

Aptos Seascape County Service Area 3

Median Renovation Plan and Budget 2021-2025

January 14, 2021

PURPOSE

This document has been developed by the County Service Area (CSA) 3 Seascape Board to document their proposed plans for the renovation of the 15 medians in the CSA3 area. The Plan includes goals, design, cost, and timeline. Implementation of this Plan will require the parcel owners within the CSA to approve an assessment fee increase. This Plan will be shared with all parcel owners to help them understand the proposal before they vote.

A. County Service Area 3 Responsibilities

County Service Area 3 was formed in 1965 during the initial development of the Seascape community. (See Addendum B for more detailed information on the history and budget of CSA3.)

County Service Areas (CSAs) are one of the most local forms of government. They allow local property owners to make majority decisions about extra services they need in their neighborhood to address common needs, and how much to charge themselves for those services. They also choose representatives to a Board to make decisions about the management of those services. It is local control at its most local level.

The services that CSA3 property owners have provided themselves have changed somewhat over the years since its creation. In the last two years these have been:

- 1.) Maintaining our medians,
- 2.) Providing security and garbage removal from the beach area between Via Gaviota and the railroad trestle at Dolphin and Sumner, and
- 3.) Providing street sweeping.

B. Seascape Medians Condition

CSA3 includes 15 medians on the three primary streets that unite and serve as primary transportation corridors for Seascape and the adjacent Aptos neighborhoods.

These include:

- 8 Medians on Seascape Boulevard from San Andreas to Sumner Avenue
- 4 Medians on Sumner Avenue from Clubhouse Drive to its south end
- 3 Medians on Clubhouse Drive from just before it crosses Sumner to its end at Via Palo Alto

These medians were originally planted more than 40 years ago. For many years, Seascape neighbors approved sufficient funding for CSA representatives to keep the medians in good condition. Records show that previous boards felt the medians were a beautifying asset of our neighborhoods that positively impact all our property values.

Unfortunately, as described further in Addendum B, local home owner representation and management of CSA3 funds and services have deteriorated over the last 10-15 years. The former board dissolved and only one individual made decisions about the funds without annual homeowner meetings or other communications. In September 2019, a new board election was held and a new 7-member board was seated.

CSA3 property owners last approved an assessment increase in 1996, almost 25 years ago. As the purchasing power of our assessments have diminished with inflation, the revenues have become insufficient to provide more than cursory maintenance of the medians. The medians last had any significant work done to them in 1989, according to our records. In addition, a new drought-related state law has prohibited irrigation of turf areas in the medians. This has forced the elimination of all watering in the medians until the turf can be removed and the irrigation system renovated. During the last 5 years, our medians have become increasingly bare in places, overgrown in other places, and generally unkempt.

The new CSA3 board now proposes enhancing our Seascape neighborhood's beauty and value by recognizing the importance and prominence of these medians and restoring them to reflect the overall neighborhood's unique character.

C. Median Renovation Project Goals

The new CSA3 Board decided early in 2020 to go out to bid to hire a new maintenance contractor for the medians. We specifically sought someone who could also provide them guidance in designing and implementing a new median design. We chose Coastal Landscape Inc. owner and Landscape Designer, Jeff Powers who is also a Seascape resident.

The Board adopted the following goals to guide their design and installation of new median plantings:

1. Drought Tolerant and California Natives

All plant material selected should be able to survive in the median areas with significantly reduced irrigation beyond the first two years of establishment. Emphasis on California natives will provide this quality, as well as extend and reflect the natural beauty that surrounds our neighborhood.

2. Low Maintenance

To reduce the future cost of maintenance, all plant material selected should be able to survive in the median areas with little to no trimming or pruning, with a maximum tree height of 20-25' and width of 10-15'. Trees that cause invasive root damage to the public transportation infrastructure will be removed, and any trees added will be selected to avoid root damage to the built infrastructure of the medians and the sewer lines below the road.

3. Fire Safety

No plant material selected should increase the potential fire danger within the neighborhood, including spreading sparks or creating fire ladders to nearby vegetation. Before implementation of this Plan, the plant selection will be reviewed with the Aptos/La Selva Fire District's Fire Marshall.

4. Invasive plants control

No plant material selected should spread their seeds to other planted areas, including grasses.

5. Integrated Pest Management and Pollinator Support

Maintenance of the median plantings should depend primarily on Integrated Pest Management techniques and use toxic insecticides and herbicides only as a very last resort. Some plant material selected will attract beneficial insects to create a natural balance for pest control. By using no toxic chemicals and planting natives, we will also be supporting local butterflies, bees and other pollinators.

D. Recommended Plantings

Our Landscape Designer, Jeff Powers, recommended that the Board look to the existing character of our Seascape neighborhood for design inspiration in renovating our medians. Seascape neighborhood is fortunate to have retained significant native vegetation in its two arroyos and rail corridor, giving the area a general rural character. Emphasizing native plantings in our medians would accentuate that character as well as meet all the goals identified for the project.

Landscape Designer Powers has considerable experience in using native plants to create beautiful and resilient designs for large areas. His recommended designs for our CSA3 medians incorporate California natives with natives from other countries that have similar environmental characteristics, such as Australia. These will flourish with significantly reduced water use and little maintenance, and provide beautiful seasonal color.

