

---

**FINAL  
MUNICIPAL SERVICES REVIEW  
FOR THE  
NORTH COUNTY AREA OF  
MONTEREY COUNTY  
  
LAFCO OF MONTEREY COUNTY**

---

**LAFCO OF MONTEREY COUNTY  
LOCAL AGENCY FORMATION COMMISSION  
132 W. Gabilan Street, Suite 102  
Salinas, CA 93902**

**FEBRUARY 2006**

---

FINAL  
MUNICIPAL SERVICES REVIEW  
FOR THE  
NORTH COUNTY AREA OF MONTEREY COUNTY

---

*Prepared for:*

LAFCO OF MONTEREY COUNTY  
LOCAL AGENCY FORMATION COMMISSION  
132 W. Gabilan Street, Suite 102  
Salinas, CA 93902

*Prepared by:*

CYPRESS ENVIRONMENTAL AND LAND USE PLANNING  
P.O. Box 1844  
Aptos, CA 95001

in consultation with  
IFLAND ENGINEERS, INC.

**FEBRUARY 2006**



# Table of Contents

---

---

	<u>Page</u>
<b>Executive Summary</b> .....	1
<b>Introduction and Overview</b> .....	3
<b>Service Districts</b>	
Pajaro/Sunny Mesa Community Services District.....	15
Aromas Tri-County Fire Protection District.....	35
North County Fire Protection District.....	45
Aromas Water District .....	61
Castroville Water District.....	75
Pajaro Valley Water Management Agency .....	87
Moss Landing County Sanitation District.....	95
Pajaro County Sanitation District .....	105
Moss Landing Harbor District .....	115
North County Recreation and Park District .....	125
Castroville Cemetery District .....	139
Pajaro Valley Cemetery District .....	147
Community Service Areas (CSAs) of North County.....	153
<b>Report Preparation and Report Authors</b> .....	165
<b>Appendix – Private Water Systems</b>	
<b>Figures</b>	
Figure 1 Special Districts in North Monterey County .....	9
Figure 2 Population Densities in North Monterey County .....	11
Figure 3 Services Provided by Each Service District .....	13
Figure 4 Pre-200 Boundary Map for Pajaro/Sunny Mesa CSD.....	17
Figure 4A Current Boundary Map for Pajaro/Sunny Mesa CSD.....	19
Figure 5 Location of Major Facilities of the Pajaro/Sunny Mesa CSD .....	25
Figure 6 Pajaro/Sunny Mesa CSD Revenue .....	29
Figure 7 Pajaro/Sunny Mesa CSD Expenditures.....	29
Figure 8 Boundary Map of Aromas Tri-county Fire District within Monterey County .....	37
Figure 9 Aromas Tri-County Fire Revenue.....	41
Figure 10 Aromas Tri-County Fire Expenditures .....	41
Figure 11 Boundary Map of the North County Fire District .....	47
Figure 12 Location of Fire Stations in the North County Area .....	53
Figure 13 North County Fire District Revenue .....	55
Figure 14 North County Fire District Expenditures .....	56
Figure 15 Boundary Map of the Aromas Water District within Monterey County.....	63
Figure 16 Aromas Water District Revenue .....	68
Figure 17 Aromas Water District Expenditures .....	69
Figure 18 Boundary Map of the Castroville Water District.....	77
Figure 19 Castroville Water District Revenue.....	81

Figure 20	Castroville Water District Expenditures .....	81
Figure 21	Pajaro Valley Water Management Agency Boundary within Monterey County .....	89
Figure 22	Pajaro Valley Water Management Agency Revenue .....	92
Figure 23	Pajaro Valley Water Management Agency Expenditures .....	93
Figure 24	Boundary Map of the Moss Landing Sanitation District.....	97
Figure 25	Moss Landing Sanitation District Revenue.....	100
Figure 26	Moss Landing Sanitation District Expenditures .....	100
Figure 27	Boundary Map of the Pajaro County Sanitation District .....	107
Figure 28	Pajaro County Sanitation Revenue .....	110
Figure 29	Pajaro County Sanitation Expenditures .....	110
Figure 30	Boundary Map of the Moss Landing Harbor District .....	117
Figure 31	Moss Landing Harbor Revenue .....	121
Figure 32	Moss Landing Harbor Expenditures.....	121
Figure 33	Boundary Map of the North County Recreation and Park District .....	127
Figure 34	Location of Facilities of the North County Recreation and Park District .....	131
Figure 35	North County Recreation and Park Revenue .....	134
Figure 36	North County Recreation and Park Expenditures .....	135
Figure 37	Boundary Map of the Castroville Cemetery District .....	141
Figure 38	Castroville Public Cemetery Revenue.....	143
Figure 39	Castroville Public Cemetery Expenditures .....	144
Figure 40	Boundary Map of the Pajaro Valley Public Cemetery District .....	149
Figure 41	Pajaro Valley Public Cemetery District Revenue.....	151
Figure 42	Pajaro Valley Public Cemetery District Expenditures .....	151

**Tables**

Table 1	Infrastructure Owned and Maintained by the Pajaro/Sunny Mesa CSD .....	22
Table 1	Infrastructure Maintained but Not Owned by the Pajaro/Sunny Mesa CSD .....	22
Table 3	New Domestic Water System Facilities Planned by the Pajaro/Sunny Mesa CSD .....	23
Table 4	Revenues Received for Contract Services and Rent in FY 2002-2003.....	28
Table 5	Facilities of the North County Fire Protection District .....	50
Table 6	Infrastructure of Aromas Water District.....	65
Table 7	Aromas Water District Service Rates (Monthly).....	70
Table 8	Infrastructure of the Castroville Water District .....	79
Table 9	Domestic Water Rates of the Castroville Water District .....	82
Table 10	Fire Service Rates of the Castroville Water District .....	83
Table 11	Infrastructure of the Moss Landing Harbor District.....	119
Table 12	Facilities of the North County Recreation and Park District.....	130
Table 13	Burial Prices for a Single Burial at the District Cemetery .....	145
Table 14	Estimated Populations of the North County CSAs .....	156
Table 15	Revenues and Expenditures for CSA 14 during the Previous Three Fiscal Years .....	157
Table 16	Revenues and Expenditures for CSA 26 during the Previous Three Fiscal Years .....	158
Table 17	Revenues and Expenditures for CSA 31 during the Previous Three Fiscal Years .....	158
Table 18	Revenues and Expenditures for CSA 32 during the Previous Three Fiscal Years .....	158
Table 19	Revenues and Expenditures for CSA 35 during the Previous Three Fiscal Years .....	159
Table 20	Revenues and Expenditures for CSA 37 during the Previous Three Fiscal Years .....	159
Table 21	Revenues and Expenditures for CSA 38 during the Previous Three Fiscal Years .....	159

Table 22 Revenues and Expenditures for CSA 45 during the Previous Three Fiscal Years ..... 159  
Table 23 Revenues and Expenditures for CSA 54 during the Previous Three Fiscal Years ..... 160  
Table 24 Revenues and Expenditures for CSA 66 during the Previous Three Fiscal Years ..... 160  
Table 25 Revenues and Expenditures for CSA 68 during the Previous Three Fiscal Years ..... 160  
Table 26 Revenues and Expenditures for CSA 69 during the Previous Three Fiscal Years ..... 160  
Table 27 Revenues and Expenditures for CSA 100 during the Previous Three Fiscal Years ... 160

*This page intentionally left blank*

## EXECUTIVE SUMMARY

This report provides a Municipal Services Review (MSR) for the service districts in the North County area of Monterey County. On September 26, 2000, the Governor signed into law AB 2838 (Chapter 761, Statutes of 2000), which marked the most significant reform to local government reorganization law since the 1963 statute that created local agency formation commissions (LAFCOs). In summary, the Act does the following:

1. Creates statewide guidelines for the incorporation process to provide LAFCOs with a uniform “analytical tool” to use in their evaluation of incorporation proposals. The guidelines are advisory.
2. Requires LAFCOs to update all Spheres of Influence for local agencies by 2005.
3. Requires Municipal Service Reviews to be completed for each local agency prior to or simultaneously with the Sphere of Influence update.

This MSR is being prepared prior to updating any Spheres of Influence in North County as a result of AB 2838. Its completion prior to the updates will facilitate the update process by providing useful baseline information for each service district at the commencement of the update process and by shortening the time required to complete the update process. The format of this MSR is based on the State Guidelines for MSRs that requires 9 factors to be evaluated for each local agency. In using these factors the information provides an inventory of service capabilities regarding:

1. Infrastructure needs and deficiencies;
2. Growth and population;
3. Financing constraints and opportunities;
4. Cost-avoidance opportunities;
5. Rate restructuring opportunities;
6. Opportunities for shared facilities;
7. Government structure options;
8. Management efficiencies;
9. Local accountability and governance.

Most of the information collected for this report has been derived from the service districts themselves, but the consultants preparing the report have reviewed the submitted information for accuracy.

There are no incorporated municipalities within the North County area, but there are several communities with urban and suburban densities as well as small residential enclaves surrounded by rural land. Therefore, service districts and community service areas (CSAs) provide a vital role in providing necessary services to the people of North County. This MSR inventories the service capabilities of 12 service districts and 13 CSAs. Individual discussions of each service district conclude with a “Summary and Determinations” section which highlights the most significant information within the inventory and provides important conclusions about service capabilities. Recommendations for future actions are purposely not included in this section as this is not the purpose of this report. Rather the information in this report can be used in future studies, including Sphere of Influence



updates, towards making recommendations by LAFCO staff and towards enacting policy decisions by the LAFCO Board.

A Draft MSR report was released on November 22, 2004 for a 45 day public review and comment period. Each service provider discussed in the report received a copy of the Draft MSR. A public meeting was also held at the Castroville Water District Office on December 9, 2004 to discuss the MSR process and the North County Draft MSR in particular with interested members of the public. LAFCO received written comments from the following agencies and individuals:

Agencies:

Aromas Tri-County Fire Protection District  
Aromas Water District  
Castroville Water District  
Monterey County Department of Public Works  
Monterey County Water resources Agency  
Moss Landing Harbor District  
National Oceanic & Atmospheric Administration, Monterey Bay National Marine Sanctuary  
North County Fire Protection District  
North County Recreation and Park District  
Pajaro Valley Water Management Agency  
Salinas Rural Fire District

Individuals

Jennifer Pavlet, Fenton and Keller Attorneys  
Ron Stefani

Copies of comment letters are provided in the Revised Draft MSR dated October 2005. The Revised Draft report was released to the public for a 30 day review period and considered by the LAFCO Commissioners at their public meeting on December 5, 2005 in Salinas. This Final Revised Draft MSR incorporates revisions specified in the Revised Draft report as well as subsequent revisions made as a result of the Commission's directions during the December 5 public meeting.

Budget data continues to focus on information for the 2002-03 fiscal year as was done in the original Draft MSR report. In some cases the text has been updated to reflect more recent budget data where it has been provided from commenting agencies. The pie charts provided in this report continue to use 2002-03 data to provide a uniform fiscal year for all service providers discussed in the report.

## INTRODUCTION AND OVERVIEW

The Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 requires the Local Agency Formation Commission (LAFCO) in each county in California to update the Sphere of Influence for all municipalities and service districts within their counties by 2005. In addition, the Act requires that a Municipal Service Review be conducted prior to or in conjunction with the Sphere of Influence update. A Sphere of Influence, as defined by California Government Code 56425, "is a plan for the probable physical boundary and service area of a local agency or municipality". Cities and other local agencies, such as a water district, can only annex land area within their Sphere of Influence (SOI). An SOI is generally regarded as a 20 year growth boundary. Establishing geographic areas around each city and local agency district to delineate where they may expand in the future is one of the primary activities of each LAFCO in the State. Having an independent commission establish future growth boundaries in advance of proposed annexations ensures plans for annexations of proximate cities and local agencies will not overlap with each other. SOIs are also meant prevent "leap-frog" development and provide for orderly steps in annexation and development.

The Municipal Service Review (MSR) is a new requirement for LAFCOs. MSRs identify and evaluate public services. They will provide LAFCO decision-makers with important information about various aspects of locally provided services on which to base decisions about updating various SOIs within their jurisdiction. According to Government Code Section 56430, MSRs are to include the following:

"(a) A Service Review must have written determinations that address the following factors in order to update a Sphere of Influence:

### Factors to Be Addressed

- (1) Infrastructure Needs and Deficiencies
- (2) Growth and Population
- (3) Financing Constraints and Opportunities
- (4) Cost-Avoidance Opportunities
- (5) Opportunities for Rate Restructuring
- (6) Opportunities for Shared Facilities
- (7) Government Structure Options, including advantages and disadvantages of consolidation or reorganization of service providers
- (8) Evaluation of Management Efficiencies
- (9) Local Accountability and Governance"

This report inventories local agencies according to the nine factors listed above. Factors 4 and 5 have been combined into a single subheading in this report due to their similar nature.

The Act also requires the Governor's Office of Planning and Research to prepare guidelines for the preparation of MSRs. Guidelines were prepared in 2001. This report has been prepared in accordance with these guidelines.

LAFCO of Monterey County is preparing MSR based on dividing the County into 7 large geographic areas. This particular "area-wide" MSR inventories the services within the North County area of Monterey County. This geographic area is approximately the same area covered by the County's "North County General Plan". The other "area-wide" MSRs that will be prepared for the cities and service districts throughout the county will be the MSRs for Greater Salinas area, Central and South Salinas Valley, Fort Ord/Highway 68 Area, Monterey Peninsula, Carmel Valley and the Big Sur Coast.

In acknowledgment that many agency budgets, operational activities and infrastructure are constantly changing, MSRs are prepared to provide information for a "snapshot in time". Most of information in this report was obtained during the latter months of 2003 and therefore the information provides a "snapshot" of North County Districts during the summer and autumn of 2003. Budgetary information is therefore based on the 2002-03 fiscal year.

### **The Role of LAFCO and the Public**

LAFCOs were created by the State legislature to make local and regional growth decisions. There are 58 LAFCOs in California—one for each county. The final decision-making authority is a 7 member Commission which consists of 2 members from the County Board of Supervisors, 2 members representing city councils of municipalities within the county, 2 members representing special (service) districts within the county and 1 public member who is elected by the 6 other LAFCO members. LAFCOs make decisions on various types of proposals regarding growth of cities and service districts. These proposals include incorporation (or disincorporation) of cities, formation (or dissolution) of special districts, annexations, detachments and consolidations of 2 or more cities or districts. In addition, LAFCOs must establish Sphere of Influence for each city and special district within the county. As discussed above, an SOI is a plan for the probable physical boundary and service area of a local agency within a 20 year timeframe. An SOI must be established for a city or special district before LAFCO can consider a proposed annexation to that city or district. The State law that originally established LAFCOs requires the establishment of SOIs as a necessary first step in the planning for the growth of any city or district. Now, the new Cortese/Knox/Hertzberg Act requires all SOIs to be updated by 2005 and further requires MSRs to be completed prior to or in conjunction with the updated SOIs.

Therefore, MSRs are now the first step in the planning for growth. The purpose of MSRs is to provide LAFCO decision-makers with basic technical information about the services provided by a local agency so well-informed decision-making can occur about the SOIs for these local agencies. On November 22, 2004 a Draft version of the North County MSR was released for a 45 day public review period. During this time several local agencies and members of the public made comments on the content of the Draft MSR. A public meeting was also held at a North County location during the 45 day comment period. The public meeting allowed interested members of the public to better understand the purpose of MSRs and provided an opportunity to present the viewpoints of service customers regarding the provision of public services.

After the close of that comment period, a second (Revised) Draft of the MSR will be prepared and released to the governing members of LAFCO. This Revised Draft MSR includes responses to all written comments made on the original Draft MSR, as well as any

necessary changes to the text to provide more accuracy or better clarifications of the information presented. LAFCO will consider the Revised Draft MSR for approval and adoption in an advertised scheduled public hearing. Any changes to the Revised Draft MSR, which are requested by LAFCO at the hearing, will be included in a third and final version of the MSR document. This Final Revised Draft MSR will be prepared and submitted for LAFCO's adoption at a subsequent public hearing.

### **The North County Area and Its Local Agencies**

The North County area extends from the Pajaro River southward to Espinoza Road and the mouth of the Salinas River. The area is predominantly rural but includes the unincorporated communities of Pajaro, Las Lomas, Moss Landing, Castroville and Prunedale and several small residential subdivisions surrounded by rural land. Much of the rural land is cultivated in agricultural crops that support a strong commercial agricultural industry. The fertile Pajaro Valley extends from Santa Cruz County into the northern part of the North County area and the agriculturally-rich Salinas Valley begins at southern edge of North County. Together, the Pajaro and Salinas Valleys are one of the most productive agricultural areas in the world. The North County area that lies between these two flat valleys has a more undulating topography and supports a mix of commercial and hobby farming land uses and forested land that is either vacant or comprised of rural residential uses.

The coastal area of North County contains wide sandy beaches and the primary commercial fishing harbor for the entire county. Most of the coastline is either State Beach or the Moss Landing Harbor. The harbor is also the entrance to one of the largest estuaries on the nation's west coast—Elkhorn Slough. The slough is part of the Monterey Bay National Marine Sanctuary and extends inland 6 miles from the Monterey Bay.

There are no incorporated municipalities within North County; however there are several unincorporated communities with urban densities. The community of Castroville, with a population of 5,800 is the largest community with urban densities within North County. It is located two miles east of the coast at the intersection of Highways 156 and 183. The smaller community of Pajaro also has urban densities similar to those of incorporated municipalities. This community is located on the opposite side of the Pajaro River from the City of Watsonville, which is in neighboring Santa Cruz County. The coastal community of Moss Landing includes a commercial and sport fishing harbor and a public recreational beach—Moss Landing State Beach. Zmudowski and Salinas River State Beaches are located north and south of Moss Landing. The inland communities of Las Lomas, Castroville and Prunedale provide commercial services for an area that is otherwise rural. The two former communities are compact and surrounded by farmland. Prunedale expands on both sides of U.S. Highway 101 with ambiguous boundaries. It is located in a hilly area that is surrounded more by rural residential uses than by agriculture. The population of the Prunedale area is between 5,240 and 11,800 depending upon where a person decides to select the boundary defining this community. It has the greatest population within North County but it is not compact with urban densities like Castroville and Pajaro. The community of Aromas is located at the northeastern corner of North County at the borders of Monterey, Santa Cruz and San Benito Counties. Aromas is surrounded by both agricultural and rural residential land uses. There are several small rural residential enclaves throughout North County that receive one or more urban type service through the

establishment of a County Service Area (CSA). Each CSA is managed by the County of Monterey Public Works Department. These CSAs are discussed in this report.

Public education is provided for the majority of the area by the North Monterey County Unified School District. This school district provides public education for grades K-12 in the Moss Landing, Castroville and Prunedale areas. The Aromas/San Juan School District provides education in grades K-8 for the community of Aromas and residents in part of adjoining San Benito County. The communities of Pajaro and Las Lomas and their vicinity are served by the Pajaro Valley Unified School District. Most of this school district is located in Santa Cruz County and provides public education for grades K-12. School districts are not included in MSRs as their planning is governed by regulations of the State Department of Education.

There are 17 special service districts and 13 CSAs serving North County residents. Of these, 5 are County-wide or large region-wide districts that provide services for substantially more residents who live outside of the North County area than within it. One CSA also provides services for a much larger area of the county. These County-wide and large region-wide districts are:

- Monterey Bay Unified Air Pollution Control District
- Monterey County Water Resources Agency
- Monterey County Resource Conservation District
- Monterey Regional Water Pollution Control Agency
- Monterey Regional Waste Management District
- County Service Area #74 (Emergency Medical Service)

These districts and their agencies will be discussed in another MSR prepared for LAFCO of Monterey County. The North County MSR will inventory the services of the following districts and their agencies:

#### COMMUNITY SERVICES

- Pajaro/Sunny Mesa Community Services District  
(Provides domestic water, recreation and street lighting services)

#### FIRE PROTECTION

- Aromas Tri-County Fire Protection District
- North County Fire Protection District

#### WATER

- Aromas Water District (domestic water supply) \*
- Castroville Water District (domestic water supply)
- Pajaro Valley Water Management Agency (regional water planning) \*

#### SANITATION (SEWER)

- Moss Landing Sanitation District
- Pajaro Sanitation District

## HARBOR

Moss Landing Harbor District \*

## RECREATION

North County Recreation and Park District

## CEMETERY

Castroville Cemetery District  
Pajaro Valley Public Cemetery District \*

The following County Service Areas will also be discussed in this report

CSA #14 (Castroville)  
CSA # 26 (New Moss Landing Heights)  
CSA #31 (Aromas Hills Subdivision)  
CSA #32 (Green Valley Acres and Moon Subdivisions)  
CSA # 35 (Rancho Borrromeo and Paradise Park)  
CSA #37 (Colonial Oaks Estates)  
CSA #38 (Paradise Lakes Estates)  
CSA #45 (Oak Hills Subdivision)  
CSA #54 (Manzanita and Sarsi Subdivisions)  
CSA #66 ((Las Lomas)  
CSA #68 (Vierra Canyon Knolls Tract 811)  
CSA #69 (Ralph Lane)  
CSA # 100 (Monterey Dunes and Oak Hills)

\* These multi-area and multi-county districts will be discussed within this report.

This report will include an inventory of the services provided by one district with boundaries that extend beyond the beyond North County but are entirely within Monterey County—the Moss Landing Harbor District. The Harbor District extends beyond the North County area to the east towards Salinas. Since the facilities of this district area all located within North County and much of the district is also within the North County, a discussion of this district will be provided in this report. In addition, both the Pajaro Public Cemetery District and the Pajaro Valley Water Management Agency (PVWMA) include a larger geographic area within adjoining Santa Cruz County. Similarly, the Aromas Water District includes a geographic area that extends within San Benito County, which adjoins the eastern edge of Monterey County. The Aromas Tri-County Fire Protection District includes land in Monterey, Santa Cruz and San Benito Counties. This report will discuss the first two of these districts briefly as they are under the jurisdiction of Santa Cruz County LAFCO and a Municipal Service Review being prepared by that agency will discuss the Pajaro Cemetery District and PVWMA in detail. The latter two districts will be discussed in more detail. Information will discuss their ability to provide services to the area they serve as district-wide services affect the adequacy of their services to their residents within Monterey County.

