

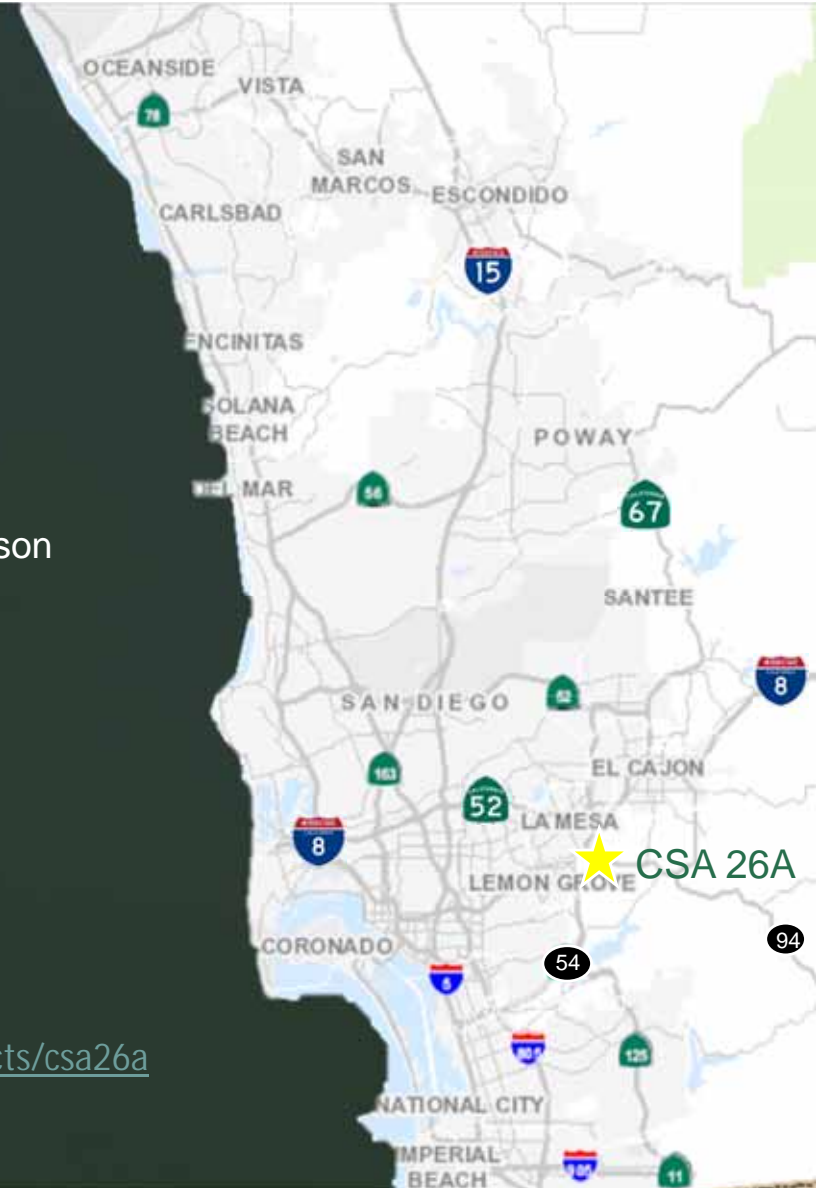
March 30, 2021

CSA 26A –  
Cottonwood Village  
Public Meeting

# Contacts

## CSA 26A – Cottonwood Village Public Meeting

- County Staff
  - Preventative Maintenance Coordinator - Dominic Anson
    - [Dominic.Anson@SDCounty.ca.gov](mailto:Dominic.Anson@SDCounty.ca.gov)
    - 858- 571-4255
  - Unit Manager - Jen Winfrey
    - [Jen.Winfrey@SDCounty.ca.gov](mailto:Jen.Winfrey@SDCounty.ca.gov)
    - 858-495-5470
- CSA 26A District Information
  - [www.sandiegocounty.gov/content/sdc/dpw/specialdistricts/csa26a](http://www.sandiegocounty.gov/content/sdc/dpw/specialdistricts/csa26a)



## Housekeeping



Civil  
Discourse



Participants  
Muted



Q&A  
Segments



Chat  
Available

# Agenda



- What is a County Service Area?
- CSA 26A
  - Maintenance Areas
  - San Miguel Fire Protection District
- Q & A
- Current Situation
- Options
- Q & A
- Next Steps
  - Mail Ballot Election
- Q & A

## What is a County Service Area?



- County Service Areas (CSAs) are special districts
- Formed at the request of property owners
- Provide expanded services –open space and landscape maintenance of private property
- Funded by property owner paid assessments collected on property tax bill
- Maintenance and administration is done by the County

CSA 26A

54

Brabham St.

