities.

At the full taxation rate of 8% alone the CSD is able to fund all eight of its initial powers and provide unique, essential services including tenant mediation, a police cadet program, and the ability to design and implement a parking program. While a City provides the highest level of local control over services and the most direct representation for residents compared to the MAC's purely advisory role, the CSD's Board of Directors will have considerable authority over decisions that are made regarding local governance. In addition, these Directors will have a seat at the table with County officials and other special districts due to the legitimacy granted to independent government entities.

- **The University of California Santa Barbara Foundation's Committee on Isla Vista Strategies**

Following the April 2014 "Deltopia Riot" and the May 23, 2014 shooting tragedy in Isla Vista, the UCSB Foundation Board of Trustees convened a Committee to study Isla Vista's problems and create a set of feasible solutions. This Committee worked to create a set of strategies that could be employed by UCSB and local leaders in order to stabilize Isla Vista and allow it to achieve success. A report titled **A Call for Action**⁵, was released in November of 2014. Their first point reads "Goal #1: Develop a form of self-governance for

² (Budget 1 - IVCS D Budget: Proposed FY 16-17)

³ (Budget 2 - IVCS D Budget: Low Funding Alternative)

⁴ (Budget 3 - IVCS D Budget: Enhanced Funding Alternative)

⁵ (Appendix B - A Call for Action: Report of the UC Santa Barbara Foundation Trustees' Advisory Committee on Isla Vista Strategies, 2014)

Isla Vista that will provide the necessary infrastructure and services, and promote the safety and well-being of its residents”.

- **Introduction and Passage of Assembly Bill 3**

Following the goals outlined by the UCSB Foundation’s Committee on Isla Vista Strategies’ report, Assemblymember Das Williams introduced **Assembly Bill 3**⁶ on December 1, 2014, which was signed into law by Governor Jerry Brown on October 7, 2015. Assembly Bill 3 authorizes the creation of the Isla Vista Community Services District (the “IVCSD”) and mandates the formation process to begin including a comprehensive review by the Santa Barbara Local Agency Formation Commission (SBLAFCo) and a subsequent vote of Isla Vista’s residents in November 2016.

- **November 8, 2016 Election and Ballot Items**

Voters will be presented with three ballot items related to the IVCSD on the November 8, 2016 ballot.

Ballot Item 1. Voters will decide whether or not to establish the Isla Vista Community Services District.

Ballot Item 2. Voters will be asked to select the Board of Directors that will govern the district. Both of these votes require a simple majority.

Ballot Item 3. Voters will choose whether or not to enact a Utility User Tax at the rate determined by LAFCo’s comprehensive financial analysis requiring a two-thirds affirmative vote to pass as per the California Constitution.

- **SBLAFCo’s Role in District Formation**

In addition to setting the rate of taxation, SBLAFCo will have the authority to determine which of eight services the IVCSD may initially provide and fund via tax revenue. These eight services are listed under subdivision (d) of Assembly Bill 3, and have also been listed below:

(d) (1) The initial utility user tax imposed by the district shall only be used to fund the following services and powers of the district:

(A) Finance the operations of municipal advisory councils formed pursuant to Section 31010.

(B) Create a tenant mediation program.

(C) Finance the operations of area planning commissions formed pursuant to Section 65101.

(D) Exercise the powers of a parking district, in the same manner as a parking district formed pursuant to the Parking District Law of 1951 (Part 4 (commencing with Section 35100) of Division 18 of the Streets and Highways Code).

(E) Contract with the County of Santa Barbara or the Regents of the University of California, or both, for additional police protection services to supplement the level of police protection services already provided by either the County of

⁶ (Appendix C - Assembly Bill 3, 2015)

Santa Barbara or the Regents of the University of California within the area of the district.

(F) Acquire, construct, improve, maintain, and operate community facilities, including, but not limited to, community centers, libraries, theaters, museums, cultural facilities, and child care facilities.

(G) Acquire, construct, improve, and maintain sidewalks, lighting, gutters, and trees to supplement the level of service already provided by either the County of Santa Barbara or County Service Area 31. The district shall not acquire, construct, improve, or maintain any work owned by another public agency unless that other public agency gives its written consent.

(H) Abate graffiti.

(2) This subdivision shall not be construed to limit the services that may be funded by a tax imposed at a later date.

- **Community Engagement Process**

In order to be fully prepared for SBLAFCo's comprehensive review, the Isla Vista Self Governance Initiative -- in partnership with Assemblymember Das Williams and his staff -- has been performing consistent community outreach and engagement for the last year and a half since the day Assembly Bill 3 was introduced. Every Tuesday night at the Community Room in the Isla Vista Community Resource Building, community members and leaders, government officials, and interested individuals gather to discuss specifics of the Isla Vista Community Services District. Notes from all meetings since the passage of Assembly Bill 3 on October 7, 2015 have been included and labeled as ***IVCSD Stakeholder Meeting Notes***⁷. Additionally, a series of five town halls were held where large numbers of residents gathered to receive information, ask questions in a communal setting, and voice their collective and individual preferences on aspects of the IVCSD. While there has always been a plurality of opinions about how to best govern Isla Vista, these meetings were able to identify key services and priorities that the community thought most valuable. These choices are reflected not only in the language of Assembly Bill 3, but in the selection of the eight initial services that the CSD may fund.

- **Financial Feasibility Study**

As the community worked to establish service priorities and determine how the CSD could best serve residents and enhance representation, the question of financial feasibility was also studied at the behest of several community members and SBLAFCo itself. Through a contract with Economic Planning Systems involving funding from a variety of sources including independent donors, the Associated Students of UCSB, and the Fund for Santa Barbara a financial feasibility study was conducted. The "Isla Vista Governance Options Financial Feasibility Study" was completed in October of 2015, and contains a wealth of information about the estimated financial costs of various services, as well as an analysis of the capacity of each governance option. In addition to making it clear that a Community Services District is the most feasible and robust choice for Isla Vista's local governance, the report has been invaluable as a reference when creating the District's Plan of Service.

⁷ (Appendix D – IVCSD Stakeholder Meeting Notes)

II. Objective of Service Plan

It is critical that the future Board of Directors of the Isla Vista Community Services District be given the most flexibility to provide for the many needs of the community. Therefore, this plan for service presents a proposal which activates all eight services at a relatively low, but effective, level of service. This plan for service is a concept built from community participation and decision making, and in no way reflects the decisions that will be made by a future Board of Directors. It is meant to be used by a future governing Board as a resource to build from. We are working under the assumption that the Board of Directors will choose to follow this plan of service and provide all eight services initially. We anticipate future boards to work with the community to decide on a few priorities that need greater amounts of funding.

We ask that SBLAFCo vote to put an 8% Utility User Tax funding all eight services on the November 2016 ballot with a Municipal Service Review scheduled one year after the official formation date of the IVCS D, proposed as March 1, 2017.

Upon this MSR, SBLAFCo may decide to make latent those services of the IVCS D that are not being actively pursued by the Board of Directors. Based on conversations with Executive Director of SBLAFCo Paul Hood, it is assumed that this will be a collaborative process involving dialogue between IVCS D Directors and staff, as well as SBLAFCo Commissioners and staff. Therefore, explicit definitions for “actively pursued” have not been provided, but are meant to reference things like pending contractual negotiations, active Requests for Proposals, or other similar activities relating to the provision of a service by the IVCS D.

III. Proposed Service Plan

Section 1. Enumeration of Services

- **List of Services Needed**

- 1.1 Maintenance and Management of Community Facilities
- 1.2 Community Policing Services
- 1.3 Gutter, Street Tree, and Sidewalk Infrastructure Improvement
- 1.4 Parking District
- 1.5 Graffiti Abatement
- 1.6 Landlord-Tenant Mediation Services
- 1.7 Area Planning Commission
- 1.8 Municipal Advisory Council
- 1.9 Community Management and Project Administration

List of Services Already in Place

Note: Only service providers who could provide services to a future IVCS D have been included in this list. For a more complete list of service providers (both governmental and non-profit), please see pages 17-24 of the Isla Vista Governance Options Financial Analysis Study (Appendix A).

1.10 Maintenance and Management of Community Facilities

County General Services operates, oversees and manages the Isla Vista Community Resource Building and the Isla Vista Community Center. In 2015, the Board of Supervisors allocated \$483,000 from the General Fund to renovate the Community Center and make it useable as a community space. There is no funding to program the building and facilitate vibrant community use at this time.

1.11 Police Protection Services

A. The Isla Vista Foot Patrol

The IV Foot Patrol was originally conceived as a service to provide community policing in Isla Vista and promote positive interactions between law enforcement and community members. A collaborative project between the Santa Barbara County Sheriff's Office, the University of California Police Department, and the California Highway Patrol, the latter agency has since dropped out. This agency's funding has not been consistent with the increase in Isla Vista's population. While the Isla Vista Foot Patrol has maintained a .

B. The University of California Police Department

Under California law, the UC Police Department has a courtesy jurisdiction of one mile around the campus. In theory, as state law enforcement agency, the UCPD retains the right to enforce law throughout the state of California. In reality, the University has bought up properties surrounding Isla Vista, effectively blanketing it in this 'jurisdiction'. The UCPD provides saturation patrols in the community of Isla Vista. Their officers outnumber those of the Isla Vista Foot Patrol on a weekend night two to one and its

Community Service Officers are able to go into IV to assist students who call for an escort home. However, Community Service Officers (typically UCSB students) under employment by the UCPD can only respond to calls for assistance in Isla Vista, and they do not have a proactive presence there. In addition to saturation patrols that include staffing from other UC campus departments, UCPD also contributes 7 officers to the IV Foot Patrol to assist in the ongoing policing of Isla Vista.

1.12 Sidewalks, Lighting, Gutters, Trees

Santa Barbara County Public Works plans and implements a variety of infrastructure improvement projects in concert with **County Service Area 31**⁸. CSA 31 is authorized to provide street lighting -- currently energizing 272 street lights -- maintain and repair sidewalks, curbs and gutters, and is responsible for planting, maintenance, and care of street trees. However, both CSA 31 and County Public Works do not have the funding to implement any gutter maintenance or tree planting and maintenance.

1.13 Graffiti Abatement

The IVRPD coordinates and manages a graffiti abatement program. However, this program is a constant struggle each and every year to fund it, even at its most basic level. Funds are currently pieced together from UCSB, IVRPD, and the Isla Vista Property Owner's Association -- a total of about \$6000 of the \$9000 total service cost (the IVRPD subsidizes the remaining \$3480 using funds from its operating budget, Account 3000)⁹. In 2015 the Isla Vista Property Owner's Association did not contribute to the program and it suffered as a result.

1.14 Tenant Information Services via Santa Barbara Rental Housing Mediation Program

Isla Vista residents as a whole receive basic information services from the City of Santa Barbara Rental Housing Task Force through a county-wide contract for unincorporated areas. This only provides residents with direction to address their issues through literature and educational workshops. The program cannot directly assist tenants in solving the issue through mediation.

1.15 County Planning and Development

The County Planning Commission handles all development applications, as well as zoning and land use policies. Code enforcement requests in Isla Vista are handled by County Planning and Development. Currently, zoning complaints can be filed via telephone or through an online portal operated by the Santa Barbara County Public Works Department. Proactive enforcement is not performed throughout the area.

Residents in Isla Vista have expressed dissatisfaction with the Planning processes of the County, citing a lack of representation resulting in little say over the design and

⁸ (Appendix E – CSA 31 Government Code)

⁹ (Appendix F – IVRPD Final Budget FY 2014-15 Graffiti Abatement Program)

implementation of new developments. Currently, all Santa Barbara County Planning Commission hearings are held at the SB County Administration Building, over ten miles away from Isla Vista and generally during weekday business hours when most residents attend school or are at work.

Section 2: Service Units and Capacity

2.1 Maintenance and Management of Community Facilities

2.1.1 Service Units, Existing and Proposed

Existing

Two properties are currently owned and operated by the County of Santa Barbara, 970 Embarcadero Del Mar (Community Resource Building) and 976 Embarcadero Del Mar (Community Center) at 3,600 square feet¹⁰. The Board of Supervisors allocated \$483,000 to renovate the Community Center, but it requires additional funds to embody the community vision with the IV Community Development Corporation leading a fundraising effort to meet the renovation needs.

Proposed

A 0.5 FTE Grant Writer (\$50,000) that will be responsible for applying to grants to program the Isla Vista Community Center as well as funding for physical improvements to the building.

The IVCS D General Manager will also work at 0.25 FTE (\$30,000) to manage and schedule the programming of the Isla Vista Community Center.

2.1.2 Capacity Analysis

Numerous community organizations, student groups, and families desire the use of public space. The Associated Students of UC Santa Barbara also operates the Pardall Center, which hosts a wide array of open community events. Since opening in 2014, it has been increasingly in demand and is at capacity now. During an 11-week span in Fall 2015 there were 300 events held at the Pardall Center.

2.2 Community Policing Services

2.2.1 Service Units, Existing and Proposed

Existing

17 IV Foot Patrol Officers augmented with 7 UCPD Officer averaging to approximately 700 residents per officer. It is important to note that the “population” of Isla Vista fluctuates greatly during weekend nights and large events like Deltopia (April) and Halloween.

Proposed

¹⁰ (Appendix G – IVCC RFP, 2015)

The IVCS D will contract with the County of Santa Barbara Sheriff to implement a Community Policing Cadet Program through IV Foot Patrol at a cost of \$75,000.

The following is an example of how costs could be broken down:

- 0.25 FTE Non-Sworn Coordinator - \$22,500
- 0.75 FTE Non-Sworn Cadets - \$52,500 at \$15/hr

Proposed shift schedule (for illustrative purposes only):

- 5 Cadets at 14 hours / week* during Fall, Winter, Spring Quarters of UCSB
- 5 Cadets at 12 hours / week* during Summer and Breaks of UCSB

*Shifts will likely be concentrated during weekend nights and cover high-traffic hours, e.g. 10PM-2AM

2.2.2 Capacity Analysis

IVFP has indicated no need to hire a new staff position to coordinate the program, instead preferring the IVCS D fund 0.25 FTE of a current staff position that would then be able to coordinate the program. Both Chief Sheriff Deputy Sam Gross and Isla Vista Foot Patrol Lieutenant Rob Plastino have noted that while the Santa Barbara County Sheriff's Department did at one time operate a cadet program, it has not for many years. These officials have also made it clear at public meetings that this is a program they believe would greatly benefit the community of Isla Vista and the IV Foot Patrol. This has been a need identified across all sectors of the Isla Vista community with a new volunteer program already in place by the Associated Students of UCSB called UCIV.

2.3 Gutter, Street Tree, and Sidewalk Infrastructure Improvement

2.3.1 Service Units, Existing and Proposed

Existing

Santa Barbara County Public Works in concert with County Service Area 31 funds the maintenance and improvement of large public works projects such as installation of new sidewalks or lighting. Current projects include: ADA compliance on Sueno Rd, storm drain and alley improvements from Del Playa to Pasado, sidewalk construction on Del Playa and Sabado Tarde, parking improvements on Camino Majorca, and intersection improvements on Pardall¹¹.

Proposed

An annual budget of \$5,000 to be allocated towards enhancements to public space and aesthetics in the form of street trees, public art on sidewalks, and community building infrastructure such as benches.

2.3.2 Capacity Analysis

During the recent "Isla Vista Placemaking" conference many of the attendees sought improved use of public space by incorporating more drought resistant

¹¹ (Appendix H – County Public Works LRDP Project Priorities, 2016)

trees on Isla Vista streets, using art to build community, and creating centers of social interaction.