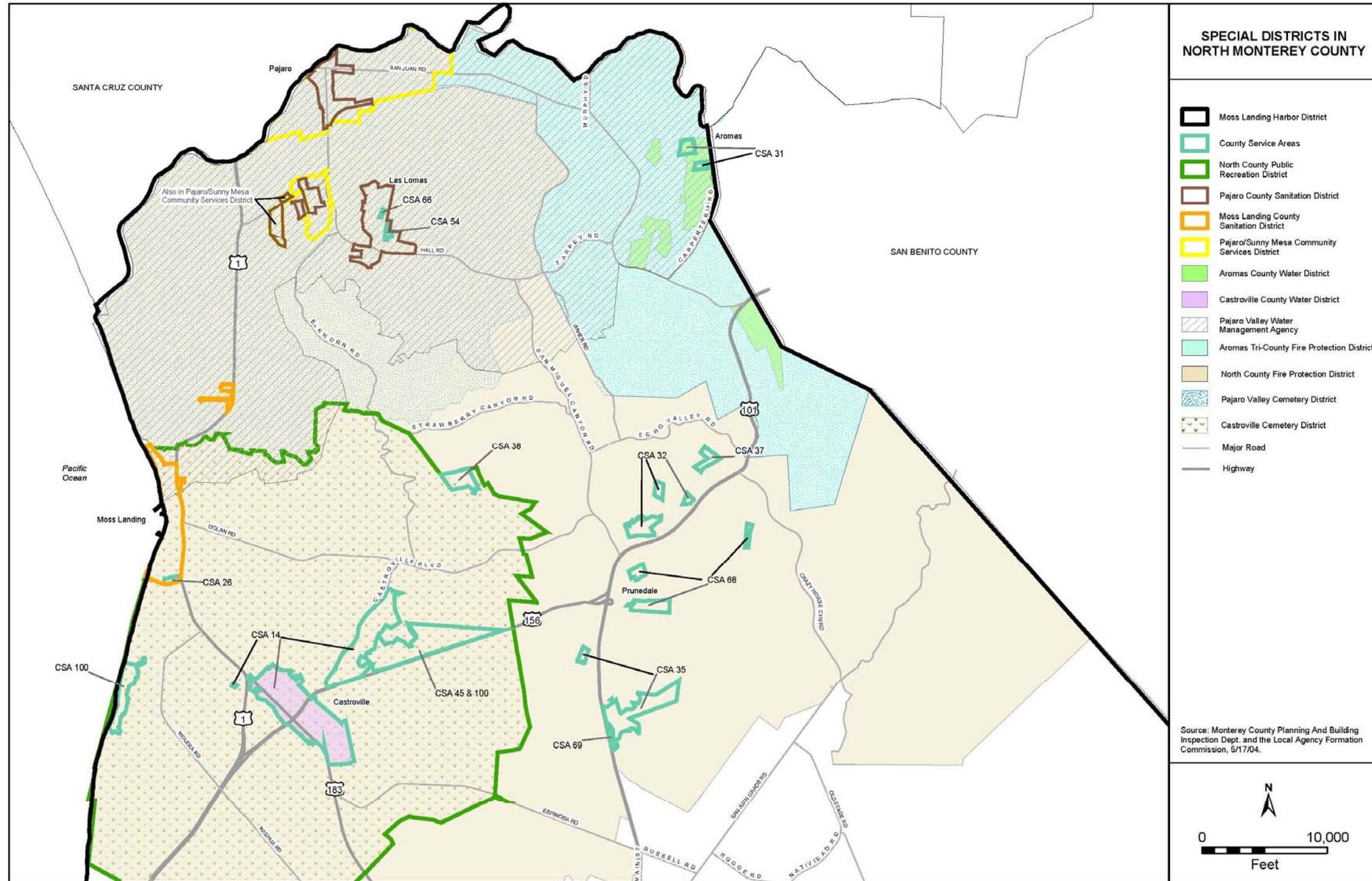
## INVENTORY OF SERVICE DISTRICTS

A comprehensive view of North County service districts and CSAs and the population they serve are provided on the following pages within this section of the report. Figure 1 delineates the boundaries of all the districts on a single sheet to show the geographic relationship of the various districts and CSAs. Figure 2 maps the population densities within North County to illustrate where population centers are located. The table in Figure 3 identifies the services provided by each district and CSA in a manner that facilitates comparison of the services provided by each agency.

The following sections of this report provide information pertaining to each of the Municipal Services Review factors for the 12 service districts and the Community Service Areas (CSAs) serving the North County area. The information is based primarily on information provided directly to the report preparers by staff of each of the service districts and the County Public Works Department during the latter months of 2003. This information was derived by reviewing the consultant-designed questionnaires after they were completed by the district staffs and other supplemental materials they provided followed by interviewing management staff at each of the districts. In the case of the CSAs, staff of the County of Monterey Public Works Department was interviewed as that agency manages all of the CSAs within North County.

The informational discussions for each service district begin with a description of the service area of the district and the services provided to district residents. A more detailed map of the service area for each district and CSA follows this initial description. The discussions for the individual districts conclude with a section titled "Summary and Determinations". This subsection summarizes the most significant information within the inventory and provides important conclusions about service capabilities. Recommendations for future actions are purposely not included in this section as this is not the purpose of this report. The report is designed to provide key information about existing situations for each district so LAFCO staff and Commission members have adequate baseline data towards making recommendations and informed decisions in the near future.

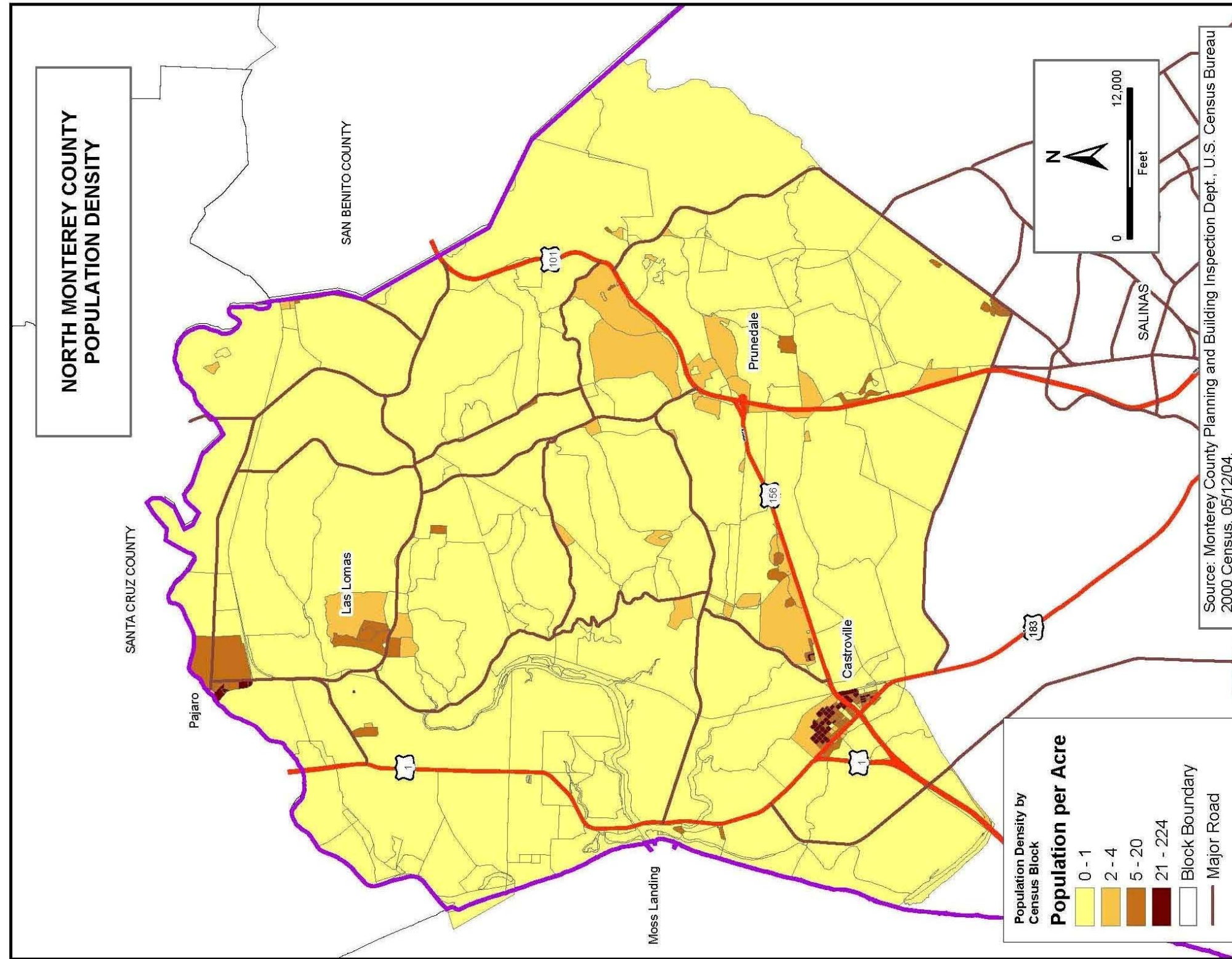
Figure 1  
Special Districts in North Monterey County





*This page intentionally left blank*

Figure 2: Population Densities in North Monterey County



*This page intentionally left blank.*

**Figure 3  
Services Provided by Each Service District**

	Aromas Tri-County Fire Protection District	Aromas Water District	Castroville Public Cemetery District	Castroville Water District	Moss Landing Harbor District	Moss Landing County Sanitation District	North County Fire Protection District	North County Recreation and Park District	Pajaro County Sanitation District	Pajaro Valley Public Cemetery District	Pajaro Valley Water Management Agency	Pajaro Sunny Mesa Community Services District	CSA #9 Oak Park & Adjacent Annexations	CSA #14 Castroville	CSA #26 New Moss Landing Heights	CSA #31 Aromas Hills Subdivision	CSA #32 Green Valley Acres & Moon Subdivision	CSA #35 Rancho Borromeo & Paradise Park	CSA #37 Colonial Oaks Estates	CSA #38 Paradise Lake Estates	CSA #45 Oak Hills Subdivision	CSA #54 Manzanita & Sarsi Subdivisions	CSA #68 Vierra Canyon Knolls Tract 811	
1. Domestic water		X		X								X												
2. Agricultural irrigation water											X													
3. Sanitary sewer						X			X															
4. Sewage treatment and disposal																								
5. Storm sewer													X	X		X	X	X	X	X	X	X	X	X
6. Fire protection	X						X																	
7. Emergency response and rescue	X						X																	
8. Street lighting												X			2		2							
9. Road maintenance												X												
10. Parks					X			X				X										X		
11. Recreation programs								X				1		2										
12. Harbor facilities					X																			
13. Cemetery maintenance & burial services			X							X														
14. Police protection														2										

- 1. Included in charter but no longer provided
- 2. Contracts with other service agencies for this service

*This page intentionally left blank*

## **PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT SERVICES PROVIDED AND SERVICE AREA**

The Pajaro/Sunny Mesa Community Services District provides potable water service, street lighting, and park maintenance for the community of Pajaro and the residential enclaves known as the Sunny Mesa subdivision and the Hillcrest subdivision, both located two miles south of Pajaro. For several years the Community Service District was made up of two sub-areas in three discontinuous geographic areas—Pajaro and Sunny Mesa. (See Figure 4). In 2004 the District annexed a large area east of the Pajaro and Sunny Mesa areas and four discontinuous areas to the southeast adjacent to Highway 1. (See Figure 4A). The large area to the east extends to San Miguel Canyon Road and includes the area served by the Vega Road Mutual Water system. The four discontinuous areas serve residential enclaves on Jensen, Springfield and Struve Roads that were previously experiencing serious water quality problems due to salt and nitrate contamination of their individual wells a small water system that served the Springfield Road subarea. The small urban community of Pajaro is the largest sub-area in population. The District's charter also includes providing recreational programs, but providing these programs was curtailed in 2000 due to budgetary constraints. The District manages the Vega Mutual Water System under contract with the Board of Directors of that system and provides street, storm sewer and landscaping maintenance under contract with five small subdivisions located within the Sunny Mesa area. The service area of this water system has now been incorporated into the District as part of the annexation of territory to the east of Pajaro.

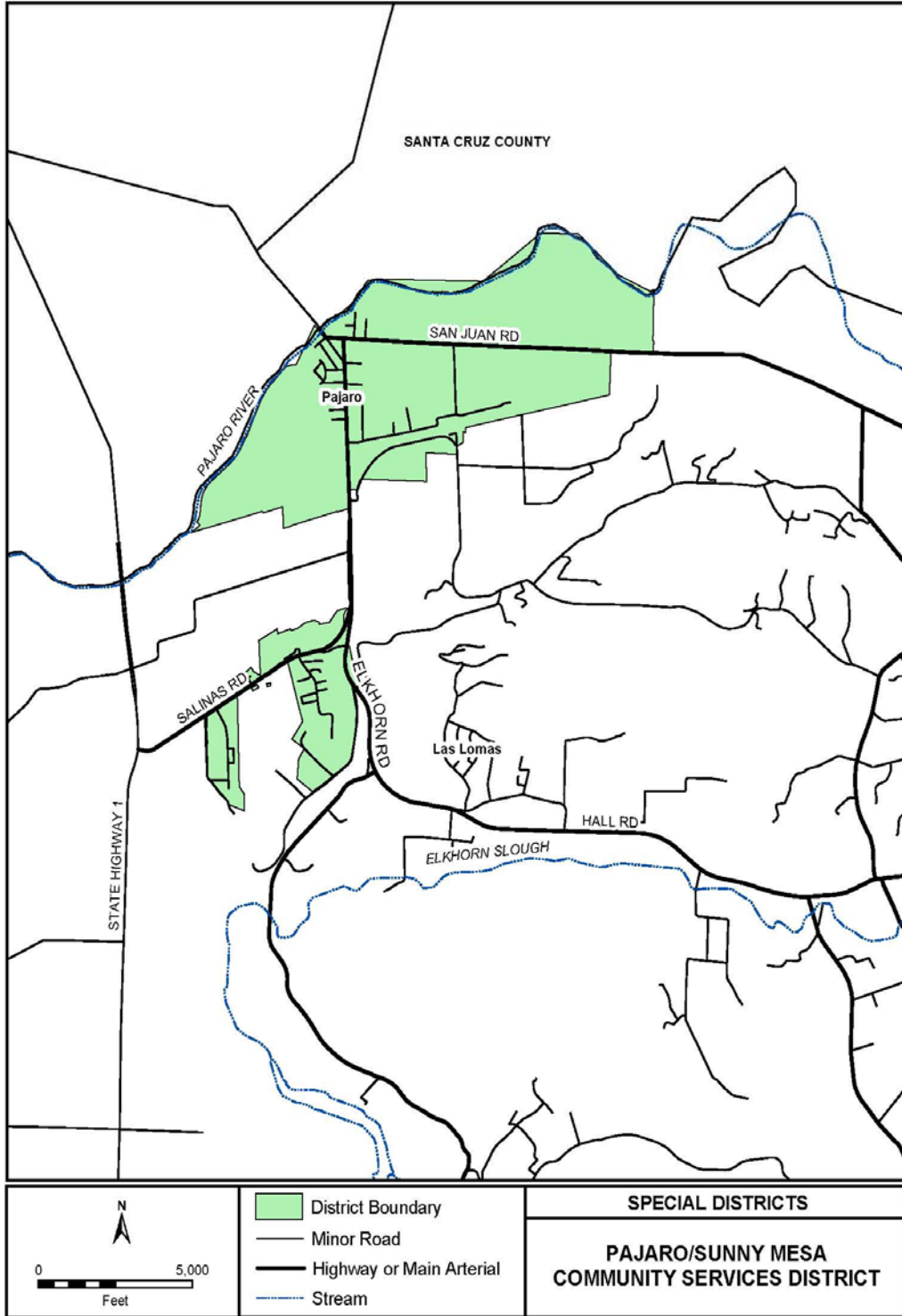
The District is within the Pajaro groundwater basin. Groundwater management and planning is governed by the Pajaro Valley Water Management Agency (PVWMA), which has adopted a groundwater management plan for the Pajaro basin. In response to the groundwater overdraft and salt water intrusion situation of the Pajaro groundwater basin, the PVWMA adopted two ordinances in 1998 that restrict the exportation of groundwater beyond the basin except to meet health or safety needs. The PVWMA is one of the other agencies discussed in this report.

The District was formed in 1992 by consolidating the area formerly served by the Pajaro Fire District and the Sunny Mesa Mutual Water Company. The Pajaro Fire District was formed in 1941 to provide fire protection services for the community of Pajaro, but its single fire engine was always housed at the City of Watsonville's main fire station in downtown Watsonville. Watsonville, located on the opposite side of the Pajaro River from Pajaro, provided back-up fire protection and domestic water service for the community of Pajaro for several years. In 1983 the Pajaro Fire District was reorganized into the Pajaro Community Services District. The Pajaro Fire District was dissolved in the following year with the consolidation of the area into the North County Fire Protection District. A Community Service District was formed to provide park and street lighting services for the community of Pajaro.

In 1986 the District bought the water system serving Pajaro from the City of Watsonville. Domestic water service became the primary service for the District. In 1992 the District annexed the residential areas served by the Sunny Mesa Mutual Water Company/CSA 73 and consolidated services with that area.

*This page intentionally left blank*

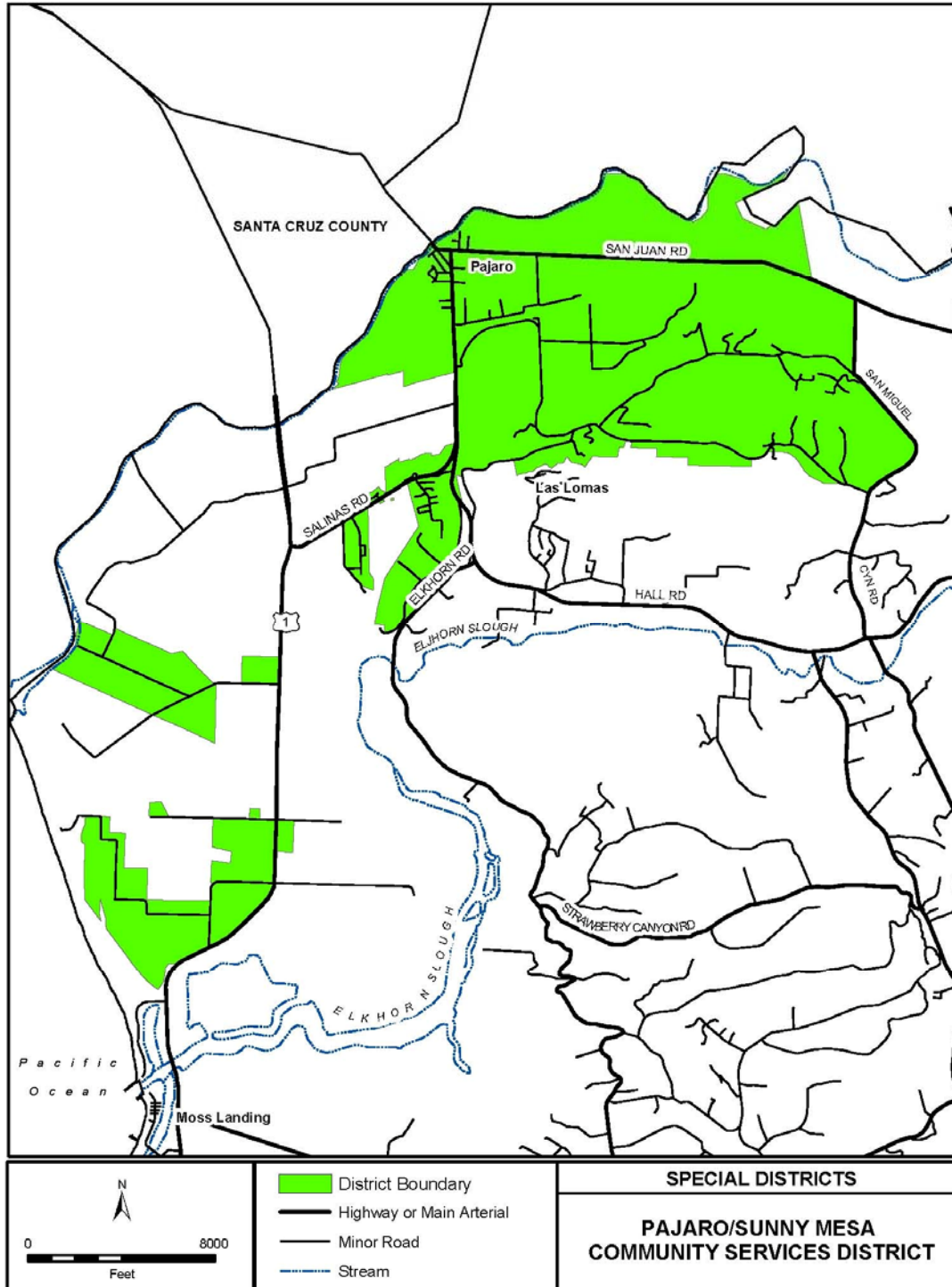
**Figure 4**  
**Pre-2004 Boundary Map for Pajaro/Sunny Mesa CSD**





*This page intentionally left blank*

**Figure 4A**  
**Current Boundary Map for Pajaro/Sunny Mesa CSD**



*This page intentionally left blank*

## MUNICIPAL SERVICE REVIEW FACTORS

### 1. INFRASTRUCTURE NEEDS AND DEFICIENCIES

The Community Services District owns and operates multiple water systems, including one serving Pajaro and another water system serving the Sunny Mesa area. A pipeline to join these two systems is planned for construction in the near future. The District also owns and maintains a small park in Pajaro. Three other small “pocket parks” in Pajaro are also maintained by the District, but the District does not own these sites. Two park sites are leased to the District and the third site is a portion of the County right-of-way beyond the roadway. The District contracts with PG&E to provide street lighting, but provides maintenance inspections and billing for the street lights. The infrastructure owned or maintained by the District is shown in the two tables below.

The major facilities listed in the two tables below are shown on Figure 2. These facilities do not meet current needs of the District. The two water systems need to be joined into a single system so wells and tanks in one sub-area can serve the other sub-area during emergencies or major maintenance of equipment without an interruption in water service. District staff also states that one water main and several lateral lines in Pajaro need to be replaced due to their age. The parks do not meet the needs of District residents. They do not include any athletic fields nor recreational centers; none of the park sites are located within the Sunny Mesa sub-area and only one park site is owned by the District. The two small parks owned by the Berlanga family are leased to the District with both leases limited to 5 year lease agreements that are renewable at the owner’s option. The District office was recently remodeled to meet increased service demands and to create a Board hearing room.

The District has expanded its service area to annex the Vega Road and Hudson Landing Road areas south of the Sunny Mesa subdivision and the Springfield/Jensen/Struve Road area along the coast. These annexations include a land area of 7,350 acres and are coordinated with federal and State grant funding to finance new pipelines to serve residents of the new expansion areas. The District has also been building its capital expenditure reserve fund to construct a new well and new storage tanks to serve both residents within existing District boundaries and those within the new expansion area. The new facilities will also replace inadequate facilities that now serve residents in the expansion areas. In the past the Struve Road water system well periodically failed to meet water quality standards. Many of these facilities are impacted by nitrate contamination, seawater intrusion or both. The new water facilities that District plans on constructing in the near future would be located near the existing Pajaro #2 well and tank site on Railroad Avenue and Lewis Roads in Pajaro. Additionally, a new well is planned at Moss Landing Middle School to replace the contaminated wells on Struve Road. The California Department of Health Services (DHS) has provided a \$425,000 grants for this project. The planned facilities are shown in Table 3.

**Table 1  
Infrastructure Owned and Maintained by the Pajaro/Sunny Mesa  
Community Services District**

<b>Wells</b>	
<b>Name Of Well</b>	<b>Design Production Capacity of Well</b>
Pajaro well 1	Stand-by, only used 15 days/year
Pajaro well 2	500 gallons/minute
Sunny Mesa well 1	Stand-by, pumps sand and needs to be replaced
Sunny Mesa well 2	250 gpm
<b>Storage Facilities</b>	
<b>Name Of Tank</b>	<b>Storage Volume</b>
Pajaro tank	610,000 gallons
Sunny Mesa tank	200,000 gallons
<b>Buildings and Land</b>	
<b>Type Of Facility</b>	<b>Floor Area or Site Area</b>
District Office	1,200 sq. ft. on 12,160 sq. ft. lot
Storage building	480 sq. ft.
Caytano Park	7,500 sq. ft. tot lot playground
<b>Other</b>	
<b>Type Of Facility</b>	<b>Amount</b>
Pipelines (various diameters)	52,800 lineal feet
Booster pumps	7
Lewis Road well site (easement)	0.25 acre
Vista Verde water system (Lewis Rd.)	Tank, well, pump & pipelines

**Table 2  
Infrastructure Maintained But Not Owned by the Pajaro/Sunny Mesa  
Community Services District**

<b>Parks</b>	
<b>Name of Site and its Owner</b>	<b>Site Area and Facilities</b>
Lico-Greco Park (owned by the Lico family)	Tot lot playground; 15,000 sq. ft. site — Brooklyn Street
Berlanga Park (owned by the Berlanga family)	Basketball court & turf; 30,000 sq. ft. site — Stender Avenue
Memorial Park (w/in the County road right-f-way)	Monument; 400 sq. ft. site
<b>Street Lighting</b>	
<b>Name of Facility and its Owner</b>	<b>Quantity</b>
Street lights (Owned by PG&E)	204 street lights in Pajaro

**Table 3**  
**New Domestic Water System Facilities Planned By The Pajaro/Sunny Mesa**  
**Community Services District**

Type of New Facility	Production Rate, Capacity or Size of Facility
New well	650 ft. deep; Expected production rate of 1,000-1,500 gpm
New storage tank	1,000,000 gallons
New storage building	3,200 sq. ft.
New water mains	9,000 lineal feet

Construction of the new water mains facilities were previously expected to be funded by a grant from the U.S. Department of Agriculture (USDA) and DHS. A grant from the USDA has been expected to finance the installation of new pipelines to serve the Hudson Landing and Vega Road areas. DHS approved the coastal area project for funding in 2002, but more recent State budgetary problems resulted in a loss of the DHS grant and financing of this part of the new pipeline system will have to be obtained from another source. District bonds or Certificates of Participation are being considered.

