

CSA 9E Streetscape Maintenance Assessment

CSA 9E Ballot FAQs

1. What is CSA 9E?

[Pg 4 from the Engineer's Report]

INTRODUCTION

"County Service Area No. 9E (CSA 9E) was established in 1991, under Article 4, Section 25213, of the Government Code, to fund streetscape maintenance. Per Section 25214, the Government Code requires that the board adopt an annual budget and assessment for the parcels in the CSA outlining the assessed fee owed by each parcel of real property receiving the special benefit, based on an Engineer's Report. The boundary of CSA 9E is shown in Exhibit A of the Appendix of this Report."

The County formed the CSA 9E from the former Live Oak/Soquel Redevelopment Agency's area. The Board of Supervisors of the County of Santa Cruz, adopted Resolution No. 634-91, extending the scope of services within County Service Area No. 9 for streetscape maintenance and related activities. This resolution also established Zone 9E within the Live Oak/Soquel Redevelopment Project Area. The initiation of proceedings and authorization by the Local Agency Formation Commission were outlined in previous resolutions, and a public hearing on the addition of services and establishment of Zone 9E was held on November 5, 1991, without receiving a 50% protest against these changes. The Board of Supervisors declared that authorized services for streetscape maintenance are added to the existing services of County Service Area No. 9, and Zone 9E was officially established.

More information can be found on the County Service Area 9 – Service and Sphere of Influence Review: <https://bit.ly/3NNYNKQ>

Click the link below to see the entire Engineer's Report:

<https://santacruzcountyca.iqm2.com/Citizens/FileOpen.aspx?Type=4&ID=53644&MeetingID=1992>

EXHIBIT A - CSA 9E GIS BOUNDARY MAP



2. What determines how my parcel/unit fee is being assessed?

Please visit the *METHOD OF APPORTIONMENT* section of the **Engineer's Report**, [Pg 8].

Report:

<https://santacruzcountyca.iqm2.com/Citizens/FileOpen.aspx?Type=4&ID=53644&MeetingID=1992> The proposed 2025 annual assessment fee for Streetscape Maintenance is broken down as follows using *Equivalent Benefit Units (EBU)*. "Tags" are also assigned per parcel type for better determining a proportionate EBU rate. For example:

9ESIM: CSA 9E Single Residence Improved (**1** EBU)

9ESIM2: CSA 9E Single Residence Improved with 2-units (.75 EBU x **2** units)

9EMUL: CSA 9E Multi-unit — a parcel that has more than one residential unit developed on the property, or that has multiple commercial units on the parcel (.75 EBU x __ units).

The equation then results in:

(SIM) parcels, [1 EBU x 1 unit] X \$7.73 (“base value”) = **\$7.73 annually per parcel**

(SIM2) parcels, [.75 EBU x 2 units] X \$7.73 (“base value”) = **\$11.59 annually per parcel**

(See below where \$ amounts in Table No. 1 shown have already had the corresponding EBU rate applied (using base rate of \$7.73)

TAG	EBU
9EUN	0.5
9ESIM	1
9ESIM2	0.75
9EMUL	0.75
9EMUL21t99	0.5
9EMUL100	0.25
9EFAC	4
9ECOM	6

Table No. 1 – Summary of Proposed Assessment County of Santa Cruz Assessment District No. 9E			
\$3.86	Per year per parcel	Vacant and undeveloped parcels	9EUN
\$7.73	Per year per parcel	Single family residence, one unit	9ESIM
\$5.80	Per year per unit	Single family residence, two units	9ESIM2
\$5.80	Per year per unit	Multi-unit, <21 units	9EMUL
\$3.86	Per year per unit	Multi-unit, 21 to 99 units	9EMUL21t99
\$1.93	Per year per unit	Multi-unit, >99 units	9EMUL100
\$30.91	Per year per unit	Educational, health, or religious facilities	9EFAC
\$46.37	Per year per unit	Commercial parcels	9ECOM