2.4 Parking District

2.4.1 Service Units, Existing and Proposed

Existing

There are a few parking regulations in place around the downtown commercial zone of Isla Vista as well as the county-wide regulation limiting parking in one space to 72 hours. On the intersection of Pardall Road and Embarcadero Del Mar the County also owns and manages a Solar Parking Lot, with many of its spaces allocated to tenants living in an adjacent apartment complex.

According to the IV Master Plan, the County is committed to regular parking studies in Isla Vista studying capacity of parking spots available at any given time. If available parking drops below 15% of total spots consistently, the County will implement a parking permit program. The last County parking study cost around \$10,000 for a basic capacity analysis¹². The IV Master Plan was tabled by the Board of Supervisors pending further review by County Planning Staff. This decision was made at their March 15, 2016 hearing.

Proposed

Many Isla Vista residents believe a parking program in Isla Vista is necessary regardless of the results of the County's survey and desire more in depth parking surveys and analysis beyond a capacity study the County is committed to. The IVCSD will be able to fund much more comprehensive parking studies at a rate of up to \$30,000 as well as include a greater level of community control over the study's development.

2.4.2 Capacity Analysis

Within the community there is a recognized need for some regulation to ease the parking situation to reduce the number of cars parked in Isla Vista long-term by non-residents and to mitigate the negative effects of uninvited out-of-town guests on weekend nights. There have been numerous conversations held on the matter with some agreement built, but we need more concrete research and answers to craft a solution that meets Isla Vista's needs and can pass through the California Coastal Commission.

¹² (Appendix I – Isla Vista 2013 Parking Survey, 2013)

2.5 Graffiti Abatement

2.5.1 Service Units, Existing and Proposed

Existing

The IV Recreation and Parks District collects \$6,000 in donations annually from UC Santa Barbara and Isla Vista landlords on top of its allocation of \$3,480 to fund graffiti abatement in Isla Vista¹³. However, the money is not sufficient and not guaranteed with landlords failing to contribute in the past year.

Proposed

The IVCS D will provide funding of \$10,000 per year to ensure there is adequate graffiti abatement in Isla Vista.

2.5.2 Capacity Analysis

Since the IVRPD already coordinates this program, it will be able to easily accept the funding from the IVCS D and continue providing the service.

2.6 Landlord-Tenant Mediation Services

2.6.1 Service Units, Existing and Proposed

Existing

The County of Santa Barbara provides tenant information services to Isla Vista through a contract with the Santa Barbara Rental Housing Mediation Program¹⁴. In the 2014-2015 Fiscal Year, Isla Vista residents used this service 64 times, the highest of any unincorporated community in the county - nearly double the second highest use case¹⁵.

Proposed

A contract with the Santa Barbara Rental Housing Mediation Program will expand in-person and telephone mediation services to all Isla Vista residents. Taking into account cost formulas for the Cities of Goleta and Carpinteria, the initial contract will cost \$30,000.^{16 17}

2.6.2 Capacity Analysis

While enrolled UCSB students receive some tenant mediation services through the UCSB Community Housing Office, approximately 6,000 Isla Vista residents that are not UCSB students do not have access to any mediation services. The population of Latino families (estimated at 3,000 people) would stand to especially benefit from this program.

¹³ (Appendix F – IVRPD Final Budget FY 2014-15 Graffiti Abatement Program)

¹⁴ (Appendix J – Scope of Rental Housing Mediation Program in Unincorporated Areas, 2015)

¹⁵ (Appendix K – Countywide RHMP Usage, FY 14-15)

¹⁶ (Appendix L – City of Goleta RHMP Usage, FY 14-15)

¹⁷ (Appendix A - Isla Vista Governance Options Financial Analysis Study, 2015, pp. A-4)

2.7 Area Planning Commission

2.7.1 Service Units, Existing and Proposed

Existing

Isla Vista is served by the 3rd District Planning Commissioner as its representative on the County Planning Commission. County Planning Department staff handle all planning and development related matters in Isla Vista as they do with all other unincorporated areas of the county.

Proposed

The creation of an Area Planning Commission would not necessitate an increase in staffing costs, as staff at the County Planning Department already are paid and funded to handle Isla Vista matters. Additional costs would be for public noticing of meetings in compliance with the Brown Act, estimated at \$3,000 per meeting and \$12,000/year for four quarterly meetings.

2.7.2 Capacity Analysis

There is a strong interest within the community to be involved in the public planning process, both for oversight of the IV Master Plan and new developments. On the weekend of February 26-28, 2016 IV resident and UCSB Arts Professor Kim Yasuda hosted a well-attended conference at the IV Community Resource Building with a planning firm from New York City focused on giving residents the opportunity to think critically and creatively about planning decisions.

2.8 Municipal Advisory Council

2.8.1 Service Units, Existing and Proposed

Existing

A Municipal Advisory Council existed in Isla Vista during the 1970s and early part of the 1980s before losing funding from both the County and UCSB to operate. Currently, the Isla Vista Community Network acts as a pseudo-MAC, especially in the absence of the Redevelopment Agency.

Proposed

The IVCS D General Manager will allocate 0.25 FTE (\$30,000) of their staff time to directly work and coordinate with the community at large through the Municipal Advisory Council.

The Municipal Advisory Council can save on meeting costs by meeting jointly with the CSD once per month. However, it will undoubtedly need some operational costs and has been budgeted \$8,000.

2.8.2 Capacity Analysis

There is a strong interest within the community for a council to represent the various stakeholders that ordinarily cannot be elected to a board such as businesses, non-profits, and the faith community.

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Section 3: Proposed Service Infrastructure

3.1 Maintenance and Management of Community Facilities

3.1.1 *How Services Will be Provided*

With enhanced funding through State, Federal, and private grants, an array of community health and economic development programs could be supported by the CSD through the Community Center. These include programmatic features such as cultural and artistic education, job training and placement, and hosting a regular schedule of social services. Additionally, expansions in existing programs—such as increasing the hours of the Isla Vista Clinic to include nights and/or weekends or adding services like mental health care to the Clinic—would provide enhanced community wellness services. Finally, the grant writer would be able to acquire funds for physical improvements to the Isla Vista Community Center.

The grant writer may also assist the IVCS D General Manager in the management of the IV Community Center, as would be specified in a bifurcated job description.

3.1.2 *Steps to be Taken to Implement*

1. Continue current community process to undergo a renovation of 972 Embarcadero Del Mar.
2. CSD Board of Directors direct the General Manager to hire a 0.5 FTE Grant Writer.
 - a. CSD Board of Directors and General Manager develop job description and qualifications, as well as participate in selection and hiring process
3. CSD Board of Directors will authorize General Manager to explore the possibility of entering contract negotiations with the County of Santa Barbara to allow for local management and operation of 970 and 972 Embarcadero Del Mar. **Note:** The decision of whether or not to enter into a contractual negotiation for management of the Community Center space by **any** agency is at the sole discretion of the County of Santa Barbara.

3.2 Community Policing Services

3.2.1 *How Services Will be Provided*

The Santa Barbara County Sheriff Department and Isla Vista Foot Patrol have indicated an interest in working with the IVCS D to develop a robust community policing program resembling the “SNAP” program at San Luis Obispo. This level of expenditure will fund a part time staff person to coordinate the program as well as costs for about five cadets. The cadets will work with law enforcement to provide a system of peer-to-peer first response notifications for violations such as noise complaints on weekend evenings, and by day serve as liaisons to the

diverse Isla Vista community to develop positive relationships between law enforcement and residents.

This has been successfully implemented in San Luis Obispo and a program titled “UCIV” ran for the first time during Halloween 2015 to great success as well. UCIV is a student-led effort that sends volunteers out during busy weekend nights and large events to assist students with water, directions, and walks home. Students wear identifying shirts stating that they are volunteers, and are instructed to notify police if they witness any dangerous or suspicious activity while in the community. Leaders of UCIV have indicated that their program will continue alongside the proposed Community Policing Cadet Program if it is created and have expressed willingness to work collaboratively.

Our hope is this that the plurality of these efforts will relieve time for officers to pursue more dangerous crimes afflicting the Isla Vista community. Officers have expressed repeatedly that a majority of their time is spent responding to “low-level” calls like noise complaints, which then inhibit their ability to respond to more serious crimes.

3.2.2 Steps to be Taken to Implement

1. CSD Board of Directors authorize the General Manager to enter into contract negotiations with the County of Santa Barbara Sheriff to implement a Community Policing Cadet Program, as a service of the IV Foot Patrol.
2. IV Foot Patrol and the IVCSO Board of Directors will work with the community to design a finalized program that will benefit the community.
 - a. It is assumed that the IVCSO Board of Directors and General Manager will work closely with the SB County Sheriff’s Department when designing the contract and resulting Community Policing Cadet Program. Community priorities should be gauged through open forums, town halls, and focused discussions.

3.3 Gutter, Street Tree, and Sidewalk Infrastructure Improvement

3.3.1 How Services Will be Provided

Rather than seeking to replace or install new or existing lighting and sidewalks, the IVCSO hopes to initially supplement the level of infrastructure provided by the County of Santa Barbara through County Service Area 31. This means that the CSD will seek to plant new trees as well as redevelop the landscape of existing trees, especially to create a drought-resistant environment in response to statewide water conservation efforts. Additionally, the CSD could spearhead sidewalk art projects including sidewalk paintings and murals, or installation of benches on sidewalks to improve the use of public space. Lastly, funding could be used to provide infrastructure appraisals or studies, and to develop solutions to systemic infrastructure issues in Isla Vista to be submitted to the County of Santa Barbara.

3.3.2 Steps to be Taken to Implement

1. IVCS D Board of Directors develop subcommittee and work with General Manager to collect community input regarding possible projects like the ones described above.
 - a. IVCS D Board of Directors authorize the General Manager to work with the community and County Public Works to identify areas that could benefit from public space improvements such as benches or public art.
 - b. IVCS D Board of Directors authorize the General Manager to work with the community and County Public Works to identify areas that could benefit from additional tree installations or landscape redesign.
2. IVCS D Board of Directors and General Manager host joint meetings with County Public Works Officials to discuss the feasibility of various proposals
3. IVCS D Board of Directors authorize the General Manager to enter contract negotiations with County Public Works, if necessary, to implement any approved and financially feasible proposals.

Note: The IVCS D Board of Directors may also choose to accrue revenue for this service, and leverage it for larger and more expensive improvement projects.

3.4 Parking District

3.4.1 How Services Will be Provided

The IVCS D should begin to address parking by commissioning a comprehensive study on parking-related questions to better inform the creation of any parking plan beyond physical capacity of parking spots available. This study would include demographic questions about drivers who park in IV, the reasons they park, for how long, etc. This would allow the IVCS D to design a parking program that effectively address the root issues of existing problems and is beneficial to residents within the boundaries of the district. UCSB has indicated a strong interest to help run the program, which is expected to become financially independent through its own revenues from citations.

While the program is anticipated to eventually be cost-neutral, startup fees will be high due to the cost of signage, permit vending stations, and other necessary infrastructure. In order to initially fund and launch the program, the IVCS D should partner with UCSB and use some or all of its annual \$200,000 contribution to the district.¹⁸

3.4.2 Steps to be Taken to Implement

¹⁸ (Appendix M – UCSB Funding Pledge to IVCS D, 2015)

1. CSD Board of Directors appropriates funds towards a community parking study that identifies current problems and solutions.
 - a. The IVCS D Board may choose to design and implement a project on their own using allocated funds, or authorize the General Manager to begin the RFP process in order to find a suitable firm to perform a study professionally.
2. CSD General Manager organizes community input for various parking solutions.
3. CSD Board of Directors passes an ordinance to put in place parking regulations in Isla Vista.
4. CSD Board of Directors authorizes the General Manager to enter contract negotiations with the County of Santa Barbara Sheriff or University of California Police Department to enforce the parking regulations.
5. Once a plan is in place, use some or all of the \$200,000 annual contribution from the University of California Santa Barbara¹⁹ to fund the initial capital costs of the program such as signage and permit vending machines.

3.5 Graffiti Abatement Program

3.5.1 How Services Will be Provided

Graffiti abatement is underfunded and is an annual struggle for the community to scrape enough funds for (none of which are permanent aside from the IVRPD allocation). \$10,000 is enough to cover all graffiti abatement for a year, a service which helps in improving public safety, aesthetics, and mitigates the “broken windows theory” giving residents a greater sense of stewardship within the community.

3.5.2 Steps to be Taken to Implement

1. CSD Board of Directors authorize the IVCS D General Manager to enter contract negotiations with the Isla Vista Recreation and Parks District, and to gain written consent in order to fund their graffiti abatement program.
2. CSD Board of Directors appropriates necessary funds each year for the service of graffiti abatement to be performed by the IV Recreation and Parks District.

3.6 Landlord-Tenant Mediation Services

3.6.1 How Services Will be Provided

The City of Santa Barbara Rental Housing Mediation Program has indicated the ability to provide full tenant mediation services to Isla Vista at a similar rate offered to the Cities of Goleta and Carpinteria. This will afford all Isla Vista’s renters and landlords access to mediation services with a proven 85% success

¹⁹ (Appendix M – UCSB Funding Pledge to IVCS D, 2015)

rate.²⁰ Our hope is for this service to improve relations between tenants and landlords, leading to less evictions and a more stable housing environment.

3.6.2 Steps to be Taken to Implement

1. CSD Board of Directors authorizes General Manager to enter contract negotiations with the City of Santa Barbara to provide in-person and telephone based tenant mediation services through the Santa Barbara Rental Housing Mediation Program.
 - a. After a one year period, the IVCS D Board of Directors will work with the General Manager to review the performance of the program and assess whether the contract should be renewed, and whether the level of service is adequate.

3.7 Area Planning Commission

3.7.1 How Services Will be Provided

The Area Planning Commission would oversee all new development proposals that are submitted within the Isla Vista area. This would provide an enhanced level of oversight for residents and community members who often find it difficult to attend planning meetings in downtown Santa Barbara. The meetings will be more low-cost than usual because the community has shown a preference for not televising the Area Planning Commission meetings.

In addition to providing Isla Vistans with an increased level of local control over developments, this service will result in better developments and more community engagement during the development process. As Isla Vista residents become intimately involved with the developments in their community, landlords will be less likely to present ideas they know are antithetical to the vision of the community, and more collaborative design programs will begin to emerge.

3.7.2 Steps to be Taken to Implement

1. CSD Board of Directors passes a resolution of its intention to fund and operate an Isla Vista Area Planning Commission.
2. CSD General Manager works with County of Santa Barbara Planning Department to finalize details on a proposal to forward to the County of Santa Barbara Board of Supervisors.
3. Board of Supervisors vote to approve a resolution authorizing the formation of an Area Planning Commission in Isla Vista pursuant to Section 65101 of the California Government Code.
4. CSD Board of Directors and General Manager solicit Area Planning Commission membership and forward appointments to the Santa Barbara County Board of Supervisors.
5. Santa Barbara County Board of Supervisors review and approve or disapprove appointments submitted by the IVCS D.

²⁰ (Appendix H – Countywide RHMP Usage, FY 14-15)

3.8 Municipal Advisory Council

3.8.1 How Services Will be Provided

The community has shown strong, consistent interest for a Municipal Advisory Council to capture the energy and perspectives of the wide range of organizational entities and individuals in Isla Vista that are not necessarily eligible to be elected to a CSD Board of Directors. The MAC would include a variety of members representing businesses, non-profit agencies, property owners, and any other external entities with a relationship to Isla Vista. It will serve as a sounding board and organizing tool to advance community-wide interests. The cost of the MAC meetings will be largely absorbed through the overhead of running the regular CSD Board of Directors meetings with additional funds for special projects to be taken up by the community.

