

SC Property Owners Would Pay More And Live Oak Less

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It would cost Santa Cruz property owners more and Live Oak property owners less if the city were to annex the Live Oak area to Rodeo Gulch on the east, Santa Cruz Gardens on the north and Monterey Bay on the south.

But planning considerations and other matters of value and benefit to the city need to be considered along with costs when judgments are to be made on the feasibility of annexing the four-square-mile area and

some 12,790 more persons to the city, according to a report prepared by the city planning staff.

The report went to the city general plan committee Thursday night for study in relationship to the final development of three alternative new general plans the committee proposes to submit to the Santa Cruz City Council.

The report is entitled: "Fiscal Impact Analysis: the Feasibility of Annexing Live Oak."

The report gives considerable financial data which cover two types of annexation

considered.

6 If the city were to annex the entire area and all the people in one big action, the city would incur an estimated annual deficit of \$214,815, the report states.

If the annexation were to be made in five phases, then the city would incur an estimated annual deficit of \$310,146.

These statements are based on estimated costs and revenues of a two to three year term, the report notes.

If the annexation were made in one action, the city would have total annual costs of \$1,777,353, a 9 percent increase

in the current city operating costs. These costs would be offset by an estimated \$1,562,538 in revenues.

If the annexation were piecemeal, the estimated annual costs would be \$676,500, to be offset by an estimated \$366,354 in revenues.

On the other hand, the typical Live Oak resident would pay less local taxes and lower utility costs if the annexation were accomplished.

If the annexation were made in one act, the report states, the average cost to Live Oak residents before the annexation would be \$1,750 per year and this would drop to \$1,672 per year after the annexation.

If the annexation were piecemeal, the report states, the average cost to Live Oak residents before annexation would be \$2,277 per year and this would drop to \$2,197 per year after annexation.

Costs are higher for everyone if the annexation is piecemeal, the report notes.

The report points out that Live Oak residents currently pay twice the city's water rate and a higher rate for sewers. These would drop, respectively, from \$122 for the average resident to \$61 per year and from \$48 to \$36 per year.

There would be a lower tax rate for fire protection, too. The rate in Live Oak is \$1.08 per \$100 of assessed valuation, compared to the city's rate of 60 cents per \$100 for this service.

The general plan committee chaired by Marsha Shanle received a report also on the county's update of the proposed Live Oak General Plan.

Linda Niebanck, speaking for the county planning department, said the plan proposes limiting Live Oak growth to an urban community of 36,000 to 38,000. This would be about a 2.5 percent increase in population annually, calling for a total of from 5,200 to 6,000 new housing units during a planning period ending in 1995.

Niebanck told the committee that planning for the city does affect the Live Oak area and that Live Oak planning affects the city, so she called for interchange of information and suggestions as the planning efforts for the two areas continue.