[Pg 10 from the Engineer’s Report]

“SIM & SIM2 Single Family Residential (SFR) - This land use is defined as a fully subdivided residential home site with a single structure. This land use is assessed 1.00 EBU per parcel. This is the base value that all other properties are compared against. This analysis assigned 9ESIM2 to any SFR that is assessed as two units on one parcel; that includes SFRs with a granny unit or ADU, attached or detached. The 9ESIM2 tag has an EBU of 0.75 so that a SFR plus second unit will see a special benefit assessment of 2 units times the 0.75 EBU, for a total multiplier of 1.5, relative to the 1 multiplier used for a single unit SFR.

3. Is this an annual assessment?

Yes, this is an annual assessment that will appear in your property tax bill.

4. Will this assessment increase affect my CSA 9A assessment?

No; CSA 9A Is for Residential Streetlighting and will not be affected by the assessment increase for CSA 9E –Streetscape Maintenance. These levies are subject to Proposition 218, which requires residents in the proposed benefit

zone to vote on them. Assessment fees, ranging from \$2.35 to \$4.70 per year, must be approved by at least half of the property owners' votes, with votes weighted based on the proposed assessment amount.

5. What “Streetscape Maintenance” services will be performed?

[Pg 6 from the Engineer’s Report]

B. Description of Services

“The purpose of this CSA is to ensure the ongoing maintenance of the streetscape elements within the designated service area. The special benefit assessments levied for this CSA are designed to generate a sustainable revenue stream that will cover all expenses related to the maintenance of the existing landscaping as well as implementation of any necessary minor improvements.

This includes, but is not limited to, expenses for materials, equipment, labor, and administrative costs.” See FAQ 6 for more details.

6. Will “Streetscape Maintenance” support large-scale reconstruction or major renovations of the streetscape improvement and facilities?

It is important to note that while these assessments will support ongoing maintenance, they are County of Santa Cruz Assessment District No. 9E (Streetscape Maintenance) not intended to fund large-scale reconstruction or major renovations of the streetscape improvements and facilities.

The focus of the CSA is on preserving and enhancing the existing streetscape elements to maintain a safe, aesthetically pleasing, and functional environment for the CSA community. The maintenance and servicing of the streetscape are funded entirely through the service area assessments and are generally described as:

Weed Abatement: Ongoing control and removal of weeds and invasive vegetation to preserve the health and aesthetics of the streetscape.

Tree Care: Comprehensive tree care services, including pruning, trimming, and removal of hazardous branches, to promote healthy growth and ensure safety.

Minor Concrete Maintenance: Grinding and repair of sidewalk to promote a safe and accessible walking environment for pedestrians.

Planter Bed Maintenance: Tending to and replanting flowers and shrubs in planter beds, enhancing the visual appeal of streetscapes.

Annual Landscaping Enhancements: Seasonal planting and landscape improvements to keep the streetscape vibrant and updated throughout the year.

These combined services play a crucial role in maintaining well-kept and appealing streetscapes and fostering a positive environment for the community.

7. When was the last assessment increase?

The assessment for CSA 9E has not increased since the 1998/1999 fiscal year when the EBU was set at \$3.08.

8. Does filling out the ballot mean I support the assessment increase for CSA 9E?

Yes, by filling out the ballot and voting 'yes', you're voting in support of the assessment increase associated with CSA 9E. The result is determined by the ballots received.

9. My assessment is incorrect, what do I do?

If you think your calculated assessment is incorrect, it may be because your parcel information on record needs to be updated. To clarify any questions please contact our office at (831) 454-2160.

10. My name, address or other information is misspelled. How can I correct this information?

To correct any misspellings in your name and/or update your address please contact the County of Santa Cruz Assessor's Office at: 831-454-2002.

Please note: If you support this assessment increase, you can still vote even if your information is incorrect.