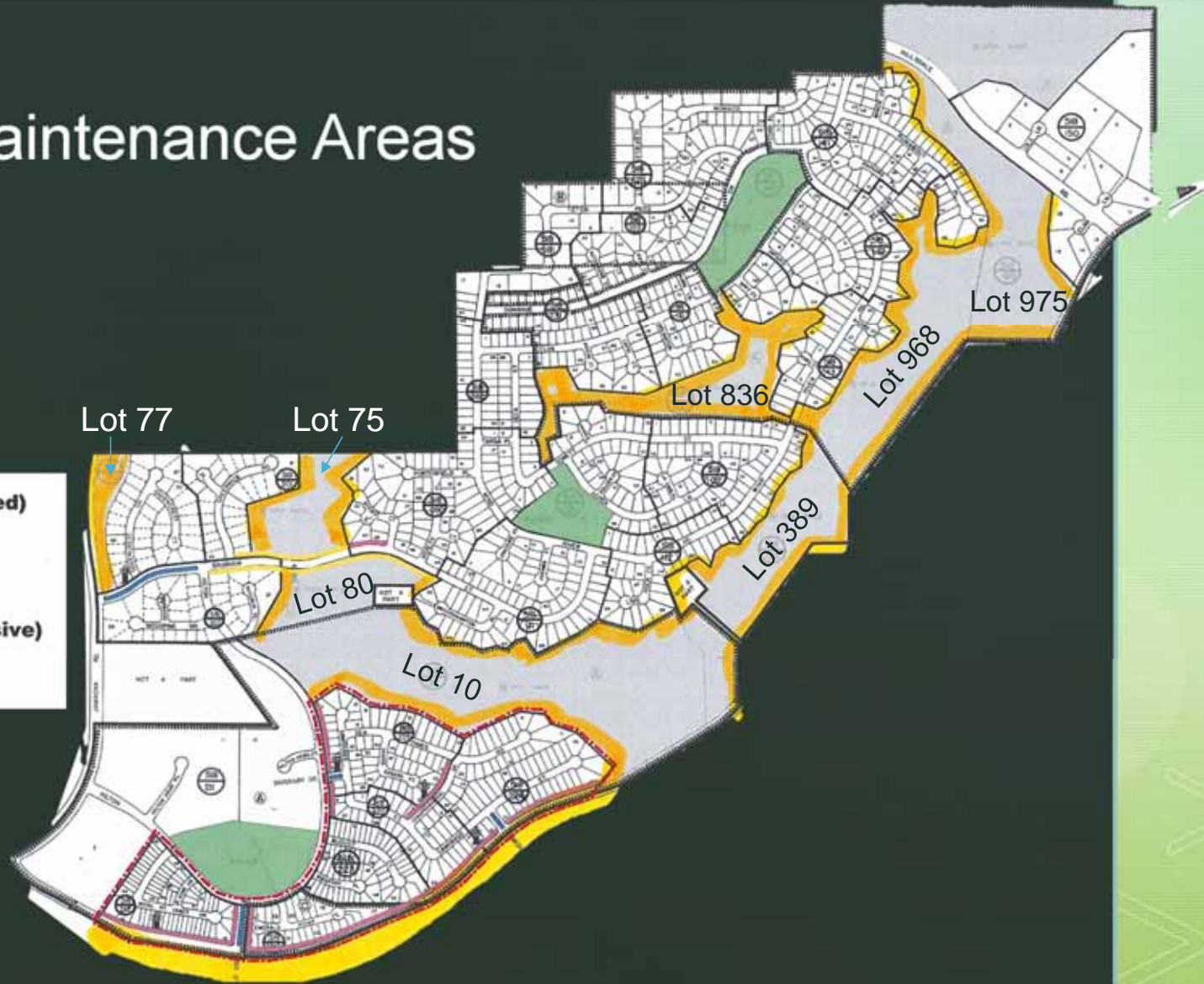
Willow Glen Drive



- Formed in 1980
- 1,325 parcels

# CSA 26A Maintenance Areas

MAINTENANCE AREAS (identified)	
	Landscaped Medians
	Landscaped Slopes
	5-Foot Parkway Strip
MAINTENANCE AREAS (permissive)	
	Parks
	Open Space (designated)



Landscaping Areas: Brabham St.





▸ Landscape Areas: Brabham St.



## Landscape Areas: Medina Dr.



Landscaping Areas: Muirfield Dr.



## Slope Areas: Inverary Dr.



▲ Slope Areas: Hilton Head Rd.