The pine trees originally planted in some of our medians are indigenous to our area, but far too large for the restricted growing area of a median. Their roots have begun to damage the nearby curbing and street paving and may jeopardize the integrity of some sewer lines. The County recommends their removal, which is supported by a consulted arborist.

The proposed Plan uses different trees on each of our primary streets – Seascape, Sumner and Clubhouse — but similar understory plantings (shrubs and groundcovers) throughout all medians to create a repetitive, unifying neighborhood design. The common theme would be a mix of California native perennials, succulents and grasses, with a few larger eye-catching Australian perennials in key locations.

Following are the specific choices of trees and understory plants chosen for each street. Design plans are included in Addendum A. Note that some changes to these selections may be necessary during implementation.

1. SEASCAPE BOULEVARD

a. Seascape Boulevard Trees

There are currently 22 mature Olive trees (*Olea europaea*) in the 8 medians on Seascape Boulevard and 6 Cypress trees. The Cypress trees have grown too large for the median. They are beginning to lift the curbing and will eventually damage the street. The Olives are mostly quite healthy and are still an excellent tree choice for our medians, meeting all of our planting goals. They also represent a significant financial investment that would cost at least \$150,000 to replace. It is recommended that these trees be kept, pruned, and strategically cared for in the future to maximize their natural beauty.

The Board intends to seek additional mature Olive trees to add to the Seascape Boulevard medians to balance the distribution of these trees as the key tree design element of this main street. There are 4 mature Olive trees on Sumner that could be moved to Seascape Boulevard.

b. Seascape Boulevard Understory Plants

The Board has chosen a fairly consistent selection of complimentary shrubs and groundcovers that meet the planting goals be used throughout all 15 medians. This would provide a continuous, repetitive design that provides a unifying definition to the Seascape neighborhood

The plants recommended for Seascape Boulevard medians are:

1. Blue Chalk Fingers, Groundcover Succulent (*Senecio mandraliscae*)
2. Serpents Blue Chalk Fingers, Upright Succulent (*Senecio vitalis* 'Serpents')
3. Angelina Stonecrop (*Sedum repestre* 'Angelina or *Sedum mexicanum* 'Lemon Coral')
4. Wild Rye Grass (*Leymus condensatus*)

5. Sage Groundcover (Salvia 'Bee's Bliss')
6. California Fuchsia (Epilobium)
7. Pincushion shrub (Leucospermum), at the entrance and perhaps a couple at other key locations.

2. SUMNER AVENUE

a. Sumner Avenue Trees

The Sumner Avenue medians currently have 6 large pines that need to be removed due to the damage their roots are doing to the roadway. They also include some ornamental plum trees that have become old and misshapen. This allows the selection of a new key tree species to use as the base of plantings in the 4 medians along these streets. The following two species have been chosen for their appropriate size, beauty, and seasonal color.

- **Santa Cruz Island Ironwood** (*Lyonothamnus floribunda*)
Evergreen tree growing up to 25' height and 15' wide with peeling reddish gray or brown bark and fern-like leaves with grayish undersides. From spring into summer, it blooms with 8-18" clusters of white flowers.
- **Western Redbud** (*Cercis occidentalis*)
A multi-branches deciduous tree that grows 15-20' tall with similar width. In Spring it delivers a display of bright magenta flowers, ½ inch long and in fall, its leaves turn yellow. Branches are picturesque year-round.

b. Sumner Ave Understory Plants

The understory plants selected for Sumner Ave medians are:

1. Blue Chalk Fingers, Groundcover Succulent (*Senecio mandraliscae*)
2. Serpents Blue Chalk Fingers, Upright Succulent (*Senecio vitalis* 'Serpents')
3. Angelina Stonecrop (*Sedum repestre* 'Angelina or *Sedum mexicanum* 'Lemon Coral')
4. Sedge Grass (*Carex*)
5. Beardtongue (*Penstemon*)
6. Purple Sage (*Salvia clevelandii*)

3. CLUBHOUSE DRIVE

a. Clubhouse Drive Trees

CSA3 is responsible for one Clubhouse median east of Sumner, and the two Clubhouse medians west of Sumner. The original 4 large pine trees in these medians either have been removed recently or will be soon. No large trees should be placed again in these medians because of both their narrowness and the area's view corridor to the ocean. However, just 3 of the following low growing and dramatic palm trees have been selected:

- **Mediterranean Fan Palm** (*Chamaerops humilis*)
A small evergreen palm, multi-trunk habit, slow growing to 10-15' height and 10-15' width, blue-green foliage.

b. Clubhouse Drive Understory Plants

The understory plants chosen for Clubhouse Ave medians are:

1. Blue Chalk Fingers, Groundcover Succulent (*Senecio mandraliscae*)
2. Serpents Blue Chalk Fingers, Upright Succulent (*Senecio vitalis* 'Serpents')
3. Angelina Stonecrop (*Sedum repestre* 'Angelina or *Sedum mexicanum* 'Lemon Coral')
4. Sedge Grass (*Carex*)

E. Renovation Costs, Funding, and Timeline

1. Costs

Working with our Coastal Landscape Inc. owner and Landscape Designer, Jeff Powers, the CSA3 Board has developed the following estimates of projected renovation costs.

