



Department of Public Works

- Flood Control
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- Transportation

Brendon Biggs, M.S., P.E.
Director

Noel Castillo, P.E.
Assistant Director

October 3, 2022

Subject: **County Service Area 70 R-22 Twin Peaks - Cedarbrooke – Assessment and Service Levels**

Dear Property Owner,

This letter is being sent on behalf of County Service Area 70, Zone R-22 Twin Peaks - Cedarbrooke (District).

Earlier this year, you were invited to attend a Community Townhall on March 31, 2022, at the Twin Peaks Community Center, it was discussed with those in attendance the need to consider the future ongoing level of service within the district. Attendance at the meeting was limited and only a third of the district's property owners responded to the provided survey card. Of the survey cards received, over 50% of the responses expressed interest in moving forward with a formal vote on a service rate increase. A second Townhall with a virtual attendance option is being scheduled to allow the community an additional opportunity for community input.

In the "next steps" below, you will find proposed service rate increase information and the community meeting date in which District staff will be present to answer any questions prior to conducting a formal rate increase election.

Impact to Services

The District has not implemented a rate increase since the District was formed in 1989 and the District's long-term sustainability is at risk. The District has ceased all maintenance services to reserve the limited available funding for snowplowing in the upcoming winter season (2022-23). As an additional cost saving measure, District staff will avoid mobilizing snowplows when snow accumulation is 6" or less to maintain funding reserves for more impactful snow events. Depending on the severity of the winter season, should available cash reserves be exhausted, the District may cease all maintenance and snowplowing services until future assessment funds are received. Please monitor the District's webpage for up-to-date information regarding District status:

<https://specialdistricts.sbcounty.gov/roads/road-districts/csa70-r22/>

To also receive email correspondence on your district, we encourage you to complete the "E-Notification" section on our website so you can receive email correspondence.

<https://specialdistricts.sbcounty.gov/e-notifications-signup/>

Next Steps

There are two options that will be discussed at the upcoming community meeting:

Option 1 is to continue as an established road district and increase the annual service charge to sustain service into the future. This is a two-part process. First, establish a 10-year loan to fund a capital improvement project to pulverize and repave approximately 12,455 LF of existing roadways and bring them back to an acceptable standard.

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The cost of this project is approximately \$841,000 and would be distributed equally to the 180 parcels over 10 years at a cost of \$548.17 per year per parcel. Second is to establish a sustainable Operation and Maintenance (O&M) program to continue to fund the districts sustainability long into the future. Sustainable operations and maintenance includes periodic site inspections, snow removal service, asphalt repairs, and long term improvements. Operations and Maintenance (O&M) is estimated at \$268.42 per year per parcel. The first-year annual service charge is proposed to increase from **\$100**, which has not increased since 1989, to **\$816.60 (\$548.17 Capital Improvement Project & \$268.42 O&M)** per parcel per year with an inflationary factor of up to 3.0% annually on the O&M costs. Note that had an inflationary factor been included since 1989, the current assessment would also be similar at approximately \$265 per year. In the 11th year the loan would be fully repaid, and the O&M charge would be the only required ongoing service charge to property owners. At this rate, the District will be able to pulverize and repave the street and perform appropriate ongoing annual maintenance, snowplowing service, and build a fund balance for future emergencies and ongoing capital improvement projects. Approximately every 10 years the roads will receive a chip seal that prolongs the life of the asphalt and maintains a safe and smooth driving surface. All snowplow services would also continue at standard mobilization schedules. A property owner election is required for this option.

When a property owner election is held, if a simple majority (50%, plus one) of the ballots returned **are** in favor of the service charge increase as outlined in option 1, the service charge will be recommended to the Board of Supervisors for approval.

Option 2 is to cease operations and maintenance and dissolve the District. This action would terminate all road and snowplow services performed in the District and remove the annual service charge from the tax roll. If a simple majority of the ballots returned **are not** in favor of the service charge increase, a recommendation to cease maintenance operations and dissolve the District may be brought to the Board of Supervisors for approval.

After the community meeting, the department may request a formal property owner election take place. To help the department gauge community interest in the options presented, please fill out and return the enclosed survey card. A **Yes** Vote will be support of Option 1 and a **No** Vote will be in support of Option 2.

Town Hall Meeting

A town hall meeting is being offered for all interested residents to share questions and receive comments from the Department regarding this matter. The meeting will be held at the Twin Peaks Senior Center located at **675 Grandview Rd, Twin Peaks, CA, 92391** on **Wednesday, November 2, 2022**. The meeting will begin at **6:30 PM PST**. The meeting will also be available online at <http://sanb.co/csa70r22>. Prompt attendance is requested.

Please return enclosed survey card by November 17, 2022.

If you have any feedback or questions prior to the town hall meeting, please forward to info@sdd.sbcounty.gov.

Best Regards,

Glenn Jacklin
Division Manager – Operations
Department of Public Works - Special Districts
gjacklin@sdd.sbcounty.gov
(909) 386-8822