## Slope Areas: Congressional Dr.

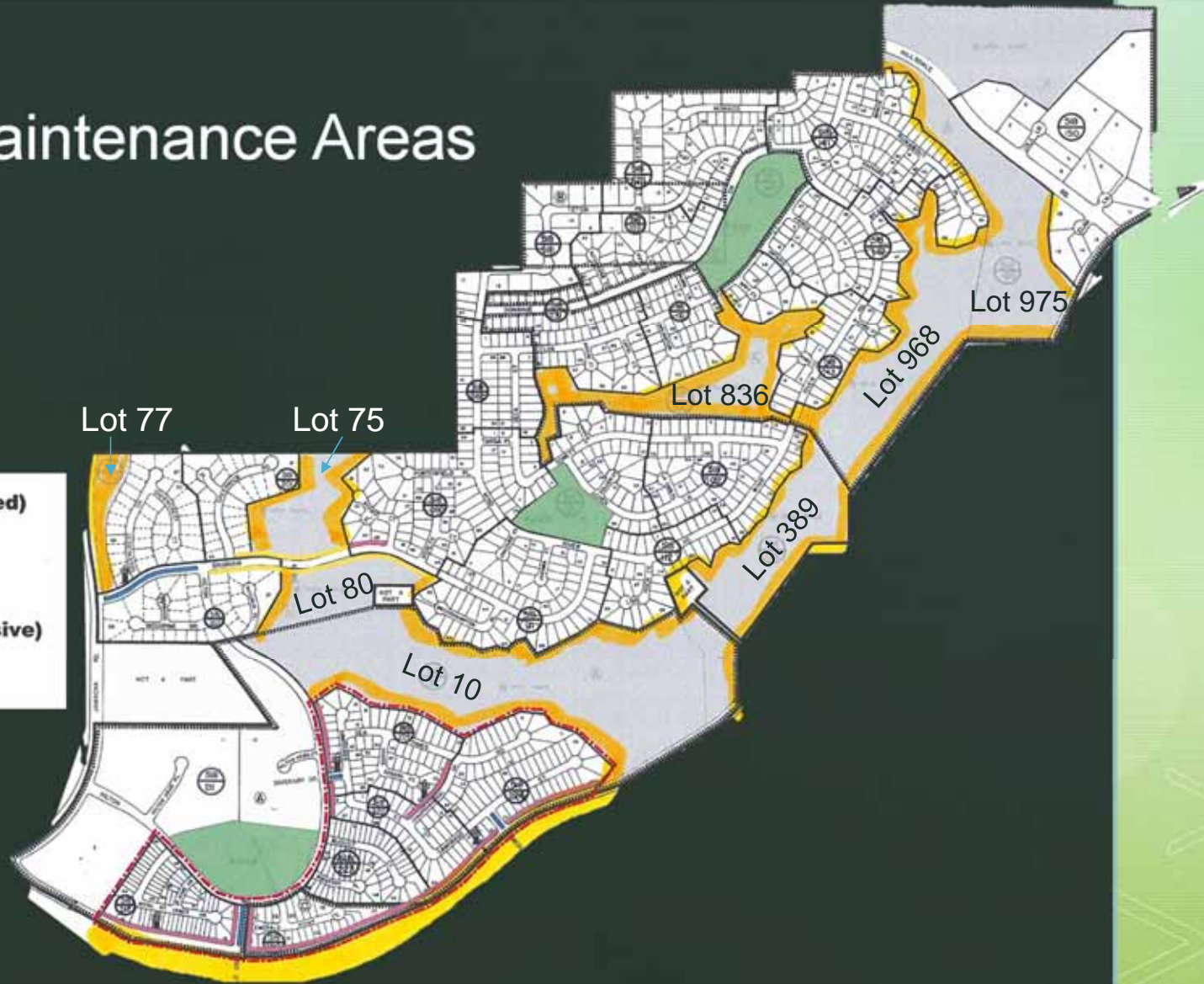


## Open Space Area: Willow Glen



# CSA 26A Maintenance Areas

MAINTENANCE AREAS (identified)	
	Landscaped Medians
	Landscaped Slopes
	5-Foot Parkway Strip
MAINTENANCE AREAS (permissive)	
	Parks
	Open Space (designated)





## Open Space Areas: Lot 77



## Open Space Areas: Multiple Lots





San Miguel Fire Protection District





Questions?