3.8.2 Steps to be Taken to Implement

1. CSD Board of Directors passes a resolution of its intention to fund and operate an Isla Vista Municipal Advisory Council along with parameters for its composition and scope.
2. CSD General Manager works with County of Santa Barbara Third District Supervisor to finalize details on a proposal to forward to the County of Santa Barbara Board of Supervisors.
3. Santa Barbara County Board of Supervisors vote to approve a resolution authorizing the formation of a Municipal Advisory Council in Isla Vista pursuant to Section 31010 of the California Government Code.
4. CSD Board of Directors and General Manager solicit MAC membership to forward to the Santa Barbara County Board of Supervisors.
5. Santa Barbara County Board of Supervisors review and approve or disapprove appointments submitted by the IVCS.

3.9 Community Management and Project Administration

3.9.1 How Services Will be Provided

The administration cost is a necessary and vital expense of the IVCS. A General Manager will manage public engagement, activities, studies, contracts for services, and follow through on actions taken by the Board of Directors in addition to recommending actions to be taken by the Board. A part time clerical staff member has also been budgeted who will be available to assist with payroll needs, office organization, and coordination of small projects.

As a resource to the community, the IVCS General Manager can act as someone to coordinate various projects within the community either by providing support from the IVCS with Board approval, or by guiding people to other organizations. They will maintain and build relationships in Isla Vista and the greater Santa Barbara County, in order to make the IVCS an effective governmental partner.

Administrative costs also include translation and interpretation services (\$7,000), a service that is needed by the Latino community in Isla Vista in order to enhance their opportunities for participation and engagement. This will allow for official, important information regarding the IVCSA's operations to be relayed to Spanish speakers in a clear and reliable manner.

3.9.2 Steps to be Taken to Implement

1. Newly elected CSD Board of Directors will develop job description and qualifications for General Manager position.
2. Newly elected CSD Board of Directors will advertise and hold interviews for General Manager position.
3. Newly elected General Manager will develop job description and qualifications for Administrative Assistant position, with approval of IVCSA Board of Directors.
4. Newly selected General Manager will advertise and hold interviews for Administrative Assistant position.
5. New General Manager will research and recommend options to the CSD Board of Directors for translation and interpretation services, legal services, etc.

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Section 4: Conditions of Service

4.1 Maintenance and Management of Community Facilities

Given that the County owns both public facilities in Isla Vista, to perform this service effectively the IVCS D will need to negotiate a contract or Memorandum of Understanding (MOU) with County General Services to locally manage the Isla Vista Community Center and Isla Vista Community Resource Building.

Further, the grant writer will need to work with County General Services in the procurement and transfer of any grants received for physical improvement of any County owned properties. The County of Santa Barbara has existing guidelines pertaining to how grant funding may be used and accepted. An additional MOU between the IVCS D and County of Santa Barbara specifying a process of applying for and accepting grant funding may be beneficial.

4.2 Community Policing Services

The IVCS D will not be able to implement this program through a department of its own as the legislation enabling the creation of the IVCS D explicitly calls for contracting with the Santa Barbara County Sheriff or University of California Police Department.

4.3 Gutter, Street Tree, and Sidewalk Infrastructure Improvement

As stated in the legislation, the IVCS D requires explicit written consent from the public agency that owns the public infrastructure in order to fund improvements.

4.4 Parking District

In order to erect signage for the parking program, the IVCS D must receive approval from County Public Works to make modifications to any property that is owned by the County of Santa Barbara, including but not limited to public roadways and sidewalks.

4.5 Graffiti Abatement

Since the IVRPD already operates a graffiti abatement program, the IVCS D will need to secure an MOU as well as explicit, written consent from the IVRPD that allows the contribution of funding to supplement the program.

4.6 Landlord-Tenant Mediation Services

This ability is left vague within the legislation itself, and hypothetically allows the IVCS D to design and operate its own tenant mediation program. However, the IVCS D Board of Directors will likely not be experienced in tenant mediation practices or have the capacity to operate such a program using only the proposed 1.5FTE (General Manager and Administrative Assistant). Therefore, it is more effective and fiscally responsible to provide the service via contract through the Santa Barbara Rental Housing Mediation

Program. In order to do this, the IVCS D will need to secure a contract with the City of Santa Barbara, which operates the Rental Housing Mediation Program.

4.7 Area Planning Commission

The County Board of Supervisors must pass a resolution to construct the Area Planning Commission and approve its membership and scope before the IVCS D is able to fund and operate it.

4.8 Municipal Advisory Council

The County Board of Supervisors must pass a resolution to construct the Municipal Advisory Council and approve its membership and scope before the IVCS D is able to fund and operate it.

This section intentionally left blank.

Section 5: Conceptual Budgets, Standard, High Funding, Low Funding

Budget 1 – Proposed Standard Operating Budget, Fiscal Year 2017-18

IVCSD PROPOSED BUDGET FY 16-17	Account #	Admin	Planning	Community Progs			Safety & Infrastructure				Total
		BOD	APC	MAC	CFRD	Tenants	Policing	Parking	Graffiti	Public Works	
Revenue											
UUT Revenue	3010	512,000	-	-	-	-	-	-	-	-	512,000
Grants	5895	-	-	-	-	-	-	-	-	-	-
Total Revenues		512,000	-	-	-	-	-	-	-	-	512,000
Costs											
Salaries & Benefits:											
General Manager	6100	70,000	-	30,000	30,000	-	-	-	-	-	130,000
Administrative Assistant	6100	31,250	-	-	-	-	-	-	-	-	31,250
Board Stipend	6200	7,000									7,000
Translator	6200	7,000									7,000
Grant Writer	6100				50,000						50,000
Other (payroll services)		5,048	-	-	-	-	-	-	-	-	5,048
		120,298	-	30,000	80,000	-	-	-	-	-	230,298
Services & Supplies:											
Professional Services (legal, accounting, etc)	7005	65,702	-	8,000	-	-	-	-	-	-	73,702
Rent and Supplies	7006	18,000									18,000
Capital Investment/Improvement	7007										
Contract Services	7008	-	12,000			30,000	75,000	30,000	10,000	5,000	162,000
		83,702	12,000	8,000	-	30,000	75,000	30,000	10,000	5,000	253,702
Subtotal Costs		204,000	12,000	38,000	80,000	30,000	75,000	30,000	10,000	5,000	484,000
Contingency	9730	28,000	-	-	-	-	-	-	-	-	28,000
Total Costs		232,000	12,000	38,000	80,000	30,000	75,000	30,000	10,000	5,000	512,000
Revenue over costs		280,000	(12,000)	(38,000)	(80,000)	(30,000)	(75,000)	(30,000)	(10,000)	(5,000)	-
Admin		204,000	39.8%	39.8%							
Planning		12,000	2.3%	2.3%							
Community Programs		148,000	28.9%	28.9%							
Safety & Infrastructure		120,000	23.4%	23.4%							
Program total		484,000	94.5%	94.5%							
Contingency		28,000	5.5%	5.5%							
CSD total		512,000	100.0%	100.0%							

Section 5: Conceptual Budgets, Standard, High Funding, Low Funding

Budget 2 – Conceptual Low-Funded Operating Budget, Fiscal Year 2017-18

IVCSD Budget: LOW FUNDING		Admin	Planning	Community Progs			Safety & Infrastructure				
		BOD	APC	MAC	CFRD	Tenants	Policing	Parking	Graffiti	Public Works	Total
	Account #										
Revenue											
UUT Revenue	3010	320,000	-	-	-	-	-	-	-	-	320,000
Grants	5895	-	-	-	-	-	-	-	-	-	-
Total Revenues		320,000	-	-	-	-	-	-	-	-	320,000
Costs											
Salaries & Benefits:											
General Manager	6100	70,000	-	30,000	30,000	-	-	-	-	-	130,000
Administrative Assistant	6100	31,250	-	-	-	-	-	-	-	-	31,250
Board Stipend	6200	-									-
Translator	6200	-									-
Grant Writer	6100	-									-
Other		5,048	-	-	-	-	-	-	-	-	5,048
		106,298	-	30,000	30,000	-	-	-	-	-	166,298
Services & Supplies:											
Professional Services (legal, accounting, etc)	7005	65,702	-		-	-	-	-	-	-	65,702
Rent and Supplies	7006	18,000		4,000							22,000
Special Projects	7007										
Contract Services	7008	-				30,000			8,000	-	38,000
		83,702	-	4,000	-	30,000	-	-	8,000	-	125,702
Subtotal Costs		190,000	-	34,000	30,000	30,000	-	-	8,000	-	292,000
Contingency	9730	28,000	-	-	-	-	-	-	-	-	28,000
Total Costs		218,000	-	34,000	30,000	30,000	-	-	8,000	-	320,000
Revenue over costs		102,000	-	(34,000)	(30,000)	(30,000)	-	-	(8,000)	-	-
Admin		190,000	59.4%	59.4%							
Planning		-	0.0%	0.0%							
Community Programs		94,000	29.4%	29.4%							
Safety & Infrastructure		8,000	2.5%	2.5%							
Program total		292,000	91.3%	91.3%							
Contingency		28,000	8.8%	8.8%							
CSD total		320,000	100.0%	100.0%							

Section 5: Conceptual Budgets, Standard, High Funding, Low Funding

Budget 3 – Conceptual High Funding Operating Budget, Fiscal Year 2017-18

FY17-18	Account #	Admin	Planning	Community Progs			Safety & Infrastructure				Total
		BOD	APC	MAC	CFRD	Tenants	Policing	Parking	Graffiti	Public Works	
Revenue											
UUT Revenue	3010	512,000	-	-	-	-	-	-	-	-	512,000
UCSB Pledge	5895	200,000	-	-	-	-	-	-	-	-	200,000
Total Revenues		<u>712,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>712,000</u>
Costs											
Salaries & Benefits:											
General Manager	6100	70,000	-	30,000	30,000	-	-	-	-	-	130,000
Administrative Assistant	6100	31,250	-	-	-	-	-	-	-	-	31,250
Board Stipend	6200	7,000									7,000
Translator	6200	7,000									7,000
Grant Writer	6100				50,000						50,000
Other		5,048	-	-	-	-	-	-	-	-	5,048
		<u>120,298</u>	<u>-</u>	<u>30,000</u>	<u>80,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>230,298</u>
Services & Supplies:											
Professional Services (legal, accounting, etc)	7005	65,702	-	8,000	-	-	-	-	-	-	73,702
Rent and Supplies	7006	18,000									18,000
Capital Investment/Improvement	7007				200,000						
Contract Services	7008	-	12,000			30,000	75,000	30,000	10,000	5,000	162,000
		<u>83,702</u>	<u>12,000</u>	<u>8,000</u>	<u>200,000</u>	<u>30,000</u>	<u>75,000</u>	<u>30,000</u>	<u>10,000</u>	<u>5,000</u>	<u>253,702</u>
Subtotal Costs		<u>204,000</u>	<u>12,000</u>	<u>38,000</u>	<u>280,000</u>	<u>30,000</u>	<u>75,000</u>	<u>30,000</u>	<u>10,000</u>	<u>5,000</u>	<u>484,000</u>
Contingency	9730	28,000	-	-	-	-	-	-	-	-	28,000
Total Costs		<u>232,000</u>	<u>12,000</u>	<u>38,000</u>	<u>280,000</u>	<u>30,000</u>	<u>75,000</u>	<u>30,000</u>	<u>10,000</u>	<u>5,000</u>	<u>512,000</u>
Revenue over costs		<u>480,000</u>	<u>(12,000)</u>	<u>(38,000)</u>	<u>(280,000)</u>	<u>(30,000)</u>	<u>(75,000)</u>	<u>(30,000)</u>	<u>(10,000)</u>	<u>(5,000)</u>	<u>200,000</u>
Admin		204,000	28.7%	28.7%							
Planning		12,000	1.7%	1.7%							
Community Programs		348,000	48.9%	48.9%							
Safety & Infrastructure		120,000	16.9%	16.9%							
Program total		684,000	96.1%	96.1%							
Contingency		28,000	3.9%	3.9%							
CSD total		<u>712,000</u>	<u>100.0%</u>	<u>100.0%</u>							

Section 5: Conceptual Budgets, Standard, High Funding, Low Funding

Budget 3 – Conceptual High Funding Operating Budget, Fiscal Year 2018-19

FY18-19	Account #	Admin	Planning	Community Progs			Safety & Infrastructure				Total
		BOD	APC	MAC	CFRD	Tenants	Policing	Parking	Graffiti	Public Works	
Revenue											
UUT Revenue	3010	512,000	-	-	-	-	-	-	-	-	512,000
UCSB Pledge	5895	200,000	-	-	-	-	-	-	-	-	200,000
Total Revenues		512,000	-	-	-	-	-	-	-	-	712,000
Costs											
Salaries & Benefits:											
General Manager	6100	70,000	-	30,000	30,000	-	-	-	-	-	130,000
Administrative Assistant	6100	31,250	-	-	-	-	-	-	-	-	31,250
Board Stipend	6200	7,000									7,000
Translator	6200	7,000									7,000
Grant Writer	6100				50,000						50,000
Other		5,048	-	-	-	-	-	-	-	-	5,048
		120,298	-	30,000	80,000	-	-	-	-	-	230,298
Services & Supplies:											
Professional Services (legal, accounting, etc)	7005	65,702	-	8,000	-	-	-	-	-	-	73,702
Rent and Supplies	7006	18,000									18,000
Capital Investment/Improvement											
Contract Services	7008	-	12,000			30,000	75,000	30,000	10,000	5,000	162,000
		83,702	12,000	8,000	-	30,000	75,000	230,000	10,000	5,000	453,702
Subtotal Costs		204,000	12,000	38,000	80,000	30,000	75,000	230,000	10,000	5,000	684,000
Contingency	9730	28,000	-	-	-	-	-	-	-	-	28,000
Total Costs		232,000	12,000	38,000	80,000	30,000	75,000	230,000	10,000	5,000	712,000
Revenue over costs		280,000	(12,000)	(38,000)	(80,000)	(30,000)	(75,000)	(230,000)	(10,000)	(5,000)	-
Admin		204,000	28.7%	28.7%							
Planning		12,000	1.7%	1.7%							
Community Programs		148,000	20.8%	20.8%							
Safety & Infrastructure		320,000	44.9%	44.9%							
Program total		684,000	96.1%	96.1%							
Contingency		28,000	3.9%	3.9%							
CSD total		712,000	100.0%	100.0%							