Facilities in the District have been damaged by earthquake and flooding in recent years. The Loma Prieta earthquake damaged the Sunny Mesa storage tank in 1989. Flooding of the Pajaro River in both 1995 and 1998 damaged wells and pumps by filling them with sediment. These facilities have all been repaired. In addition, 15,000,000 gallons of District water was used to remove sediment in Pajaro streets and yards after the 1998 flood. Such environmental disasters substantially increase maintenance costs.

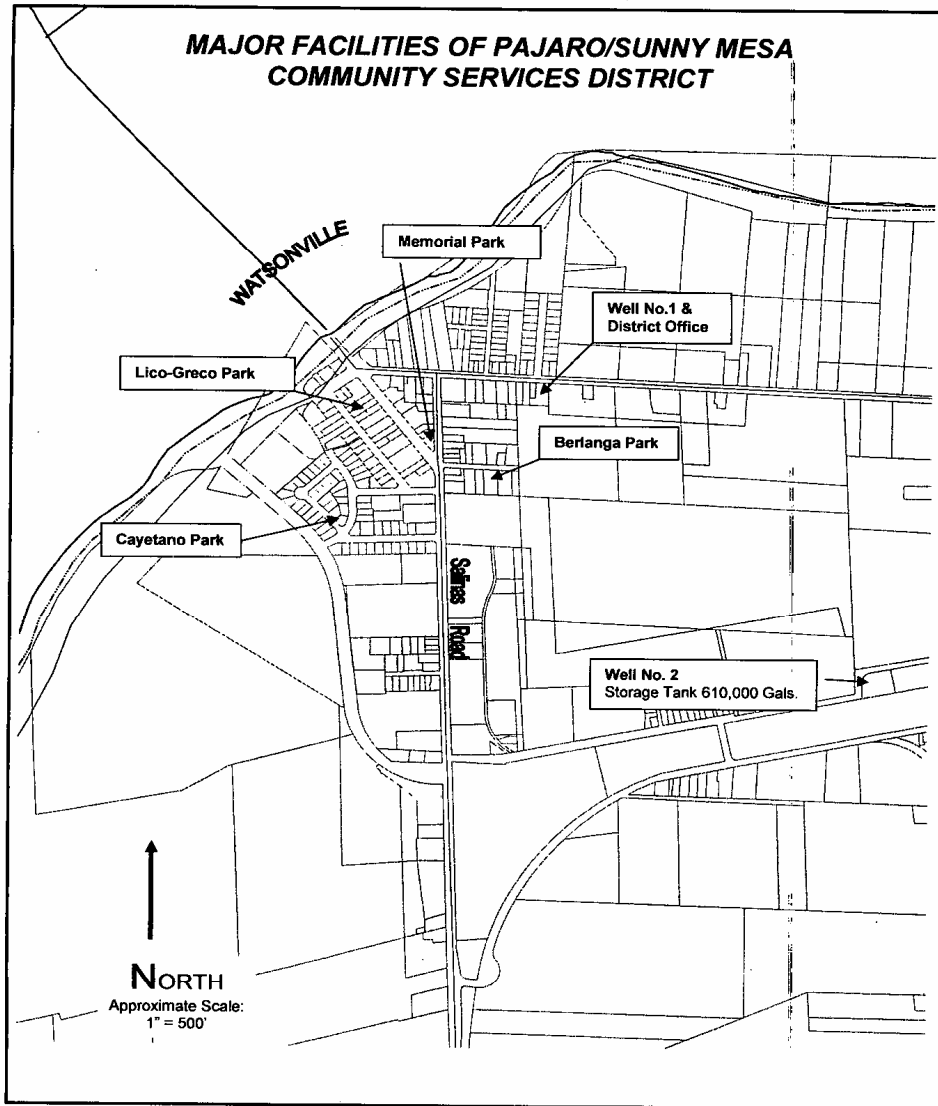
The District also operates five water systems previously owned and operated by Alisal Water Corporation (ALCO). These systems are the NORMCO, Moss Landing, Blackie Road, Langley-Valle-Pacifico and Vierra Estates water systems. The U. S. District Court has approved purchase of these systems by the District. Title is anticipated to transfer in January 2006.

The District is currently investigating the possibility of developing a regional desalination plant in Moss Landing to address groundwater nitrate contamination and seawater intrusion problems. A 98 year lease for a 20 acre site has been secured. The lease includes existing sea water intake and outfall pipes. The District has also entered into development agreement with Poseidon Resources Corporation to pursue permits and other approvals for the project. The District is currently seeking other agencies interested in partnering in this project which is intended to supplement water needs beyond those needed by Pajaro/Sunny Mesa.

*This page intentionally left blank*

Figure 5

Location of Major Facilities of the Pajaro/Sunny Mesa CSD





*This page intentionally left blank*

## **2. GROWTH AND POPULATION**

The population of the District fluctuates due to many of Pajaro's residents residing in the community only during the warmer months of the year to work in the agricultural fields during harvest season. The population of the Sunny Mesa sub-area is more stable. The normal Pajaro population of 4,500 increases to 6,000 during the summer months. Water connections remain stable at 683 connections. Of these, 25 connections are for heavy commercial/industrial uses. The remaining 658 connections serve residential and small retail uses. The District relies on AMBAG and the Monterey County Planning Department for future population projections. The population within the existing District boundaries projected for 2010 is 6,050 persons. The projected Pajaro population in 2020 is 6,350 persons. As population within the existing service area grows, so will the demand on local water supplies. This will exacerbate the current groundwater overdraft/salt water intrusion problem unless a regional solution to the problem is implemented.

As discussed in section 1 above, the future population of the District will also include residents of the newly annexed area. The current population of this area is 1,150. This population is expected to increase to 1,175 in 2010 and to 1,200 in 2020. Therefore, the total population of the District anticipated for the year 2020 will be 7,350 persons.

The proposed County General plan shows some urban expansion of Pajaro, but District staff is not certain where the final urban expansion boundaries will be located. This uncertainty has postponed planning for some future facilities such as installation routes for new water lines.

## **3. FINANCING OPPORTUNITIES AND CONSTRAINTS**

The District's budget for fiscal year 2002-03 was \$462,450. This represents a small increase of \$2,500 compared to the previous fiscal year and an increase of \$62,950 over the FY 2000-01 budget. Similar to other districts providing water service, service charges provide the leading source of revenue at \$311,950 for FY 2002-03. Payment for contract services and rents provides the second greatest revenue source at \$75,000. Providing special services under contract to small areas both within and outside of the District has provided a good source of revenue. For several years, the District has had a contractual agreement with the Vega Mutual Water Company to manage their water system. However, this source of revenue will be terminated when the facilities of the Vega Mutual water system is acquired by the District in 2006. It is expected that the Vega Mutual facilities will become part of the District owned resources in 2006. LAFCO had previously approved the annexation of the area served by Vega Mutual. The District also contracts with the residential areas listed in the table below to provide services beyond those provided to other District residents to maintain private streets, storm sewers and common open space. These residential areas are within the Sunny Mesa and Hillcrest sub-area. The District previously rented a portion of its District Office to the County to house a branch office of the County Agricultural Commissioner. However, this rental ceased when the District recently remodeled the District office building.

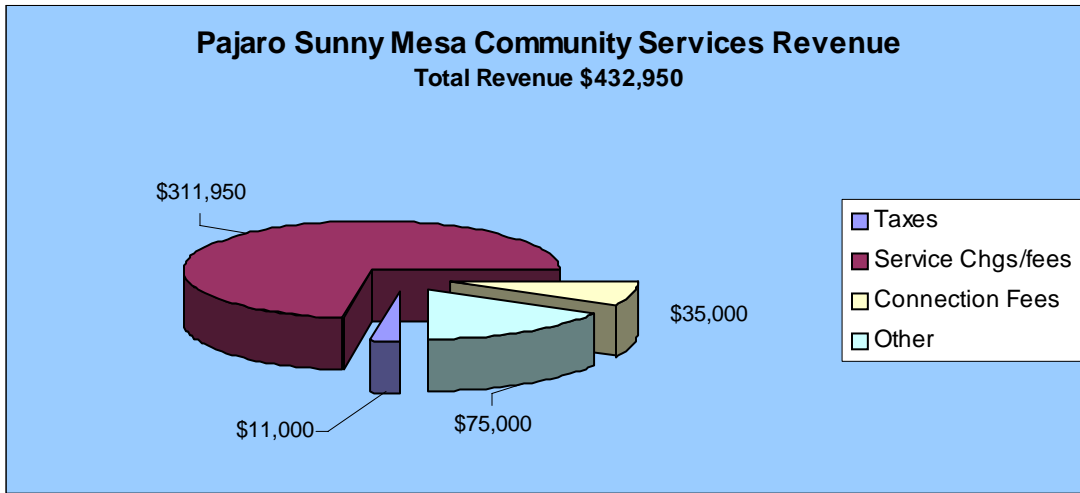
As mentioned in section 1, the District operates the five former ALCO water systems. The monthly revenues from these systems are approximately \$19,000/month.

**Table 4**  
**Revenues Received For Contract Services And Rent In FY 2002-03**

Area Served	Type Of Service	Revenue
Vega Mutual Water Company <sup>1</sup>	Private water system management and maintenance	\$7,000
Rose Court <sup>2</sup>	Private street and storm drain maintenance	\$4,231
Heritage Circle Subdivision <sup>2</sup>	Private street and storm drain maintenance	\$3,540
Colonial Circle Subdivision <sup>3</sup>	Private street and storm drain maintenance	\$3,215
Golf Circle <sup>3</sup>	Private street and storm drain maintenance	\$3,589
Fairway Subdivision <sup>4</sup>	Storm drain and common open space landscape maintenance	\$11,344
Monterey County Agricultural Commissioner's Office	Provides office space for the Pajaro branch office	\$8,000

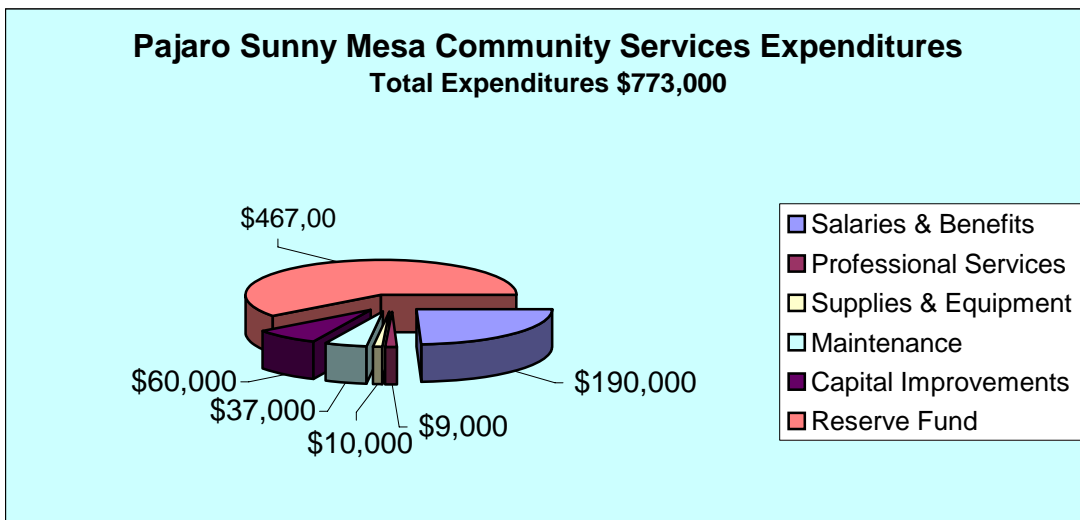
- 1 This contract will dissolve when the Vega Water system is annexed to the District
- 2 Within the Sunny Mesa subdivision area
- 3 Within the Hillcrest subdivision area
- 4 A subdivision off Salinas Road opposite the Pajaro Valley golf course. This is expected to occur before 2005.

**Figure 6: Pajaro/Sunny Mesa CSD Revenue**



Salaries and benefits are the largest annual expenditure of the District at \$190,000 for FY 2002-03. However the reserve fund is the largest expenditure category. It has grown to \$467,000 by allocating funds to it annually during recent years. This fund will be used to finance the construction of the new well, water tank and storage building at the Railroad Avenue and Lewis Road sites.

**Figure 7: Pajaro/Sunny Mesa CSD Expenditures**



#### **4. COST AVOIDANCE AND RATE RESTRUCTURING OPPORTUNITIES**

The District water service charges are set in a two-tiered rate structure. Monthly water use quantities of 0-500 cubic feet are charged at a rate of \$1.24/100 cubic feet. Quantities above 501 cubic feet/month are charged \$1.30/cubic foot. Rates do not differ between heavy commercial/industrial customers and residential/small retail customers. The only difference between these two customer types is the frequency of billing. Heavy commercial customers are billed each month and the latter customers are billed once during a two-month period. The rates do not include a tiered structure that charges a higher rate for water used above a certain volume each month. A tiered rate structure is used by other districts to promote water conservation, but it also has the affect of increasing revenues from the larger domestic water users.

Recreational and park services are not provided by regular district staff. Rather, the District contracts with an individual for maintenance of the four parks. Currently the cost is \$7,000/year for regular maintenance of landscaping and park facilities. Some supplemental maintenance is also provided by District staff. This maintenance contract is viewed as necessary since the maintenance staff of the District is limited to four staff. Other contract services are for an attorney, auditor, construction repairs and replacement of facilities and engineering and permitting assistance for new facilities. These are services that most small service districts do not have within their regular staff.

#### **5. OPPORTUNITIES FOR SHARED FACILITIES**

As discussed in previous sections, the District realized rental income by sharing its District Office building with the County Agricultural Commissioner's Office. District staff also provides management services for the Vega Mutual Water Company. The usable facilities of this water system will be integrated into the larger District water system when the Vega Road area is annexed to the District.

The larger issue now facing the District is the possible consolidation of the Pajaro Sanitation District with Pajaro/Sunny Mesa. The Sanitation District includes the two communities of Pajaro and Las Lomas which are located about 4 miles away from each other. The Monterey County Public Works Department manages the Sanitation District. Its facilities include sewers and booster pumps that transport sewage to the Watsonville wastewater treatment plant, in Santa Cruz County, for treatment and disposal. The County of Monterey wants to divest itself of the Sanitation District and plans on transferring the system to either a private company or to the District. An application to reorganize and consolidate the Community Services District to include the Sanitation District is pending with LAFCO. Such a consolidation would require annexation of Las Lomas into the District.

Similar to Sanitation District issue, Pajaro/Sunny Mesa is expected to make an application to LAFCO this year for consolidating the Moss Landing Water system and five other water systems in Prunedale with that of the District. The systems located in the Prunedale area include the NORMCO (North Monterey County), Blackie Road, Vierra Estates and Langley/Valle Pacifico water systems. These water systems were owned and operated by the Alco Water Company which has declared bankruptcy and forced into receivership. On March 9, 2004 U. S. District Court ordered the sale of these systems to Pajaro/Sunny Mesa.

Consolidating these water systems into the District will require an annexation of the Moss Landing area and the service areas of the five Prunedale water systems into the District and expansion of the District's SOI. As Moss Landing and Prunedale are located beyond the regional boundaries of PVWMA, export of water from sources in the communities of Pajaro or Sunny Mesa to Moss Landing or Prunedale are prohibited by the two PVWMA ordinances that restrict exporting water outside of the jurisdictional area of PVWMA and the Pajaro basin. These new areas, previously served by ALCO suffer from arsenic and nitrate contamination and seawater intrusion in the groundwater supplies. The District is pursuing alternative water supplies, including desalination, as a source of replacement water for these areas.

The County Redevelopment Area includes Pajaro. This agency is authorized to construct community facilities, such as streets, parks and sewers, with the Redevelopment Area using specialized revenue sources that are not available to service districts. The agency could purchase land and construct facilities to provide additional park space for the Pajaro sub-area of the District. This would require increased coordination and combination between the agency and the District.

The District is within the Pajaro groundwater basin and could benefit from coordination with the PVWMA. One of the primary purposes of the regional agency is implementation of a groundwater management plan to reverse the affects of overdraft and seawater intrusion that affect the basin. PVWMA is implementing groundwater recharge projects to reduce the pumping of agricultural wells in both Santa Cruz and Monterey Counties. A more detailed description of PVWMA is provided in the chapter that discusses the regional agency. There may be opportunities for the District share facilities with the PVWMA in the future. During 2005, District staff and representatives of PVWMA held preliminary discussions regarding desalination as a potential solution to seawater intrusion and the regional overdraft problem. However, no agreements on this subject have been made between the two agencies.

## **6. GOVERNMENT STRUCTURE OPTIONS**

The District is governed by a five member Board of Directors which is appointed by the County Board of Supervisors. The Board meets once/month at its newly constructed Board meeting room. Previously, it met at the Porter Community Center in Pajaro. The Board has not adopted a planning document for the District, but relies on information in the North County General Plan when considering issues that affect, or can be affected by, land use. The PVWMA Basin Management Plan affects much of the District's water planning. The PVWMA has adopted two ordinances that forbid any water district to export its water outside of the Pajaro water basin, with some exceptions to address health or safety. PVWMA has stated it has concerns about District plans to transfer water from one portion of the District to another without an overall groundwater management strategy.

The North County Recreation and Park District provides lunch and recreational programs under contract with a non-profit organization in Pajaro. Although the Pajaro/Sunny Mesa no longer has funds to provide recreational programs of its own, it does not coordinate with North County Recreation District. Initiating communication with the Recreation District may provide some additional recreational opportunities for District residents.

The boundaries of the District and its Sphere of Influence are presently the same. The recent annexation expanded the SOI to the same boundary as the newly expanded District. The Board, however, has submitted an application to LAFCO to expand its SOI and District boundaries again to include the community of Las Lomas as part of the proposed consolidation with the Sanitation District. The Board is also investigating expansion of the SOI to include Moss Landing and the five areas in Prunedale discussed above which are served by the former ALCO water systems. If approved, this could allow possible annexation of that community into the District and purchase of the private water system that serves Moss Landing and areas of Prunedale.

## **7. EVALUATION OF MANGEMENT EFFICIENCIES**

The District staff is comprised of seven full-time employees—a general manager, two operator/maintenance specialists, an office manager, two clerks and two part-time maintenance staff. These seven positions conduct all regular work for the District that is not under contract for outside personnel services. As discussed in section 4, these contracts are limited to the services of one person to maintain District managed parks and interim professional services that are not typically included in the staff of small agencies (i.e. attorney, civil engineering services, etc.). Staff training is focused on skills required for the maintenance of the operator/treatment license for the maintenance specialist and computer skills for the office manager. The District recently purchased a new computer system.

The District office is equipped with conventional office technology, but upgrades will be needed to keep pace with current technology provided at other local agencies. The District does not have a radio telemetry system to electronically operate wells and booster pumps at remote locations. The purchase and training for such an automated systems is not in the District's near-future plans.

## **8. LOCAL ACCOUNTABILITY AND GOVERNANCE**

District Board meetings are posted at the District Office and at the Porter-Vallejo Community Center/library 12 times/year; however, these meetings are not currently noticed in area newspapers unless it a special meeting beyond the 12 regular scheduled meetings during the year. Under State law, any meeting that discusses street lighting must be noticed by mail to each District resident. This requirement is followed for the few meetings where street lighting is on the agenda.

## SUMMARY AND DETERMINATIONS

1. District infrastructure needs to be upgraded to meet the needs of residents in the areas of domestic water service and parks and recreation. The District is engaged in plans to construct new facilities towards meeting current domestic water needs. There are no plans to improve park facilities or recreational programs. Funding by District Certificates of Participation has been approved for the needed infrastructure to serve both the Hudson Landing and Struve Road project areas, and for the proposed desalination plant in Moss Landing.
2. The population and service area of the District will grow significantly during the next few years due to both population growth and expansion of the District boundaries to include the Vega Road and Hudson Landing areas south of current District boundaries and the Springfield/Jensen/Struve Road area along the coast.
3. In addition to the service area expansion described above, the District is in favor of consolidating with the Pajaro Sanitation District and is pursuing the annexation of the area now served by the Moss Landing water system and several mutual water systems in the Prundale area to the District. If both expansions are approved, the service area of the District would expand substantially to include the inland community of Las Lomas, the coastal community of Moss Landing and several areas in Prundale. Serving Moss Landing and areas in Prundale would expand the District beyond the Pajaro basin and the boundaries of the PVWMA. Two ordinances adopted by the regional agency restrict the District from serving Moss Landing and areas in Prunedale with exported water procured from wells inside the jurisdictional area of the PVWMA. The District is pursuing the development of a regional desalination plant in Moss Landing, in part, to address this address this issue. If this project goes forward, it would be designed to help meet water needs for other jurisdictions beyond the Pajaro/Sunny Mesa CSD service area.
4. Providing special services under contract to five small residential areas within the District is a good source of revenue and can be done adequately with existing staff. However, the District does not maintain the four parks it manages but rather contracts with an outside service to perform this task.
5. Water service fees are based on a two-tiered rate structure based on amount of water consumption. Adopting a three-tiered rate structure could increase revenues for water service.
6. The District no longer provides recreation programs for residents. A potential for some recreation programs occurring exists through communication and coordination with the North County Recreation and Park District.
7. The District procures water from the Pajaro basin a groundwater basin that is experiencing overdraft and seawater intrusion. The Pajaro Valley Water Management Agency is the regional agency that manages the groundwater basin to reverse these groundwater impacts. Increased communication with the regional agency could help the District in future planning for water facilities and conservation of groundwater



resources. Beginning in 2005, communication was heightened between the two agencies with preliminary discussion regarding PVWMA receiving water from Pajaro/Sunny Mesa's proposed regional desalination plant.

8. District facilities are operated manually at the each well and storage tank site. The District does not have computerized resources to operate these facilities electronically from remote locations (such as the District office).
9. Public hearings are held once/month. They are not regularly noticed in the newspaper. Mailed notices to each resident are provided for any meeting where street lighting is addressed in accordance with State law.

