

CSA3 Beach Services Changes
for discussion at
CSA3 2024 Annual Meeting
November 10, 2024

Your CSA3 Board would like your opinions on some possible changes in our CSA3 beach services.

Seascape County Service Area (CSA3) services currently include maintenance of our 15 medians and security on the County beach area between the Trestle Bridge and Via Gaviota (commonly called Beer Can Beach). There has been no increase to our CSA3 \$50/year assessment since 1996 and costs have more than doubled since then, causing significant service cuts.

In the last 5 years, CSA3 home owners have twice rejected an increase in that annual assessment to \$150. The 2021 vote lost 59% to 41% with 48% of owners voting. The 2023 vote lost 52% to 48% with 54% of owners voting.

Before considering another vote, the CSA3 Board has spent time this last year talking with County staff about other ways to reach agreement among owners on paying a sufficient amount to effectively support the CSA3's assigned services.

Of specific concern in those discussions has been the security service we are currently providing on the County beach area popularly known at Beer Can Beach. This service currently consists of a security guard visiting the beach every evening at about midnight. They visit groups of individuals still on the beach at that hour, informing them that neither fires nor alcohol are allowed, ensuring fires are extinguished and alcohol is removed.

After consultation with the County Counsel, County staff informed us that our CSA3 beach services have been determined to be a "general benefit" to the public, meaning it benefits everyone who accesses that County beach, not just CSA3 owners. California's 1996 Proposition 218 law limits CSA **parcel assessments** to services that benefit the CSA property owners specifically, not the general public.

The County says we have the following options regarding this general benefit service of Beach Security:

1. We could discontinue the service since it is not a valid specific service for our CSA property owners. County Parks and Sheriff would then provide only what support they can within their county-wide demands.
2. We could continue the service under the assumption that most CSA3 owners support it even as a general service.
3. We could move our beach security services to the County Parks CSA11.

CSA 11 provides a variety of Park related services to 38 neighborhood, community, regional, and rural areas of the County. It was formed as a “**special fee**” service area, which, under Prop 218, can be used as described and supported by 2/3rds of area voters, including for general benefit services.

Services at our local beach would be provided in CSA 11 as a specific “**zone of benefit**”. This is a funding mechanism that is used to determine and collect funds within a County Service Area to receive a specific service. At this time, neither CSA 3 nor CSA 11 has a zone of benefit. However, other CSAs around the county have one or more zones of benefits within their jurisdiction.

CSA11’s primary source of revenue is from property taxes and Measure F passed in 2014. But additional services may require other sources of revenue.

This CSA11 option would require the following steps:

1. CSA3 would undertake an engineering study (required under California state law) to verify which specific properties would benefit from this CSA11’s proposed “zone of benefit” for beach services. The cost of such a study would run between \$20-50,000 and would come from our current CSA3 reserves.
2. The County Parks department would calculate their annual cost of providing security and maintenance services at our County beach and determine what additional funds would be needed to provide those services.
3. If County Parks determines they would need additional funds to provide this new service under CSA11, then the County would hold a vote of the property owners identified as being in the “zone of benefit” on whether they are willing to pay this additional cost. Again, a 2/3rd vote would be required to pass. Note, that only the residents within the proposed “zone of benefit” would be subject to this new proposed assessment and would vote on this question.
4. If the vote passes, the management of the beach services would then fall under the control of County Parks and would no longer be part of the responsibilities of CSA3 and its neighborhood board.

We are spelling this out now to our Annual Meeting attendees to get some initial feedback from you on these options. In view of the costs and multiple steps, the CSA3 board may also consider a mailed polling of the property owners nearest to the beach to see if they would be in favor of moving the beach services into the Parks Department along with an additional annual assessment.

The alternative remains going forward with another vote to increase the annual assessment on all current CSA3 property owners to maintain and improve our current median and beach services.