Section 5: Conceptual Budgets, Standard, High Funding, Low Funding

Budget 3 – Conceptual High Funding Operating Budget, Fiscal Year 2019-2020

FY19-20	Account #	Admin	Planning	Community Progs			Safety & Infrastructure				Total
		BOD	APC	MAC	CFRD	Tenants	Policing	Parking	Graffiti	Public Works	
Revenue											
UUT Revenue	3010	512,000	-	-	-	-	-	-	-	-	512,000
UCSB Pledge	5895	200,000	-	-	-	-	-	-	-	-	200,000
Grant Funding	5894	75,000	-	-	-	-	-	-	-	-	75,000
Total Revenues		787,000	-	-	-	-	-	-	-	-	787,000
Costs											
Salaries & Benefits:											
General Manager	6100	70,000	-	30,000	30,000	-	-	-	-	-	130,000
Administrative Assistant	6100	31,250	-	-	-	-	-	-	-	-	31,250
Board Stipend	6200	9,000	-	-	-	-	-	-	-	-	9,000
Translator	6200	15,000	-	-	-	-	-	-	-	-	15,000
Grant Writer	6100	-	-	-	50,000	-	-	-	-	-	50,000
Other		5,048	-	-	-	-	-	-	-	-	5,048
		130,298	-	30,000	80,000	-	-	-	-	-	240,298
Services & Supplies:											
Professional Services (legal, accounting, etc)	7005	65,702	-	8,000	-	-	-	-	-	-	73,702
Rent and Supplies	7006	18,000	-	-	-	-	-	-	-	-	18,000
Capital											
Investment/Improvement	7007	-	-	-	100,000	-	-	-	-	-	100,000
Contract Services	7008	-	12,000	-	-	30,000	75,000	75,000	10,000	75,000	277,000
		83,702	12,000	8,000	100,000	30,000	75,000	75,000	10,000	75,000	468,702
Subtotal Costs		214,000	12,000	38,000	180,000	30,000	75,000	75,000	10,000	75,000	709,000
Contingency	9730	28,000	-	-	-	-	-	-	-	-	28,000
Total Costs		242,000	12,000	38,000	180,000	30,000	75,000	75,000	10,000	75,000	737,000
Revenue over costs		545,000	(12,000)	(38,000)	(180,000)	(30,000)	(75,000)	(75,000)	(10,000)	(75,000)	50,000
Admin		214,000	29.0%	29.0%							
Planning		12,000	1.6%	1.6%							
Community Programs		248,000	33.6%	33.6%							
Safety & Infrastructure		235,000	31.9%	31.9%							
Program total		709,000	96.2%	96.2%							
Contingency		28,000	3.8%	3.8%							
CSD total		737,000	100.0%	93.6%							

Section 6: Other Useful Material/Appendices

Appendix A. Isla Vista Government Options Financial Feasibility Study

Appendix B. A Call for Action: Report of the UC Santa Barbara Foundation Trustees' Advisory Committee on Isla Vista Strategies

Appendix C. Assembly Bill 3

Appendix D. IVCS D Meeting Notes from October 20, 2015 through February 23, 2016

Appendix E. CSA 31 Government Code

Appendix F. IVRP D Final Budget FY 2014-15 Graffiti Abatement Program

Appendix G. IVCC RFP

Appendix H. County Public Works Isla Vista LRDP Project Priorities

Appendix I. Isla Vista 2013 Parking Survey

Appendix J. Scope of Santa Barbara Rental Housing Mediation Program in Unincorporated Areas

Appendix K. Countywide RHMP Usage

Appendix L. City of Goleta RHMP Usage

Appendix M. UCSB Funding Pledge to IVCS D



August 31, 2015

Assemblymember Das Williams
California State Capitol, Room 4005
Sacramento, CA 95814

Dear Assemblymember Williams:

The University of California, Santa Barbara is committed to the Isla Vista community, and we share the goals outlined in Assembly Bill 3 of improving local governance, providing better support and services to Isla Vista residents, and improving the safety and quality of life in the community. Although no property owned by the University of California will be subject to the jurisdiction of the proposed Community Services District, whether or not it is located within the boundaries of such a district, we want to do our part to support the community and to help make a Community Services District economically viable. We hope that a Community Services District could improve conditions in the community that neighbors our campus and enhance the residential experience and learning environment of our students.

UC Santa Barbara has made significant investments in the Isla Vista community, providing substantial funding to support public safety and related infrastructure costs. It is widely recognized that over the past year there have been significant improvements in the safety and security of Isla Vista. Working with our students, we have helped to influence the culture of IV and enhance their learning and living environment. Our Long-Range Development Plan commits us to additional investments in the form of matching funds for projects in Isla Vista.

Furthermore, should AB 3 be approved by the State Legislature and a Community Services District is subsequently approved by the voters of the proposed District, the University is willing to commit \$200,000 annually to support mutually-agreed upon projects, programs, and/or services that advance the common goals of the university and the CSD, either by providing the funds for such projects, programs, and/or services, or by financing them and providing them directly. This new, annual commitment is pledged from 2017, if the District is created, until 2024, at which point this commitment would be considered for renewal and/or renegotiation.

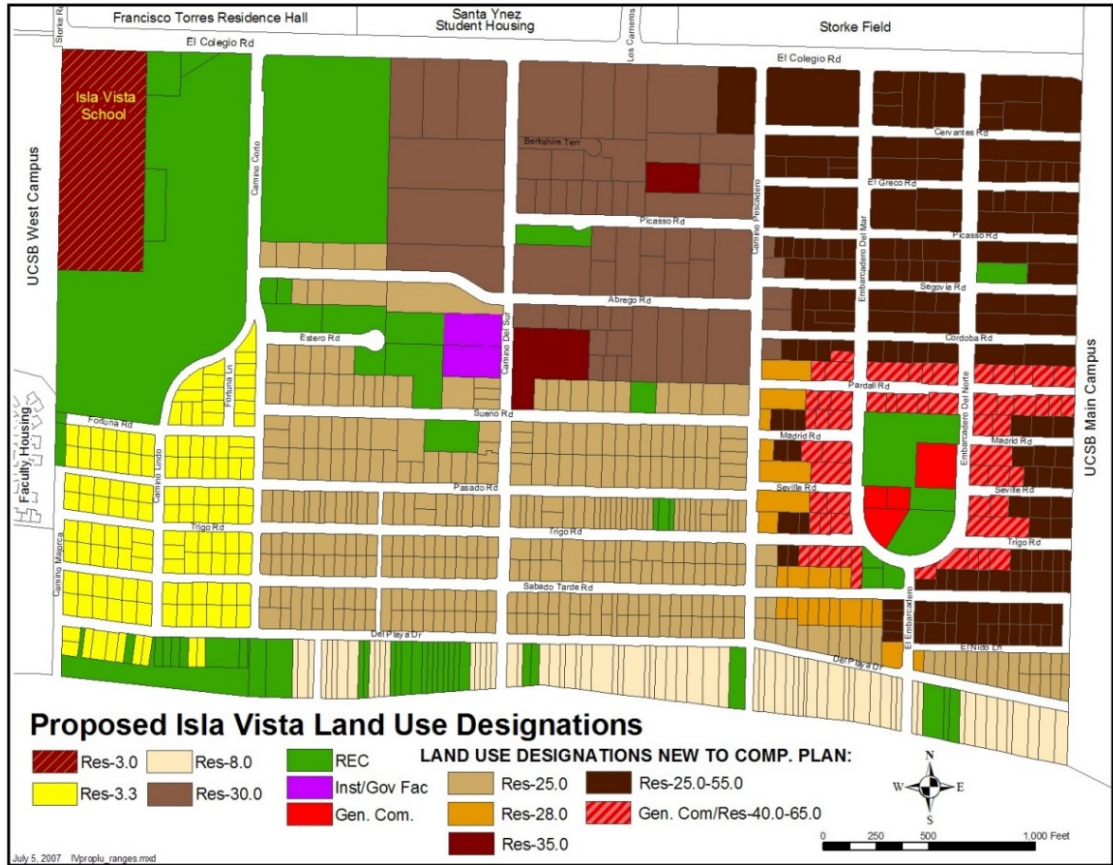
It is our hope that other stakeholders in the IV community also will participate in providing or supporting services that will enhance the safety and quality of life in the District. We will continue to work with you and other elected officials, institutional stakeholders, and community leaders on this and other important projects in the future. Recognizing our mission as a public university, and acknowledging that a substantial number of the students who reside in Isla Vista are our students, UC Santa Barbara will continue its commitment to investing in and improving the safety and services of the Isla Vista community.

Sincerely,

A handwritten signature in black ink, appearing to read "Chuck Haines".

Chuck Haines
Director of Capital Development

ISLA VISTA



Isla Vista Funding Study



Isla Vista Funding Study

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Isla Vista

FUNDING STUDY

OVERVIEW

This report is in response to the County of Santa Barbara Board of Supervisor's request for additional financial information and potential sustainable funding options for the Isla Vista area. The results are the culmination of all County departments reviewing their services in Isla Vista and providing detailed revenue, expenditure or other relevant cost information on the services they deliver to the Isla Vista area. Departments identified additional needs and ascertained an estimated cost for enhanced service(s) and some improved infrastructure needs. The County compiled information on services provided to Isla Vista not only from the County of Santa Barbara, but from other entities as well – both public and private. The data is based on estimates and relevant per capita calculations with an attempt to add financial impact and is meant to illustrate the variety of services provided.

While the objective of this analysis was to provide sustainable funding solutions for Isla Vista operations and infrastructure financing, we did not find comprehensive solutions that would augment the County's ongoing annual investment in the Isla Vista geographic area. In general, in communities across the state, because of the current taxing structure in California, there may not always be a one-to-one correlation between taxes generated in a geographic area and services provided. Specifically isolating the Isla Vista Area, expenditures for County services exceed revenues collected due to the lack of a strong contributing tax base in the University and Isla Vista geographic area. The County continues to provide approximately \$18 million of services annually, funded by \$5 million in revenue reimbursements and \$5 million in Isla Vista taxes resulting in an \$8 million annual shortfall of locally generated revenues paid by the County.

Given limited funding options to raise more revenue, expanding services would only increase the current imbalance. However, in July 2015, the County funded a new Sheriff Community Resources Deputy and development of the Isla Vista Community Center. To fund other improvements and enhanced levels of services identified by County staff requires additional funding mechanisms and investment by other partners. With the shared aim of improving the safety, security, and enhancing community well-being, we anticipate working collaboratively with other invested parties to provide solutions for funding improvements.

The passage of AB3 allows the formation of a Community Services District and provides structure to achieve funding for some enhanced services. AB2 and AB313 allow for enhanced infrastructure financing districts, which could over time mitigate some of the infrastructure improvement demand. See Appendix D for summary of these bills.

ISLA VISTA COMMUNITY

Adjacent to the University of California Santa Barbara (UCSB) campus, perched on the cliffs above the Pacific Ocean, Isla Vista is 1.86 square miles (423 acres) with an estimated population of 15,250 to 21,000 residents including full and part-time students and 6,180 not including students. The geographically isolated peninsula is densely saturated with rental

48% of all calls for Sheriff Services are made between 10pm and 2am primarily from Friday through Sunday.
- Fiscal Year 13/14 Sheriff Call data – See Appendix F

housing, a small amount of single family homes, and a small commercial area. Isla Vista has specific challenges as a university dominated community, as well as the unfortunate lack of coordinated planning in its early development, a significant growth in the student population, and intensified crime on weekends. Isla Vista continually grapples with how to accommodate the varying service needs of long-term owner occupants, business owners, lower-income renter households and the transient student population.

LOSS OF REDEVELOPMENT AGENCY

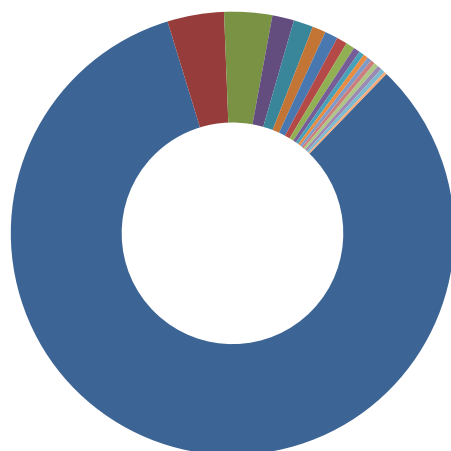
Funding for Isla Vista infrastructure was dramatically reduced in 2012 with the execution of ABX1 26, which eliminated redevelopment agencies. Prior to the dissolution, the Isla Vista Redevelopment Agency funded with an average of \$2.5 million annually over 20 years from property tax increment, provided financing for significant improvements to the area. In the final year it was contributing \$4.5 million to finance infrastructure and affordable housing.

In total, since 1991, the Redevelopment Agency provided \$44 million in community improvements such as purchase of open space, El Embarcadero and The Loop improvements (storm drain, underground utilities, street lights), Pardall Road streetscape improvements, El Colegio road improvements, downtown solar parking lot, property for community health clinic and proposed community center, sidewalk improvements, as well as beach access and park improvements.

EXISTING SERVICES PROVIDED TO ISLA VISTA

Numerous services are provided in the Isla Vista area similar to a small city. The chart below demonstrates the range of service providers and illustrates that the largest service providers are the University of California, the County of Santa Barbara, Santa Barbara Community College District (SBCC), K-12 school districts, and the County Fire Protection District. Isla Vista is currently served by major utilities (water, natural gas, electricity, and waste management), one cable television service, several satellite television providers, and numerous cellular communication and internet service providers. The nine other special districts that provide services to the area were combined and are listed in the legend on the next page. (All amounts are approximate and based on population and costs from July 2013 to June 2014.)

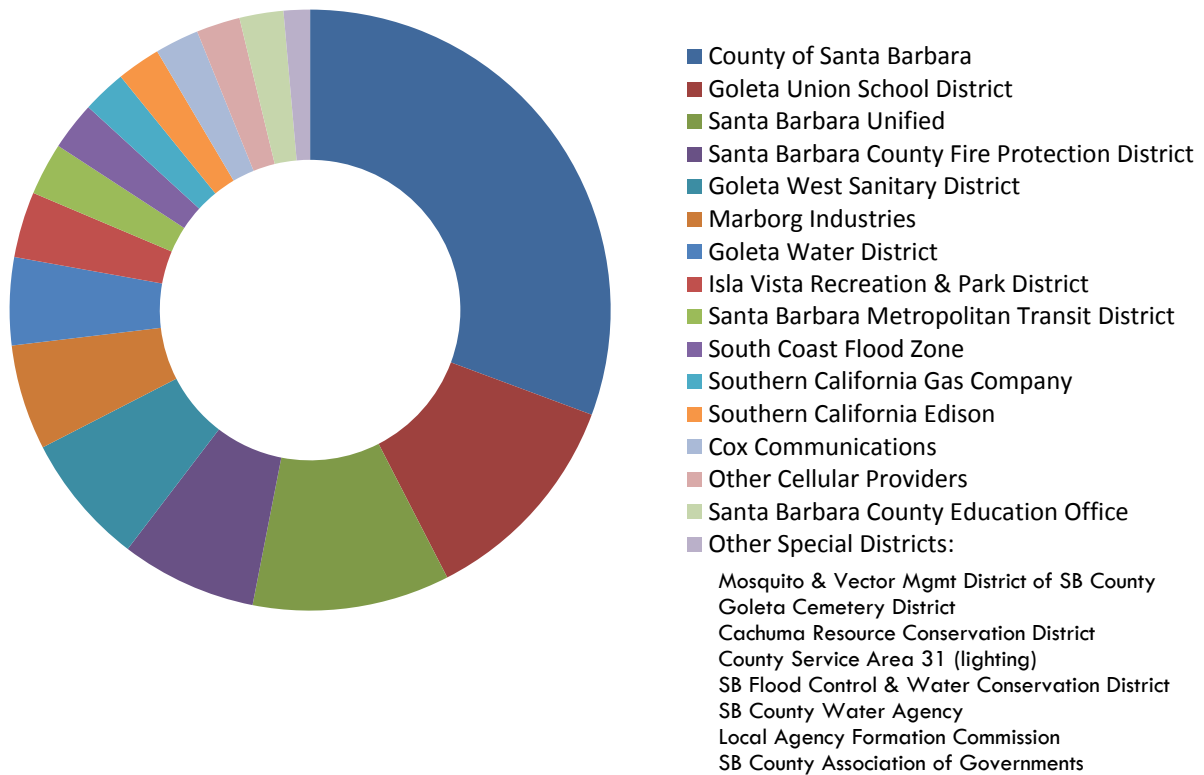
Providers of Services to Isla Vista Residents



- University of California, Santa Barbara
- County of Santa Barbara
- Santa Barbara Community College District
- Goleta Union School District
- Santa Barbara Unified
- Santa Barbara County Fire Protection District
- Goleta West Sanitary District
- County Resource Recovery (waste collection)
- Goleta Water District
- Isla Vista Recreation & Park District
- Santa Barbara Metropolitan Transit District
- South Coast Flood Zone
- Southern California Gas Company
- Southern California Edison
- Cox Communications
- Cellular Providers
- Santa Barbara County Education Office
- Other Special Districts

UCSB and SBCC provide undergraduate, graduate and research opportunities for their students and faculty. These organizations have current enrollment of over 25,000 students and are among the County’s largest employers with UCSB at 10,592 and SBCC at 2,149. The students and the employer create considerable economic benefits for the State and County. At the same time, these two higher learning institutions create a large demand for services from the County, nearby cities, special districts and public utilities. The traditional tax or rate model works for utilities (water, natural gas, electricity, and waste management) and some of the special districts because they are paid through cost reimbursement fee structures. However, for County services and an area of Isla Vista, the traditional tax structure funded by property taxes, sales tax and transient occupancy tax is not sufficient for financing the necessary municipal services in that area. In addition, the geographic area of the university only generates a small amount of municipal taxes because of their tax exempt status.