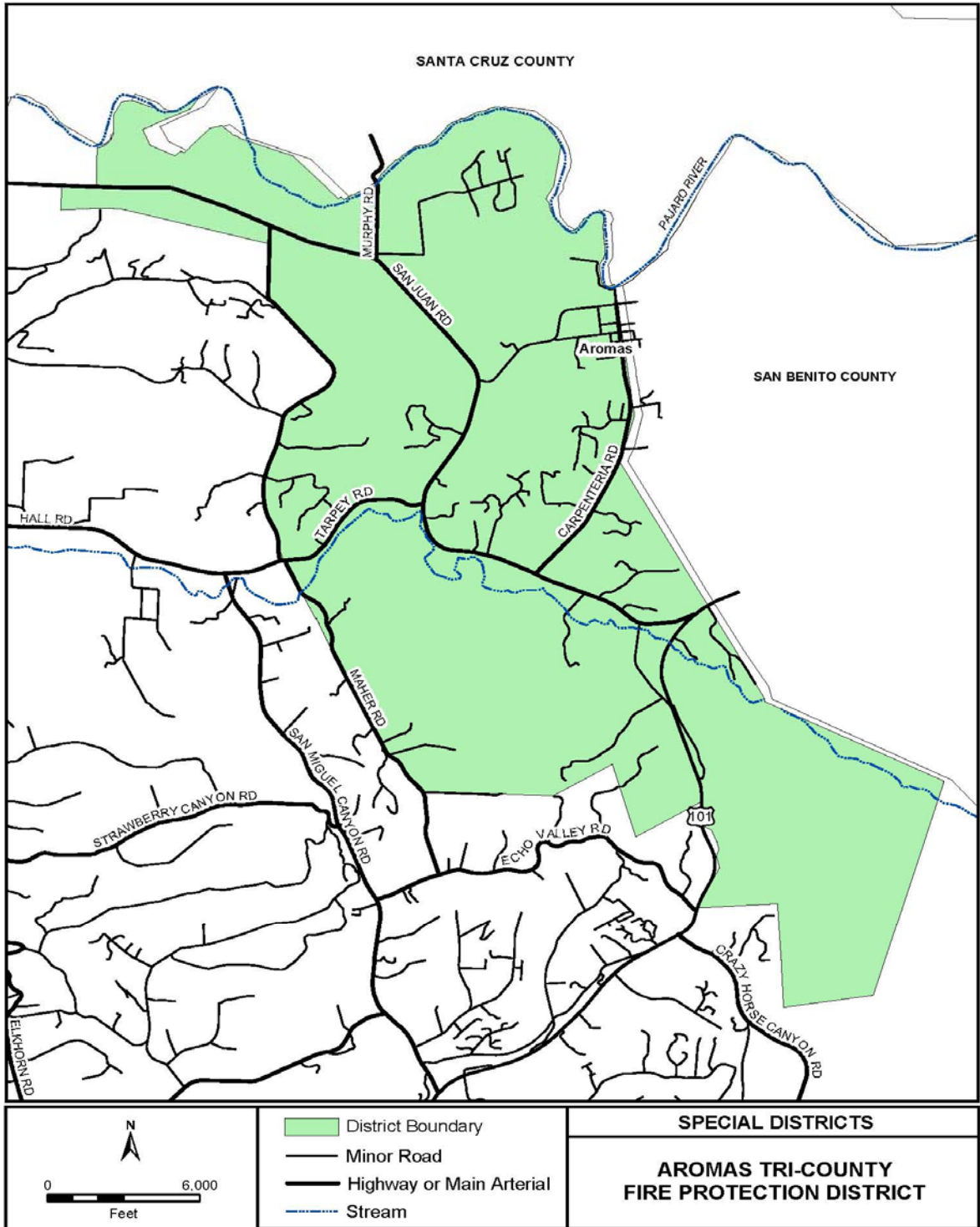
**AROMAS TRI-COUNTY FIRE PROTECTION DISTRICT  
SERVICES PROVIDED AND SERVICE AREA**

The Aromas Tri-County Fire Protection District provides fire suppression and emergency response services to a geographic area at the intersection of three counties surrounding and including the village of Aromas. The District was formed in 1952 with an all-volunteer fire fighting staff. In 1962 a part-time fire chief was hired as the District's first paid employee. The "Old Firehouse" building in the center of the village of Aromas served as the fire station until 1977 when a new station was constructed on Carpentaria Road at Seely Avenue at the edge of the village. The paid staff grew to 3 persons in that same year. In 1993 the District's Board determined that services could be better provided by contracting with the California Department of Forestry and Fire Protection (CDF). The District maintains a contract with CDF's San Benito/Monterey Unit to provide all personnel and management services.

Originally, most of the District included parcels in Monterey County with small areas in Santa Cruz and San Benito County. In 1981 the District annexed a 10 square mile area in San Benito County, which corresponded to the boundaries of the former Live Oak Water District. Currently the District serves 1,129 parcels in Monterey County, 933 parcels in San Benito County and 70 parcels in Santa Cruz County. The Highway 101 corridor traverses through the District.

*This page intentionally left blank*

**Figure 8**  
**Boundary Map of Aromas Tri-County Fire District within Monterey County**



*This page intentionally left blank*

## **MUNICIPAL SERVICE REVIEW FACTORS**

### **1. INFRASTRUCTURE NEEDS AND DEFICIENCIES**

District facilities are located at a single location on Carpenteria Road in the San Benito County side of the village of Aromas. District infrastructure includes:

- Fire station – 5,500 square feet of floor area
- Butler building – 1,200 sq. ft.
- Generator building – 100 sq. ft.
- Gas house – 100 sq. ft.

The station has 2 fire engines. A third engine is scheduled to be delivered and be operational in September 2003. Fire hydrants and water storage facilities serve the newer residential subdivisions within the area. These facilities are not owned by the Fire District but rather have been required as subdivision improvements by the Counties of Monterey and San Benito. Typically, 70% of the storage capacity of a storage tank must be reserved for fire protection. Tanks and hydrants are usually owned by the homeowners or mutual water systems of the subdivision.

The fire station is 25 years old and is need in some upgrading and expansion to meet current needs of the District. More important, according to CDF staff, is the need for a second fire station to provide better response times for calls in the San Benito County portion of the District. A new fire station would, therefore, be located in the eastern portion of the District. The District has a fiscal account of encumbered funds dedicated for a new fire station, the amount of which increases yearly. A formal site selection process has not yet been initiated to find a site for the new station.

### **2. GROWTH AND POPULATION**

The Fire District presently serves an area with a population of 6,000 persons. However, the high volume of commute traffic along the Highway 101 corridor and intersecting arterial roadways, such as Highways 129 and 156, significantly increase emergency response and fire protection calls beyond levels normal for a population of 6,000. CDF staff estimate that commute traffic can add as much as 102,500 additional people passing through the District on weekdays; although this figure has not been verified by the report's authors for accuracy. Fire District personnel are the first on the scene and provide the first level of response for all traffic accidents on these roadways. Both counties contract with private ambulance service but due to the fire station's proximity to these highways, Fire District personnel will arrive at the scene of accidents before the personnel of the ambulance services arrive. CDF staff estimate that 65% of all District calls are for traffic accidents along these roadways. Regardless of actual number of commuters driving through the District, this issue is of substantial concern to the District as it requires provision of service for persons who do not live within the District and do not help fund its operations. As more people commute between areas in Monterey and San Benito Counties and the San José area, this unfunded service will rise beyond existing levels.

The General Plans of Monterey and Santa Cruz Counties promote conservation of agricultural land and low density rural development within the area of the District, while the San Benito County General Plan promotes a greater level of development, including some development at suburban densities in the area. This has generated a trend for more fire protection and emergency response service in the San Benito County portion of the District than within the other two counties. This trend is expected to continue into the foreseeable future. In addition, the employment/housing imbalance in the San José area has generated a substantial increase in the San José area workforce buying housing in northern Monterey and San Benito Counties and commuting daily to work via Highway 101. The San José employment/housing imbalance is expected to worsen in the near future resulting in greater volumes of commute traffic along the Highway 101 corridor. The majority of Highway 101 and its connecting arterials are located in the San Benito County portion of the District. This situation increases the need for planning to meet future increased levels of service in the eastern portion of the District so services in the Monterey County and Santa Cruz County portions of the District will not be compromised.

Another future population issue facing the District is which District will serve the new Rancho Larios subdivision in San Benito County. The 702 acre subdivision and its 140 residential lots are located within the Sphere of Influence of the San Benito County Fire District; however, the minimum response time from the nearest station in that district is 10 minutes. The Aromas District station could provide a response time of less than 4 minutes to the subdivision if an additional station is constructed within the San Benito portion of the District. More expedient response time supports a position that the Spheres of Influence of these two fire districts should be modified to allow service provided by the Aromas District. If this occurs, it will mean increased service responsibilities for Aromas Tri-County Fire and exacerbate the need for a second fire station. If the San Benito County Fire District retains its current Sphere and annexes the subdivision, the Aromas Fire District will still be required to provide first response to calls under the mutual aid agreement of the two Districts. Either scenario will affect service throughout the District.

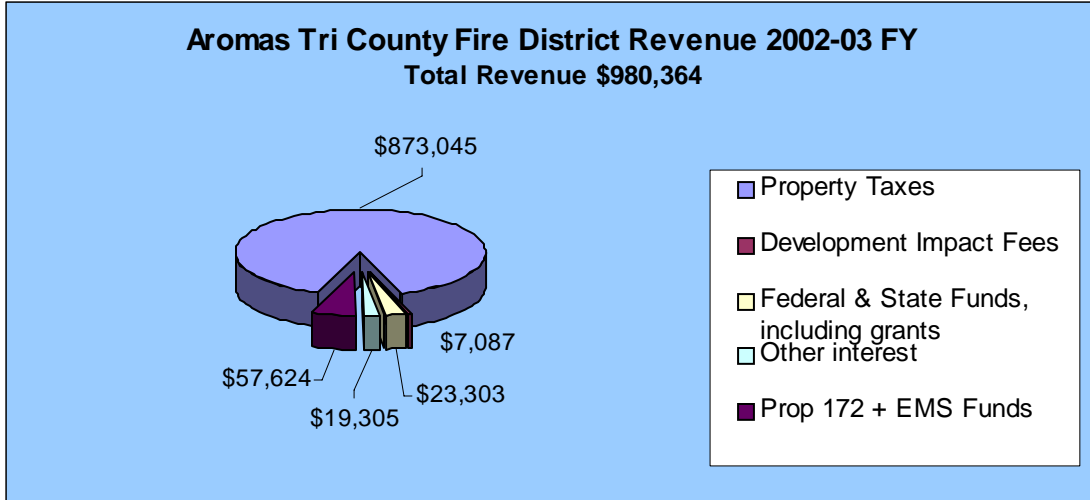
### **3. FINANCING OPPORTUNITIES AND CONSTRAINTS**

The District adopts a budget each year which is audited annually. The budget for the 2002-03 fiscal year was \$1,292,434. This includes a one-time federal grant from FEMA to purchase a new engine and therefore is \$297,413 greater than the budget for the previous fiscal year. The budget for FY 2001-02 was also higher than that of the preceding fiscal year by \$32,527. Property taxes provide the largest source of revenue. Such revenues will provide 89% of district revenues or \$873,045 for the current fiscal year. County funds, primarily as a result of the passage of Proposition 172, provide about 6% of total revenues and are the second greatest revenue source. Statewide voter approval of Proposition 172 allows Counties to collect a ½ cent sales tax to finance emergency services and distribute then to emergency service agencies. Monterey County provides approximately \$56,000 of Proposition 172 funds to the District annually. For FY 2002-03 this amount was \$56,459. Other County funds for emergency medical services (EMS) provided \$1,165. These revenues and other less significant revenues are shown in the pie chart below.

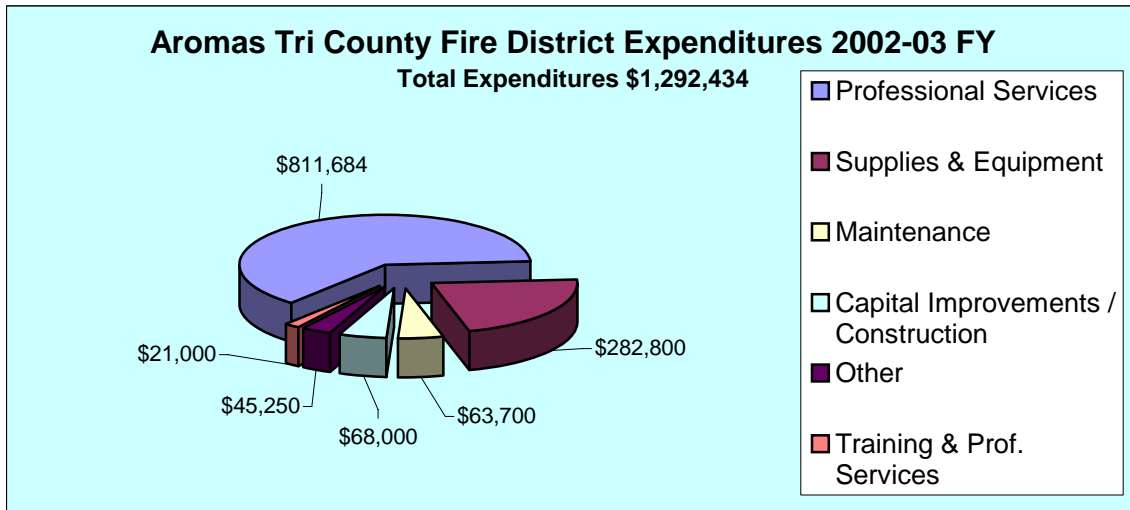
The District budget provides expenditure categories in the areas shown on the accompanying pie chart. The majority of funds in the Professional Services category provide for salaries and benefits for CDF personnel hired to carry out District services. This

expenditure category of \$811,684 is followed by \$282,800 allocated for supplies and equipment expenditures.

**Figure 9**  
**Aromas Tri County Fire Revenue**



**Figure 10**  
**Aromas Tri County Fire Expenditures**



#### 4. COST AVOIDANCE AND RATE RESTRUCTURING OPPORTUNITIES

All District services are provided by outside sources. The vast majority of contract services are provided by CDF to provide fire fighting, maintenance and management personnel to carryout the functions of the District. In 1993 District Board of Directors made a fiscal decision to contract with CDF to provide these services rather than hire personnel directly. CDF had a much greater level of human and technical resources than had previously existed at the Aromas District and continues to provide service to the satisfaction of the Board. Contracting for CDF services is viewed by CDF personnel as a method of eliminating



unnecessary cost while providing good service. The only other significant contracted service is for the annual audit. The 2002-03 budget allocated \$3,225 for this service.

There are no service rates charged by the District for development plan checks, construction inspections, emergency service calls or other functions performed by contracted CDF staff. Plan check and inspection fees associated with new development is a potential source of additional income for the District. Most fire districts charge plan check and inspection fees to cover the staff time for these tasks.

## **5. OPPORTUNITIES FOR SHARED FACILITIES**

As discussed previously, the District relies on the use of CDF for the staffing and management functions of the District. The San Benito/Monterey Unit headquarters of CDF provides office resources for District management staff and fiscal support staff. The remainder of this section will discuss other existing and potential shared resources that are beyond the District's contractual agreement with CDF.

District participates in a mutual aid fire suppression and emergency response agreements with the following fire districts: North County, San Benito County and Pajaro Valley. The other service providers within the Monterey County portion of the vicinity are the Aromas Water District and County Service Area #31 (Aromas Hill Subdivision). The Water District covers an area smaller than the Fire District. It owns wells, water storage tanks, pipelines and some hydrants that could be used to provide additional water for fire fighting events. CSA #31 is formed to maintain surface drainage facilities within two small residential areas of the village of Aromas. The CSA does not own any facilities. Drainage improvements are within easements on private properties. Services are provided by personnel employed by the Monterey County Public Works Department. It appears that the facilities and jurisdictional areas of the two other service providers in the area provide limited opportunities for shared facilities

## **6. GOVERNMENT STRUCTURE OPTIONS**

The mission statement of the District is:

To protect life, property and the environment by providing professional response to fire, traffic, collision, medical and hazardous material and emergency incidents; to promote fire safety and public awareness; and finally to provide these services within the boundaries of the Aromas Tri-County Fire Protection District and within other jurisdictions as per mutual aid agreements.

The District is governed by a five member Board of Directors that are elected at-large for 4 year terms. The Board meets 7 times/year. The Board adopted a Strategic Plan in May 2002 as the primary planning document for the District. The Strategic Plan provides a detailed mission statement, describes current programs, lists activities to meet adopted goals of each function of District personnel (e.g. finance, facilities, levels of service) and provides a 5 year financial project and a 10 year capital improvement plan. Future demand within the Fire District is primarily governed by the General Plans of the three counties where the District is located and commute traffic levels on major arterial roadways through the District. Land

use issues and traffic issues affecting District operations are discussed under section 2 above.

## **7. EVALUATION OF MANGEMENT EFFICIENCIES**

District does not have any staff, but rather contracts with CDF for staffing and management services. CDF provides 9.5 full-time equivalent (FTE) employees to staff the District fire station in Aromas. This staffing level has remained constant over the last three fiscal years. The contracted CDF employees include an engine company and battalion chief who all work at the fire station and 0.5 FTE support staff that work out of the CDF unit headquarters in Monterey. Support staff include a mechanic (0.25 FTE), a division chief (.05 FTE) and personnel support (.20 FTE). The fire station is staffed 24 hours/day with staff working a 72 hour shift/week. (3 full days on and 4 days off each week). Each shift includes 4 staff personnel for an engine company that respond to calls. The battalion chief is employed during one of the shifts. A CDF battalion chief from an adjacent battalion cover emergency calls in the absence of the regular battalion chief.

The staffing arrangement with CDF works well for the District. CDF is able to provide well trained personnel to provide service from the fire station as well as utilize its personnel resources at the CDF Unit headquarters to provide support services. These support services require differing types of tasks and abilities but none require the employment of a FTE employee to address District needs. If the District was to provide these support services directly, personnel costs would be higher and the budget would be impacted.

CDF also provides training programs for all its employees including those working out of the District fire station. CDF's coordination of training programs alleviates this responsibility from the District. The fire station is equipped with conventional office technology. The District is currently updating its computer-aided dispatch resources to a digitized GIS mapping of the District that will improve identification of properties and addresses. The District and its contracted personnel have an excellent safety record during recent years. No environmental or permitting violations have occurred with District activities.

## **8. LOCAL ACCOUNTABILITY AND GOVERNANCE**

The District conducts public Board meetings 7 times/year. Meeting agendas are posted and faxed to local newspapers. However, only the *Watsonville Register-Pajaronian* publishes notices of the District's public meetings. An annual newsletter is mailed to all customers within the District. This newsletter discusses fire prevention techniques and some issues facing the District.

## SUMMARY AND DETERMINATIONS

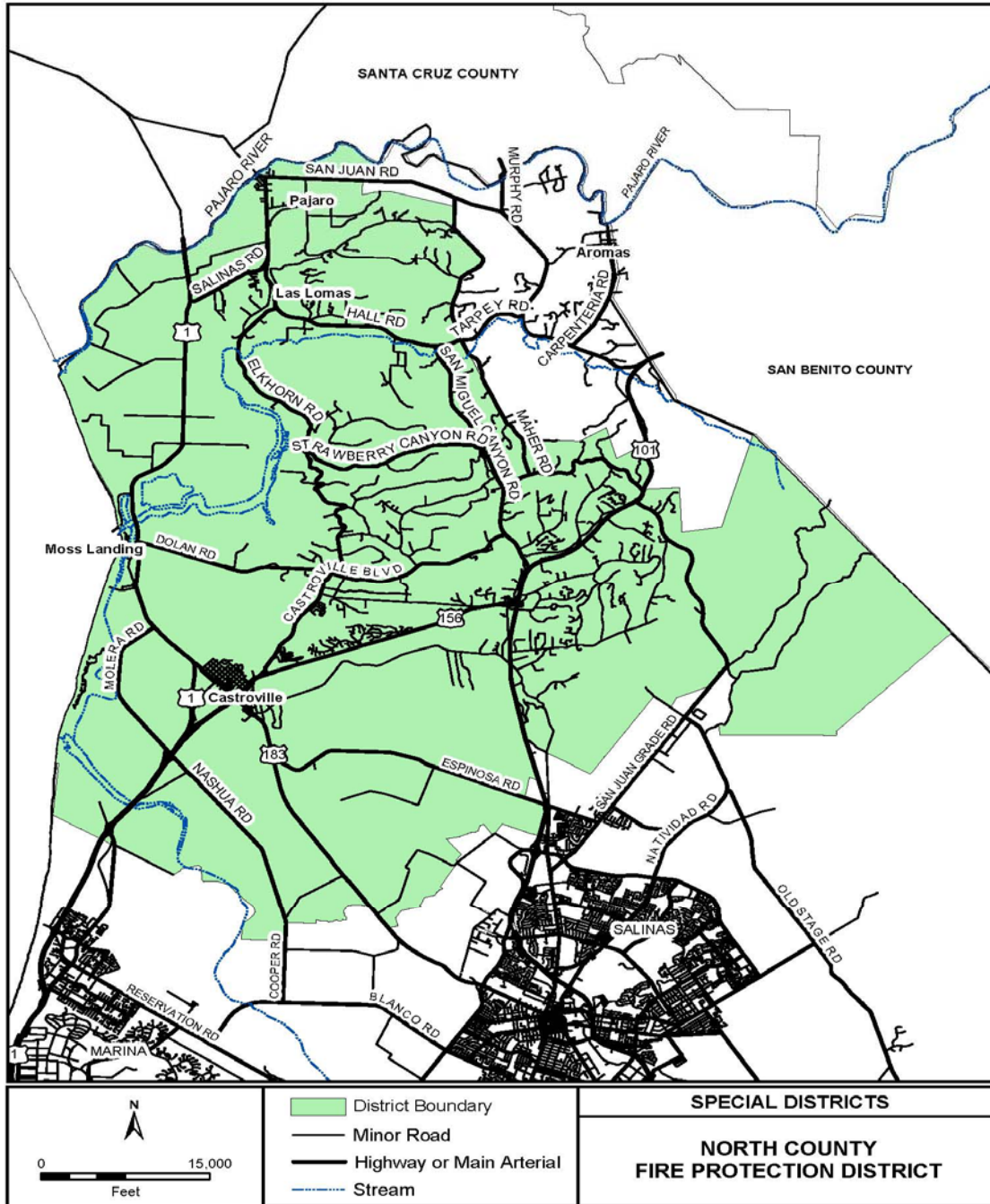
1. The high volume of commute traffic along Highway 101 and its intersecting arterials will continue to generate service calls to aid people living outside of the District. As commute levels continue to rise along the corridor, the District will need to incrementally increase its expenditures for this type of service each year.
2. The development of Rancho Larios and continued high traffic levels along the Highway 101 corridor will result in a higher level of service calls occurring within the San Benito County portion of the District rather than within the Monterey and Santa Cruz County portions combined.
3. A second fire station is needed to better serve the eastern portion (San Benito County) of the District. A fund has been established to encumber funds towards purchase of a site and construction of a new station, but this fund has not yet grown to levels where the purchase of a new site can occur.
4. In the view of the District's Board contracting with CDF to provide management and staffing for the District continues to work well from both a service efficiency and fiscal standpoint.
5. Potential additional sources of revenue are charges for checking plans for new development and non-emergency event inspections.

## **NORTH COUNTY FIRE PROTECTION DISTRICT SERVICES PROVIDED AND SERVICE AREA**

The North County Fire Protection District provides fire suppression and emergency response services to 125 square mile area stretching from the coast east to the San Benito County line. The Aromas Tri-County Fire District adjoins the northeast boundary of the District. The District grew out of the Castroville Fire Protection District, which was formed in 1949 to serve the Castroville and Moss Landing areas. In 1971 the Castroville Fire District annexed the rural area east of Elkhorn Slough, known as the Elkhorn area. In 1972 the Castroville District was consolidated with the Hall Fire Protection District, which served Las Lomas, and the Greater Hall Fire District, which served the rural area surrounding Las Lomas. In 1981 voters in the North County area approved an initiative to reorganize fire protection services north of Salinas under one fire agency, with the exception that voters in the Aromas area chose to keep their local fire district a separate agency. The approval of the voter initiative resulted in the consolidation of the 1972 boundaries of the Castroville Fire District with that of portions of the Salinas Rural Fire District serving the Prunedale vicinity to form the North County Fire Protection District. The new consolidated District became operational as a unified agency on January 1, 1982. The present boundaries are the same as those created in 1982. In 1991 the fire district took over the fire protection services of the Pajaro Fire Protection District through a LAFCO annexation and reorganization.

*This page intentionally left blank*

**Figure 11**  
**Boundary Map of the North County Fire District**



*This page intentionally left blank*

## MUNICIPAL SERVICE REVIEW FACTORS

### 1. INFRASTRUCTURE NEEDS AND DEFICIENCIES

The Fire District operates from three stations staffed 24 hours a day each with an engine company for a total District coverage of at least seven firefighters. Additional reserve and off-duty firefighters are summoned when needed via radio pagers. The District responded to approximately 2500 emergency calls in 2004. Roughly 75% of these are medical emergencies and vehicle accidents.

Each station has a first-out structural fire also engine and a reserve engine that is equipped with medical aid and rescue equipment, a brush engine for fighting wildland fires. Stations 1 & 2 have a water tender capable of carrying a water supply to a fire. There is a specialized aerial ladder truck and a heavy rescue unit in service at Station 1 and Station 3 respectively.

The District's ISO insurance grade is a "4." The ISO grade is used by the insurance industry to set rates for insurance premiums. A grade of 1 is the best, and a 10 is the same as no fire protection at all. The District improved its grade in 2005 from an 8 to 4 which represented a substantial decrease in insurance premiums for most businesses and residents depending on how close they are to a fire hydrant or fire station.

All full-time firefighters are trained and equipped as Emergency Medical Technicians (EMT) and reserve firefighters are trained to at least the First Responder level. Several reserves are EMTs and three are trained Paramedics. All firefighters have the ability to provide defibrillation to cardiac arrest patients.

