

Deputy County Administration Officer
County of Santa Cruz
701 Ocean Street, Room 410
Santa Cruz, California 95060

**NOTICE OF
PROPOSED NEW STANDBY CHARGE
And
BALLOT
for the
COUNTY OF SANTA CRUZ
COUNTY SERVICE AREA NO.7 – Zone 2
(Creation of CSA 7 - Zone 2 and the operation and
maintenance of Big Basin Wastewater Treatment
Plant)**

Property Owner Name
Street (P.O. Box) Address
City, State & Zip
Assessor's Parcel No. _____

Ballot No. _____
Proposed Standby Charge for this Parcel is:
\$ _____

<p align="center"><u>ASSESSMENT BALLOT:</u></p> <p><input type="checkbox"/> IN FAVOR OF STANDBY CHARGE</p> <p><input type="checkbox"/> OPPOSE STANDBY CHARGE</p> <p>I hereby declare under penalty of perjury that I am the record owner, or the authorized representative of the record owner, of the parcel identified on this ballot.</p> <p align="center">_____ Signature of Record Property Owner</p>

Detach Here and Mail or Deliver to the Above Address - See Part 4 Below

THE COUNTY OF SANTA CRUZ GIVES NOTICE that:

1. Purpose of Standby Charge. Santa Cruz County wants to impose a fee referred to as a “standby charge” on vacant parcels that haven’t been rebuilt after the CZU fire to help pay for the operation and maintenance costs of the Big Basin Water Company Wastewater Treatment Plant. The standby charge will ensure all properties connected to the sewer system help cover the costs of maintaining the BBWC plant, even though they are not actively discharging to the Big Basin Water Company Wastewater Treatment Plant. Owners of empty parcels will maintain the opportunity for wastewater services once rebuilt. This standby charge will help fund the wastewater system to support current and future sewer connections.

2. The Standby Charge. The total of the proposed assessment charges for the whole CSA 7 Zone 2 is \$68,050.85. Standby Charges account for \$15,847.40 of the total. The proposed assessment on your property is shown above. The basis of the assessment charge and the charges proposed for each parcel is attached as Exhibit A to this Notice. Please read it carefully.

If the proposed charges pass, your portion of the assessment will be added to the fiscal year 2024-25 property tax bill and collected by the Tax Collectors office in two installments.

A vote in favor of this standby charge approves the formation of Zone 2 and funding to maintain and operate Big Basin Water Company’s Wastewater Treatment Plant.

A vote opposing this Standby Charge rejects the formation and funding of CSA 7 – Zone 2 and is a vote declining Santa Cruz County manage this sewer facility.

3. Public Hearing. On Tuesday, April 30, 2024, at 9:00 a.m., or thereafter, the County Board of Supervisors will hold a Public Hearing at the Board of Supervisors Chambers, 701 Ocean Street, 5th Floor, Santa Cruz, California.

The purpose of the Public Hearing is to take public testimony, hear protests, tabulate the Standby Charge Ballots and then take final action on the levy of the assessments.

4. Standby Charge Ballot. Ballots may be submitted at any time before the end of the Public Hearing to be held as set forth above. You may submit the Standby Charge Ballot, which is the upper part of this Notice, to the Deputy CAO by cutting off the Ballot portion above, marking the Ballot either “In Favor of Standby Charge” or “Oppose Standby Charge,” signing the Ballot and putting it in the return envelope provided with this Notice. Seal the envelope and return the Ballot by mail or by hand delivery to the Deputy CAO. If you do not use the envelope provided, the return envelope used must have the words “STANDBY CHARGE BALLOT -- DO NOT OPEN UNTIL PUBLIC HEARING” printed on the outside. The Ballot may be submitted, changed or withdrawn at any time before the end of the Public Hearing. If you need a replacement Ballot, contact Beatriz Barranco (see below).

Any Ballot returned unmarked or unsigned, or not enclosed in a sealed envelope that conceals its contents, or not received by the Deputy CAO before the end of the Public Hearing, will be rejected and not counted. The assessment will not be imposed if the Ballots submitted in opposition to the assessment exceed the Ballots submitted in favor of the assessments, with Ballots weighted according to the amount of the proposed assessment for the property to which the Ballot relates.

5. More Information. For additional information about CSA 7 - Zone 2 or the Ballot contact: Beatriz Barranco, Senior Civil Engineer of the County, 701 Ocean Street, Room 410, Santa Cruz, California 95060, telephone: 831-

477-3907. The Engineer's Report may be reviewed at the County offices, at the above address, during regular business hours.

Dated as of _____, 2024

Deputy CAO, County of Santa Cruz

DRAFT

EXHIBIT A

COUNTY OF SANTA CRUZ COUNTY SERVICE AREA NO. 7 - Zone 2

(Creation of CSA 7 - Zone 2 and the operation and maintenance of Big Basin Wastewater Treatment Plant)

METHOD OF ASSESSMENT SPREAD

The creation of Zone 2 within CSA 7 includes all 32 parcels that are served by Big Basin Wastewater Treatment Plant. Zone 2 will address the wastewater needs of the residents of the Fallen Leaf neighborhood. An estimated budget for the improvement, operation, and maintenance of the treatment plant and sewer system in Zone 2 has been established and the proposed proportional charges for each parcel within the new zone to fund the budget have been determined based on Government Code.