Providers of Services to Isla Vista (excluding higher education)



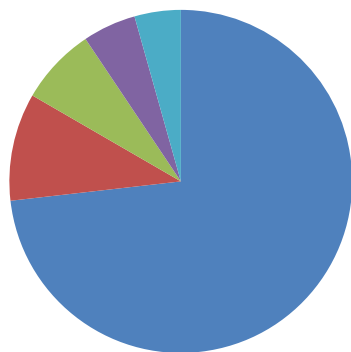
SERVICES PROVIDED BY SANTA BARBARA COUNTY

In general, in communities across the state, there is not a one-to-one correlation between taxes generated in a geographic area and services provided. In order to provide public safety services and other mandated services in Isla Vista, the County of Santa Barbara uses taxes generated across the entire County to pay for these services. Due to insufficient revenues currently collected in Isla Vista relative to the service needs of its densely populated area, it is challenging for the County to provide enhanced services because of the lack of a strong contributing tax base in the University and Isla Vista geographic area. Legislation such as AB3 and infrastructure financing districts may provide funding frameworks for

some enhanced services and the County could also partner with UCSB, SBCC, other service providers, and the private sector to provide enhanced services and infrastructure.

Although the services provided by Sheriff and Fire Public Safety Departments are more than half of the County’s direct services provided, most County departments provide services to Isla Vista. The first chart summarizes the Isla Vista expenses by general functions the County provides. In short, the expense of County services is \$18 million and the revenue collected is \$5 million of reimbursements and \$5 million in taxes.

County of Santa Barbara Expenses per Function in Isla Vista

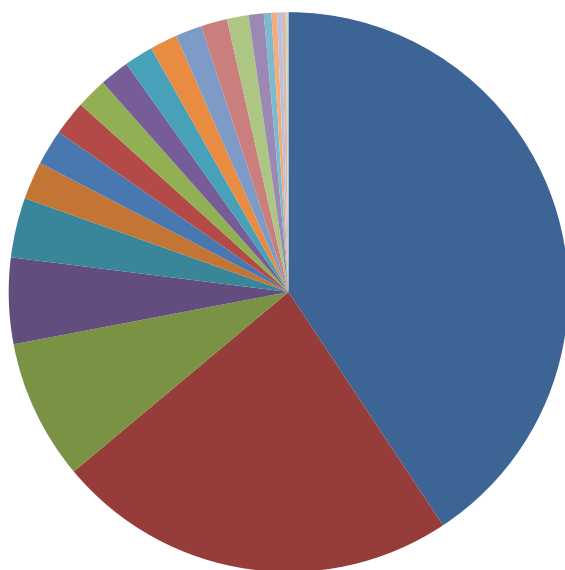


- Public Safety
- Community Resources & Public Facilities
- General Government & Support Services
- Policy & Executive
- Health & Human Services

In the latest cumulative Part 1 (violent) crime report in Isla Vista for January through August of 2015, the Santa Barbara Sheriff’s Office (SBSO) reports violent crime is 26%, property crime is 19%, and other crime is 20% of SBSO totals.

The chart below identifies the same Isla Vista expenses by individual department. Appendix A describes the purpose of each department, summarizes services provided to Isla Vista, and clarifies the methodologies used for calculating the Isla Vista related expenses in the financial chart on the following page. As stated above, Sheriff and Fire provide approximately 50% of all Isla Vista expenses.

County of Santa Barbara Expenses in Isla Vista by Department



- Sheriff
- Fire
- Public Works
- District Attorney
- Successor Agency to RDA
- Court Special Services
- Auditor-Controller
- Alcohol, Drug & Mental Health
- County Executive Office
- County Counsel
- Public Health County
- Clerk-Recorder-Assessor
- Board of Supervisors
- Planning & Development
- Probation
- Public Defender
- Social Services
- Parks
- Child Support Services
- Housing/Community Development
- Treasurer-Tax Collector
- General Services
- Agricultural Commissioner

County of Santa Barbara

Isla Vista Related Service Expenses

Estimated using Fiscal Year Ended June 30, 2014 data

Functions - Departments	Isla Vista Expenses	Revenue Reimbursements		Net (Expense) Revenue
		Charges for Services	State & Federal	
Policy & Executive				
Board of Supervisors	\$ 197,150	\$ -	\$ -	\$ (197,150)
County Executive Office	230,380	-	-	(230,380)
County Counsel	291,220	70,000	-	(221,220)
Total Policy & Executive	718,750	70,000	-	(648,750)
Public Safety				
District Attorney	1,034,760	393,200	-	(641,560)
Probation	161,300	-	-	(161,300)
Public Defender	170,500	6,490	51,510	(112,500)
Court Special Services	537,360	254,850	-	(282,510)
Fire	3,100,000	99,200	-	(3,000,800)
Sheriff	5,253,730	-	-	(5,253,730)
Total Public Safety	10,257,650	753,740	51,510	(9,452,400)
Health & Human Services				
Public Health County	900,240	259,830	425,790	(214,620)
Alcohol, Drug & Mental Health	595,010	-	337,920	(257,090)
Social Services	816,020	-	759,920	(56,100)
Child Support Services	35,670	-	-	(35,670)
First 5, Children & Families	247,000	-	247,000	-
Total Health & Human Services	2,593,940	259,830	1,770,630	(563,480)
Community Resources & Public Facilities				
Agricultural Commissioner	2,000	1,200	-	(800)
Planning & Development	297,020	101,200	-	(195,820)
Public Works	1,044,350	-	-	(1,044,350)
Housing/Community Development	278,180	-	249,000	(29,180)
Parks	41,000	-	-	(41,000)
Total Community Resources & Public Facilities	1,662,550	102,400	249,000	(1,311,150)
General Government & Support Services				
Auditor-Controller	265,560	-	-	(265,560)
Clerk-Recorder-Assessor	311,780	106,390	-	(205,390)
General Services	2,580	-	-	(2,580)
Treasurer-Tax Collector	225,800	116,770	91,940	(17,090)
Debt Service	1,374,800	-	1,374,800	-
Successor Agency to RDA	446,610	-	-	(446,610)
Total General Government & Support Services	2,627,130	223,160	1,466,740	(937,230)
Total Santa Barbara County	\$ 17,860,020	\$ 1,409,130	\$ 3,537,880	(12,913,010)

General Revenues identifiable for Isla Vista:

Taxes	
Property Tax	2,309,700
Property Tax, Fire	592,670
Property Tax, county service area 31	39,000
Property Tax RPTTF Fund	44,610
Sales Tax, Isla Vista	278,910
Prop 172, Fire	168,880
Prop 172 (per capita, excludes Fire)	1,026,670
Transit occupancy	266,080
Franchise Fees	336,000
Total General Revenues identifiable for Isla Vista	5,062,520
Difference	\$ (7,850,490)

ADDITIONAL SERVICE NEEDS

An objective of our report was to identify innovative enhanced service opportunities if additional funding were available. Many of the identified services have not been requested from the Board of Supervisors due to the broad focus of needs countywide. The \$8 million difference between revenues collected and cost of services does not include enhanced service needs, deferred maintenance, and infrastructure improvements. County departments identified, in a survey for this report, additional services that they would implement, if funding were available, such as increased funding for foot patrol staffing, community service officers in both Fire and Sheriff (in FY15-16 Sheriff received funding for a community service officer), staff for a sobering center, and a more active code enforcement program at an estimated cost of \$4.6 million.

Enhanced and Additional * Service Needs <i>Identified by Departments</i>	Estimated Annual Expense	Estimated Revenue Reimbursements		Net (Expense) Revenue
		Charges for Services	State & Federal (other)	
Enhanced Fire Safety through Code Enforcement				
Community Safety Prevention Officer	185,000	-	-	(185,000)
Active Code Enforcement Program	235,000	-	-	(235,000)
Sheriff collaboration on zoning violations	500,000	-	-	(500,000)
Alcohol & Drug Services				
Sobering Center	350,000	-	-	(350,000)
Increased Prevention Services	20,000	-	-	(20,000)
Screening, Brief Intervention & Referral	37,500	-	-	(37,500)
Policing				
Crime Reporting System (50k ongoing)	400,000	-	-	(400,000)
Community Resource Deputy	176,400	-	-	(176,400)
Detective	176,400	-	-	(176,400)
Increase Foot Patrol Staffing (median)	1,545,040	-	-	(1,545,040)
Improved Legal Services				
Isla Vista Neighborhood Court	341,000	-	-	(341,000)
Parking				
Permits & Enforcement Program (ongoing)	260,000	260,000	-	-
Business Improvements				
Steam Clean Sidewalks More Frequently	10,000	-	-	(10,000)
Restaurant Outdoor Seating	10,200	10,200	-	-
Public Beach Access				
Dedicated staff to respond/repair	17,000	-	-	(17,000)
Transportation				
Alternative Transportation Options	50,000	-	-	(50,000)
Parks				
Walter Capps Park (ongoing)	70,000	-	-	(70,000)
Cleaning				
Graffiti Removal - Public	8,500	-	-	(8,500)
Graffiti Removal - Right of way areas	17,000	-	-	(17,000)
Governmental Representation				
Liasion betw gov. agencies and community	30,000	-	-	(30,000)
Pedestrian & Street Enhancements				
Dedicated staff for maintenance of street	59,500	-	-	(59,500)
Traffic				
Dedicated staff to respond and rectify complaints, concerns & problems	59,500	-	-	(59,500)
Total Identified Additional Service Needs	<u>4,558,040</u>	<u>270,200</u>	<u>-</u>	<u>(4,287,840)</u>

**Intent of this list is to provide a sample of the type of improvements that are needed in the Isla Vista area.*

INFRASTRUCTURE NEEDS

While we were able to calculate enhanced service costs, we did not have enough specifics on infrastructure improvement projects to formulate a comprehensive estimate nor the staff resources to conduct a thorough future needs assessment of Isla Vista's infrastructure. Using the RDA long range plans, the UCSB Long Range Development Plan (LRDP), and County departmental reports, we identified some long-term enhanced and additional infrastructure needs for the Isla Vista area. An estimated cost of \$74 million in infrastructure needs was identified but many needs remain not quantified. Unfortunately, most of the listed infrastructure projects were to be funded from the Isla Vista Redevelopment Agency that has now been dissolved by the legislature. As previously mentioned, over the life of the RDA since its formation in 1991, property tax increment contributed \$44 million in improvements throughout Isla Vista. From 2009-2015, the County contributed to infrastructure improvements in Isla Vista at a cost of \$32 million (see Appendix C). There are a number of projects that could be underway with additional funding.

Even if there was a complete estimate for all of the projects listed, the total number is not the relevant component in the infrastructure discussion due to the fact that there is not a sustainable funding option for the projects. The list presented is a reminder that infrastructure should not be ignored and is a means to improving safety in the Isla Vista community and which could overtime, reduce the need and cost of public safety.

Included in the \$74 million estimate are large projects such as improved sidewalk safety at \$4 million, utility undergrounding for safety and a reduction of visual impairments are estimated to cost \$60 million, and parking structures possibly well over \$10 million. Equally difficult to quantify but financially important is the impact of the dense population and high level of use, causing deterioration of the infrastructure to occur at an advanced pace. In order to adequately fund infrastructure improvements we estimate a need for a funding source similar to the RDA that in its last year was generating \$4.5 million annually.

As with most governments, the focus is generally on next years' service and the on-going long term infrastructure financing is difficult to solve. Issues like undergrounding utilities, parking structures, deferred maintenance and a source for financing the future infrastructure remain unsolved. In that regard we would suggest the County or a new Community Services District study an infrastructure financing district authorized by recent legislation.

UCSB's purchase of Tropicana Gardens Apartment complex and Fontainbleu Holdings (apartments and parking lot) could result in a \$1.3 million loss in annual property taxes due to UCSB's tax exempt status. To date, UCSB has paid the taxes as it is honoring leases of non UCSB students. See Appendix E.

As part of the negotiations with the University on their 2010 Long Range Development Plan (LRDP), approved by the Coastal commission in December 2014, UCSB provides mitigations related to new development for the UCSB campus, Isla Vista, the City of Goleta, and surrounding areas of influence that impact the community. See Appendix G for a summary of the mitigations.

Enhanced and Additional Infrastructure Needs <i>Identified by Departments</i>	Estimated Annual Expense	Estimated Revenue Reimbursements		Net (Expense) Revenue
		Charges for Services	State & Federal (other)	
Drainage				
Drainage/Stormwater Improvements	2,000,000	-	-	(2,000,000)
Flood Control	-	-	-	-
Pedestrian & Street Enhancements				
Electricity Undergrounding (3mil per mile)	60,000,000	-	-	(60,000,000)
Bus Stops	-	-	-	-
Pardall Pedestrian Mall	-	-	-	-
Pedestrian Circulation Improvements	-	-	-	-
Recapturing Right-of-Way	-	-	-	-
Sidewalk Completion	4,000,000	-	4,000,000	-
Street Furniture/Benches	-	-	-	-
Street Lighting Completion	-	-	-	-
Street Trees, additional	-	-	-	-
Trash Cans	-	-	-	-
Public Beach Access				
New Stairs	120,000	-	-	(120,000)
Beach Access Parking	-	-	-	-
Parking				
Permits & Enforcement Program	411,600	-	-	(411,600)
Parks				
Walter Capps Park	870,000	-	-	(870,000)
Community Facilities				
Community Center	450,000	-	-	(450,000)
Traffic				
Flow Enhancement on Del Playa/Sabado Tarde	-	-	-	-
One-way streets	-	-	-	-
Traffic Calming	-	-	-	-
Vehicle Circulation Improvements	-	-	-	-
Pardall Alley (right of way)	-	-	-	-
Bicycle Circulation Improvements	-	-	-	-
Business Improvements				
Parking structure	10,000,000	-	-	(10,000,000)
Façade Improvements	-	-	-	-
Total Identified Additional Infrastructure Needs	<u>77,851,600</u>	<u>-</u>	<u>4,000,000</u>	<u>(73,851,600)</u>
Total Additional Service & Infrastructure Needs	<u>\$ 82,409,640</u>	<u>\$ 270,200</u>	<u>\$ 4,000,000</u>	<u>\$ (78,139,440)</u>

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APPENDIX A – DEPARTMENTAL DESCRIPTIONS OF SERVICES IN ISLA VISTA

COUNTY OF SANTA BARBARA

POLICY & EXECUTIVE

Board of Supervisors

- Provide quality public services to the entire population of Santa Barbara County in response to their need for a safe, healthy, and sustainable environment; and to establish and maintain a workforce which reflects the diversity of the community.
- The Isla Vista community is generally represented by the 3rd Supervisorial District, and has a staff liaison assigned directly to the Isla Vista area. The Board has supported significant efforts to adopt a Master Plan for the community and delivered significant infrastructure improvements through the former County Redevelopment Agency, the County General Fund, County Service Area 31, and the Road Fund. The Board also adopts an annual budget and supports the operations and service levels described in this report.