The District is in the process of updating its capital facilities plans in light of many changes in the past five years. The headquarters, training and maintenance facilities are currently in the Castroville station. There is a need to relocate these functions to larger facilities with better access. There is no plan currently in place, however.

Caltrans' Highway 101 Prunedale Area Improvement Project has and will increasingly affect the ability of the District to access and respond on Highway 101. The project includes closing the highway median and various road accesses along Highway 101. Emergency vehicles leaving the Prunedale fire station (Station #2) will have to travel east then south to access the freeway, affectively moving it 1 to 2 minutes farther from homes to the north. Additionally, direct access to Tustin Road and other proximate roads will be eliminated and response times have and will continue to increase to this area. This problem can be mitigated by adding a station or relocating the existing station to state owned land near the intersection of North Prunedale and San Miguel Roads. If a new fire station is constructed at Butterfly Village (see Section 2 below), the District could have two full-time, and one reserve fire station serving the southeast portion of the District.

It is generally accepted that the administrative offices should be moved. There is no plan in place at present for relocation. Therefore, it will remain at the Castroville station (Station #1) for the foreseeable future.



A project on the Duke Energy property in Moss Landing resulted in Duke purchasing an aerial ladder truck to provide for coverage of their personnel working on the "Project" as it was called. Duke has worked to decrease their tax liability ever since which has resulted in the ladder truck not being staffed full time, which was the intent when it was purchased. At present the District is down two full-time firefighter positions with no clear picture of when these positions will be re-staffed.

In November 2005 the County Board of Supervisors approved a scaled down version of the previously proposed Rancho San Juan planned unit development called Butterfly Village. This is a major issue for the District as it affects planning for future infrastructure and the population to be served. If the developer succeeds in the building the Butterfly Village Estates project, land is to be provided for a fire station. This issue is discussed in the following section below.

**Table 5  
Facilities of the North County Fire Protection District**

<b>Name Of Station</b>	<b>Location</b>	<b>Floor Area Of Building</b>	<b>Major Equipment</b>
Station 1 and District Headquarters	11200 Speegle St., Castroville	Two 2-story bldgs. Totaling 9,184 sq. ft. Includes admin. offices & sleeping qtrs,	2 type 1 engines <sup>1</sup> 1 type 3 engine <sup>2</sup> 1 water tanker 1 ladder truck 1 rescue truck <sup>3</sup> 1 4W drive blazer <sup>4</sup>
Station 2	17639 Pesante Rd., Prunedale	4,025 sq. ft. Incl. sleeping qtrs.	2 type 1 engines <sup>1</sup> 1 type 3 engine <sup>2</sup> 2 4W drive trucks <sup>5</sup>
Station 3	301 Elkhorn Rd., Royal Oaks (Elkhorn area)	5,750 sq. ft. Incl. sleeping qtrs.	2 type 1 engines <sup>1</sup> 1 type 3 engine <sup>2</sup> 1 water tanker 2 4W drive trucks <sup>5</sup>
Miller Road Facility	9 Miller Rd. Royal Oaks (Las Lomas)	1,250 sq. ft. former fire station that is now used as a storage bldg.	

- 1 Type 1 engines are for structural fires
- 2 Type 3 engines are for wildland fires
- 3 The rescue vehicle is for rescue incidents, such as a serious traffic accident. It is equipped w/ special rescue equipment
- 4 Used for beach rescues and similar needs
- 5 Utility pick-up trucks

**2. GROWTH AND POPULATION**

The Fire District presently serves an area with an estimated resident population of approximately 40,000 persons. There are an estimated 1,500 vacant buildable residential lots within the District, so the base population may increase, but not significantly, in the foreseeable future. However, infill development at more urban residential densities in the

urbanized areas of Castroville, Las Lomas, Pajaro and possibly central Prunedale, could result in more substantial population increases. It is expected the County's new General Plan will designate these "urban growth centers" to accommodate more residential development. Of greater significance is the planned construction of a new 1,149 home subdivision at Butterfly Village Estates.

There is also a high volume of commute and tourist traffic along Highway 1, Highway 101 and the two-lane arterials Highways 156 and 183, which connect to these two other highways. The volume of traffic and the condition of these arterials significantly increase emergency response and fire protection calls beyond levels normal for the District's population. The Fire District is the first responder on the scene of vehicle accidents and provides initial trauma care and extrication services to the victims. While Monterey County has a franchise contract with a private ambulance company to provide paramedic services, ambulance companies are not equipped or trained to provide extrication or fire suppression services at vehicular accidents, nor are they staffed to deal with traffic control or the landing of helicopter ambulances. The three fire stations proximity to these highways and the training and equipment of the firefighters puts Fire District personnel at the scene of accidents before other services arrive.

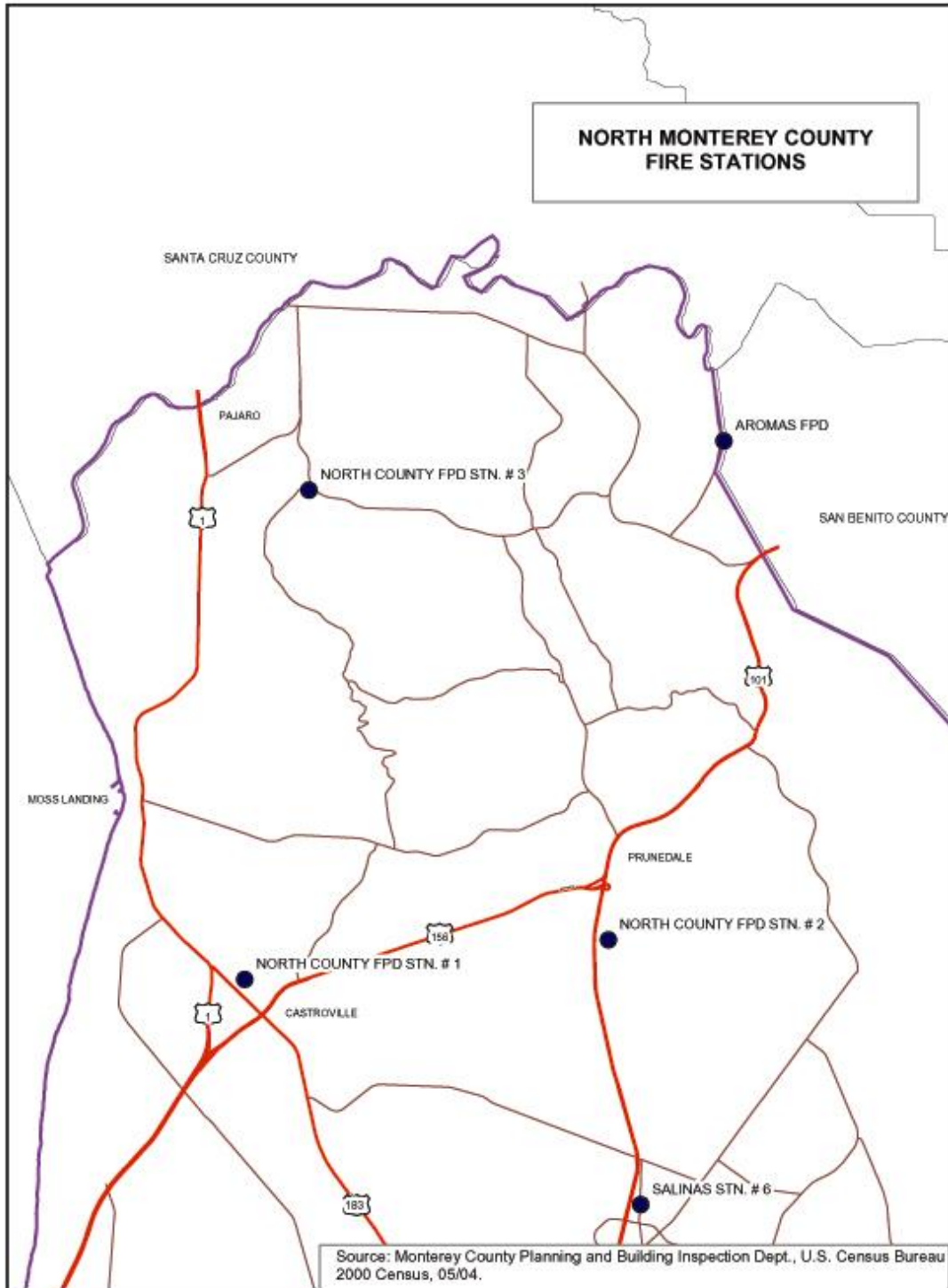
Traffic along both corridors is projected to increase as tourism remains strong on the Monterey Peninsula and commuting between the Salinas/North County area and the San José area increases due to a continuing jobs/housing imbalance in San José. This issue is similar to that experienced by the Aromas Tri-County Fire District, except that the high volume traffic corridors with the North County Fire District are all located within Monterey County and the North County District has two such traffic corridors located at geographically opposite ends of the service area. Highway 1 is located along the western edge near the coast and Highway 101 is located on the eastern edge of the District. Similar to the Aromas Fire District, revenues do not address the need to provide a high proportion of service calls for people who live outside of the District.

The need for a fourth (or fifth) station will be increased if the Butterfly Village Estates project is constructed as planned. The County of Monterey has prepared a Specific Plan for this area that could generate as much as 1,149 new dwellings, a golf course and several commercial uses known as "Butterfly Villages" just north of the City of Salinas along San Juan Grade Road. Butterfly Villages is a reduced version of a larger Specific Plan for the Rancho San Juan area. The previous plan included a much larger development within the southeast edge of the District that expanded into the adjoining Salinas Rural Fire District. Butterfly Villages is contained within the North County Fire service area.

The District has negotiated with the HYH Corporation, the Butterfly Village developer, to provide a site for a new fire station as the means to mitigate fire service impacts generated by the project. It is anticipated that funding to purchase a site and construct a new station, will be generated by development impact fees imposed on the project. Staffing the new station would also have to be funded through additional revenue sources. District staff believes a Special Zone of Benefit would need to be established for the Rancho San Juan area to generate special taxes earmarked for personnel at the new station.

*This page intentionally left blank*

Figure 12  
Location of Fire Stations in the North County Area



*This page intentionally left blank*

### 3. FINANCING OPPORTUNITIES AND CONSTRAINTS

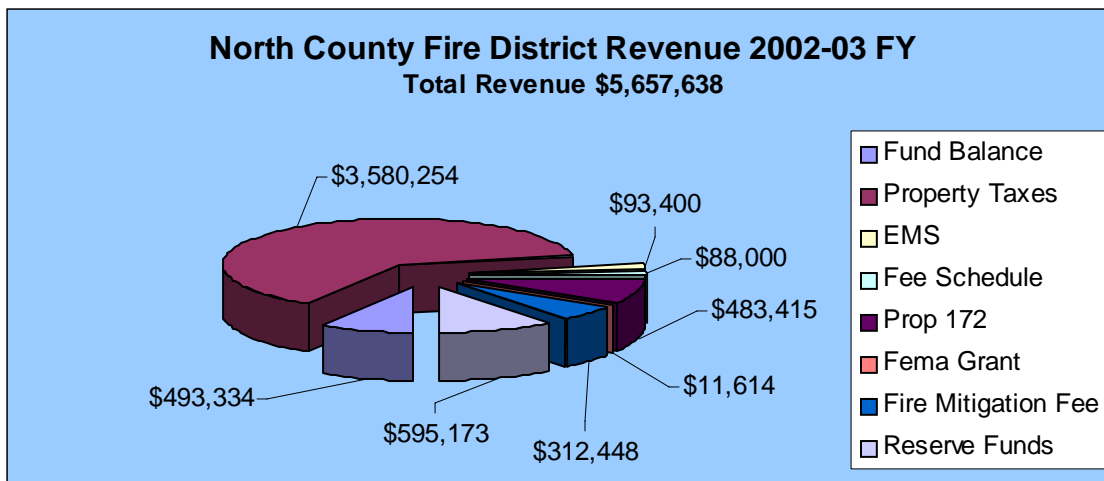
The District adopts a budget each year which is audited annually. The budget for the 2002-03 fiscal year is \$5,657,638. This is significantly more than the budget for the previous fiscal year because it includes an \$800,000 carryover from FY 2001-02 for capital improvements. The new power plant at Moss Landing also provides a significant new source of tax revenue that was not available prior to FY 2002-03.

Property taxes provide the largest source of revenue. Such revenues provided 63% of district revenues (\$3,580,245) for the 2002-03 fiscal year. Funds resulting from voter approved Proposition 172, which provides a 1/2 cent sales tax for emergency services, provide the second largest revenue source. Propositions 172 funds provided 8.5% of revenues (\$483,415) for FY 2002-03. Other emergency medical services (EMS) funds totaled \$93,400.

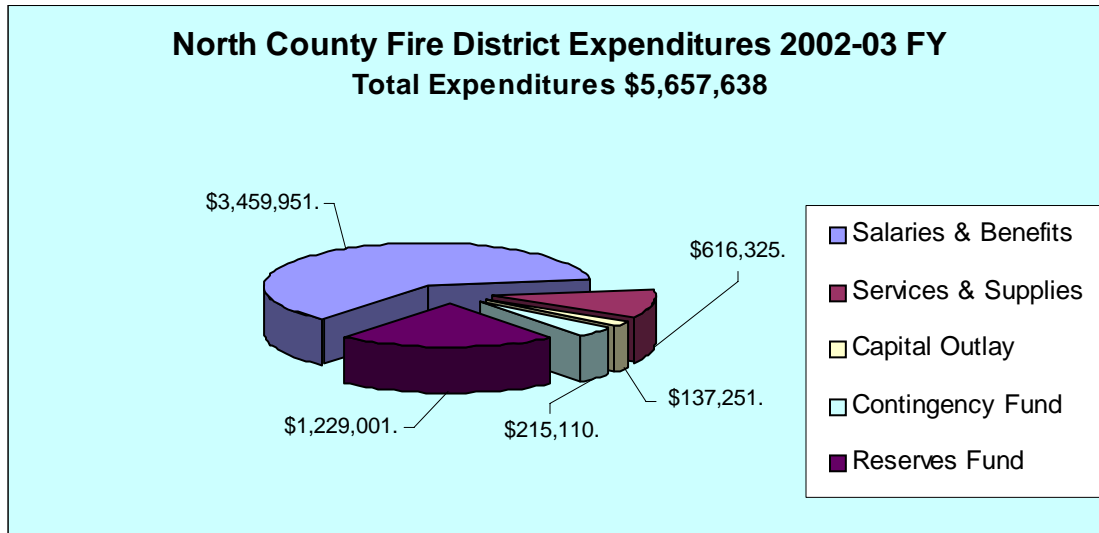
Unlike the Aromas Tri-County Fire District, this district charges a fee to check plans for new development and follow-up inspections. In addition, impact fees to mitigate for the service needs generated by new development, provide an important source of revenue. By State law and District resolution, these funds can only be used to purchase fixed assets. The 2003-04 budget anticipates total revenues of \$295,000 from impact fees. (Also referred to as "fire mitigation fees".) This includes prior year balances and current year revenue. Other revenues are shown in the pie chart below.

The District budget provides expenditure categories in the areas shown on the accompanying pie chart. The majority of funds are budgeted in the salaries and benefits category. However, 22% (\$1,229,001) of all expenditures have been appropriated to the reserve fund. This represents a financial commitment to plan for future infrastructure and facility needs. The District has encumbered the existing amount of the reserve fund to purchase two new fire engines.

**Figure 13  
North County Fire District Revenue**



**Figure 14**  
**North County Fire District Expenditures**



**4. COST AVOIDANCE AND RATE RESTRUCTURING OPPORTUNITIES**

Similarly to other fire protection agencies, the District does not charge for primary mission services. However, the District is investigating the ability to charge insurance companies for extrication at automobile accidents. The District actively seeks cost recovery for incidents that occurs as a result of grossly negligent or criminal activities such as reckless burning, arson, and drunk driving.

A fee schedule has been adopted to charge for non-emergency services. These services include plan checking for new development projects, fire safety inspections of newly constructed buildings and non-emergency stand-by. The District has adopted a Fee for Service Ordinance specifying that recipients of these services should be charge directly. Fees were last updated in March, 2004.

**5. OPPORTUNITIES FOR SHARED FACILITIES**

The District participates in automatic mutual aid agreement for fire suppression and emergency response services with the following fire agencies: Aromas Tri-County, Salinas Rural, City of Salinas, City of Marina the City of Watsonville. The area served by Watsonville is entirely within Santa Cruz County. Aromas Tri-County serves an area that includes parts of Monterey, San Benito and Santa Cruz Counties. In addition, the District has joint powers agreements for:

1. Worker’s compensation and liability insurance pooling;
2. Pre-employment physical conditioning consortium (with City of Seaside, City of Carmel, Carmel Valley Fire District and Salinas Rural District);
3. Mobile breathing support in the northern portion of the District (With the City of Watsonville and CDF’s Corralitos station); and

4. Mobile breathing support in the southern portion of the District (with Salinas Rural and Carmel Valley Fire Districts).

The two JPA's for breathing support involve joint ownership and use of a special fire truck that contains equipment designed to fill mobile air bottles used by fire fighters during unusual fire events. The specialized vehicles are housed at the City of Watsonville's main station and Salinas Rural Fire District's Toro station. Typically, each fire district that shares this equipment only needs to use the apparatus once/year. Shared ownership and use of this type of equipment significantly lowers equipment costs for all fire districts participating in the JPA for this equipment.

The District also coordinates employee training with adjoining fire districts and shares in the costs for these training sessions. Presently, District staff is investigating the potential of expanding this training consortium to include the cities on and near the Monterey Peninsula.

## **6. GOVERNMENT STRUCTURE OPTIONS**

The mission statement of the District is:

To protect life, property and the environment from fire and other natural and man-made disasters.

The District Board has adopted goals to achieve their mission. The goals specify the type of emergencies District staff will respond to, the types of public service outreach activities to be conducted by staff and general personnel policies. Details of these goals are provided in the appendix attached to the questionnaire completed by the District and is available for review at the LAFCO of Monterey County office.

A five member Board of Directors governs the District. They are elected at-large for 4 year terms. The Board meets once/month. The Board has not adopted a planning document for the District. Future demand within the Fire District is primarily governed by the land use designations of the North County General Plan and commute traffic levels on major arterial roadways through the District. These issues are discussed under section 2 above.

## **7. EVALUATION OF MANAGEMENT EFFICIENCIES**

The District employs a staff of 65 people; 35 are full-time staff and the remaining 30 are part-time staff. Part-time staff includes stand-by reserve fire fighters. These are people that usually have other regular employment and have agreed to respond to emergencies when called to do so by the District. Administrative support, the Fire Marshall and the two division chiefs work directly for the Fire Chief. The three engine companies are supervised directly by the division chiefs. Each fire station is staffed 24 hours/day by 3 staff trained in fire fighting/emergency response. Ten reserve fire fighters are assigned to each station. They are only called to service when needed and are paid an hourly rate.

The Fire Marshal acts as the Fire Prevention Officer. This position is responsible for managing the District's fire prevention programs which include plan check review and approval, drafting and presenting fire codes and associated fire safety recommendations to



the Board of Directors and an active public education outreach program. The public education program includes the Children's Fire Awareness Program, Pre-teen Program on How to Deal with Disasters, presentations to homeowners groups upon request and occasional CPR classes for the public.

Staff training is an on-going activity for fire fighting personnel. These staff members are engaged in training a minimum average of 15 hours/month. Other personnel, such as office support staff, are provided with training on an irregular basis.

In the past, office technology has not been uniform throughout the three stations. The computer resources at Station 1/Headquarters was more advanced than at the other two stations. Station 1 has its own Local Area Network (server). The system provides State mandated statistics and internal data. The station also has an ACAD mapping system and Fire Service Incident Software. The two other stations had stand alone computer systems without connectivity to the Local Area Network at Station 1. Prior to 2004, integrating the computer resources at all three stations was viewed as the greatest technology need for the District. In 2004 the District initiated a major internet technology improvement program which included access to the Station 1 server by the two outlying stations. Office technology has been upgraded so as to be uniform throughout the three stations. The system provides State mandated statistics and internal data. The station also has an ACAD mapping system and fire incident software. Currently, the greatest technology need would be having this computer and reporting system directly connected to the Dispatch computer to decrease the duplication of effort of having District personnel enter information that Dispatch already has on record.

An outside consultant audits the District budget annually. In recent years the firm of Berger and Lewis Accounting Corporation has provided auditing services. The District has an excellent safety record. There have not been any environmental nor any permit related violations involving District management during the past 5 years.

## **8. LOCAL ACCOUNTABILITY AND GOVERNANCE**

The District conducts public Board meetings once/month. Meetings are held at Station 1 in Castroville. Agendas are posted and local newspapers are advised of each meeting. However, publication of many meetings does not occur in some area newspapers. The District has an on-going outreach/public education program which is discussed under section 7 above. Placing this program under the supervision of the Fire Marshal provides a strong emphasis for this program. A planning process is currently being conducted that will include citizen input and feedback on District planning goals and documents.

## SUMMARY AND DETERMINATIONS

1. Future population of the District will increase substantially, primarily from development at the recently approved "Butterfly Villages". It is anticipated that a new fire station will be constructed to serve the Butterfly Villages Estates. The District is currently negotiating with the developer for a fire station site. Development impact fees are the most likely source of funds for construction of the new station.
2. If the new fire station is constructed, a new source of funds will be necessary to provide on-going staffing for this 4th station. Establishment of a Special Benefit Zone is a possible source of funds to finance staffing services and similar on-going expenses.
3. The high volume of commute traffic along Highway 101 and its intersecting arterials and high volumes of commute and tourist related traffic along Highway 1 will continue to generate service calls to aid people living outside of the District. As traffic levels continue to rise along these highway corridors, the District will need to incrementally increase the expenditure for this type of service each year.
4. The two JPAs for mobile breathing support equipment provide management efficiency and beneficial fiscal economy for the District.
5. Coordinating employee training with other fire districts is efficient and lowers training expenditures for the District. This savings may be increased by expanding into a training consortium to include other fire suppression agencies, such as the municipalities on and near the Monterey Peninsula.
6. The District has recently undertaken a major internet technology improvement program towards integrating the computer resources at each station and improving management efficiency throughout the District. DSL line service is now available in all the stations.

