

Members' News Letter

RIO DEL MAR IMPROVEMENT ASSOCIATION
P.O. BOX 274
APTOS, CALIFORNIA 95001-0274

January, 1987

John Richards, Editor

The County Service Area - - - Use or Abuse?

WOODMAN SPARE THAT TREE!

By Vince Casey 688-6855

Our recent community survey makes it clear that cutting down trees in Rio Del Mar is an item of significant concern to most of us. The Trees are one of the reasons many of us live here. But we also know many of the Trees are near the end of their life and so large that they are a threat to life and property. Some think we need a progressive tree replacement program.

Trimming large trees to maintain them and reduce the risk they have created, is expensive. Removal of the stump to plant a replacement tree may be even more expensive. But Rio Del Mar will be naked in a few years if we just keep cutting them down.

P.G.&E's "mushroom" trim helps protect our electric service but it may shorten the life of the Tree.

Who among us is willing to help develop a tree replacement program? Call Buzz Haines, 688-2084 or Vince Casey 688-6855.

County Tree Ordinance- "SIGNIFICANT TREE PROTECTION"

It is eight pages long & complex, but as applied to Rio Del Mar it may be summarized as follows:

A permit is required to remove or Trim more than 1/3 of any tree over 20 inches in diameter. Permits may be granted for several reasons including tree disease of safety hazard. A replacement tree may be required. County Planning is responsible for enforcement.

What can you do? Be a "watchdog" to protect our trees. The county is notifying Tree Contractors about permit requirements. Sue Williamson, Environmental Planning, 425-2701, can be of assistance.

NEWS LETTER ADVERTISING

Our newsletter is one of our most costly continuing expenses. Newsletter Advertising could help defray this cost and perhaps make more frequent newsletters possible. We are considering business Card Ads such as the following:

- 1/8 of a page \$ 15
- 1/4 of a page \$ 30
- 1/2 of a page \$ 60

Call George Truckell 688-3014

By Leonard Wickliffe

The County Service Area (CSA) is an important tool of Local Government. Through the use of the CSA a community, or a group of neighbors, who wish additional services or improvements beyond the scope provided by the County, may join together and form a County Service Area to accomplish their goals. The County Service Areas are reviewed annually by the Board of Supervisors, acting as the governing body. They may make adjustments to the services and they must set the fees to meet the needs of the CSA. The CSAs include Protection Districts, Road and Lighting Maintenance Districts, and Health and Sanitation Districts. Each organized to meet a specific need. the formation of the CSA also permits the Board of Supervisors to allocate the Special District Augmentation Funds, A fund financed through a proration of the property taxes required by State Law.

Some of the CSAs which have been created in our area are:

- Aptos/Seascape CSA #3 Street, Stairway, and Median strip maintenance.
- Place de Mer CSA #2 Water, Sewer, Park and Street maintenance.
- Loma Prieta Drive CSA #41 Road maintenance

Each of these Districts were formed by the residents involved to provide specific services to their Community.

The negative aspects of the County Service Areas are two fold.

The fees are assessed as a flat fee upon specific classes of property without regard to property valuation. To assess the fees according to property calculation would be considered a property tax and subject to the limitations of Proposition # 13.

When the County Service Area is County wide the Board of Supervisors may levy fees upon the entire unincorporated areas of the County to achieve County wide objectives. While reasonable on the surface, the Board of Supervisors may divert the general revenues of the County from essential County services and replace them with an assessment of the inequitable County Service Area Fee.

The fees assessed County Service Area # 38 (The Sheriff's Department) were purported to fund two new Sheriff Patrol Beats and a part time Beach Patrol, a much needed increase in the security and protection of the residents of the County. In reality, however, the fees would have covered the entire budget increase of the Sheriff's

Water Service Improvements 1987

RDMIA OBJECTIVES FOR 1987

Are we setting the appropriate objectives? You can add your views to those of your Directors who are currently considering the following: Be a watchdog on GROWTH. Look for practical ways to improve traffic flow & safety. Protect our TREES. The above three items are Top citizen concerns based on our recent survey.

MEMBERSHIP COMMUNICATION Neighborhood contacts Telephone committee.