County Executive Office

- Utilize structured management systems to deliver County services in accordance with the Board of Supervisors' strategic goals, operational priorities, and budgeted resources. The CEO implements policy objectives to achieve service and infrastructure goals and objectives for the Isla Vista area.
- In the past year, the office has led a committee to coordinate "All Things Isla Vista," service and infrastructure initiatives, especially in the areas of major events. The department is actively engaged in the management of the Isla Vista Redevelopment Agency, the UCSB LRDP, IV Safe Committee, management of the community infrastructure, such as roads, street lighting, community buildings, graffiti abatement program, parking lots, and parking programs.

County Counsel

- By statute, County Counsel is the legal adviser to the Board of Supervisors. Our attorneys and support staff advance and defend the County's civil policies and actions by: looking ahead, advising and litigating. We work closely with the Board of Supervisors and other County Officers to maintain the civil legal integrity of the County of Santa Barbara.
- The Department assisted Planning and Development in the execution of the Isla Vista Master Plan, supported all Redevelopment Agency efforts, the dissolution of the RDA's, and is the legal support for all Department service efforts in the Isla Vista area.

PUBLIC SAFETY

District Attorney

- The mission of the District Attorney (DA) is to pursue truth and justice by employing the highest ethical standards in vigorously prosecuting the guilty, protecting the innocent, and preventing crime. In Isla Vista, the DA is responsible for prosecution of adult and juvenile offenders for felony or misdemeanor crimes or civil violations.
- In FY 2013-2014, the DA filed 1,198 cases originating from Isla Vista (UCPD and IV Foot Patrol) out of 11,779 total cases in South County. Consequently, Isla Vista represents 10% of South County cases reviewed.

Probation

- The mission of the Probation Department is to protect and serve the community by providing information and recommendations to the Courts; providing safe, secure, and effective juvenile detention and treatment programs; enforcing court orders and post release community supervision conditions, requiring offender

responsibility/accountability, and supporting rehabilitation; and providing victim services that include facilitating reparation and restitution to victims.

- Probation recorded 2,080 hours of supervision of IV probationers in FY 2013-2014 with 160 hours related to Halloween and Deltopia events.

Public Defender

- To provide professional legal representation of the highest quality to all clients and to create an environment that motivates and enables all employees to share this mission.
- The Public Defender provided legal services to 281 adults charged with crimes in Isla Vista and 19 minors charged with crimes in Isla Vista. This represents 1.72% and 1.55% of the total caseload for FY 13-14 for adults and minors, respectively.

Court Special Services

- Santa Barbara County Court Special Services supports the efforts of the Santa Barbara Superior Court, whose mission is to resolve disputes arising under the law in a fair, accessible, effective, timely and efficient manner, to interpret and apply the law consistently, impartially, and independently, and to protect the rights and liberties guaranteed by the Constitutions of California and the United States.
- Court Special Services provides various services that could benefit those residing in the Isla Vista geographic area. Examples of services that could be attributable to Isla Vista are: defense representation to indigents, dispute resolution, fines and fee collection services, and grand jury investigation if requested by the district attorney's office.

Fire

- The Santa Barbara County Fire Department provides "all-risk" fire protection services to Isla Vista. This includes fire suppression, prevention, emergency medical services- including advanced life support, urban search and rescue, and hazardous materials response.
- Additionally, these services are provided at levels far above "normal" during special events such as Halloween, Deltopia, etc. The Fire Department stages increased levels of staffing and equipment during these events to deal with the anticipated increase in service demand.
- In FY 13/14, there were slightly less than 1,700 Fire resource responses in Isla Vista, representing approximately 17% of the resource responses from the 7 stations in South County.

Sheriff

- The Isla Vista Foot Patrol (IVFP) was initiated in 1970 in the interest of developing community based policing for the unincorporated town of Isla Vista. IVFP's preventive patrol is primarily on foot and bicycle, which makes both officers and citizens more approachable.
- Regular services include answering calls related to crime, complaint, injury, illness, fire, custody, and disposal of lost and found property, as well as providing for the peace, safety, and security of persons and property in the community.
- The Isla Vista Foot Patrol is staffed by a total commitment of 18 SBSO personnel and 7 UCSB personnel. From the Sheriff's Office, the following positions are filled: 1 Sheriff's Lieutenant, 3 Sheriff's Sergeants, 2 Sr. Deputies, 9 Sheriff's Deputies, 1 Parking Enforcement Officer, and 2 Administrative Office Professionals. From the UCPD, the following positions are filled: 1 Sergeant, 1 Corporal, and 5 Officers.
- In the latest cumulative Part 1 crime report in Isla Vista for January through August of 2015, the Santa Barbara Sheriff's Office (SBSO) reports violent crime is 26% of SBSO total, property crime is 19% of SBSO total, and other crime is 20% of SBSO totals.

HEALTH AND HUMAN SERVICES

Public Health

- The mission of the Public Health Department is to improve the health of our communities by preventing disease, promoting wellness and ensuring access to needed health care.
- The Public Health Department supports the population of Isla Vista through its own health care centers and the Isla Vista Community Free Clinic. These clinics provide for indigent health programs and services to those eligible for public programs, such as Medi-Cal and Medicare.
- The Department is also responsible for:
 - Investigating communicable diseases
 - Addressing the needs of animals and their owners
 - Preparing for and responding to emergencies and disaster situations
 - Visiting mothers and children at risk
 - Monitoring environmental health issues in the community
 - Providing nutritional counseling for low income mothers and young children and addressing their special health needs

Alcohol, Drug, & Mental Health Services

- The mission of Alcohol, Drug & Mental Health Services (ADMHS) is to promote the prevention of and recovery from addiction and mental illness among individuals, families, and communities, by providing effective leadership and delivering state-of-the-art, culturally competent services.
- This Department is funded by Medi-Cal, Medicare, and other State and Federal sources, and offers a variety of mental health outpatient services, community programs, and alcohol and drug programs to the residents of Isla Vista.
- For FY 2013-2014 ADMHS reported 66 Isla Vista Mental Health clients, provided 2,186 total services, and 51,918 units of service which does not include the crisis intervention that is used extensively in Isla Vista.
- The IV expense is a combination of per capita costs, for alcohol and drug prevention services, and direct costs for the IV Teen Center and the IV Clinic for HIV/AIDS prevention.

Social Services

- The Santa Barbara County Department of Social Services (DSS) provides a variety of mandated Federal and State programs that helps all eligible County residents, whether in the unincorporated area or within a City, stay healthy, secure and safe, with:
 - affordable health coverage from Medi-Cal and Covered California
 - food aid from CalFresh (food stamps) and community referrals
 - cash aid from CalWORKs and General Relief (GR), and assistance for GR recipients wishing to apply for Social Security Supplemental Security Income (SSI)
 - job services provided by Workforce Resource Centers, Welfare to Work and Workforce Investment Act
 - child abuse and neglect investigation and case management services from Child Welfare Services and resource (foster) families
 - elder and dependent adult abuse and neglect investigation and services from Adult Protective Services, and independent living support from In-Home Supportive Services
- Isla Vista residents are a bus ride away from an office on Camino Del Remedio, near Calle Real on the Santa Barbara/Goleta border. County residents can also visit <https://www.mybenefitscalwin.org/> to apply for or manage their Medi-Cal, CalFresh, or CalWORKs benefits. Within Isla Vista itself, DSS services are available in the following ways:
 - Family Resource Center referrals (FRC): The FRC helps residents complete online applications, secure resources, and contact our office for other needed services.
 - Annual health fair: DSS has Eligibility Workers onsite at the annual Isla Vista Health Fair to explain the programs we administer and help people apply.
 - 24-hour CWS/APS referrals: Residents can call our hotline numbers 24/7 to report allegations of abuse or neglect of children and elderly or dependent adults. Emergency response staff are always on call, and can visit in person.

- Mandated Reporter training: DSS staff can provide on-site training for mandated reporters of child and elder abuse and neglect, such as teachers and daycare providers.
- In-Home Supportive Services: DSS In-Home Supportive Services enables eligible elderly and disabled adults to receive in-home visits from care providers who help them with household and personal tasks.
- In 2011, Social Services served 155,911 individuals in programs, of which 851 lived in Isla Vista. The expense for IV was calculated using this caseload methodology.

Child Support Services

- To serve children and families by establishing paternity and enforcing financial and medical support orders for children. Facilitate collection and disbursement of support payments.
- Currently, the number of Isla Vista families served is very small.

First 5 Children & Families

- Funding supports Isla Vista Youth Projects' Family Resource Center to provide family support and preschool and child care services, through a comprehensive, coordinated and integrated system of care and learning tailored to the strengths and needs of families with young children.
- Recently First 5 programs support 124 unduplicated parents, and 190 unduplicated children.

COMMUNITY RESOURCES & PUBLIC FACILITIES

Agricultural Commissioner/Weights & Measures

- The mission of the Agricultural Commissioner's Office is to protect the local agricultural industry from invasive pests, and protect public safety, the environment and farm labor from pesticide exposure. This department Countywide and in Isla Vista is responsible for protecting consumers and supporting an equitable marketplace for local businesses.

Planning & Development

- Provides long range planning, permitting and code enforcement services in Isla Vista.
- The Long Range Planning Division (LRP) work program typically has a variety of projects in response to required mandates and Board of Supervisor priorities. LRP is primarily funded by County monies allocated by the CEO.
- Permitting services are provided in response from public and private permit requests for services. Permitting is largely funded by permit revenues.
- Code enforcement work is conducted in response to complaints. This work is funded by both County funds and reimbursement from property owners.

Public Works

- To efficiently provide, operate and maintain Public Works infrastructure, facilities, and services to make everyday life as safe and convenient as possible for the public we serve.
- Public Works costs are based on average annual spending over a five-year period in Isla Vista on corrective and preventative roadway maintenance.
- The Department also improves lighting, sidewalks, drainage, other capital improvements, and incurs administrative costs that are project-based, and not necessarily recurring costs. Significant deferred maintenance exists within the Isla Vista infrastructure that would need further study to estimate the costs.

Community Services Department (Parks, Affordable Housing, Arts)

- To provide community, cultural, and recreational resources that sustain and enhance quality of life for all who live, work, and play in Santa Barbara County.
- Management portfolio of 97 affordable housing units on 11 properties within the Isla Vista community.
- Manage 4 County parks, one open space, and 5 beach access ways in coordination with the Isla Vista Recreation and Park District.

GENERAL GOVERNMENT & SUPPORT SERVICES

Auditor-Controller

- To ensure the financial integrity of the County of Santa Barbara by providing superior financial services, maintaining the public trust, and promoting governmental efficiency, effectiveness, and accountability.
- As the County's chief financial officer, the Auditor supports the accounts and records of all County Departments serving Isla Vista. The Auditor assists in the financial management and accounting for County Service Area 31, the successor RDA, and the Isla Vista Recreation & Park District.
- The Department is responsible for levying apportionment and distribution of property taxes for the Isla Vista community.
- In the past, the Auditor was actively engaged in the management of the Isla Vista Redevelopment Agency. The expense related to IV is shown using per capita.

Clerk-Recorder-Assessor

- To honor the public's trust by assuring honest and open elections, recording, maintaining and preserving property and vital records, setting fair and impartial values for tax purposes, and providing courteous and professional service at a reasonable cost.
- Isla Vista related expense is comprised of Elections (using per registered voter), Clerk – Recorder services (using per capita), and Assessor services (using per parcel) calculations.
- There were 9,673 registered voters representing 63% of all voters who were eligible to cast votes in Isla Vista precincts.
- The net assessed value of all property in Isla Vista is \$827 million, which represents 1.3% of the County total. Of the \$827 million, \$514 million is commercial property and \$313 million is residential. The Recorder processed 31 property transfers originating in Isla Vista.

General Services

- General Services provides a full range of services, guidance, and expertise that enables County government to deliver public services effectively.
- As of July 2015, General Services manages two significant building assets in the Downtown Loop that provide governmental or non-profit services (Health Clinic) to the community and manages a public parking lot on Pardall, the main access road to UCSB.
- The Department is a central services department to all other County Departments in the areas of fleet operations, information and communication technology, purchasing, facilities management, real estate, and capital improvements.

Treasurer-Tax Collector-Public Administration

- Bill and collect all property taxation, process all payments, provide banking services, invest revenue received by the County, Special Districts and Schools, administer the County's debt program, deferred compensation plan, decedents' estates, public conservatorships, and veterans services to the residents, homeowners, commercial establishments, the Departments and special districts that service Isla Vista.

Debt Service

- Debt Service payments, both principal and interest, which are budgeted in various departments for Certificates of Participation (COPs) and other authorized long-term debt instruments, are consolidated in this department for oversight and payment by the Treasurer-Tax Collector-Public Administrator Department.
- The former County RDA used debt obligations to finance significant infrastructure improvements in the Isla Vista community. Over the life of the RDA, the County initiated over \$44 million in improvements, of which \$17 million were financed through debt obligations are being paid off by the successor RDA.

APPENDIX B – ISLA VISTA REPORTS

COUNTY OF SANTA BARBARA

Related Reports

Isla Vista has been studied and analyzed multiple times over many years. The following reports are some of the recent and useful in understanding the needs, private and public entity involvement, and lack of sustainable funding.