MEDIAN RENOVATION BUDGET

Tree Removals	\$ 30,000	All removals
Plants and Installation	\$ 300,000	Based on 70,000 square feet with plants at 4-5' centers
Irrigation Renovation	\$ 40,000	50,000 estimated less 10,000 rebate
Mature Olive Tree Additions	\$ 20,000	4 trees at 5,000 each moving costs
Olive Tree Pruning	\$ 10,000	Existing trees
Contingency	\$ 20,000	
	\$ 420,000	

The costs for plants and installation is based on a professional estimating standard used by landscape designers. It is based on the total square footage of the planting area, the desired distance between plants (or density of plantings), and the average plant cost. Installation costs (labor, materials, etc.) are included in that formula.

The current irrigation system in the medians will require significant repair and/or replacement to be operational again. The cost of these changes will depend on the type of systems installed and our estimate here is still preliminary. But we have consulted with Soquel Creek Water District and are confident that we can meet their requirements for a turf-replacement rebate of approximately \$10,000.

Even though we have selected drought tolerant and low maintenance plants, renovating our medians will still increase our on-going costs for maintenance of those medians. With the assistance of Soquel Creek Water District staff, we have estimated on-going water costs to equal about \$30,000 per year even with drought tolerant plantings. Future maintenance labor costs will increase each year of the project as the number of plantings increase, but they will then level out with annual cost of living adjustments. These additional on-going costs are included in the operating budget below.

2. Funding

CSA3 currently has a limited annual budget of less than \$80,000 from the CSA3 annual assessment fees paid by the owners of the 1,693 parcels in the CSA area. The County reduces this \$80,000 by 25-30% for fees leaving an actual budget of less than \$60,000. As described earlier, these annual fees have not changed since 1996, while the cost of the CSA3 services have increased significantly.

The failure of our funding source to keep up with increased costs has required cut-backs in the maintenance of the medians, and reduction in the frequency and type of security and trash removal services on the beach. There are also other services that CSA3 has adopted in the past which have had to be eliminated including street sweeping and maintenance of stairways and walkways to the beach.

Addendum B of this report includes a chart showing CSA3's Financial Summaries for the last 7 years. Here you will see the disparity between our available funds and increasing costs.

The CSA3 Board has looked carefully at our one-time Median Renovation Plan costs and on-going service costs and considered various funding structures and timelines to cover both. The Board feels it is important to the beauty and safety of our neighborhood to not only consider at this time, the Median Renovation

Project proposed here, but also the potential restitution of the other CSA services that have had to be cut back in prior years due to lack of funding. The Board also intends that the CSA begin to build again a reserve for emergencies and future expansion of services that may be necessary.

For all these reasons, the Board proposes the following to our CSA neighbors for a vote:

Assessment Increase Proposal:

- Increase the per parcel assessment as shown in the following chart, starting in County fiscal year 2021-2022; plus, allow for potential Consumer Price Index adjustment each year starting in County fiscal year 2022-23, but only when necessary to meet approved expenses.**

	# Parcels	Current Fee	Proposed Fee
Residential & Vacant Lots	1572	\$50	\$150
Duplex	46	\$100	\$300
3-unit Condos	12	\$150	\$450
4-plex & Retirement Housing	4	\$200	\$600
Minor Commercial, Affordable Housing, Hotels, Swim/Tennis Club	4	\$400	\$1200

The CSA3 Board realizes this proposal is a significant one-time jump in the assessment rate, but feels that it is necessary to (1) catch-up on our purchasing power after 25 years of no fee adjustments, (2) repair the damage done by more than 10 years of deferred maintenance, (3) pay for water costs that are increasing at a far greater rate than the Consumer Price Index, and (4) build a reserve for increasing costs and unforeseen expenses.

We are also proposing a potential CPI increase each year so that we do not fall behind again. Note that this CPI adjustment would not happen automatically, but only when necessary to meet approved expenses.

The Board has developed the following projected multi-year budget for the use of these funds for both this proposed Median Renovation Plan and on-going operational costs.

CSA3 Budget Projections with Proposed Assessment Increases					
	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
Assessment Rate	\$50-\$400	\$150-\$1200	\$150-\$1200	\$150-\$1200	\$150-\$1200
REVENUE					
Assessment Fees	80,000	240,000	240,000	240,000	240,000
Total Revenue	80,000	240,000	240,000	240,000	240,000
EXPENDITURES					
Median Renovation	11,000	135,000	115,000	92,000	67,000
Median Maintenance	20,000	30,000	40,000	50,000	60,000
Water	8,000	25,000	35,000	40,000	45,000
Beach Services	24,000	25,000	25,000	30,000	36,000
County Costs	17,000	25,000	25,000	28,000	32,000
Total Expenses	81,000	240,000	240,000	240,000	240,000

Note that “County Costs” in this budget include County staffing and overhead charges passed on to CSA3 for management of funds. The County requires these services be performed by County staff.

We feel this proposal keeps the annual assessment at a level that should be affordable by all households in our CSA, while spreading the project costs and implementation over a reasonable number of years.