EVENING OR MORNING MEETINGS. Most of your Directors are retired and prefer daytime meetings. We would like more participation by our younger members. Who among you would attend evening meetings, or a breakfast meeting? We are willing to try. Will you try? Phone your thoughts on any of the above To: Richard Casale 688-2692 or Buzz Haines, 688-2084; or Vince Casey, 688-6855

CONTINUING PROBLEMS 1. Undesirable Home Businesses. 2. Dogs 3. Signs - garage sale, lost animal, election, open house,...etc. 4. Junk cars. Wish to help with any of the above? Call Buzz Haines, 688-2084, or Vince Casey, 688-6855. For over 40 years Volunteers have helped shape Rio Del Mar. **Your help is needed.**

BEAUTIFICATION Randy Wisong, Our Beautification chairman organized the Annual "clean up" weekend and initiated the "Beautiful House Awards" to our Annual Meeting. Randy and his able helper all have developing conflicts for their time. We need a new Beautification team. Will you help? Call Buzz Haines, 688-2084 or Vince Casey 688-6855.

Beach Report

By George Truckell

Encouraging reports were received from the State Parks (Rio Del Mar Beach area) and Recreation Rangers.

Numerous arrests have been made by the Park Rangers in the beach and sea wall area of the Rio Del Mar Esplanade. These arrests involve the use of alcoholic beverages and miscellaneous drugs. The association continues to support the Park Rangers and Sheriff departments in their efforts to clean-up this beach area.

The Park Rangers have submitted a request to Sacramento for a lifeguard or junior lifeguard program for Rio Del Mar - Seacliff beaches during next's years summer season. Our association supports this project.

Plans are to schedule a volunteer work day to clean-up the islands of the Rio Del Mar blvd. Clubhouse Drive intersection, sometime in early 1987.

By Bob Brown

If financing can be arranged in time, work on improving water service to the ridge area of Rio Del Mar could begin as early as 1988. Improvements in this area are second in priority only to those scheduled for Capitola Village in 1987.

These improvements, along with others throughout the Soquel Creek Water District, have been recommended by the Walnut Creek firm of James M. Montgomery, Consulting Engineers, Inc., in a report submitted to the water district board in October, 19968. Updating an earlier, more comprehensive report prepared by the same firm in 1976, the report presents the results of a network analysis which considers the system's current configuration and condition, as well as future needs.

A computer model was developed which represents the production, treatment, storage, transmission and distribution facilities comprising the district's overall system, from its western boundary near 41st Avenue through La Selva Beach on the east. A computer analysis of this model them was used to evaluate system response and adequacy under varying conditions, and to identify present deficiencies and future requirements.

The report emphasizes a system improvement program during the next ten years, and indicates other improvements required as the system develops to its ultimate size in the year 2020.

Improvements indicates for the district's service area include new wells and storage tanks, and extensive modification of, and additions to, transmission and distribution facilities.

The schedule for these improvements has been established on the basis of priorities set by the district staff, and are based on the staff's detailed knowledge of the system's condition, problem areas, customer complaints, improvements currently in progress, etc. Outright system deficiencies revealed by the network analysis, such as inadequate storage capability in the Capitola/Soquel area, were automatically assigned a high priority.

Storage facility improvements needed to meet requirements for operation during peak hours, fire protection storage and emergency storage, are slated during the first phase of the program (1987to 1997). These include five new storage tanks with a combined capacity of 2,900,000 gallons. One of these will be a 900,000 gallon tank to be located in the Seascape area in 1992.

Production facility improvements, consisting of new wells, are scheduled not only to meet projected growth requirements, but to replace the capacity of certain existing wells which must be abandoned. A new well in the Rio del Mar area is among three planned for the first phase of the program. Additional wells will be required in the second phase to meet expected demands through the year 2020, although recent studies Department, including all wage, step and fringe benefit increases. The Sheriff's Department budget for the year 1986-87 is \$1,091,892 over the Budget

County Service area continued

for the year 1985-86. The fees raised under CSA # 38 would have been \$2,383,445. The net effect of the fees assessed CSA # 38 would be to pay the entire increase in the Sheriff's budget and leave a surplus of \$1,291,534.

The Directors of the Santa Cruz City/County Library District requested a 35% increase in their 1986-87 budget. The Board of Supervisors allowed a 7% increase due to "alack of funds". The Directors of the Library District are in the process of creating County Service Area # 49 to be in place would permit the Board of Supervisors to levy the necessary fees to meet the proposed budget requirements of the Library District.

The County has embarked upon an ambitious Park Acquisition program. They are the successful bidder for the Quail Hollow Ranch property in the North County. They propose a 2 million dollar swimming pool in the Live Oak District. And they seek to acquire the Polo Grounds property in Aptos for a Regional Park. These acquisitions are to be financed through the Park Dedication Fund, (a fund financed by a portion of the development and building fees). However provisions for the development, maintenance and operation of these facilities are yet to be worked out. There is already in existence County Service Area # 11 for the purpose of providing funds for "Park Acquisition, Development, and Maintenance as well as the operation of recreational programs and other costs associated with the operation of a Parks and Recreation Department. Should there be a short-fall in the Park Dedication Fund, or should the development, operation and maintenance costs prove to be an increased burden upon the County, the CSA # 11 becomes the logical place to take up the slack through the imposition of the "Service Fees".