Isla Vista Governance Options Financial Analysis Study

Economic Planning Solutions (EPS) & Berkson Associates <i>September 29, 2015</i>	Analysis of the fiscal implications of establishing a Community Service District, incorporating a new city, forming Municipal Advisory Committee, and creation of a Planning Commission for Isla Vista
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A Call for Action: Report of the UC Santa Barbara Foundation Trustees' Advisory Committee on Isla Vista Strategies

UC Santa Barbara Foundation Trustees' Advisory Committee <i>November 2014</i>	Evaluated solutions and makes recommendations on 7 goals that include self-governance, improved safety, and communication. "The goal of the recommendations is to shift the college town of Isla Vista from an environment with very significant problems ...to a more livable, supportive community..."
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Recommendations for Housing, Community Development, and Infrastructure in Isla Vista

Urban Design Associates <i>October 20, 2014</i>	Twelve recommendations and detailed matrix of actions to enhance the Isla Vista community. Covers Housing, Community Development, and Infrastructure.
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Memorandum: Fiscal Impact Analysis of Isla Vista on Santa Barbara County

Economic Planning Solutions (EPS) <i>October 13, 2014</i>	Identifies Santa Barbara County's General Fund contribution/subsidy to Isla Vista.
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Local Government and Financing Options for Isla Vista/UCSB

County of Santa Barbara <i>October 7, 2014</i>	Included as part of presentation to Board of Supervisors – the report revisits the governance and financing options presented by EPS in their report to LAFCO in 1991 and updates the cost of services in Isla Vista and current financial resources generated by the area.
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APPENDIX C – COUNTY INVESTMENTS IN ISLA VISTA

COUNTY OF SANTA BARBARA

Fiscal year 2009/2010 to September 30, 2015

Amounts shown in 1,000s

Project Type	RDA	CDBG Funding	Sheriff	Public Works	General Services	Planning & Development	ADMHS	Community Services	General Fund	LRDP
One-time Projects										
El Colegio Roadway Improvements (Phase II and III)	\$ 1,550	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,640
El Embarcadero/Loop Improvements	2,990	-	-	458	-	-	-	-	1,190	-
Street Trees Program - Pardall, Sabado Tarde and	25	-	-	-	-	-	-	-	-	-
Zipcar Ride Share Program	20	-	-	-	-	-	-	-	-	-
Parking Lot Design/Improvements	96	-	-	-	-	-	-	-	-	-
Solar Parking Lot Project Construction	778	-	-	-	-	-	-	-	-	-
Solar Parking Lot Meter	8	-	-	-	-	-	-	-	-	-
Bicycle Racks on Pardall Rd.	25	-	-	-	-	-	-	-	-	-
Downtown Storm Drain/Utility Underground	45	-	-	-	-	-	-	-	-	-
Cigarette Receptacles on Pardall Rd.	25	-	-	-	-	-	-	-	-	-
MTD Re-Route and New Bus Stops Increased ridership by	78	-	-	-	-	-	-	-	-	-
Street Lighting Four Phase Project	-	338	-	-	-	-	-	-	85	-
RDA- IV Sidewalk Improvement Project	872	-	-	400	-	-	-	-	-	-
Pavement Preservation	-	-	-	997	-	-	-	-	-	-
Isla Vista Recreation & Park District Anisq Oyo Park	43	-	-	-	-	-	-	-	-	-
Sidewalk Lease Back Program for Restaurant Outdoor	49	-	-	-	-	-	-	-	-	-
Isla Vista Food Co-op	40	-	-	-	-	-	-	-	-	-
IV Business Facade Improvements	210	-	-	-	-	-	-	-	-	-
Beach Access Upgrades	300	-	-	-	-	-	-	-	-	-
Downtown Park Improvements	100	-	-	-	-	-	-	-	-	-
Three Transit Stops Los Cameros and El Colegio	38	-	-	-	-	-	-	-	-	-
Alternative Transportation	194	-	-	-	-	-	-	-	-	-
Street Enhancement Program	126	-	-	-	-	-	-	-	-	-
Private Development	69	-	-	-	-	-	-	-	-	-
General Projects	238	-	-	-	-	-	-	-	-	-
Anisq Oyo Park (Bridge Repair)	20	-	-	-	-	-	-	-	-	-
IV Foot Patrol Communication System	-	-	20	-	-	-	-	-	-	-
Camino Majorca Staircase Replacement	-	-	-	-	-	-	-	194	-	-
Sea Lookout Park Wood Art Bench Repair and Relocation	-	-	-	-	-	-	-	163	-	-
Walter Capps Park (Design)	-	-	-	-	-	-	-	200	-	-
Arts Commission partnership with UCSB "Light Works IV"	-	-	-	-	-	-	-	43	-	-
Beach Access and Tree Trimming	-	-	-	-	-	-	-	11	-	-
Subtotal	7,939	338	20	1,905	0	0	0	611	1,275	1,640
Former RDA properties, now all county-owned										
970 Embarcadero Del Mar Acquisition (Clinic)	2,650	-	-	-	-	-	-	-	-	-
976 Embarcadero Del Mar Acquisition (Church)	1,880	-	-	-	-	-	-	-	-	-
Pardall Parking Lot Acquisition (former Gas Station)	2,480	-	-	-	-	-	-	-	-	-
Fraternity House Acquisition (The Pescadero Lofts)	2,700	-	-	-	-	-	-	-	-	-
Clinic Remodeling for Community Use	-	-	-	-	335	-	-	-	-	-
Church Renovation Into Community Center (in progress)	-	-	-	-	483	-	-	-	-	-
Subtotal	9,710	0	0	0	818	0	0	0	0	0
Ongoing Programs & Cost										
Waste Management Sub-Division										
Enforcement of Solid Waste Management (per year)	-	-	-	19	-	-	-	-	-	-
Waste Management Oversight of Move-in/Move-out (per	-	-	-	11	-	-	-	-	-	-
Waste Management Code Enforcement Code Violation	-	-	-	38	-	-	-	-	-	-
Alcohol and Drug Program- ADMHS										
Alcohol and Drug Program- Isla Vista Teen Center	-	-	-	-	-	-	37	-	-	-
UCSB Student Health	-	-	-	-	-	-	55	-	-	-
UCSB Strategic Plan Evaluation	-	-	-	-	-	-	16	-	-	-
Bluff Annual Inspection	-	-	-	-	-	25	-	-	-	-
Graffiti Abatement	-	-	-	4	-	-	-	-	-	-
Isla Vista Recreation & Park District-County Parks	-	-	-	-	-	-	-	40	-	-
New Fence Along the County Bluff & Maintenance (in	-	-	-	-	-	-	-	100	-	-
Sheriff IV Community Resource Deputy (CRD)	-	-	114	-	-	-	-	-	-	-
Subtotal	0	0	114	72	0	25	108	140	0	0

APPENDIX C – COUNTY INVESTMENTS IN ISLA VISTA

COUNTY OF SANTA BARBARA

Fiscal year 2009/2010 to September 30, 2015 - continued

Project Type	RDA	CDBG Funding	Sheriff	Public Works	General Services	Planning & Development	ADMHS	Community Services	General Fund	LRDP
Sidewalks										
Sidewalk Improvement Plan (in progress) Del Playa Phase	-	-	-	200	-	-	-	-	-	-
Housing Projects										
Paradise Iw	717	-	-	-	-	-	-	-	-	-
Ed St. George (Concept Design)	10	-	-	-	-	-	-	-	-	-
3D/Mesa Lane Partners/The Loop	1,500	-	-	-	-	-	-	-	-	-
Pescadero Lofts - County Loan to Housing Authority	2,900	1,640	-	-	-	-	-	-	-	-
Subtotal	5,127	1,640	0	0	0	0	0	0	0	0
CDBG Projects Funded in Isla Vista from 2009-2014										
St. Bridgit Fellowship Drop-in Center		12								
University Religious Center Legacy House		175								
St. Bridgit Fellowship Day Center		25								
Isla Vista Teen Center		16								
SB Street Medicine Wrap Around Care		5								
St. Bridgit Fellowship Homeless Drop-in		9								
Isla Vista Lunch Program		15								
Casa Esperanza IV Lunch Program		3								
Channel Islands IV Teen Center		10								
Subtotal	0	270	0	0	0	0	0	0	0	0
Total	\$ 22,776	\$ 2,248	\$ 134	\$ 2,177	\$ 818	\$ 25	\$ 108	\$ 751	\$ 1,275	1,640
								Grand Total		\$ 31,952

APPENDIX D – LEGISLATION SUMMARY

COUNTY OF SANTA BARBARA**AB3 – Isla Vista Community Services District**

The Isla Vista Community Services District or AB3 passage provides the framework to achieve some additional funding through a utility user tax that would allow for enhanced services. The services allowed in the legislation are: finance the operations of municipal advisory councils and area planning commissions, create a tenant mediation program, exercise the powers of a parking district, contract for additional police protection services, acquire, construct, improve, maintain, and operate community facilities and sidewalks, lighting, gutters, trees, and abate graffiti. AB3 established the following steps for the County.

Requires the County Board of Supervisors (BOS) on or before January 5, 2016, to file a resolution of application “to initiate a comprehensive review and recommendation of the formation of the district by the Santa Barbara County Local Agency Formation Commission” (LAFCO)

LAFCO has 150 days following receipt of application by the BOS to complete its review. It may not reject district formation.

LAFCO determines the appropriate rate of taxation (5% to 8%) for a utility user tax, the applicable utilities to be taxed (may only be applied to electricity, garbage disposal, gas, sewage, or water services), and which services the district will be initially authorized to provide.

LAFCO directs BOS to place the following on the ballot: District Approval, Candidates for the District's Board, and the utility user tax (November 2016)

APPENDIX D – LEGISLATION SUMMARY

COUNTY OF SANTA BARBARA

AB313 - Enhanced Infrastructure Financing Districts

AB 313 focus statewide on enhancing the powers of infrastructure financing districts (which can provide for low and moderate income housing and other infrastructure needs), and may benefit Isla Vista. AB 313 enhances existing law, streamlining the creation of infrastructure financing districts. It would allow a newly created public financing authority (rather than the legislative body) to perform the functions of an infrastructure financing district.

AB2 – Community Revitalization Authority

Community Revitalization Authority or AB2 allows for creation of a community revitalization authority which may do all of the following:

- Provide funding to rehabilitate, repair, upgrade, or construct infrastructure
- Provide for low- and moderate-income housing
- Provide for seismic retrofits of existing buildings
- Acquire and transfer real property
- Issue bonds
- Borrow money, receive grants, or accept financial or other assistance or investment from the state or the federal government or any other public agency or private lending institution for any project or within its area of operation
- Adopt a community revitalization and investment plan
- Make loans or grants for owners or tenants to improve, rehabilitate, or retrofit buildings or structures within the plan area
- Construct foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial industrial, or other uses contemplated by the revitalization plan.
- Provide direct assistance to businesses

These functions are similar to the former redevelopment agencies and over time could mitigate the infrastructure improvement demand in Isla Vista. AB2 passed at the end of our project and we would recommend more in-depth studying of this bill for establishment of an agency as a long-term solution.

APPENDIX E – PROPERTY TAX LOSS TO ISLA VISTA AREA

COUNTY OF SANTA BARBARA

UCSB Purchase Effect on Annual Property Tax

Tropicana Gardens Holdings LLC				Fontainebleu Holdings LLC		2014-15 Taxes Lost if NonTaxable	Potential Growth* Lost if NonTaxable	Potential New* Lost if NonTaxable
6585 EL COLEGIO Apartments	6525 EL COLEGIO Apartments	6510 CERVANTES Parking Lot	811 CAMINO PESCADERO 1101 Apartments			113,236,232	43,264,268	156,500,500

Fund	075-031-002	075-041-010	075-041-012	075-051-032	2014-15 Taxes	TRA	2014-15	Potential Growth*	Potential New*
					Lost if NonTaxable	0066-011 2014 Totals	Taxes as Pct of TRA	Lost if NonTaxable	Lost if NonTaxable
General	116,282.79	35,710.30	13,144.76	24,502.44	189,640.28	1,428,114.00	13.3%	72,456.03	262,096.31
CSA 31 Isla Vista	4,313.62	1,324.71	487.62	908.94	7,034.89	52,978.00	13.3%	2,687.83	9,722.72
Fire Protection Dist	69,741.14	21,417.42	7,883.63	14,695.45	113,737.64	856,514.00	13.3%	43,455.84	157,193.48
Flood Ctrl/Wtr Cons Dst Mt	1,583.96	486.43	179.05	333.76	2,583.21	19,451.00	13.3%	986.97	3,570.17
So Coast Flood Zone 2	6,781.33	2,082.54	766.57	1,428.92	11,059.37	83,282.00	13.3%	4,225.46	15,284.83
Water Agency	2,036.51	625.41	230.21	429.12	3,321.25	25,011.00	13.3%	1,268.95	4,590.20
Isla Vista RDA Prop Tax Trust	-	-	-	-	-	-	0.0%	-	-
Goleta Cemetery District	1,569.98	482.14	177.47	330.82	2,560.41	19,282.00	13.3%	978.26	3,538.67
Santa Barbara MTD	1,413.38	434.05	159.77	297.82	2,305.02	17,359.00	13.3%	880.68	3,185.70
Mosquito & Vector Mgt District	1,087.61	334.00	122.95	229.18	1,773.74	13,357.00	13.3%	677.69	2,451.43
IV Rec & Park District General	33,665.17	10,338.53	3,805.56	7,093.73	54,902.99	413,452.00	13.3%	20,976.83	75,879.82
Cachuma Resource Cons Dist	-	-	-	-	-	-	0.0%	-	-
Gol West Sanitary Dist-Running	39,247.38	12,052.82	4,436.58	8,269.98	64,006.76	482,011.00	13.3%	24,455.12	88,461.88
Goleta Water District	-	-	-	-	-	-	0.0%	-	-
Goleta Union Sch Dist-Gen	183,175.78	56,253.05	20,706.43	38,597.74	298,733.00	2,249,646.00	13.3%	114,137.18	412,870.19
SBUSD General	88,669.35	27,230.25	10,023.30	18,683.89	144,606.79	1,088,979.00	13.3%	55,250.04	199,856.83
SBCC Dist-Gen	31,018.68	9,525.80	3,506.39	6,536.08	50,586.95	380,951.00	13.3%	19,327.80	69,914.76
County School Service	21,311.33	6,544.68	2,409.06	4,490.60	34,755.67	261,730.00	13.3%	13,279.13	48,034.80
Education Revenue Augmentation	92,438.88	28,387.86	10,449.41	19,478.19	150,754.35	1,135,274.00	13.3%	57,598.85	208,353.19
	694,336.91	213,229.99	78,488.76	146,306.66	1,132,362.32	8,527,391.00	13.3%	432,642.68	1,565,005.00
Goleta Union Bond 1996	9,123.59	2,801.84	1,031.34	1,922.47	14,879.24	112,049.92	13.3%	5,684.92	20,564.17
SB Unified High Bond 2000	9,012.49	2,767.73	1,018.78	1,899.06	14,698.06	110,685.54	13.3%	5,615.70	20,313.76
SB Unified High Bond 2010	4,839.53	1,486.21	547.07	1,019.76	7,892.57	59,435.92	13.3%	3,015.52	10,908.08
SBCC Bond 2008	5,901.86	1,812.45	667.15	1,243.61	9,625.08	72,482.82	13.3%	3,677.46	13,302.54
	28,877.47	8,868.24	3,264.35	6,084.89	47,094.95	354,654.19	13.3%	17,993.61	65,088.56
CSA 31 Ben Assmt	78.58	78.58	7.46	78.58	243.20	38,583.65	0.6%	-	243.20
South Coast Flood Zn Ben Assmt	286.17	100.24	183.51	137.88	707.80	28,254.81	2.5%	-	707.80
SB Mosquito/Vector Assmt Zn1	14.70	14.70	16.98	14.70	61.08	10,439.67	0.6%	-	61.08
Isla Vista Rec&Park Spec Tax	1,101.00	511.00	-	471.00	2,083.00	60,533.30	3.4%	-	2,083.00
Isla Vista Rec&Park Spec Tax 1997	26,291.18	14,418.20	-	8,293.24	49,002.62	811,281.34	6.0%	-	49,002.62
Isla Vista Rec&Park Bonds 99-1	8,022.26	4,399.76	-	2,531.00	14,953.02	206,280.78	7.2%	-	14,953.02
Goleta West San Svc Chrg	23,474.78	12,394.73	-	9,354.00	45,223.51	983,454.93	4.6%	-	45,223.51
SB Unified High Parcel Tax	45.00	45.00	45.00	45.00	180.00	37,935.00	0.5%	-	180.00
	59,313.67	31,962.21	252.95	20,925.40	112,454.23	2,176,763.48	5.2%	-	112,454.23
	782,528.05	254,060.44	82,006.06	173,316.95	1,291,911.50	11,058,808.67	11.7%	450,636.29	1,742,547.79