2. Implementation

An assessment increase requires a majority vote of all those voting in a mail-in ballot sent to all CSA3 parcel owners. The elections will be carried out by the County Department of Public Works staff sometime in spring 2021. Approved changes will go into effect with the beginning of the following County fiscal year, beginning in July 2021. Parcel owners would see the first increase in their December 2021 property tax bill. The funds approved by that vote, however, would be available for the CSA to use beginning in July 2021.

The CSA3 Board has developed the following initial 4-year Work Plan for this Median Renovation. When planning for a multiple-year project, there are obviously many things that can change during that period that would necessitate adjustments in the Plan. The Board will continually monitor the progress of the Plan implementation and keep our CSA3 parcel owners informed as we proceed.

Initial Work Plan *(to be amended as needed in execution)*

Year 1 FY 21-22 – Seascape Boulevard

- Continue removal of seed bank on all medians
- Remove all unneeded shrubs and groundcovers on all medians
- Prune olives on Seascape medians
- Move additional olives to Seascape medians, if possible
- Renovate irrigation system on Seascape
- Begin planting shrubs and groundcover on Seascape medians

Year 2 – FY 22-23 – Clubhouse Drive

- Continue removal of seed bank on all medians
- Complete planting shrubs and groundcover on Seascape medians
- Renovate irrigation system on Clubhouse
- Plant trees, shrubs, and groundcover on Clubhouse medians

Year 3 – FY 23-24 – Sumner Avenue

- Remove large pine trees on Sumner
- Renovate irrigation system on Sumner
- Plant trees, shrubs and groundcover on Sumner medians

Year 4 – FY 24-25 - Completion

- Complete all project elements as needed.

F. Public Information and Comment

The CSA3 Board will attempt to reach as many parcel owners as possible about this Plan before the assessment increase vote is held. We will distribute it widely throughout the CSA through HOAs, Nextdoor.com, and our email list. We will post information about the Plan in common areas in the Seascape Village Complex, and we will hold a number of virtual meetings to discuss the Plan. We welcome all questions and comments, which can be sent to us via our email address: csa3seascape@gmail.com.

We hope you find this plan informative and look forward to hearing your comments. The Board hopes you will share our enthusiasm for beautifying our neighborhood.

G. CSA3 Assessment Fee Increase Q & A

The CSA3 Board provides the following Questions and Answers to help home owners understand additional elements of this proposal:

1. What happens if the assessment fee increase is not supported?

If CSA3 homeowners vote down this assessment proposal, impacts will include:

- No renovation of the medians will be possible. Further tree removal will be discontinued. Dead trees may be removed by County Department of Public Works, but only for safety reasons.
- Maintenance of the medians will be restricted to weed removal on a rotating basis, similar to what was done in earlier 2020.
- No improvements in other CSA services will be possible and existing services will continue to deteriorate as “cost of living” increases are needed in these contracts.

2. What are the “County Costs” shown in the CSA3 budgets?

The County Department of Public Works charges all CSAs for the direct staff time and the departmental overhead costs they incur for managing the CSA’s services. Other County costs for auditing and accounting are also passed on to the CSA. The CSA3 Board has found these charges currently account for approximately 25-30% of our budget. The County does not give CSA’s the option of managing the necessary administrative costs ourselves.

3. Will this proposal improve road conditions?

If funded, this Median Renovation Plan will remove the large pine trees in our medians whose roots are beginning to damage the nearby roads. The County Department of Public Works has recently repaired some of these areas, but more will be done as additional trees are removed. Please note, though, that not all neighborhood road damage is caused by root invasion and this plan will not assure all repairs.

4. How does tree root damage impact our area’s sewers?

The County sewer main lines run under the medians in some parts of Seascap Boulevard and individual home connections to that main run under the nearby street. The County Department of Public Works and some homeowners have already begun to see some damage to these lines from roots of our large pine trees. This underlines the need to remove the large trees on these medians and to replace them with plantings whose roots will not be invasive.

5. How can we have utility / water charges when we have turned off the water in the medians?

Soquel Creek Water District has a multiple level rate structure that charges both a fixed monthly service charge per meter and a water quantity charge. CSA3’s median irrigations system has a total of 8 meters in our 10 medians for which we currently pay approximately \$8,000 per year in meter charges. These continue to be charged whether we use water or not. It should also be noted that Soquel Creek Water District has a schedule for rate increases over the coming years, which have been built into the CSA’s projected budgets.

6. How was the current CSA3 Board selected?

Santa Cruz County CSA policies require 1-2 representatives to be elected or appointed for each CSA and for annual meetings of homeowners to be held. For much of the past history of CSA3, representation was provided by a local non-profit, the Seascape Improvement Association (SIA), or members of its board. The SIA lost its California nonprofit status and was dissolved on December 31, 2017. The last representative of that association resigned as the CSA representative in 2018 and a local homeowner, Tom Jorde, was asked by the Public Works Department to step into that position due to his expressed interest in CSA matters. In 2019, Mr. Jorde asked Trink Praxel, another CSA3 advocate, to join him in representing the CSA and in creating a new more broadly representative Board.