*This page intentionally left blank*

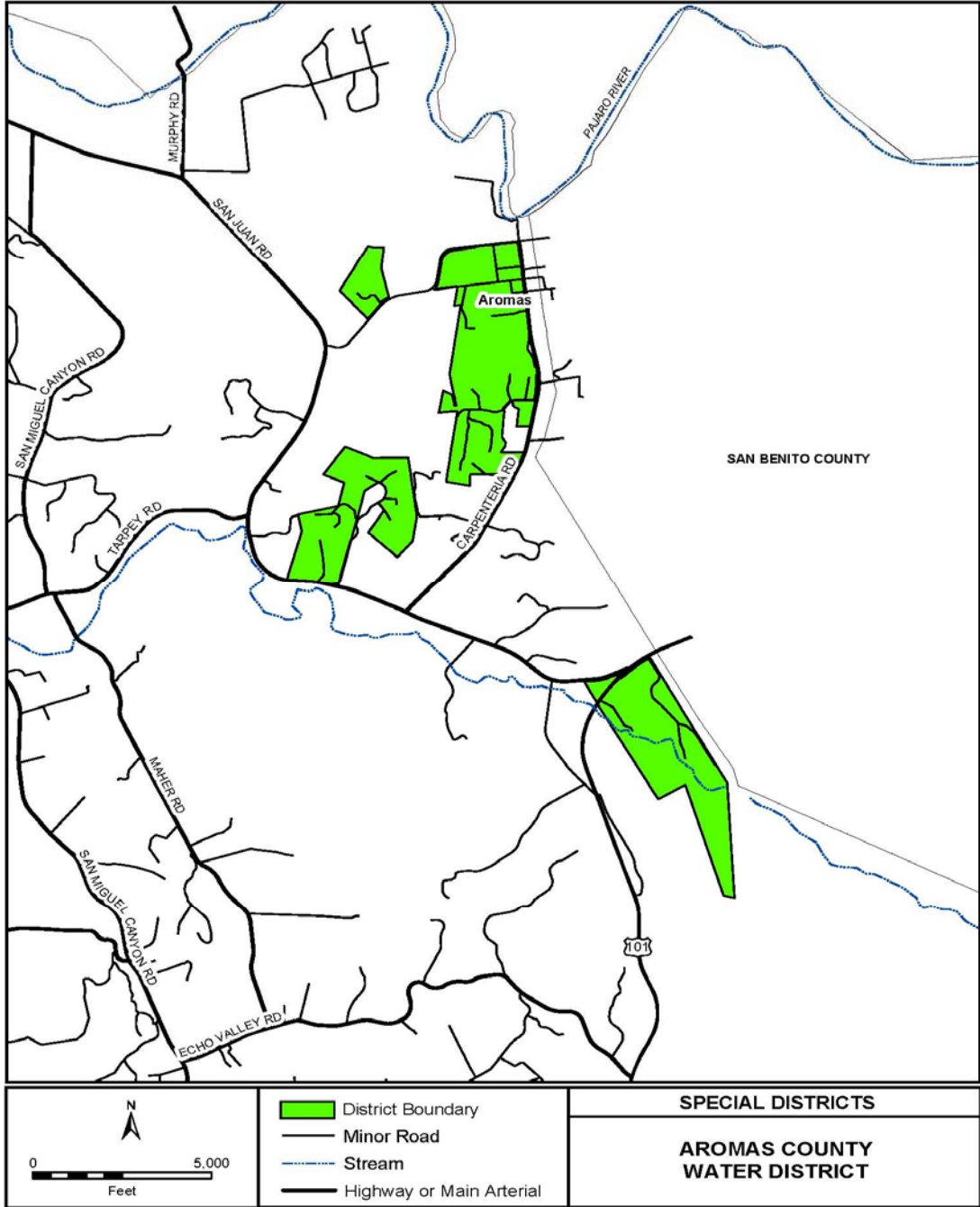
## **AROMAS WATER DISTRICT SERVICES PROVIDED AND SERVICE AREA**

The Aromas Water District was formed in 1959 with the development of a single community well to replace the numerous individual private wells throughout the village of Aromas. The district now includes four discontinuous areas; two of which extend into neighboring San Benito County. Geographically, the largest of the three discontinuous areas includes the Rancho Larios subdivision and golf course covering 702 acres in San Benito County, which is located about 10 miles from the village of Aromas. For a few years the Aromas Water District applied to the San Benito County LAFCO for all boundary changes since the properties within the San Benito County portion of the District had a slightly greater assessed valuation than the District's properties within Monterey County. However, on May 26, 2005 the San Benito County LAFCO adopted a resolution giving Monterey County LAFCO exclusive jurisdiction for these matters within the Monterey County portion of the District and for any proposed annexations within Monterey County.

The District provides potable drinking water and distributes it to customers throughout the District. The Monterey County portion of the District is within the Pajaro groundwater basin. Water basin management is conducted by the Pajaro Valley Water Management Agency (PVWMA), which provides management parameters for all water purveyors within the Pajaro basin. The PVWMA is one of the other agencies discussed in this report.

*This page intentionally left blank*

**Figure 15**  
**Boundary Map of the Aromas Water District within Monterey County**



*This page intentionally left blank*

## MUNICIPAL SERVICE REVIEW FACTORS

### 1. INFRASTRUCTURE NEEDS AND DEFICIENCIES

This section evaluates the District’s capabilities to provide potable (drinking) water to residents living within the District. The district procures all water from groundwater via four wells all owned by the District. The District’s original well, the Marshall well, is now a stand-by well and is only used during emergencies. A new well, the San Juan well, which was constructed in 2004, is presently being used as the primary well. It replaced the Aimee Meadows well and has substantially increased water production for the District. The Aimee Meadows well is now being used as a groundwater monitoring well. All of the wells are located within the Pajaro groundwater basin, which has been declared an overdrafted basin due to excessive pumping of groundwater supplies by agricultural and urban uses. Four wells are located within the PVWMA boundaries and the new San Juan well is located just outside of the boundaries. The Pajaro basin stretches from Corralitos and La Selva Beach in Santa Cruz County southward to Las Lomas and Aromas and includes the City of Watsonville. In 1998 the PVWMA adopted two ordinances which restrict any water district or water purveyor within the Pajaro basin from exporting water beyond the basin, with the exception of public health and safety.

Water treatment consists of adding chlorine at each well site. No other treatment is needed to meet California Department of Health Services (DHS) standards. During recent years, District well water was found to contain high levels of manganese. While the manganese content does not pose a health risk, it can stain or otherwise discolor fabric in home washing machines unless the home is equipped with a water softening system. This was viewed as the most significant water quality issue for the District, and was managed with a sequestering agent that is currently added. The results of 12 months of sequestering were reported to DHS during 2005. The increased frequency on manganese monitoring is no longer in effect and the District is now testing for manganese on a quarterly (4 times/year) schedule.

Water is pumped from operating wells to ten water storage tanks. A tenth tank, the Cole Road tank, has recently been completed. The pipeline system allows water from the various wells to be mixed before entering the main water storage tank—the Pine Tree Tank. The District has a total of 85,000 lineal feet of pipelines to distribute water from the wells to the storage tanks and to District customers. The facilities owned by the District are listed in the chart below.

**Table 6  
Infrastructure of the Aromas Water District**

Wells	
Name of Well	Design Production Capacity of Well
Pleasant Acres *	400 gpm (gallons/minute)
San Juan *	700 gpm
Carpenteria (planned for replacement)	465 gpm
Aimee Meadows (monitoring well) *	



Marshall (stand-by only) *	Usually inactive
Storage Facilities	
Name of Tank	Storage Volume
Ballentree – 2 tanks	30,000 gallons
Carr (in need of replacement) – 2 tanks	100,000 gal.
Cole (under construction)	200,000 gal.
Pine Tree	270,000 gal.
Rancho Lerios	240,000 gal.
Rea (in need of replacement) *	60,000 gal.
School Road – 2 tanks	30,000 gal.
Buildings and Land	
Type of Facility	Floor Area of Site Area
District Office *	800 sq. ft. (leased)
Storage building and corporation yard	200 sq. ft. bldg. on 1 acre site
Other	
Type of Facility	Amount
Pipelines (various diameters) **	85,000 lineal feet

\* Located within Monterey County

\*\* Partially located within Monterey County

Both the Rea and the two Carr tanks are constructed of redwood. Due to their age, the District plans to replace both of them in the near future with 200,000 and 100,000 gallon steel tanks respectively. However, there is no date for these replacements to occur. The new San Juan well and Cole tank have just been complemented with a new pipeline along Seely and Cole Roads and a booster pump. Besides replacing old facilities, the most significant infrastructure issue is a series of dead-end mains throughout the district that result in reduced water quality. The lack of circulation near the dead-end segments of water mains causes an inordinate build-up of minerals and compounds normally occurring in area groundwater. These mains must be flushed on a monthly basis to maintain acceptable water quality. This process adds service costs of the District and requires staff time that could otherwise be spent on other tasks.

Since 1989, the District has been trying to make up for lost production from many of its wells. The 1989 Loma Prieta earthquake caused private wells in the River Oaks area of San Benito County to go dry. District staff believes residents in this area may wish for a future expansion of District boundaries to provide them with a safe and reliable source of domestic water. Two District wells have decreased their production due to their age. The completion of the San Juan well will provide the volume of water needed to meet District needs. It was constructed to procure water from strata with low manganese content. The original plan was to mix San Juan well water with water from other wells to dilute the manganese content of the water delivered to customers to reduce the manganese staining problem discussed above. However, the water procured from the San Juan well has elevated its manganese level to a point that sequestering the manganese or construction of a water treatment plant are the only options.

A pilot study to evaluate a treatment plant has been completed. A survey asking water district customers their preference on what action should be taken has been completed. The

surveys indicate that when presented with a choice of constructing a treatment plant, adding a sequestering agent to the water or to take neither action, the majority of community respondents chose the treatment plant option. District staff state that it will take 18–24 months to construct and commence operation of a treatment plant. In the interim, the District has begun sequestering the manganese.

## **2. GROWTH AND POPULATION**

The Water District presently serves 805 customers. This includes 799 residential and small business connections and 6 connections limited to landscape irrigation. Thirty-three connections are currently inactive but could be reactivated at any time. The population within the District is approximately 3,000 persons. AMBAG projects additional growth in the area in the near future. The District has an informal policy against any expansion of its boundaries. Rather, the District is focused on improving service to existing customers and new customers within its service area.

According to District staff, the issues that the District may face to meet its future population are:

1. Increased water treatment to remove manganese;
2. Mandated wastewater treatment and
3. Imported water via the San Felipe project.

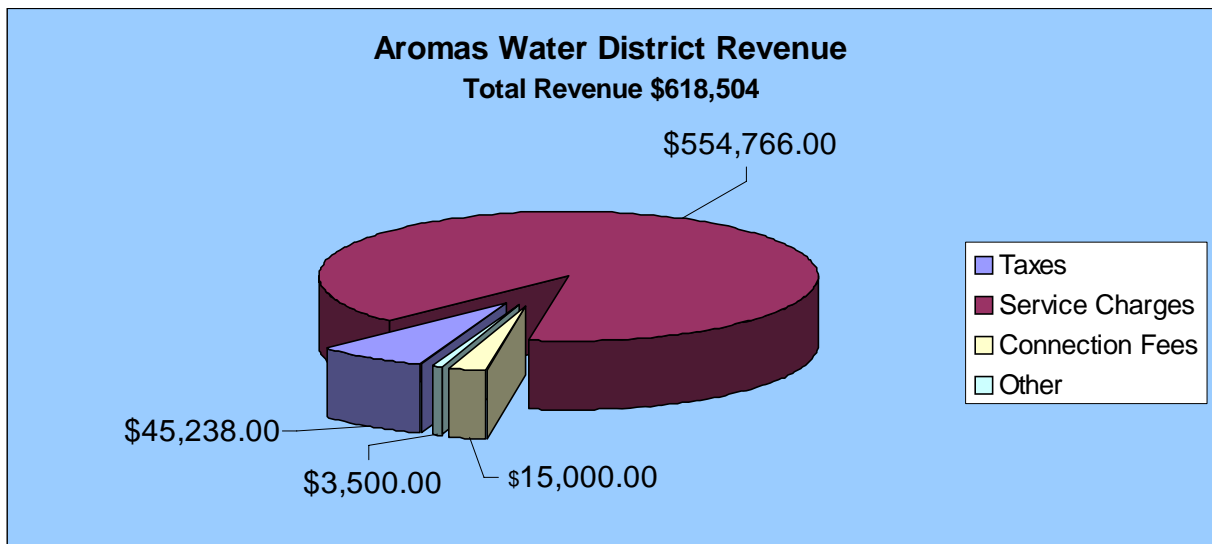
The first issue is being addressed as discussed in the previous section. The second issue is only speculative at this time as there are no regulatory requirements being drafted presently requiring development of a wastewater system for the Aromas area. Conversations with State agencies have lead District staff to believe that reduction of the manganese in the drinking water delivered to customers may be a requirement in the future. Other conversations with State and local officials have lead staff to believe that public health concerns regarding the high density of individual septic tank systems in the village area of Aromas may generate an interest in developing a community sewage collection and disposal system to replace individual septic tanks in higher residential density areas in the future. If this occurs, the Water District would be the local agency most likely to assume the responsibility of owning and managing such a system. This would greatly expand the role of the District. The various water projects of the PVWMA include imported water the San Felipe pipeline. The PVWMA's enabling statutes identify the Aromas Water District as the sole water purveyor within PVWMA boundaries allowed to import water for non-agricultural purposes. When a new PVWMA pipeline is constructed to connect with the San Felipe pipeline and imported water begins flowing to the Pajaro basin, it is expected that there will be pressure to construct another pipeline to connect the Aromas Water District with new imported water supplies. The cost and engineering for the new pipeline will become a major issue for the District. Use of the water will also become a major issue and may generate interest in increased growth. Increased growth will exacerbate the overdraft problem in the Pajaro basin unless mitigated by a basin-wide plan. This issue is discussed in more detail in the chapter that discussed the PVWMA.

### 3. FINANCING OPPORTUNITIES AND CONSTRAINTS

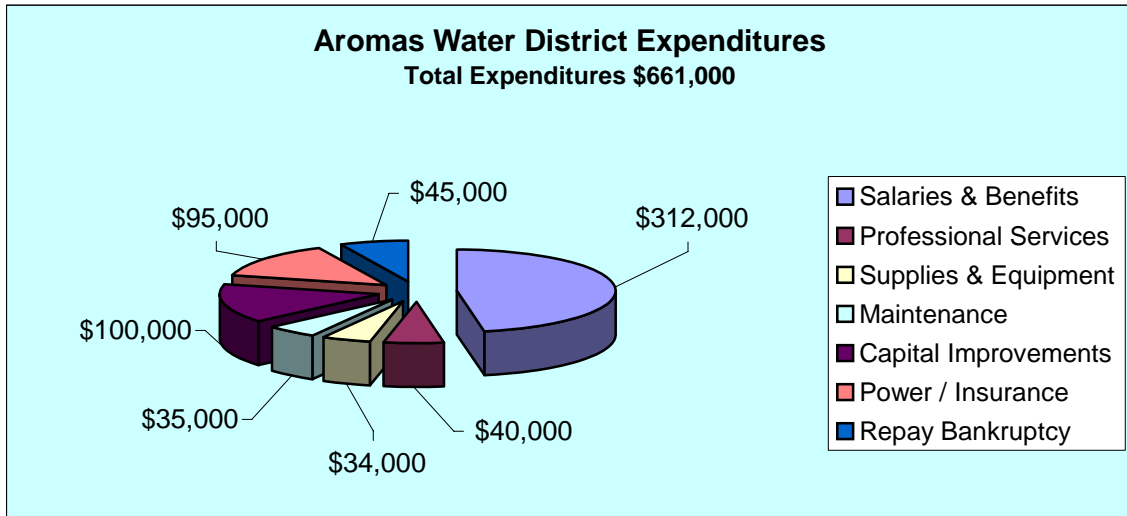
The District adopts a budget each year which is audited annually. The audit is managed by a subcommittee of the District's Board of Directors, but an independent audit firm, Bianchi, Lorinez and Company is hired to conduct the audit. The budget for the 2002-03 fiscal year is \$661,000. This is an increase of \$10,000 over the previous fiscal year and an increase of \$75,000 over the 2000-01 fiscal year. Service charges (water bills) provide the greatest amount of revenue. Such revenues will provide \$554,766 for the 2002-03 fiscal year. This averages \$739.69/customer. Other revenues are shown in the pie chart below. They include property taxes from property owners within the District (\$45,238) and new connection fees (\$15,000).

The District budget provides expenditure categories in the areas shown on the accompanying pie chart. The largest expenditure category of \$373,053 is dedicated to capital improvements. Salaries and benefits are the second largest expenditure category at \$312,960 followed by utilities and insurance at \$102,120. The large capital improvement expenditure shows a commitment to upgrade and improve District infrastructure to meet the current needs of District residents. The utilities and insurance category pays for electrical costs to operate District wells and booster pumps and provide insurance coverage for facilities. A \$45,000 expenditure is allocated to repay debts to bring the District out of bankruptcy which was declared in 2001. Professional services include legal fees. The debt repayment and legal expenditures are discussed below.

**Figure 16**  
**Aromas Water District Revenue**



**Figure 17  
Aromas Water District Expenditures**



The District filed Chapter 9 bankruptcy in 2001 in U.S. District Court in San José. According to District staff, the bankruptcy was the result of the previous Board of Directors committing the District to serve 140 lots and golf course in the new Rancho Larios subdivision in San Benito County and a disagreement over who should finance the infrastructure to serve this new 702 acre residential/golf course development. The subdivision developer sued the District claiming it was the District’s responsibility to provide pipelines and other infrastructure for the subdivision, including a water main to transport water from facilities that are located 10 miles north and west of the subdivision. The previous Board of Directors commenced payment for the construction of this infrastructure. While the District ultimately prevailed in court, over \$400,000 in legal fees were expended by the District. This created a financial hardship on the relatively small district. The District also initiated litigation against the subdivision developer to recoup expenditures for capital improvements. The litigation was resolved when the District negotiated a settlement for the subdivision developer to finance the remaining infrastructure needed to serve Rancho Larios. This allowed the completion of five major capital expenditure projects to occur during the 2003-04 fiscal year without requiring the use of District funds. These projects included the San Juan well, Seely booster station, Seely-Cole water main extension and the Cole Road tank. The bankruptcy was dismissed by the U.S. District Court on October 27, 2003 and all creditors have been paid in full.

**4. COST AVOIDANCE AND RATE RESTRUCTURING OPPORTUNITIES**

District staff includes 4.5 full-time employees. As is common with local agency staff of this size, various services are provided by outside sources. The District hires private contractors and consultants to provide engineering services, legal services, construction of infrastructure projects and environmental impact studies. The size of the District does not make it feasible to include any of these functions as regular full-time or part-time District staff. These functions are not permanent on-going tasks but, rather are needed on an interim basis as certain special projects or other needs arise.

Service rates for District customers with service connections are uniform and based on three-tiered rate structure that charges a higher rate when water is used above certain volumes. The District uses a three-tiered rate structure for customers as a method to promote water conservation. The tiered rate structure is provided below. Purchasers of bulk water, such as that needed for water trucks during road construction projects, are charged a higher rate which not is not based on the three-tiered system. Rates were adjusted by Ordinance 68 on December 2, 2004.

**Table 7  
Aromas Water District Service Rates (Monthly)**

Tier 1	1.618 cents/cubic foot	0 – 400 cu. ft./month
Tier 2	2.958 cents/cubic foot	400 – 3,630 cu. ft./month
Tier 3	4.314 cents/cubic foot	over 3,630 cu. ft./month
Bulk water	\$50 + 4.314 cents/cubic foot	All usage volumes

Rates are determined to cover the actual cost of operating the water system. The District hires a financial consultant, Bartle-Wells, to help determine rates. Rates were last updated on November 2001. They are reviewed annually. The District does not share service costs with any other agencies; nor does it coordinate planning for new facilities or provision of services with another agency. District boundaries do not adjoin the boundaries of another water district. If a new pipeline is constructed in the future to provide San Felipe water to the District, facilities planning with the PVWMA will be necessary at the outset of the planning stages for this pipeline.

**5. OPPORTUNITIES FOR SHARED FACILITIES**

The other service providers within the Aromas area are the Aromas Tri-County Fire Protection District and County Service Area #31 (Aromas Hill Subdivision). The Fire District covers an area larger than the Water District within three counties. The fire station, located in the village of Aromas, and the fire truck and equipment it houses comprise the equipment of the Fire District. This equipment is dedicated to fire protection service and would not provide benefits to the Water District by sharing facilities. CSA #31 maintains surface drainage improvements for 33 residential parcels in two areas of the village of Aromas. The Monterey County Public Works Department provides all management of staffing for the CSA. Work for the CSA involves the periodic maintenance of storm drains and drainage ditches located in easements on private property. The CSA does not own any infrastructure or equipment that could be shared with the Water District.

**6. GOVERNMENT STRUCTURE OPTIONS**

The District is governed by a five member Board of Directors that are elected at-large for four year terms. The Board meets once/month. The Board adopted a master plan in the 1980’s which is used as the planning document for the District. In addition, the PVWMA Basin Management Plan and the General Plans of Monterey County and San Benito County affects much of the District’s water planning. The PVWMA has adopted two ordinances that forbid any water district to export its water outside of the Pajaro water basin, with minor

exceptions to meet health or safety concerns or to recognize areas served prior to the adoption of the two ordinances in 1998. Within Monterey County, the boundaries of the District and its Sphere of Influence are within the boundaries of the PVWMA. Areas of the District in San Benito County have been served by the District prior to 1998 and the District continues to serve these areas under the "grandfather clause" exceptions of the PVWMA ordinances.

The General Plans of the two counties differ in their approach to land use and development. The Monterey County General Plan designates the surrounding area outside the village of Aromas for agricultural and low density residential uses. The plan promotes the conservation of commercially viable agricultural land and encourages residential development at the village core of Aromas. Currently, the County has placed a moratorium on new subdivisions within the Pajaro basin until the overdraft problem can be fully addressed. The San Benito County General Plan promotes development of rural land and designates some areas of the District for higher density residential use than in Monterey County. The most recent annexation to the District was the Rancho Larios subdivision that includes a golf course and 140 single-family homes. Future development under these two General Plans will place needs for future infrastructure to serve higher demands in San Benito County than in Monterey County.

## **7. EVALUATION OF MANGEMENT EFFICIENCIES**

The District employs a staff of 4.5 full-time equivalent (FTE) people to manage and maintain facilities and services. This is an increase of 1.0 FTE over fiscal years 2001-02 and 2000-01. Current personnel include two full-time staff, the District manager and the controller/office manager. Other personnel include part-time office staff and maintenance staff.

Each District employee is typically provided with two educational training days each year on a topic that relates to his or her job. In addition, 1-2 hour workmen's compensation safety training sessions are provided periodically. The District office is equipped with conventional office technology, but upgrades will be needed to keep pace with current technology provided at other local agencies. Internet and e-mail access is now provided by DSL connection. In 2004, the District also installed radio telemetry to electronically operate wells and booster pumps at remote locations. The continued training for such an automated systems is seen by District staff as the most important skill for staff to gain to meet future needs.

The District has a good safety, environmental and permit compliance record; however, it is under two orders issued by the DHS to take corrective actions. DHS has required increased frequency of monitoring for manganese from once/3 months to once/month. As part of the effort to decrease manganese content of District water supplies, the new San Juan well was screened to procure water from segments of the aquifer containing the lowest manganese content and mixing this with water procured from other wells. This issue is discussed above. The District was also under a Capacity Order from DHS that restricts any additional connections to District water supplies until it can show that there are increased water supplies to meets current and future needs. The new San Juan well was constructed to address the capacity issue. The DHS Capacity Order was rescinded in 2004 when the San Juan well became operational.

The District was involved in lengthy litigation as a result of annexing the Rancho Larios area into the District boundaries and the required infrastructure to serve it as described above. The litigation has now been resolved to the advantage of the District, but attorney and related legal costs created significant expenditures during the past few years. The positive outcome of the litigation shows the District is well managed, but also shows for a need to build up a reserve fund to finance unforeseen issues in the future.

## **8. LOCAL ACCOUNTABILITY AND GOVERNANCE**

The District conducts public Board meetings once/month. Meeting agendas are posted in two village locations; however, these meetings are not currently noticed in area newspapers. An annual newsletter is mailed to all customers within the District. This newsletter summarizes new infrastructure projects being planned and constructed by the District as well as major issues facing the District.

The District office is located in the "Old Firehouse" building at 387 Blohm Avenue in the village core or Aromas. It is open to the public during normal business hours 3 days/week.

## SUMMARY AND DETERMINATIONS

1. The District procures water from an overdrafted groundwater basin that is managed by a regional agency—PVWMA. Various policies and planning efforts of the PVWMA affect the actions of the District. Continued coordination between both agencies is important to maintain adequate quality and quantity of District water supplies.
2. District water supplies have a high manganese content which affect water quality, but do not pose health risks to District customers. During 2004-05 the District was under an Order from the California Department of Health Services (DHS) to increase the frequency of its water sampling and testing for manganese. The District is now back to quarterly testing for manganese.
3. The District was previously under a Capacity Order from DHS that prohibits new water connections until the water capacity issue is resolved. The new San Juan well was constructed to increase water supplies with water containing a lower manganese content. One objective of the new well will be to adequately address both DHA Orders so they can be removed. The Capacity Order has now been rescinded.
4. The District wells have been declining in their production since 1989. Some private wells in the area went dry as a result of the age of some wells and subsurface changes to area geology caused by the 1989 earthquake. The new San Juan well, completed in 2004, provides a higher production rate than any other well in the District and, along with other existing wells, meets the water demand in the District.
5. The District is experiencing a substantial need for replacement and upgrade of major infrastructure to meets current customers. Three storage tanks are in need of replacement in addition to the new tank being constructed. Several dead-end water mains need to be joined in a manner known as “looping” to allow regular circulation of water. Until that occurs, the District must continue to flush these dead-end mains monthly. This results in operating costs and loss of water supplies.
6. Litigation and a bankruptcy in 2001 severely constrained District finances, but the District is presently solvent.
7. The San Felipe pipeline could provide a new water source to the District in the future. As imported water, it will be source of water that will not rely on groundwater from the geographic area of the District or elsewhere within Pajaro basin. However, the District will need to finance the construction of a pipeline to connect to the PVWMA pipeline that transports this imported water into the area. This cost may not be practical for a District of this size to assume.
8. Expansion of District boundaries may be proposed in the future to meet existing health and safety needs of residential areas. Regardless, the population and customer base is expected to increase with development. Future demand will be greater in San Benito County portion of the District than in the Monterey County portion.
9. Service rates include a three-tiered rate structure that promotes water conservation.



