

June 2, 2016 (Agenda)

Local Agency Formation Commission

105 East Anapamu Street, Room 407

Santa Barbara CA 93101

Consider Options for 1) the Request by the Santa Ynez CSD to Include Los Olivos in the District's Sphere of Influence, and 2) a Pending Proposal to Form a Los Olivos Community Services District

Honorable Commissioners:

RECOMMENDATION

It is recommended that the Commission provide direction to staff.

DISCUSSION

Background:

The Santa Ynez Community Services District (SYCSD), by resolution, has submitted a request to amend the district sphere of influence to include the Community of Los Olivos. The area is comprised of approximately 440 acres (**Exhibit A**). The stated reason for the request is to provide services to a problem area identified in the Santa Barbara County Local Area Management Plan (LAMP). This would require the construction of a wastewater treatment plant or for property owners with failing septic tanks, replacement with an advanced septic system.

The SYCSD states in its application that the district has the resources available to it and is financially capable of providing services to its existing customers and future customers of Los Olivos. The area is not contiguous to the district's current boundaries; however, the Community Services District Law allows not contiguous territory to be included within a district's boundaries. This would require annexation in addition to the proposed SOI amendment.

For several years, Los Olivos residents and property owners have been proposing a special district to address wastewater disposal issues in the community. LAFCO staff has met with community representatives on this matter many times in past several years. Representatives of County Environmental Health Services(EHS) and the District Three County Supervisor were also involved on the meetings. However, the Regional Water Quality Control Board's fairly recent LAMP requirements have now instilled a sense of urgency in the community. As

mentioned above, the community is faced with the construction of a wastewater treatment plant or for property owners with failing septic tanks, replacement with expensive advanced onsite septic systems.

The address this matter; the community has formed the Los Olivos Water Reclamation Steering Committee. The main task of the Steering Committee is to look at governmental options for managing, financing and operating a community wastewater treatment plant.

In this regard, in March 2016, a draft petition to form a Los Olivos Community Services District (LOCSO) was submitted to LAFCO staff. Staff and LAFCO's Legal Counsel met with proponents of the LOCSO to review the draft petition before it is circulated to registered voters. As with all district formation application, the Commission requires that a Feasibility Study be prepared that identifies the services to be provided and how these services will be financed. On May 20, 2016, a representative of the Steering Committee signed a contract with Berkson Associates to prepare a Los Olivos Special District Feasibility Study and Plan for Service for Wastewater Management. In addition, County Environmental Health Services is in the final stages of preparing an Engineering Focused Feasibility Study that will be completed in late June or July 2016.

Conclusion:

The Santa Ynez Community Services District's application to include the Los Olivos community in the districts sphere of influence (and eventual annexation) presents an attractive alternative to forming a separate independent special district. The SYCSD has experience and is willing to step in to address the community's wastewater collection and disposal issues. However, the community of Los Olivos wishes to maintain a separate identity and is looking at forming a community services district to maintain local control. The Feasibility Study and Plan for Service for Wastewater Management and County's Engineering Focused Feasibility Study should clarify the best alternative for Los Olivos to address its wastewater issues.

EXHIBITS

Exhibit A Los Olivos Map

Please contact the LAFCO office if you have any questions.

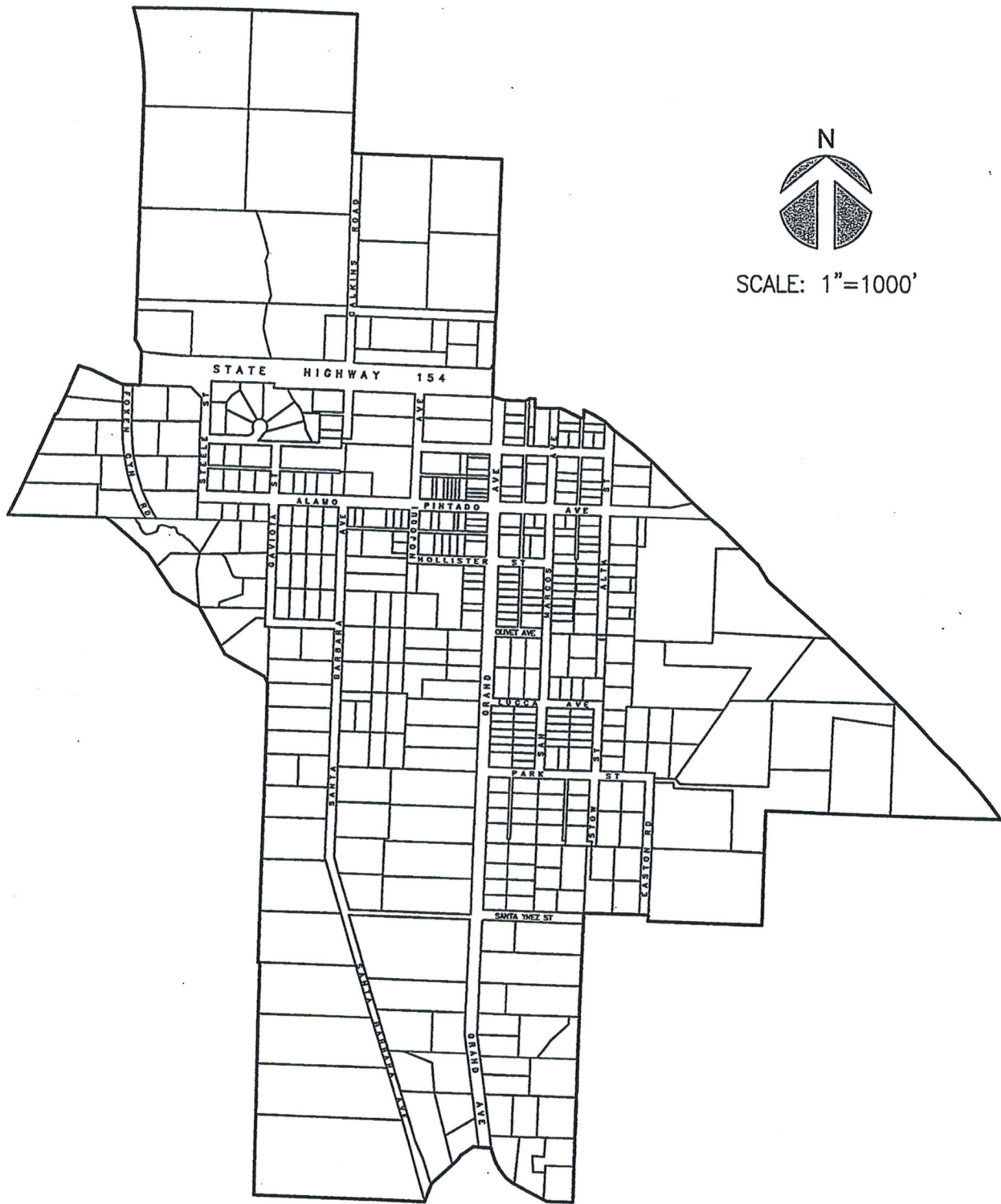
Sincerely,



PAUL HOOD
Executive Officer

Proposed Los Olivos Addition to the Sphere of Influence Area
of the Santa Ynez Community Services District

16-01



SCALE: 1"=1000'

MNS
ENGINEERS INC
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Santa Barbara, CA 93103
805.692.6921 Phone
SYCSD.150411_SPA Parcels.dwg * 10/22/2015 * RLS * E-FILE

ENGINEERING
PLANNING
SURVEYING
CONSTRUCTION MANAGEMENT

Number of Assessor's Parcels = 421
Total Area of Parcels = 440± Acres