In Fall 2019, these representatives widely distributed an invitation to CSA3 homeowners to join them for a meeting to elect a new board. Approximately 50 Seascape neighbors came together in two neighborhood meetings in September 2019 to reconstitute a governing board for CSA3. In those meetings, attendees reviewed the origins and responsibilities of the CSA for managing the use of assessment fees collected from Seascape area homeowners. At the second neighborhood meeting on September 28, 2019, those present elected the following seven home owners as a new CSA3 Board: Margit Aramburu, Mark Birns, Tom Jorde, Harold Mancusi-Ungaro, Chris Modjeski, Denis Poole, and Trink Praxel.

7. Why was street sweeping discontinued and can it be restored?

In 2019, before the new CSA3 Board was elected, the two CSA3 representatives could see that the CSA's budget was in a shortfall. Yet funds were urgently needed in the fall to remove a couple dead pine trees in our medians that could have fallen during the winter. The representatives decided to cancel the CSA street sweeping service rather than cut back other services even further.

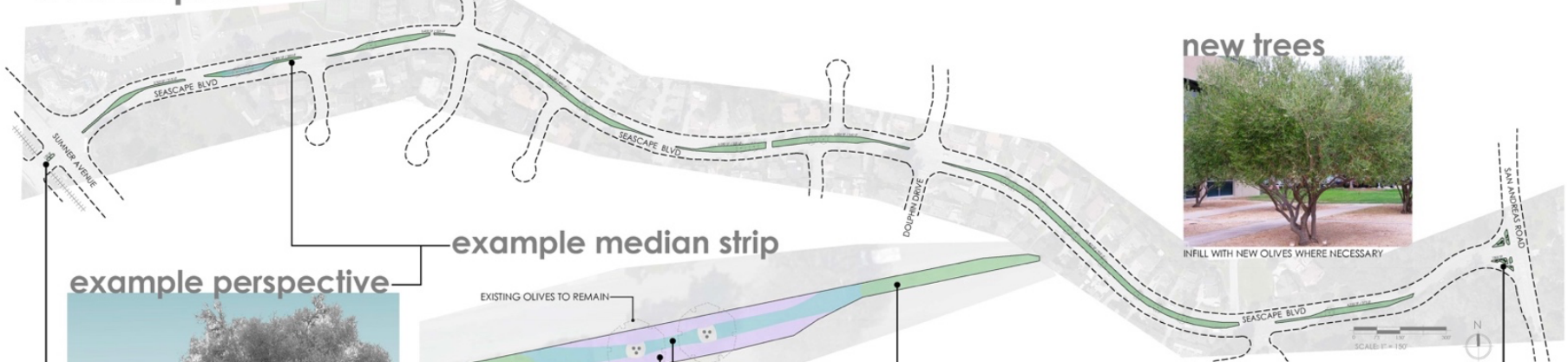
The street sweeping was being provided by the County under an extended services agreement that was supposed to deliver more street sweeping to our CSA area than what would otherwise occur. Neighbors told the representatives they did not see the sweepers as regularly as was expected, and the impact on the overall neighborhood was minimal. The representatives cancelled the sweeping service to provide sufficient funds for safety needs, with the expectation that the new Board could consider this service again in relationship to other CSA3 needs. Yes, the service can be restored, but its effectiveness and CSA-wide impact should first be considered.

8. Can Seascape parcel owners make additional voluntary contributions to the Median Renovation Project?

The CSA3 Board would certainly welcome contributions from any neighbors who would like to go beyond their assessment to make an additional voluntary contribution to the Median Renovation Project. We are currently exploring various ways in which this can be done efficiently and will provide that information as soon as a decision is made.

ADDENDUM A: Median Renovation Designs

overall plan *ALL EXISTING OLIVES AND BOULDERS TO REMAIN. ALL OTHER PLANTINGS TO BE REMOVED.



new trees

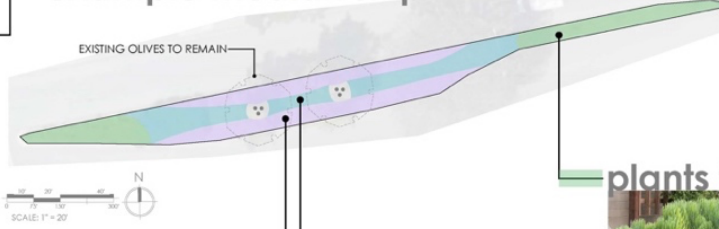


INFILL WITH NEW OLIVES WHERE NECESSARY

example perspective



example median strip



plants type a



LEYMUS CONDENSATUS / WILD RYE GRASS

plants type b



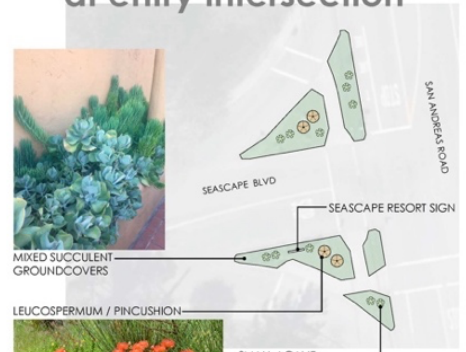
SENECIO SUCCULENT / UPRIGHT CHALKFINGERS