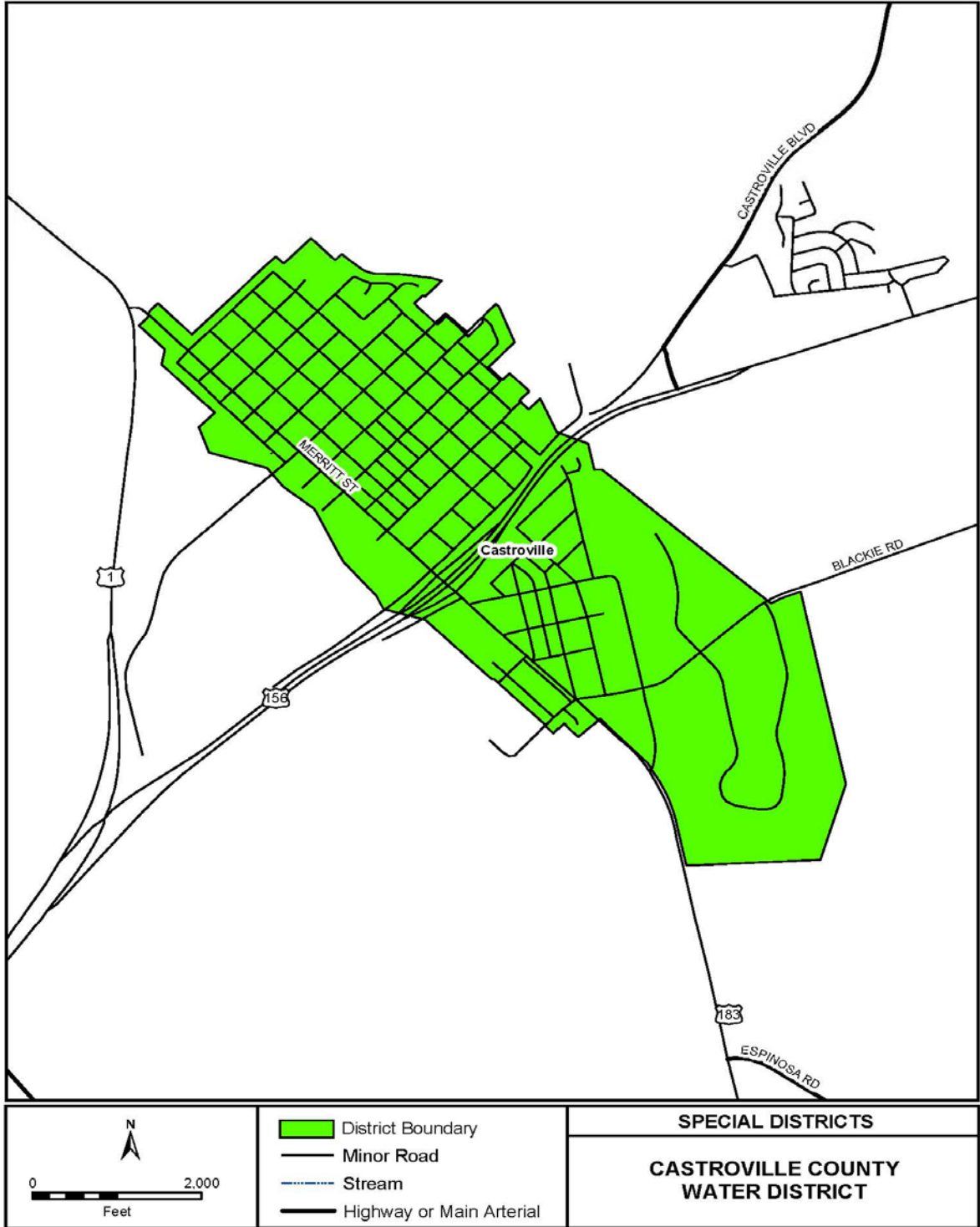
10. In early 2004, the most significant technological need for District management was obtaining a radio telemetry system for the electronic operation of District wells, pumps and tanks. The District installed a radio telemetry system to operate wells and booster pump in remote locations later in 2004. The District also replaced its dial-up connection to the internet with a DSL connection.

**CASTROVILLE WATER DISTRICT  
SERVICES PROVIDED AND SERVICE AREA**

The Castroville Water District was formed in 1952 to serve the community of Castroville with a reliable source of potable water. Until that time, homes and businesses were served by individual private wells. The high density of wells coupled with active agricultural wells nearby substantially reduced the production of private wells in the late 1940's and early 1950's and generated the need for the formation of a public water district. The District boundaries have not grown significantly since its formation in 1952. The area served is limited to the unincorporated town of Castroville. Currently the District has applied to LAFCO to expand its boundaries to coincide with the urban expansion area for Castroville designated in the County General Plan. This expansion area is defined as the "community center boundary" in the County's General Plan and the County Redevelopment Agency planning documents.

*This page intentionally left blank*

**Figure 18**  
**Boundary Map of the Castroville Water District**



*This page intentionally left blank*

## MUNICIPAL SERVICE REVIEW FACTORS

### 1. INFRASTRUCTURE NEEDS AND DEFICIENCIES

The District procures its water from three wells located in the town of Castroville. These wells procure water from the Salinas Valley groundwater basin. Like the Pajaro basin, which supplies water for other water purveyors in North County, the Salinas Valley basin experiences both overdraft and seawater intrusion. This problem is being addressed by the CSIP (Castroville Salt Water Intrusion Project), which is managed by the Monterey County Water Resources Agency. CSIP includes the construction and use of a reclaimed wastewater plant that collects sewage from Castroville, Marina and Seaside. The wastewater is treated to agricultural irrigation standards and is provided to area growers in place of water from their private agricultural wells. This project has substantially helped maintain yields for the Castroville Water District as well as stopped most of the migration of seawater intrusion to areas directly west (coastward) of Castroville.

Water is treated by adding chlorine at each well site. Regular water sampling has determined that there are no contaminants, such as nitrates, that would require treatment prior to distributing supplies as potable water. This is significant, as the town is surrounded by agricultural land that produces a high volume of vegetable row crops where agricultural chemicals are applied to these fields on a regular basis. Well water is stored in two tanks with a combined capacity of 1.1 million gallons. The stored water is distributed to customers via an average pumping of 800,000–gallons/day; however, the District has a maximum capacity to pump up to 4.5 MGD to meet peak demands if needed. District operations are headquartered in a new 3,900 square foot office at 11499 Geil Street. District owned infrastructure is shown in the table below.

**Table 8  
Infrastructure of the Castroville Water District**

<b>Wells</b>	
<b>Name Of Well</b>	<b>Design Production Capacity of Well</b>
Well 2	1,200 gpm (gallons/minute)
Well 3	760 gpm
Well 4	1,200 gpm
<b>Storage Facilities</b>	
<b>Name Of Tank</b>	<b>Storage Volume</b>
District Tank 1	640,000 gallons
District Tank 2	420,000 gallons
<b>Buildings And Land</b>	
<b>Type Of Facility</b>	<b>Floor Area or Site Area</b>
District Office	3,900 sq. ft.
Shop and garage building w/ parking area	One building. on 1 acre site
<b>Other</b>	
<b>Type Of Facility</b>	<b>Amount</b>
Pipelines (various diameters) **	73,920 lineal feet

The District relies on its own infrastructure to meet local needs without need of assistance from other districts. While District infrastructure is currently adequate to meet the existing demand, the District's 10-year Plan includes the construction of one additional storage tank and the replacement of one existing well. These facilities are planned to accommodate future urban growth in the newly expanded "community center boundary". These facilities would become necessary if LAFCO approves expansion of the District as proposed.

Some seawater intrusion has affected Well #2. To address this impact, this well is being sealed in its upper screened area so it will no longer procure water from the upper aquifer that is affected by the seawater intrusion. The well will then only extract water from the lower aquifer which has good water quality. All other facilities are in good working order.

## **2. GROWTH AND POPULATION**

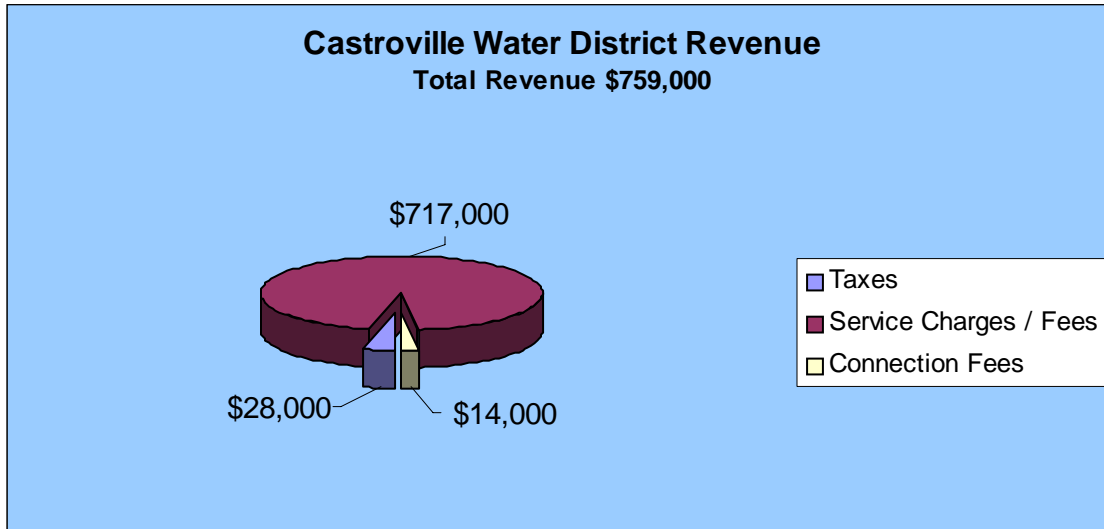
The town of Castroville has a population of approximately 5,800. The Water District serves all residents and commercial businesses in the town and has a total of 1,511 customers. Of this total 1,265 are residential connections and 246 customers are commercial connections. Commercial customers range from small retail businesses to large agricultural service establishments for the packing and distribution of produce. The District relies on AMBAG population projections for future planning. AMBAG projections show the population of the town of Castroville increasing to 6,400 by the year 2010 and to 7,500 by 2020. The future new well replacement and additional storage tank are planned to accommodate this population increase.

District staff believe the two most significant issues in meeting future needs are the issues of seawater instruction and conservation/conversion of agricultural land. One well has already been slightly affected by the migration of seawater intrusion eastward from the coast. Additional efforts will need to be taken by CSIP to reverse the migration of seawater intrusion to protect District water supplies. The town the District serves is designated by the County General Plan as an urban growth center. However, it is surrounded by productive agricultural land, most of which is designated by the General Plan to remain in agricultural use. Yet urban growth will require the conversion of agricultural land to urban uses. How much of this agricultural land will be converted in the future will determine how much additional service area the District should plan to service in future years.

## **3. FINANCING OPPORTUNITIES AND CONSTRAINTS**

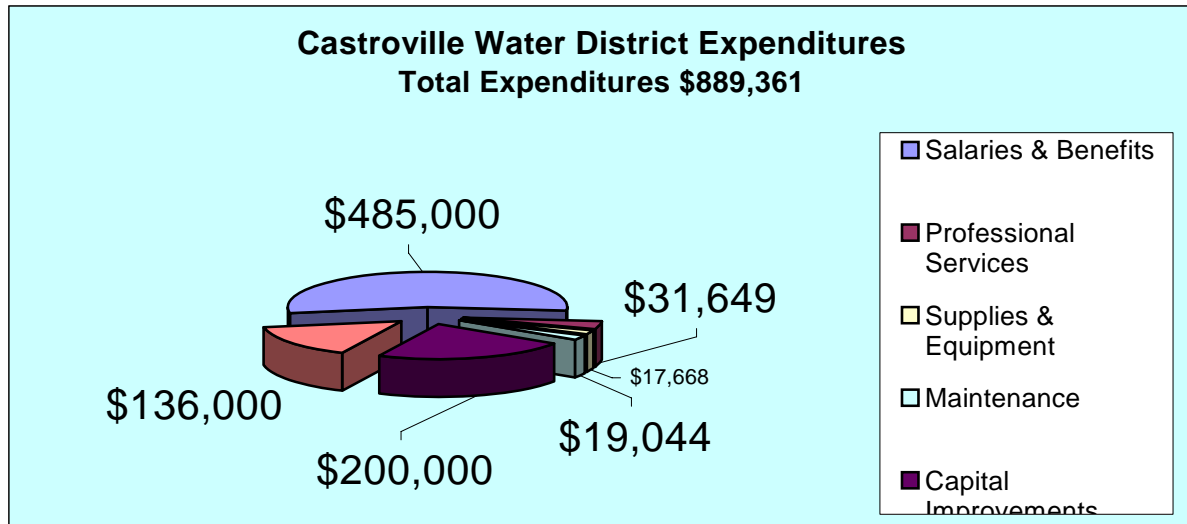
The District adopts a budget each year. The budget is audited annually. The budget for the 2002-03 fiscal year is \$889,361 This is a decrease of \$10,850 from the previous fiscal year but an increase over FY 2000-01. (See Figure 20). The decrease is a result of withdrawals from the reserve fund to pay for an unanticipated expense during a single fiscal year. Service charges (water bills) provide the greatest amount of revenue. Such revenues will provide \$717,000 for the 2002-03 fiscal year. This averages \$474.52/customer. Property taxes provide \$28,000. They are collected by the County and are currently used to repay the County for financing the construction of District infrastructure. The other revenue source is new connection fees (\$14,000).

**Figure 19**  
**Castroville Water District Revenue**



The District budget provides expenditure categories in the areas shown on the accompanying pie chart. Salaries and benefits are the largest expenditure category at \$485,000 followed by capital improvements at \$200,000. An expenditure of \$136,000 to repay debts is the third greatest expenditure category for the fiscal year.

**Figure 20**  
**Castroville Water District Expenditures**



**4. COST AVOIDANCE AND RATE RESTRUCTURING OPPORTUNITIES**

District staff includes five full-time employees. Similar to other local agencies of this size, the District contracts with outside sources to provide various services. The District hires



private contractors and consultants to provide engineering services, legal services, construction of infrastructure projects and laboratory analyses of water samples. The size of the District does not make it feasible to include any of these functions as regular full-time or part-time District staff. Except for the lab analyses, these functions are not permanent on-going tasks but, rather are needed on an interim basis as certain special projects or other special needs arise.

Domestic (potable) service rates for District customers are based on a combination of meter (pipe) size serving the customer and the amount of water used each month. The meter/pipe size is referred to as the base rate. It is added to the usage rate to result in the monthly water bill for each customer. The usage rate is a two tiered system that charges more for water above 500 cubic feet/month than below this amount. Domestic rates are based on the same rate schedule for all types of customers. Water rates are provided in the table on the following page.

**Table 9  
Domestic Water Rates of the Castroville Water District**

<b>Usage Rates (Based on water use)</b>		
Tier 1	0.7 cents/cubic foot (\$3.5/500 cu. ft.)	0-500 cu. ft./month
Tier 2	1.29 cents/cubic foot (\$12.90/1,000 cu. ft.)	Over 500 cu. ft./month
<b>Base Rates (Based on size of water meter/pipe at connection)</b>		
Meter Size	Rate	
¾ inch	\$ 13.75/month	
1 inch	\$ 22.86/month	
1.5 inch	\$ 34.77/month	
2 inch	\$ 53.97/month	
3 inch	\$ 90.75/month	
4 inch	\$172.42/month	
6 inch	\$258.91/month	

Additional water conservation may be possible by adding one or more tiers to the rate structure. In addition to the regular drinking water rates, the District also provides fire service rates for commercial establishments that need fire extinguishing systems. Fire service is provided by a dedicated line and meter that is separate from the potable water meter. Rates are charged according to the size of the meter (pipe) serving the fire service customer. There is no additional usage charge. Fire service rates are provided in the table below.

**Table 10**  
**Fire Service Rates of the Castroville Water District**

Meter Size	Rate
2 inch	\$8.47/month
3 inch	\$12.66/month
4 inch	\$17.33/month
6 inch	\$25.34/month
8 inch	\$33.80/month
10 inch	\$42.25/month
12 inch	\$50.46/month

## **5. OPPORTUNITIES FOR SHARED FACILITIES**

The Monterey County Water Resources Agency (MCWRA) provides assistance to the District as well as to other water purveyors within the groundwater basin in the areas of hydrological studies and testing. This relationship is appropriate because most hydrological studies need to be conducted on a groundwater basin or sub basin-wide basis and the MCWRA has substantially more resources to provide these type of studies than the District. This relationship is expected to continue far into the future.

Other service providers in the town of Castroville include, Community Service Area (CSA) #14 for sewer and storm drain maintenance, the North County Fire Protection District, Castroville Cemetery District and the North County Recreation and Park District. The fire, cemetery and recreation districts all serve a larger area beyond the town of Castroville. The boundaries of CSA #14 are almost identical to those of the Water District, except that CSA #14 includes the Oak Knolls subdivision located north of the town. CSA #14 is managed and staffed by the County Public Works Department. The County has submitted an application to LAFCO to reorganize the CSA into a Community Services District. Consolidating the new Community Services District with the Castroville Water District could provide for shared management, engineering and maintenance staff and shared office space and maintenance facilities for these services and reduce overall costs. If consolidation were to occur, the issue of who should provide water service to the Oak Knolls subdivision would be a significant issue to resolve. Currently the subdivision is served by California Water Company.

## **6. GOVERNMENT STRUCTURE OPTIONS**

The District is governed by a five member Board of Directors that is elected at-large for four year terms. The Board meets once/month. The Board has not adopted a planning document for the District, but relies on information in the North County General Plan when considering issues that affect, or can be affected by, land use.

The boundaries of the District and its Sphere of Influence are coterminous. As stated above, the Board is requesting LAFCO approve an expansion of the Sphere of Influence and District boundaries to include areas designated for urban expansion by the County General Plan. If LAFCO does not approve the expansion, the future development areas of Castroville

will be served by a private water company. The most likely company to provide this service is the California Water Company which serves the nearby Oak Hills subdivision.

## **7. EVALUATION OF MANGEMENT EFFICIENCIES**

The mission statement of the District is as follows:

The Castroville Water District is here to provide the best quality water at the lowest price with excellent customer service.

The District employs a staff of 5 full-time equivalent (FTE) staff to manage and maintain facilities and services. This size of the work force has been constant over the past 3 years. Personnel include the General Manager, Assistant General Manager/Senior Operator, Operator, bookkeeper and billing clerk.

Each District employee is typically provided with two educational training days each year on a topic that relates to his or her job. The District office is equipped with high level computer technology, including state of the art radio control telemetry systems with internet access. This telemetry system allows operation of well pumps and booster pumps and viewing of volume levels in storage tanks from remote locations wherever there is internet access. District staff believes their office technology is adequate to meet the needs of the District. Staff believe the most important future skills to attain in the near future will be increase computer skills to meet on-going changes of computerized systems.

## **8. LOCAL ACCOUNTABILITY AND GOVERNANCE**

The District conducts public Board meetings once/month. Meeting agendas are posted; however, these meetings are not currently noticed in area newspapers. Communication messages are regularly included in water bills mailed to customers each month.

The District office is located at the corner of Wood and Geil Streets in Castroville. It is open to the public during normal business hours 5 days/week. The District participates with the local Water Awareness Committee, a citizens' group interested in local water issues. The District also periodically hosts large seminar sessions at its office facility that are attended by staffs of area water purveyors.

The District budget is audited annually in August by a private auditing firm. Currently the firm of Porter and Company is employed to conduct audits.

## SUMMARY AND DETERMINATIONS

1. The District procures water from an over drafted water basin that also experiences seawater intrusion. The MCWRA's CSIP has been instrumental in protecting District water supplies. District water supplies are characterized by good quality and adequate quantity to meet the needs of District customers. However, some upgrading of existing wells is required to combat the effects of seawater intrusion. Continued coordination with the MCWRA is important towards maintaining water supplies for the District.
2. Major outlays for new infrastructure are not foreseen to meet current demand, but some new infrastructure (a new storage tank) will be needed in approximately 10 years to meet projected future demand.
3. Service rates include a two-tiered rate structure to promote water conservation. Additional water conservation could be realized by modifying this rate structure to include more tiers.
4. Service area expansion plans are limited to service urban expansion areas specified by the County General Plan and Redevelopment Area Plan. This indicates good coordination between the District and these other two agencies.
5. Seawater intrusion of the area-wide water basin and land use decisions affecting the agricultural land that surrounds the town of Castroville are the two most significant future issues for the Water District.
6. The District management is equipped with a state-of-the-art radio telemetry system for the electronic/computerized control of primary infrastructure.

*This page intentionally left blank*

## **PAJARO VALLEY WATER MANAGEMENT AGENCY SERVICES PROVIDED AND SERVICE AREA**

The Pajaro Valley Water Management Agency (PVWMA) covers most of the North County area of Monterey County, the southern part of Santa Cruz County and a small area within northwestern San Benito County. The jurisdictional boundaries of PVWMA are shown on Figure and comprise the area underlain by the Pajaro groundwater basin. The majority of the Agency's geographic area is within Santa Cruz County. An MSR inventory for the Agency will be included in MSR being prepared by the County of Santa Cruz LAFCO. Therefore only a brief summary description for PVWMA is provided in this report. To obtain a complete MSR discussion for this Agency, readers are directed to contact the County of Santa Cruz LAFCO by telephoning (831) 454-2055.