The inequities of the Service Fee structure are major. In the case of residential properties the most modest cottage in the County pays the same dollar fee as the most luxurious mansion. In the case of Commercial Properties, under the CSA # 38 formula the inequities were more dramatic. The fee was assessed by parcel, \$636 for small businesses and \$2,547 for major businesses. In some instances one business could parcels and \$7,641 for one business with three parcels while at the same time a shopping center with many businesses that was developed on a single parcel was assessed \$2,547.

These inequities sparked a tremendous protest from taxpayers in all categories. The "Taxpayers Revolt" resulted in the Board of Supervisors rescinding the fees assessed CSA # 38.

With the passage of Proposition # 62 in the past election the County will be unable to increase the "Holte" tax as proposed in their 1986-87 budget. The Supervisors have rescinded the Service Fees under CSA # 38. The combined loss of revenue to the County will leave their 1986-887 budget approximately 2.5 to 3 million dollars out of balance. Chairperson Patten has stated the increase in the Sheriff's Patrols will not be possible. Other cuts in the County budget will be necessary. In the budget trimming that is to follow many essential services will be the target for reduction. There will be tremendous pressures bought to bear

upon the Supervisors to retain the "per programs" of each fraction of the electorate. We must be alert as it would indeed be tragic if the residents are to be denied adequate protection of life and property while at the same time less essential programs continued unabated.

Water Service continued

of ground water sources indicated the demand will equal the supply available from the system in the year 2007. At that time the district may find it necessary to develop alternatives, such as surface water impoundment, or sharing of water with the Santa Cruz Water District.

The majority of improvements to transmission facilities are scheduled for the first phase of the program. These improvements, which are extensive, consist principally of additional and/or larger transmission piping required not only to supply the normal demands of the existing system and projected service area growth, but to provide the ability to carry an adequate flow of water for fire protection. Additionally, small (under 6 inch) distribution piping such as miscellaneous branches, loops and cross connections between mains, will be replaced with 6 inch diameter pipe, the district's standard minimum size.

The capability to supply the flow required for fire protection was the principal criterion used in assignment of piping improvements. Hydraulic analysis of the system revealed piping in several areas to be undersized in this regard. The highest priority for piping improvements to satisfy fire protection demands was assigned to Capitola Village, with its high population density, close spacing of buildings and seriously undersized transmission piping. Improvements in this area are planned for 1987.

The "ridge" area (originally known as Deer Park Estates) in Rio del Mar, was given the next highest priority for piping improvements. These include replacement of existing undersized mains along Vista del Mar and Cuesta Drive with 8 inch piping, and installation of an additional 8 inch pipeline to the Seascape storage tank, slated for 1988. As soon as this work is completed, the booster system which supplies this area from the Vista del Mar tank will be upgraded to supply the required flow.

Next in order of priority, also scheduled for 1988, are improvements to the congested commercial area around Rancho del Mar Shopping Center.

Other areas of Rio del Mar scheduled for piping improvements later in the first phase are along Rio del Mar Boulevard, and Townsend and Moosehead Drives.

Distribution piping replacement to conform to the minimum 6 inch size was not specifically scheduled, but was assigned a priority based on adequacy for fire protection. Pipes which cannot handle a flow of 1,000 gallons a minute under sufficient pressure were given a "first priority" for replacement. These include a number of pipes in the Rio del Mar area, the majority located in the older sections such as the "flats," cross streets between Cliff and Martin, and certain parts of an area south of Cliff Drive. Some of the existing distribution piping in these areas is as small as one inch in diameter.

Montgomery's report contains preliminary estimates of construction costs for the indicated improvements which

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Water Service continued

total \$13,256,000. The estimate of cost for the first (1987-1997) phase of the capital improvement program is \$5,070,000. The second phase (1997-2020) would cost an estimated \$3,537,000 for a total capital improvement package capital improvement, is estimated at an additional \$2,429,000 for first priority pipes, and \$2,220,000 for second priority pipes.

The district has discussed various ways to finance improvements, and will meet with a financial consultant in January to review alternatives. Should a financing plan be adopted which includes revenue bonds, as is like it would then be necessary to include a bond issue on the ballot--possibly as early as June, but more realistically in November, 1987. This could result in as much as a six month to one year slippage in the anticipated schedule.

District Manager Bob Johnson estimates the debt service associated with revenue bonds to cost s much as \$40 to \$80 per year per service connection for the first \$5,070,000 phase of the capital improvement program.

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AND COMMITTEE CHAIRMEN-1987**

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