plants type c

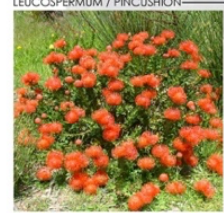


SENECIO VITALIS 'SERPENTS' / SERPENTS BLUE CHALK FINGERS

planting islands at entry intersection



MIXED SUCCULENT GROUNDCOVERS



SMALL AGAVE

seascape resort entrance sign



SALVIA 'BEE'S BLISS' / SAGE GROUNDCOVER



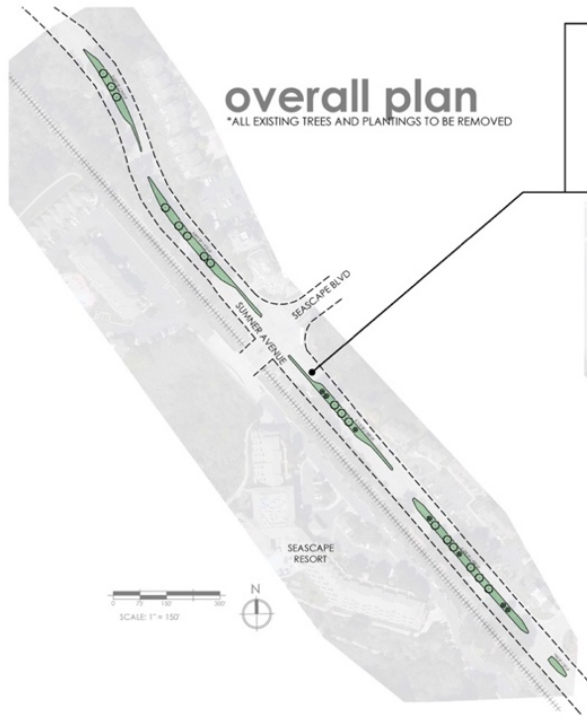
EPILOBIUM / CALIFORNIA FUCHSIA



SEDUM / CHARTREUSE GROUNDCOVER

seascape blvd

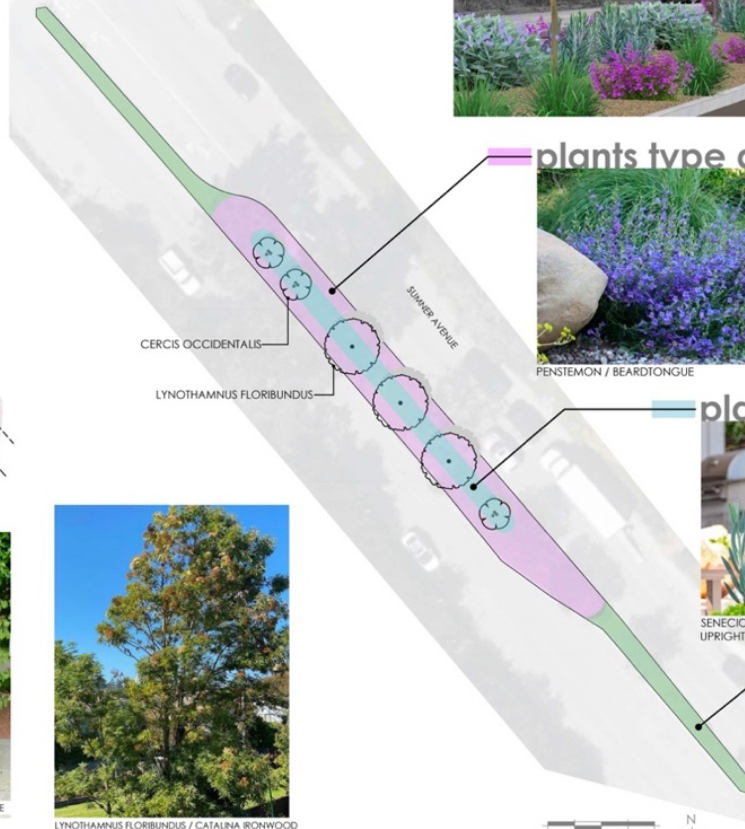
SEASCAPE, APTOS, CALIFORNIA
OCTOBER 29, 2020



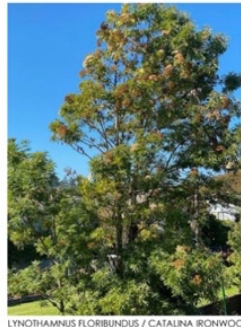
example perspective



example median strip



new trees



summer ave & seascape blvd

SEASCAPE, APTOS, CALIFORNIA
OCTOBER 29, 2020

COASTAL
LANDSCAPING, INC.