## Current Situation

- Current Rate: \$56/Benefit Unit
- Current Revenue \$127K
- Current Expenditures \$150K
  - Fire Break Clearance (July) \$65k
  - Slope Maintenance & Ornamental Landscaping \$55K
  - Labor \$30K
    - Field Staff and Administration
- Deferred Maintenance
  - Tree Trimming \$300K
  - Irrigation System \$200K
  - Fire Break Clearance (Sept./Oct.) \$67.5k



- Single Family Home:
- \$56/year



- Single Family Home + Slope Maintenance:
- \$112/year

# Options



**Rate  
Increase**



**Reduce  
Services**

## Option 1: County Recommended Rate

- Proposed Rate

- Increase to \$125/Benefit Unit over 2 Years (\$69 total increase)
- FY 21/22 Increase to \$90/BU
- FY 22/23 Increase to \$125/BU



- Single Family Home:
- FY 20/21 \$90/year
- FY 21/22 \$125/year

- Revenue \$288K

- Increase of \$161K



- Single Family Home + Slope Maintenance:
- FY 20/21 \$180/year
- FY 21/22 \$250/year



## Option 1: County Recommended Rate

- Fire Break Clearance (July) \$172K
  - \$50k Fire Break- Open Space Area (July)
  - \$17.5 Fire Break- Willow Glen Slope
  - \$28K Fire Fuel Reduction- Lot 77
  - \$17 Fire break- Open Space & Willow Glen Slope (Sept./Oct.)
  - \$60K Tree trimming
- Slope Maintenance & Landscaping \$60K
  - \$23K Landscaping
  - \$24K Water & Utilities
  - \$11K Irrigation System Repair/ Replacement
  - \$2.5K Plant Replacement & Mulching
- Labor \$47K
  - \$5K for Administration
  - \$42K for Field Staff
- Reserve fund \$9k

## Option 1: County Recommended Rate

- Additional Services that could be funded in future years:
  - Landscape design change
    - Design plan
    - Remove and New Plant Selections
  - In-kind Plant Replacements
    - Remove and Replace
  - More funding for:
    - Tree Trimming
    - Fire Break/Fuel Reduction
    - Irrigation System Repair



- Proposed Rate
  - Increase to \$100/Benefit Unit (\$41 total increase)
- Revenue \$231K
  - Increase of \$104K



## Option 2:

- Single Family Home:
  - \$100/year
- Single Family Home + Slope Maintenance:
  - \$200/year

## Option 2

- Fire Break Clearance (July) \$132K
  - \$50k Fire Break- Open Space Area (July)
  - \$17.5 Fire Break- Willow Glen Slope
  - \$21K Fire Fuel Reduction- Lot 77
  - \$13.5 Fire break- Open Space & Willow Glen Slope (Sept./Oct.)
  - \$30K Tree trimming
- Slope Maintenance & Landscaping \$51K
  - \$19K Landscaping
  - \$22K Water & Utilities
  - \$9K Irrigation System Repair/ Replacement
  - \$750 Plant Replacement & Mulching
- Labor \$38K
  - \$5K for Administration
  - \$33K for Field Staff
- Reserve fund \$10k

## No Increase - Option 3

- CPI increase of \$0.84
  - \$57/Benefit Unit
- Revenue \$129K



- Single Family Home:
- \$57/year



- Single Family Home + Slope Maintenance:
- \$114/year

## No Increase - Option 3

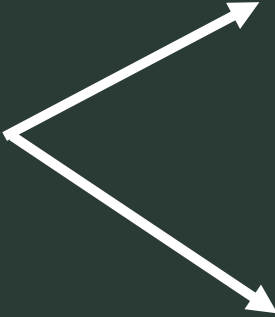
- Fire Break Clearance (July) \$77K
  - \$40k Fire Break- Open Space Area (July)
  - \$14 Fire Break- Willow Glen Slope
  - \$18.5K Fire Fuel Reduction- Lot 77
  - \$4.5K
    - Fire break- Open Space & Willow Glen Slope (Sept./Oct.)
    - Tree trimming
- Slope Maintenance & Landscaping \$28.5K
  - \$13.5K Landscaping
  - \$15K Water & Utilities
  - \$0 Irrigation System Repair/ Replacement
  - \$0 Plant Replacement & Mulching
- Labor \$24K
  - \$5K for Administration
  - \$19K for Field Staff
- Reserve fund \$0

# Next Steps



Mail Ballot  
Election:  
April/May

Rate  
Increase  
Approved



County Board  
of Supervisors  
Hearing:  
June/July



Rate Increase  
on 21/22  
Property Tax  
Bill

Rate  
Increase  
Not  
Approved



Election Results In Effect in July 2021

Services will be reduced for landscaping, slope maintenance, and water, no or minimal funding for deferred maintenance items.



Questions?