* - Based on Stamp Tax Value
 † - Service Charge - Not Lost if NonTaxable

APPENDIX F – SHERIFF CALL DATA

COUNTY OF SANTA BARBARA

Sheriff Calls for Service to Isla Vista Area

Isla Vista FY13/14 Total Calls for Service Day of Week/Hour

Hours of Day	Wednesday	Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Grand Total
0000	123	131	235	526	553	85	105	1,758
0100	73	109	193	419	376	53	70	1,293
0200	46	65	113	198	199	37	48	706
0300	11	21	48	93	81	24	18	296
0400	19	22	26	41	49	14	17	188
0500	11	11	14	22	29	12	9	108
0600	11	5	8	12	18	12	10	76
0700	26	16	10	20	13	24	23	132
0800	33	28	37	40	41	47	23	249
0900	38	48	49	50	45	38	34	302
1000	57	40	44	73	57	58	52	381
1100	41	48	60	66	71	47	53	386
1200	49	42	48	100	55	53	51	398
1300	49	47	50	76	66	50	48	386
1400	59	47	59	123	74	57	63	482
1500	46	77	69	105	53	57	73	480
1600	43	47	74	90	45	63	55	417
1700	54	55	99	116	57	48	49	478
1800	62	55	94	108	46	48	58	471
1900	74	69	103	108	66	45	48	513
2000	62	76	101	118	57	41	50	505
2100	66	104	169	174	64	58	66	701
2200	100	206	337	273	80	87	98	1,181
2300	116	285	453	441	84	111	109	1,599
Grand Total	1,269	1,654	2,493	3,392	2,279	1,169	1,230	13,486

Color Scale: Green - minimum, Yellow - midpoint (50th percentile), Red - maximum

APPENDIX G – UCSB MITIGATION IMPLEMENTATION

COUNTY OF SANTA BARBARA

UCSB 2010 Long Range Development Plan Summary

Mitigation Implementation Agreement

Addresses enrollment commitments, housing and traffic

Tri-party agreement between City of Goleta, County of Santa Barbara and UCSB

- UCSB student enrollment capped at 25,000 students.
- UCSB will provide housing for all new students (5,000 new beds) phased in step with enrollment growth.
- Over the course of the 2010 LRDP, UCSB will construct 1,874 new faculty/staff units phased to meet the demand caused by the LRDP growth.
- Any student housing provided off campus is in addition to UCSB's 5,000 new bed commitment; UCSB must negotiate in good faith to provide mitigation of service and infrastructure impacts of such additional housing.
- County will not oppose housing projects consistent with analysis in the 2010 LRDP.
- UCSB will mitigate its projected 2,170 p.m. peak hour trip (PHT) increase from 2010 LRDP growth by paying the County a total of \$3,119,318 for area traffic improvements (Los Carneros/Mesa Road intersection improvements, Los Carneros widening, Storke Road widening). Substantial additional funds are also provided to City of Goleta for area traffic improvements within the City of Goleta.
- UCSB will monitor actual traffic generation through a prescribed monitoring program.
- If UCSB-generated traffic exceeds the projected additional 2,170 PHT and UCSB is unsuccessful in reducing trips through other means, then for each trip in excess of the projected 2,170 PHT, UCSB will pay the average of the City and County's GTIP fee for each trip in excess of the projected additional 2,170 PHT. Based on the current GTIP fees, the Supplemental Trip Fee in excess of 2,170 PHT would be \$14,215 per trip.

Isla Vista Foot Patrol Cooperative Services Agreement

Addresses County and UCSB law enforcement

Two-party agreement between County of Santa Barbara and UCSB).

- Ongoing commitment by UCSB to maintain the current UCSB staffing of seven UC Police officers to the Isla Vista Foot Patrol (IVFP) office, with enforceable and enhanced staffing requirements (UC Police officers must be available for regular duty, UCSB to fund overtime to County for any unmet staffing commitment).
- UCSB commitment of an additional 2.25 officers to be temporarily assigned to the IVFP during nights and weekends, in step with enrollment growth.
- A separate, operational MOU has been developed and will be maintained to address specific staffing and scheduling issues at the IVFP.

APPENDIX G – UCSB MITIGATION IMPLEMENTATION

COUNTY OF SANTA BARBARA

UCSB 2010 Long Range Development Plan Summary - continued

Fire Cooperative Services Agreement

Addresses provision of Fire Department services to UCSB

Two-party agreement between County of Santa Barbara and UCSB

- UCSB to provide ongoing funding for 70 % of the firefighter posts at Station 17 necessary to serve the existing population on campus at a ratio of one firefighter post for every 4,000 students (2.04 additional firefighter posts) to achieve full 2-in/2-out capability to protect existing UCSB development at current student levels, at a current cost of \$979,112 annually. This funding will be comprised of estimated revenue from emergency medical response services at UCSB (\$600,000) and payment of \$379,112 annually (adjusted based upon 55% of the actual cost of a post).
- UCSB to fund 100% of the cost of additional firefighter posts needed to serve new UCSB student enrollment growth at a ratio of one firefighter post for every 4,000 students, which equates to 1.25% of a post at full enrollment of 25,000. At the current cost of a post, this commitment represents \$858,750 annually.
- County to assume emergency medical response services at UCSB (currently provided by UC Police). Additionally, the County will maintain and UCSB will fund their current student emergency medical technician (EMT) intern program (\$83,500 annually).
- UCSB agrees to fund the cost of a replacement ambulance.
- UCSB to construct a replacement to Fire Station 17 in the event UCSB demolishes the station.
- UCSB agrees to lease to the County a one-acre parcel on West Campus for development of a future fire station.
- UCSB to make payments to the County in lieu of property tax for any faculty or staff units which are leased or rented instead of sold.

Isla Vista Cooperative Relations Agreement

Addresses IV Programs, such as a parking program and sidewalk and intersection safety improvements

Two-party agreement between County of Santa Barbara and UCSB

- UCSB will give the County a total of \$3,600,000 for improvements in Isla Vista that facilitate circulation between Isla Vista and the UCSB campuses (\$1.6 million of these funds have been allocated from El Colegio by separate agreement and the remaining \$2 million will be provided based upon student growth at a rate of \$400/student over the current 20,000 enrollment cap).
- UCSB agrees to participate in the development and implementation of a parking program for Isla Vista.
- University agrees to support programs in Isla Vista, such as alcohol and drug awareness, Greek life extracurricular opportunities and community service, and Isla Vista Master Planning efforts of the County.

NOTICE OF EXEMPTION

Filing of Notice of Exemption in Compliance with Section 21108 of the Public Resources Code

TO: County Clerk
County of Santa Barbara
105 East Anapamu Street
Santa Barbara CA 93101

FROM: Local Agency Formation Commission
105 East Anapamu Street, Room 407
Santa Barbara CA 93101
805/568-3391

PROJECT TITLE: LAFCO 15-07 Formation of the Isla Vista Community Services District

PROJECT LOCATION AND DESCRIPTION:

Approximately ½ square mile, about 330 acres, coterminous with the boundaries of County Service Area No. 31, excluding any property owned by the Regents of the University of California within those boundaries.

The creation of a CSD that does not involve any commitment to a CEQA project is a funding mechanism is exempt from CEQA pursuant to CEQA Guidelines Section 15378(b)(4), which provides:

“Section 15378 (b) Project does not include: (4) The creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.”

The Santa Barbara Local Agency Formation Commission approved the above-referenced project on April 7, 2016 and has determined it to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and local Guidelines for the implementation of CEQA.

Exempt Status:

- Ministerial
- Statutory
- Categorical Exemption:
Project is a funding mechanism is exempt from CEQA pursuant to CEQA Guidelines Section 15378(b)(4).
- Emergency Project
- No Possibility of Significant Effect [Sec. 15061 (b,3)]

By: _____
Commission Secretary

Date: _____

LAFCO RESOLUTION NO. _____

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS ORDERING THE FORMATION OF THE
ISLA VISTA COMMUNITY SERVICES DISTRICT, ESTABLISHING A SPHERE OF
INFLUENCE, SETTING AN APPROPRIATIONS LIMIT, AND ESTABLISHING THAT A
UTILITY USER TAX MAY BE LEVIED.

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Santa Barbara Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code) and the Community Services District Law (Section 61000 et seq. of the Government Code); and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the Commission's consideration of the proposal; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the proposed California Environmental Quality Act ("CEQA") determination, Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, at the meeting, the Commission considered the Formation of the Isla Vista Community Services District and Associated Sphere of Influence; and

WHEREAS, pursuant to Government Code section 61250(c), the Santa Barbara County Local Agency Formation Commission "shall order the formation of the district subject" to a vote of registered voters residing within the proposed boundaries of the district.

WHEREAS, pursuant to Government Code section 61205(b)(3), the formation of the district shall not be subject to a protest proceeding.

WHEREAS, pursuant to Government Code section 61250(f), the proposed Community Services District boundaries shall be contiguous with the area known as County Service Area No. 31, within the County of Santa Barbara and shall exclude any property owned by the Regents of the University of California within those boundaries, and which area is known as the community of Isla Vista, and is adjacent to the cities of Goleta and Santa Barbara and the University of California and encompass approximately ½ square mile, 320 acres. .

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission of Santa Barbara County as follows:

(1) The Commission finds the proposal is not a “project” under the CEQA because the project is limited to the creation a government funding mechanism that does not involve the commitment to any specific project. Pursuant to CEQA Guidelines section 15378(b)(4), a “project” under CEQA does not include the “creation of government funding mechanisms or other government fiscal activities, which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.”

(2) The subject proposal is assigned the distinctive short-form designation:

“Formation of the Isla Vista Community Services District”

(3) Pursuant to Government Code section 61250(f), the boundaries of the district shall be contiguous with the area known as County Service Area No. 31 within the County of Santa Barbara and shall exclude any property owned by the Regents of the University of California within those boundaries and said boundaries are found to be definite and certain as approved and set forth in Exhibit A,

(4) Pursuant to Government Code section 61250(b)(3), the Commission orders that the proposed formation of the district not be subject to a protest proceeding.

(4) Pursuant to Government Code section 61250(c), the Commission hereby orders the formation of the district subject to the following terms and conditions:

A) The formation of the district shall be subject to a majority vote of the registered voters residing within the boundaries of the proposed district.

B) The district' shall have a sphere of influence that is coterminous with its existing boundaries.

C) The District shall levy a utility user tax proposed by resolution of the board of directors of the district and pursuant to approval by a two-thirds vote in accordance with Section 2 of Article XIII C of the California Constitution on the utilities of gas, water, electricity, sewer, or garbage disposal services. A utility user tax imposed by the district shall not apply to any utility provided by a telecommunications service provider.

(7) The Isla Vista Community Services District board of directors shall be composed as follows:

(A) Five members elected at large from within the district as follows:

(i) Four members shall be elected for terms of four years. For the first election of the board of directors of the district, two members shall be elected for a term of two years and two members shall be elected for a term of four years.

(ii) One member shall be elected for a term of two years.

(B) One member appointed by the Board of Supervisors of the County of Santa Barbara for a term of two years for the first appointment following the creation of the district, and for a term of four years thereafter.

(C) One member appointed by the Chancellor of the University of California, Santa Barbara for a term of four years.

- B) The appropriate rate of taxation for a utility user tax shall 8 percent of the total cost of an individual's service charge for the utility being taxed and shall only be applied to electricity, garbage disposal, gas, sewage, or water services.
- (C) If the voters of the district do not vote to impose a utility user tax within the district on or before January 1, 2023, regardless of whether the establishment of the district is approved by the voters of the district, the district shall be dissolved as of that date.
- 8) The District shall within its boundaries have powers and responsibilities as follows:
 - (A) Finance the operations of municipal advisory councils formed pursuant to Section 31010.
 - (B) Create a tenant mediation program.
 - (C) Finance the operations of area planning commissions formed pursuant to Section 65101.
 - (D) Exercise the powers of a parking district, in the same manner as a parking district formed pursuant to the Parking District Law of 1951 (Part 4 (commencing with Section 35100) of Division 18 of the Streets and Highways Code).
 - (E) Contract with the County of Santa Barbara or the Regents of the University of California, or both, for additional police protection services to supplement the level of police protection services already provided by either the County of Santa Barbara or the Regents of the University of California within the area of the district.
 - (F) Acquire, construct, improve, maintain, and operate community facilities, including, but not limited to, community centers, libraries, theaters, museums, cultural facilities, and child care facilities.

(G) Acquire, construct, improve, and maintain sidewalks, lighting, gutters, and trees to supplement the level of service already provided by either the County of Santa Barbara or County Service Area 31. The district shall not acquire, construct, improve, or maintain any work owned by another public agency unless that other public agency gives its written consent.

(H) Abate graffiti.

(9) An provisional appropriations limit shall be approved as part of the formation of Six Hundred and Forty Thousand Dollars (\$640,000) for the fiscal year 2017-2018 The permanent appropriations limit of the district shall be set at the first district election that is held following the first full fiscal year of operation and shall not be considered to be a change in the appropriations limit of the district pursuant to Section 4 of Article XIII B of the California Constitution.

(11) If the voters approve formation of the District and the levy of the utility user tax, the Commission will schedule a municipal service review for the District to be heard in March 2017 or one year after voter approval of the utility user tax, whichever date is later. At that hearing, the District shall report to the Commission what powers are being exercised by the District and which powers are not being exercised. Any powers not exercised by the District as determined by the Commission shall become latent powers.

(12) The effective date of formation shall be March 1, 2017.

(13) The Commission hereby directs the Board of Supervisors to direct County election officials to conduct the necessary confirmation elections on behalf of the proposed district subject to the terms and conditions proscribed by this Resolution.

(14) All subsequent proceedings in connection with this formation shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.

This resolution is adopted on April 7, 2016 in Santa Barbara California.

AYES:

NOES:

ABSTAINS:

Dated: _____

Chair
Santa Barbara Local Agency Formation Commission

ATTEST

Jacquelyne Alexander, Clerk
Santa Barbara Local Agency Formation Commission

LAFCO RESOLUTION NO. _____

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION SETTING
THE UTILITY USER TAX RATE FOR THE PROPOSED ISLA VISTA
COMMUNITY SERVICES DISTRICT

WHEREAS, the Local Agency Formation Commission of Santa Barbara County has adopted Resolution No. _____ that orders the formation of the proposed Isla Vista Community Services District (“District”), and

WHEREAS, the adoption of Resolution _____ ordering formation was taken pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code) and the Community Services District Law (Section 61000 et seq. of the Government Code); and

WHEREAS, the Commission has elected to consider setting the utility user tax rate in a resolution separate from the Resolution _____.

WHEREAS, in Resolution _____ the Commission has directed the County Board of Supervisors to direct County Elections officials to conduct the necessary formation and confirmation elections for creation of the District on the ballot for voter approval and that direction includes approval of the proposed utility user tax at a rate set by this Resolution.

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Commission as follows:

(1) The utility user tax is not a “project” under CEQA because the project is limited to the creation a government funding mechanism that does not involve the commitment to any specific project. Pursuant to CEQA Guidelines section 15378(b)(4), a “project” under CEQA does not include the “creation of government funding mechanisms or other government fiscal activities, which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.”

(2) The District may levy a utility user tax proposed by resolution of the board of directors of the District and pursuant to approval by a two-thirds vote in accordance with Section 2 of Article XIII C of the California Constitution on the utilities of gas, water, electricity, sewer, or garbage disposal services. The utility user tax imposed by the District shall not apply to any utility provided by a telecommunications service provider.

(3) The appropriate rate of taxation for a utility user tax shall 8 percent of the total cost of an individual's service charge for the utility being taxed and shall only be applied to electricity, garbage disposal, gas, sewage, or water services and shall not be applied where prohibited by the California Constitution or state law.

This resolution is adopted on April 7, 2016 in Santa Barbara California.

AYES:

NOES:

ABSTAINS:

Dated: _____

Chair
Santa Barbara Local Agency
Formation Commission

ATTEST

Jacquelyne Alexander, Clerk
Santa Barbara Local Agency
Formation Commission