mbLA
LEAD BY DESIGN



example perspective

plant palette



CHAMAEROPS HUMILIS / FAN PALM
MULTI-TRUNK



MIXED SUCCULENT GROUNDCOVERS

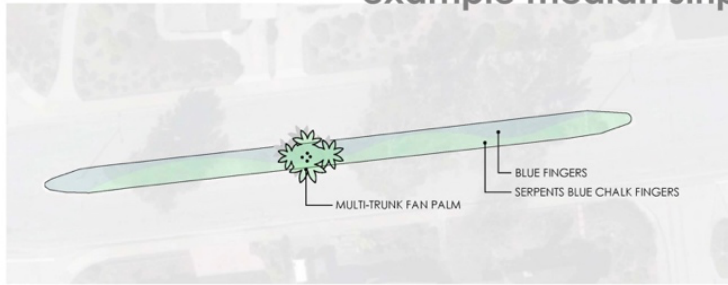


SENECIO VITALIS 'SERPENTS' / SERPENTS BLUE CHALK FINGERS



SENECIO TALINOIDES VAR. MANDRALISCAE / BLUE FINGERS

example median strip



SCALE: 1" = 20'
N

overall plan



SCALE: 1" = 150'
N

clubhouse blvd & sumner ave

SEASCAPE, APTOS, CALIFORNIA
OCTOBER 29, 2020



ADDENDUM B

Seascape County Service Area 3 (CSA3) Information

1. History

The Seascape neighborhood was developed in the mid 1960's on a then-undeveloped bluff overlooking the ocean in Aptos, California.

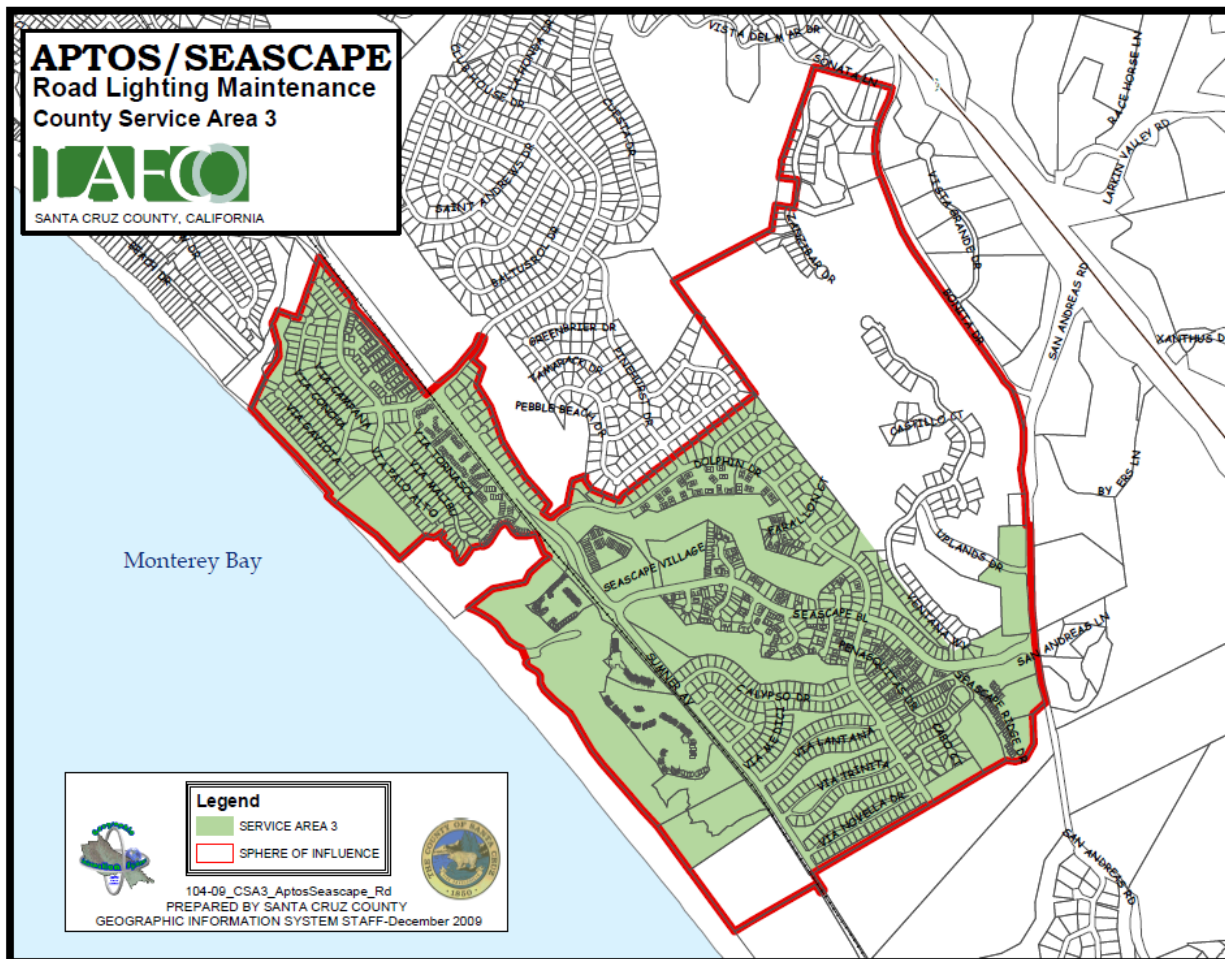
County Service Area 3 was formed in 1965 by the Santa Cruz County Board of Supervisors during this initial development period of the Seascape community. It's stated purpose was to fund and provide to the new community the following services:

Development and maintenance of:

- Parkway Facilities,
- Street Utility Facilities,
- Drainage Facilities, and
- Any other governmental services herein referred to as miscellaneous extended services, which the County is authorized by law to perform and which the county does not also perform on a countywide basis both within and without cities and, except where funds are otherwise available, a tax sufficient to pay for all such services furnished on an extended basis will be annually levied upon all taxable properties within said area.