Zone 2 Standby Charge and Use Fee

Zone 2 revenue is set up under Government Code 25215.7, allowing the Board to approve a reasonable fee from any person or parcel benefitting from the County's installation and/or operation a sewer facility, like the Big Basin Water Wastewater Treatment Plant Article XIII D, Section 6 of the Constitution outlines new or increased charges for services administered under CSA management. The Government Code, section 25215.6 allows for standby sewer charges pursuant to the Uniform Standby Charge Procedures Act (Chapter 12.4, commencing with Section 54984, of Part 1 of Division 2 of Title 5). This is of particular relevance to Zone 2, where half the parcels are in a state of temporary vacancy while the owners rebuild after the destruction from the CZU fire.

Standby Charges under 25215.6: "(a) The board may charge standby charges for water, sewer, or water and sewer services. . . If new, increased, or extended assessments are proposed, the board shall comply with the notice, protest, and hearing procedures in Section 53753."

Implementing Use Fees under 25215.7: "Whenever a person installs . . . facilities for sewer or water service, and the board determines that it is necessary that those facilities be constructed so that they can be used for the benefit of property within a county service area other than the property of the person installing the facilities, and the facilities are dedicated to the public or become the property of the county or the county service area, the board may by contract agree to reimburse that person [including a county] for the cost of the installation of those facilities. This contract may provide that the board may collect a reasonable fee or charge from any person using those facilities for the benefit of property not owned by the person who installed the facilities."

The methodology uses equivalent benefit analysis to distribute the charge based on use relative to that of a single-family residence. For example, commercial or public properties have a higher use than single-family residential properties. Their charge is thus higher relative to the single-family residential parcels. No charge is imposed on any parcel which exceeds the reasonable cost conferred on that parcel due to its proportional share of the improvement, operation, and maintenance facility cost (see below for the proposed charge report for Zone 2).

ZONE 2 CHARGE REPORT

Parcel	Address	Future EBU	Total Charge*	FY24-25 EBU	FY 24-25 **
083-273-01	16115 Jamison Creek	2.00	\$ 7,458	2.00	\$ 7,457.63
083-293-07	125 Fallen Leaf	1.00	\$ 3,729	1.00	\$ 3,728.81
083-291-05	185 Cypress Tree	1.00	\$ 3,729	1.00	\$ 3,728.81
083-291-01	112 Cypress Tree	1.00	\$ 3,729	1.00	\$ 3,728.81
083-291-07	195 Fern Rock	1.00	\$ 3,729	1.00	\$ 3,728.81
083-291-10	255 Fern Rock	1.00	\$ 3,729	1.00	\$ 3,728.81
083-291-11	285 Fern Rock	1.00	\$ 3,729	1.00	\$ 3,728.81
083-291-13	270 Fern Rock	1.00	\$ 3,729	1.00	\$ 3,728.81
083-291-14	260 Fern Rock	1.00	\$ 3,729	1.00	\$ 3,728.81
083-291-15	250 Fern Rock	1.00	\$ 3,729	1.00	\$ 3,728.81
083-291-16	240 Fern Rock	1.00	\$ 3,729	1.00	\$ 3,728.81
083-291-17	230 Fern Rock	1.00	\$ 3,729	1.00	\$ 3,728.81
083-291-18	210 Fern Rock	1.00	\$ 3,729	1.00	\$ 3,728.81
083-291-04	146 Cypress Tree	1.00	\$ 3,729	0.25	\$ 932.20
083-291-06	175 Fern Rock	1.00	\$ 3,729	0.25	\$ 932.20
083-291-02	122 Cypress Tree	1.00	\$ 3,729	0.25	\$ 932.20
083-291-20	190 Fern Rock	1.00	\$ 3,729	0.25	\$ 932.20
083-291-09	235 Fern Rock	1.00	\$ 3,729	0.25	\$ 932.20
083-292-03	100 Fallen Leaf	1.00	\$ 3,729	0.25	\$ 932.20
083-293-02	115 Fallen Leaf	1.00	\$ 3,729	0.25	\$ 932.20
083-293-06	100 Fern Rock	1.00	\$ 3,729	0.25	\$ 932.20
083-293-09	110 Fern Rock	1.00	\$ 3,729	0.25	\$ 932.20
083-293-03	140 Fern Rock	1.00	\$ 3,729	0.25	\$ 932.20
083-293-08	135 Fallen Leaf	1.00	\$ 3,729	0.25	\$ 932.20
083-292-01	150 Fallen Leaf	1.00	\$ 3,729	0.25	\$ 932.20
083-291-03	134 Cypress Tree	1.00	\$ 3,729	0.25	\$ 932.20
083-291-08	225 Fern Rock	1.00	\$ 3,729	0.25	\$ 932.20
083-291-19	211 Fallen Leaf	1.00	\$ 3,729	0.25	\$ 932.20
083-293-04		0.25	\$ 932	0.25	\$ 932.20
083-292-02		0.25	\$ 932	0.25	\$ 932.20
083-291-12	280 Fern Rock	0.00	\$ -	0.00	\$ -
083-293-01	WWTP	0.00	\$ -	0.00	\$ -
083-293-10	Pump station	0.00	\$ -	0.00	\$ -
		29.50	\$ 110,000	18.25	\$ 68,050.85

*fee assuming all parcels rebuild;based FY 24-25 budget

**fee based on current rebuilt status

TYPE	EQUIVALENT UNIT (EBU)	
SFR	1	
SFR+ADU	1.5 (reserved)	
standby	0.25	receive a ballot
unbuildable	0	



More Information

<https://bit.ly/csa2-zone2>