In 1970 and 1971, CSA3 services were expanded to include maintenance of two pedestrian walkways and stairways to the beach from Seascape Beach Estates, and a nearby storm drain. In 1994, the CSA3 was expanded again to include "security patrol" and "litter control" for the beach area below Seascape Beach Estates. Street sweeping services were added sometime later.

The boundaries of CSA3 are defined in the following map...



2. Current Status

All CSAs are formed and operate pursuant to the California County Service Area Law (Government Code Section 25210 et seq.). This statute requires the Santa Cruz County Local Area Formation Commission (LAFCO) to periodically review and update the services and sphere of Influence of all special districts. LAFCO completed the last period review of CSA3 in June 2019. The executive summary of that report states:

The main conclusions of this report are:

- County Service Area 3 is operating in a responsible manner to provide landscaping maintenance in the divider strips, maintenance of the beach stairway, street sweeping, beach patrols and litter cleanup.
- The County Service Area's benefit assessment has not changed since 1996. The amounts currently being collected have not been adjusted for inflation. The CSA should decide whether to cut some services in order to maintain others, or it should schedule an election to increase the benefit assessments.

CSA 3's benefit assessments have not been increased since 1996. The available funds are insufficient to provide all the services traditionally provided by the CSA at the previous levels of service. There are no reserves for capital replacement or unexpected events.

CSA 3 APTOS SEASCAPE		
BENEFIT ASSESSMENTS, CURRENT VS. ADJUSTED FOR INFLATION SINCE JULY 1, 1996		
Land Use Type	Current Annual Assessment 2019	Assessment if Adjusted for Inflation since July 1996
Retirement Home (per unit)	\$2.50	\$4.03
Housing Project	\$400.00	\$644.02
Condominium	\$50.00	\$80.50
Single Family/Vacant Lots	\$50.00	\$80.50
Duplex	\$100.00	\$161.00
Fourplex	\$200.00	\$322.01
Minor Commercial	\$400.00	\$644.02

The last time that CSA 3 benefit assessments were raised was July 1, 1996. If adjusted for inflation, the rates would have to be increased 61%.

Santa Cruz County CSA policies require a representative to be elected or appointed for each CSA. For most of the past 80-year history of CSA3, that representation was provided by a local non-profit, the Seascape Improvement Association, or members of its board. The last representative of that association resigned as the CSA representative in 2018 and a local homeowner was asked by the Public Works Department to step into that position. He did so, but also coordinated the election by property owners of a new CSA3 Board in September 2019, to include:

- Margit Aramburu
- Mark Birns
- Tom Jorde
- Harold Mancusi-Ungaro
- Chris Modjeski
- Denis Poole
- Trink Praxel

3. Budget and Priorities

There are currently 1,693 parcels in the CSA. The annual assessments paid by those parcel owners, total approximately \$79,600 in income for CSA3.

The following chart shows CSA3 budgets over the last few years:

CSA3 Aptos Seascapes - Financial Summary								
	FY	FY	FY	FY	FY	FY	FY	FY
	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
								BUDGET
Beginning Balance	47,772	32,355	20,500	3,092	5,817	4,909	2,206	6,938
REVENUE								
Assessment	79,645	79,645	79,548	79,447	79,596	79,596	79,596	79,600
Interest	143	78	113	13	106	131	30	75
Other Revenue	73			5,658				
Total Revenue	79,861	79,723	79,661	85,118	79,702	79,727	79,626	79,675
EXPENDITURES								
Median Maint.	38,698	37,690	21,926	23,407	18,532	17,067	20,640	33,000
Beach Services	24,329	28,766	30,239	22,372	27,369	23,009	24,045	24,000
Street Sweeping	10,200	10,200	15,327	15,175	11,226	13,790		
Utilities/Water	8,585	2,890	3,113	6,393	9,591	8,424	8,265	9,000
Misc. Services	385	440	6,440	1,150		432	586	500
County Charges	13,081	11,592	20,024	13,896	13,892	19,707	21,358	20,000
Total Expenses	95,278	91,578	97,069	82,393	80,610	82,429	74,894	86,500
NET	(15,417)	(11,855)	(17,408)	2,725	(908)	(2,702)	4,732	(6,825)
Ending Balance	32,355	20,500	3,092	5,817	4,909	2,207	6,938	113

In Conclusion:

The new CSA3 Board spent considerable time in its first few months reviewing the budgets and the services being provided. We determined that the beach patrol and trash removal services were sufficient for the current time, but the very poor condition of the CSA's 15 medians was a high priority. The medians had last had any significant work done to them in 1989, according to records, and maintenance since then had been little more than weed removal. The Board realized that any new renovation of these medians would require an increase in CSA revenue, through an increase in the CSA fee assessment and/or from donations.

The Board decided to go out to bid to hire a new maintenance contractor for the medians who could also provide them guidance in designing and implementing a new median design. We planned to complete these designs and ask the CSA3 property owners to vote on a fee increase to cover the improvement costs.