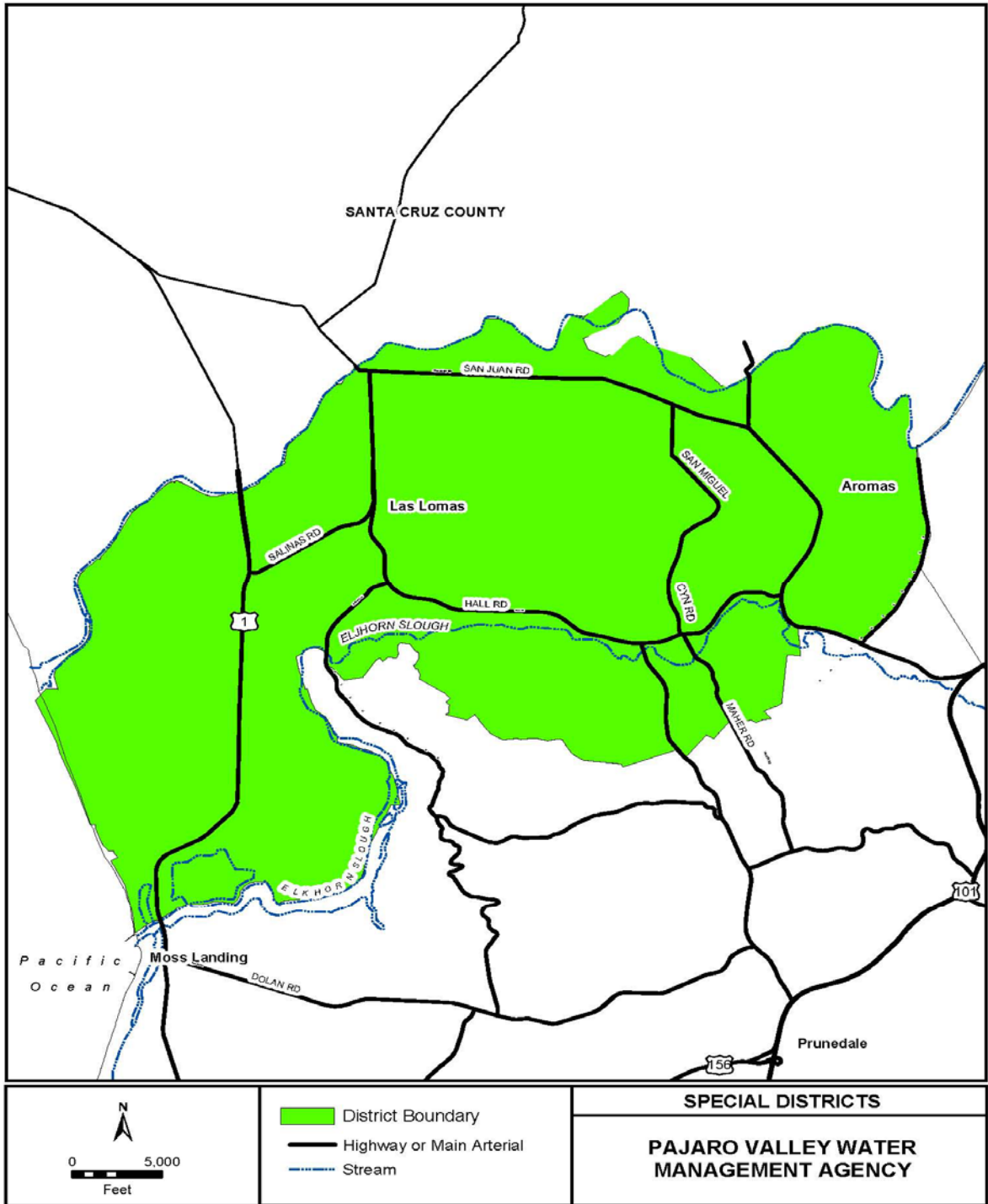
In 1984 local voters approved a ballot measure to form PVWMA to manage groundwater supplies which were being threatened by substantial over pumping resulting in groundwater overdraft and seawater intrusion of the Pajaro basin. The Agency is governed by a 7 member Board of Directors. Three directors are appointed, one each, by the Santa Cruz County Board of Supervisors, Monterey County Board of Supervisors and the Watsonville City Council respectively. The three appointed directors must receive a majority of their income from agricultural production. The other four directors are elected by voters within the Agency's boundaries. There are no income restrictions on the elected members. Daily operations are carried out by the 16 agency staff members. The Agency office is located at 36 Brennan Street in Watsonville. The mission statement of PVWMA is as follows:

PVWMA is a State-chartered local Agency formed to efficiently and economically manage existing and supplemental water supplies in order to prevent a further increase in, and to accomplish continuing reduction of, long-term overdraft and to provide and insure sufficient water supplies for present and anticipated needs within the boundaries of the Agency. It is anticipated that long-term overdraft problems may not be solved unless supplemental water supplies are provided. The Agency should, in an efficient and economically feasible manner, utilize supplemental water and available underground storage and should manage the groundwater supplies to meet future needs of the basin.

The Agency has the authority to adopt ordinances for the purpose of conserving local groundwater supplies which all public and private water purveyors within the Agency's boundaries must adhere to. The Agency is not a water purveyor of domestic water, such as a typical water district or municipal water department. One of its major tasks has been the development of basin-wide groundwater management plan. A Revised Basin Management Plan was adopted by the PVWMA Board in 2002. The Plan identifies the specific the water conservation/water supply projects planned to be implemented in the near future. As such, it also guides capital facilities planning for the Agency.

*This page intentionally left blank*

**Figure 21**  
**Pajaro Valley Water Management Agency Boundary within Monterey County**





*This page intentionally left blank*

The Agency's primary focus is implementation of its Basin Management Plan towards elimination of groundwater overdraft and seawater intrusion. Four main projects are specified by the Plan to construct facilities to deliver irrigation water to agricultural properties to replace the use of individual farm wells and the groundwater pumping near the coast. These projects will occur in both Santa Cruz and Monterey Counties and include:

- a) Existing groundwater recharge project near Harkins Slough;
- b) Connections to supplemental inland wells;
- c) Future delivery of recycled water from the Watsonville wastewater treatment plant; and
- d) Obtaining and delivering imported (out of basin) water supplies to agricultural properties within the basin.

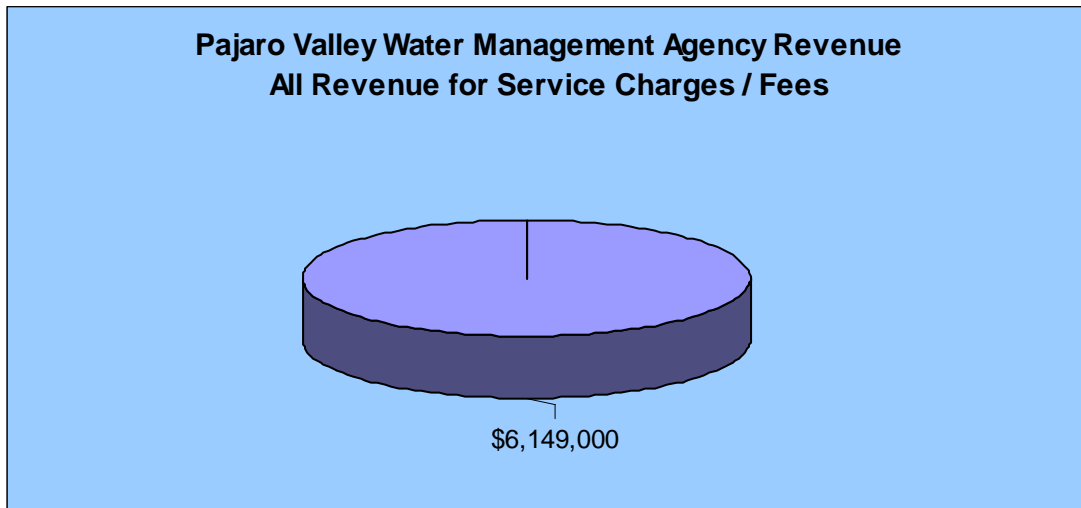
The Agency may participate intra-basin planning and coordination among water purveyors on an as needed basis; however, this is not one of the provisions of the Basin Management Plan.

The project named above as "connections to supplemental inland wells" involves transporting well water from inland wells within the Agency's boundaries to agricultural land near the coast has generated some public controversy. Some agencies and members of the public do not believe PVWMA has the legal right to appropriate groundwater in this manner without supplementing the extracted groundwater with non-groundwater sources (surface water, reclaimed wastewater, imported out-of-basin water). The Agency, however, believes it has appropriate rights for the purposes of reversing sea water intrusion and groundwater overdraft problems. This issue remains a controversy at present.

Another controversy exists over the Agency's legal right to manage groundwater in the basin. According to AB 3030, agencies established to manage groundwater within a basin must first adopt a groundwater management plan that meets the requirements specified in AB 3030. The Pajaro/Sunny Mesa CSD claims that PVWMA's Basin Management Plan fails to include all the criteria set forth in AB 3030. PVWMA believes that its Plan does meet the requirements to allow the Agency to manage Pajaro basin groundwater. It is beyond the scope of this report to determine if the Agency's Plan meets all legal requirements and if its connections to supplemental inland wells project is within the Agency's legal authority. However, it is important to understand that these controversies exist.

PVWMA infrastructure includes the management office, a water diversion and treatment facility, 10 monitoring wells, 10 extraction wells and 52,800 lineal feet of pipelines and associated pump stations. At this time all infrastructure is located within Santa Cruz County. The Agency's office is located at 36 Brennan Street in Watsonville. The agency staff is housed at this office but Agency Board meetings occur at the Watsonville City Council Chambers. Except for the office, all infrastructure is associated with the Harkins Slough Water Diversion and Recharge Project. This project diverts excess flow from Harkins Slough in the winter months and pumps it to a 12 acre recharge basin where it percolates into the upper aquifer for temporary storage. This water is subsequently extracted by 10 wells surrounding the basin and piped to area growers for irrigation use as an alternative water source to using individual wells on each agricultural property.

**Figure 22**  
**Pajaro Valley Water Management Agency Revenue**



This project has the same goal of the future projects currently planned by PVWMA. Three additional projects are planned to deliver water to agricultural users as a replacement to groundwater extractions by individual on-site farm wells. These projects include building a new pipeline to serve coastal agricultural in the Springfield Terrace area of North County. The pipeline would deliver blended water derived from treated wastewater from the City of Watsonville wastewater treatment plant and from groundwater wells located at inland locations beyond the seawater intrusion zone.

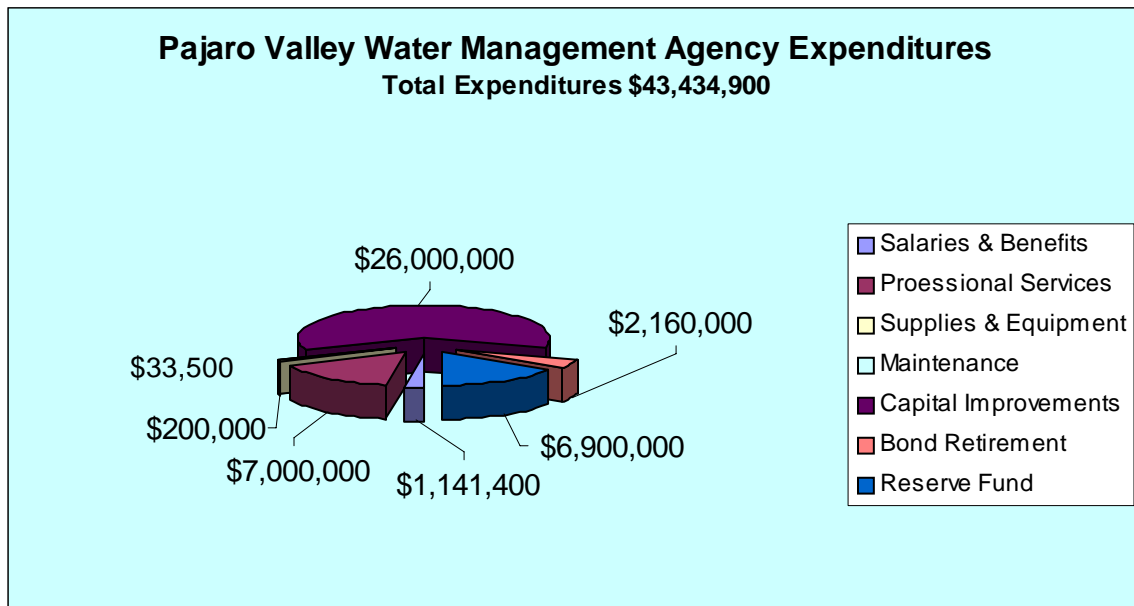
The Agency is also authorized to connect to the Central Valley's San Felipe water project by constructing a new pipeline that would transport this non-local water to supplement local water supplies within the Pajaro Valley. According to legislation that formed the Agency, the use of San Felipe water is to be limited to agricultural irrigation within the Pajaro basin and to supplement existing water supplies of the Aromas Water District. Recent court decisions regarding environmental quality in the Delta Project may result in reducing the amount of water supplies that are available from the San Felipe project. In 2004 the Agency negotiated with the Broadview Water District in the Central Valley to secure rights to Broadview's Central Valley Project water supply. An agreement would have resulted in this excess water being delivered to the Pajaro basin via a new pipeline connected to the San Felipe pipeline. However, these negotiations were terminated in November 2004 and PVWMA is currently seeking other sources of imported water. To this end, the Agency is engaged in plans to obtain excess water from Santa Clara County and San Benito County Water Districts. A new pipeline would need to be constructed to receive and distribute this water. The Santa Clara County Water District has agreed to make a portion of their water (6,260 acre feet/year) from the San Felipe project available for sale to PVWMA beginning in 2009. In addition, a State Proposition 50 (Integrated Regional Water Management Planning) grant has been awarded to the Agency and the Santa Clara County and San Benito County Water Districts to evaluate options for cooperative use of water supplies.

The estimated population within the entire boundaries of the Agency is 80,000 people. This includes the City of Watsonville that has a population of about 46,000 people.

Management and maintenance operations of PVWMA are funded by augmentation fees and management fees which property owners within the Agency boundaries pay. Augmentation fees fund capital projects and operations and the maintenance of PVWMA projects and facilities. The Agency also collects separate management fees which fund administration and conservation efforts. The management fees are assessed annually on each parcel within the Agency boundaries. Augmentation fees are based on metered groundwater use. The new augmentation fee rates for water purveyors and \$160/acre foot of water used (effective, January 2005).

The current fee is an increase from the 2001-02 fiscal year rates of \$50–\$80/acre foot. Public and private water purveyors fund this cost by adding augmentation fees to the water bills of their customers. Individual domestic wells serving rural residential uses have a rate of \$72/year (with a \$18/year management fee). The use of augmentation fees is being challenged in court by some residents within the PVWMA area. In 2003 Santa Cruz County Superior court ruled that the fees were legal and could be collected by PVWMA. The plaintiffs appealed the case to the 6th District Court of Appeals. A decision has not yet been made by the Appellate Court. The revenues and expenditures for FY 2002-03 are shown in the two charts above and below this paragraph.

**Figure 23**  
**Pajaro Valley Water Management Agency Expenditures**



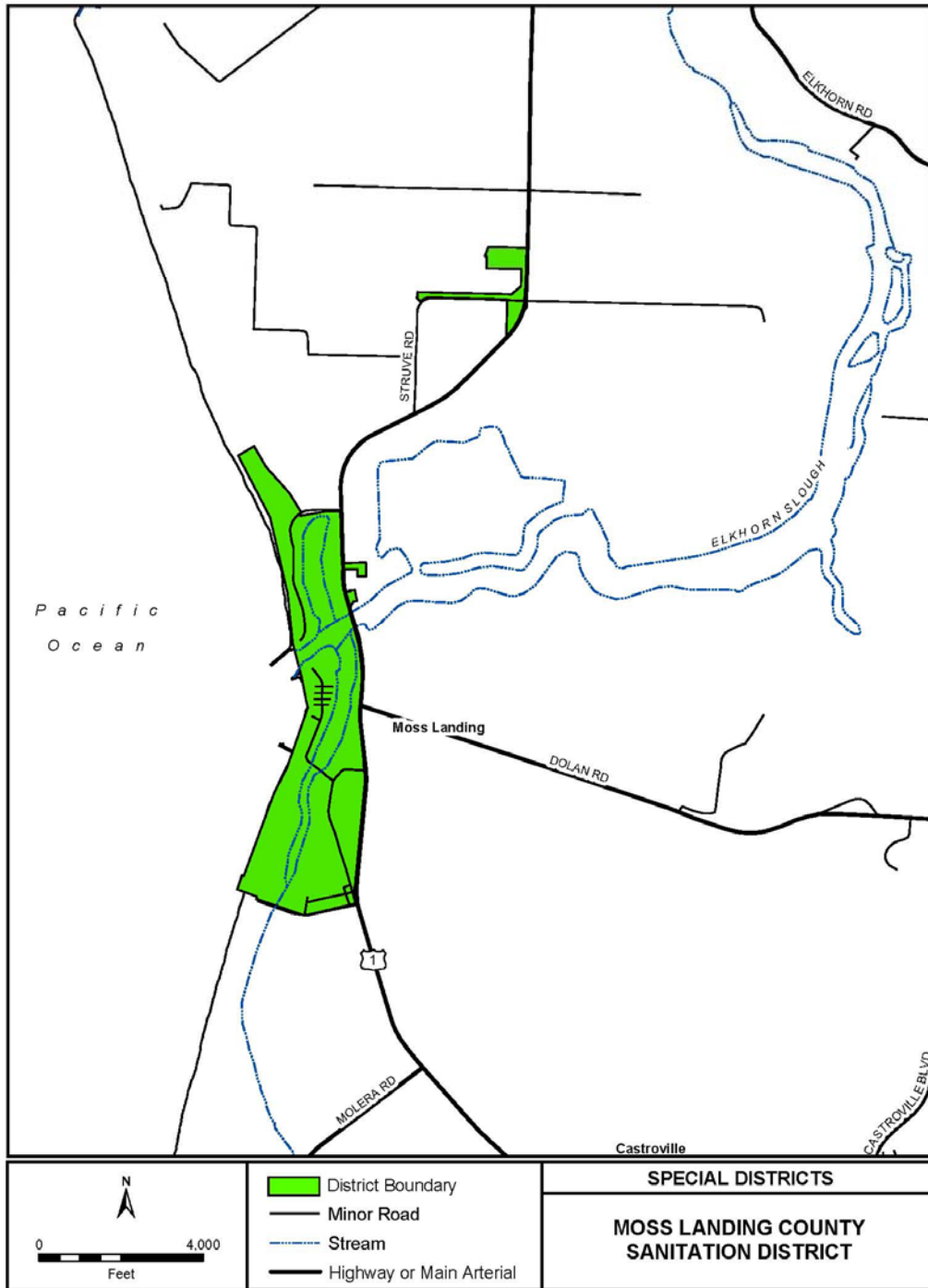
*This page intentionally left blank*

## **MOSS LANDING COUNTY SANITATION DISTRICT SERVICES PROVIDED AND SERVICE AREA**

The Moss Landing Sanitation District was formed in 1976 to provide a community sewer system that replaced the individual septic tank systems that served homes and businesses until that date. The services of the District are limited to the collection of domestic sewage, also referred to as wastewater. Area wastewater is transported to the regional wastewater treatment plant in Marina. The District does not have its own staff. All staffing and management of the District is provided by the County Public Works Department. The District serves the area of Moss Landing on the west side of Highway 1. A map showing the geographical boundaries of the District is provided on Figure 24.

*This page intentionally left blank*

**Figure 24**  
**Boundary Map of the Moss Landing Sanitation District**





*This page intentionally left blank*

## MUNICIPAL SERVICE REVIEW FACTORS

### 1. INFRASTRUCTURE NEEDS AND DEFICIENCIES

The infrastructure of the District consists of underground sewer lines traversing seven miles. Facilities also include five associated pump (lift) stations which pump contained wastewater to the to the regional wastewater treatment plant. The treatment plant is operated by the Monterey County Water Pollution Control Agency. Public Works staff states that sewers and lift stations are now in good condition. Substantial damage to a lift station occurred during the 1995 flood event. Repairs to this facility have been completed.

The County contracted with Fuog Water Resources in 1999 to assist County staff in developing a financial plan, including a needs assessment for District facilities. The consultant identified several deficiencies at the five pump stations which include:

- a. No security fencing exists at any of the stations;
- b. No water supply exists at the stations to wash down pumps;
- c. Some of the covers of the wet wells are rusting and need replacement; and
- d. The electrical box at one station is below the flood elevation and should be relocated by raising it.

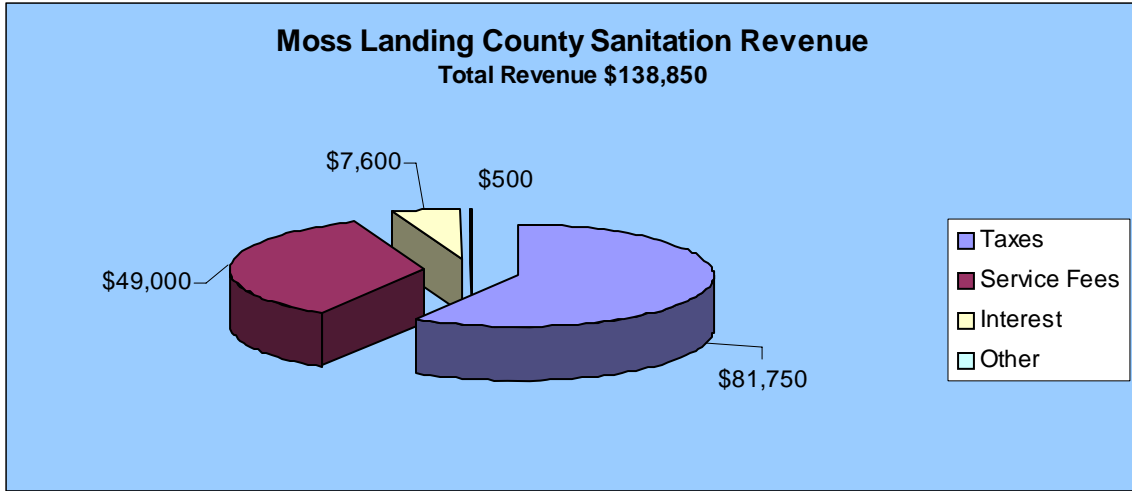
### 2. GROWTH AND POPULATION

The population within the District. is 650 people. There are 181 sewer connections; of these, there are 155 residential connections and 26 commercial connections. The County Public Works Department, which staffs the District, believes existing facilities adequately meet the needs of District residents. Significant population growth and development are not anticipated in the near future; however, Public Works sees a need to divest itself from staffing the three sanitation service providers it currently manages. This issue is discussed under Section 6 below.

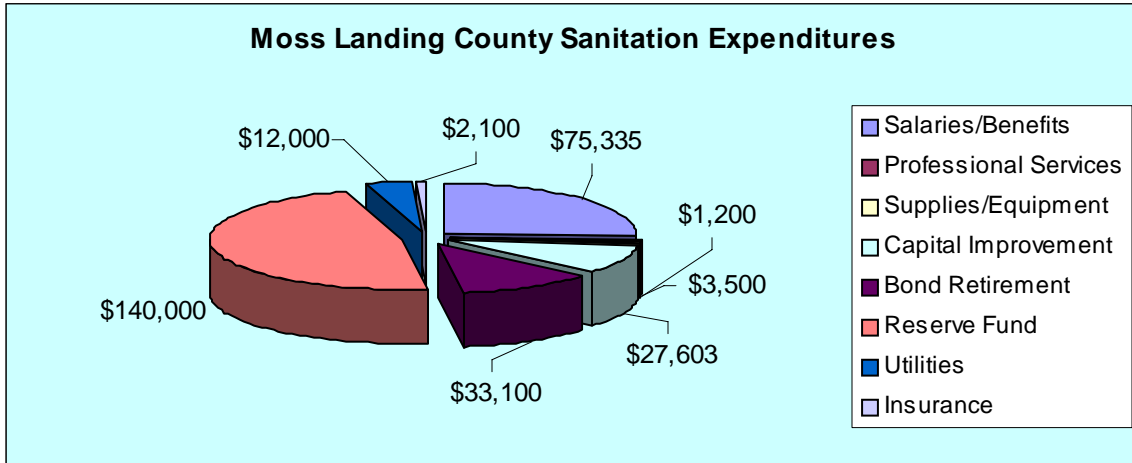
### 3. FINANCING OPPORTUNITIES AND CONSTRAINTS

The District has a budget of \$154,838 for fiscal year 2002-03. This was over \$13,000 more than the FY 2001-02 budget and \$18,882 more than for FY 2000-01. Property taxes are the main source of revenues; providing 59% of the revenue for FY 2002-03. Service fees, including one-time fees for new connections, provide the other main source of revenue. The greatest expenditure is payment in the reserve fund; followed by salaries and benefits, professional services, payments to retire a municipal bond and construction of capital improvements. Lesser expenditures are shown in Figure 26. The District's expenditures show a substantial amount of revenues are used to fund existing and/or future capital improvements. A chart showing expenditures for the 2002-03 fiscal year is provided below.

**Figure 25  
Moss Landing Sanitation District Revenue**



**Figure 26  
Moss Landing Sanitation District Expenditures**



**4. COST AVOIDANCE AND RATE RESTRUCTURING OPPORTUNITIES**

The current residential service rate for district customers is \$232/dwelling unit/year. The commercial rate is a calculation based on \$232/equivalent dwelling unit/year. The size of the commercial use determines how many dwelling unit equivalents are applied to it. The County Board of Supervisors sets the service fees similar to how service fees are established for CSAs throughout the County. A budget for services, based on geographic zones, is prepared by the Public Works Department and submitted to the Board for consideration. The last time service rates for this District were updated was March 1998.

The District uses Public Works staff to provide most management and maintenance services. Outside consultants are occasionally used for periodic engineering services.

## **5. OPPORTUNITIES FOR SHARED FACILITIES**

The District utilizes the infrastructure and services of the regional wastewater treatment plant managed by the Monterey County Regional Water Pollution Control Agency. This regional facility provides wastewater treatment for all sewage collection districts in the North County, Monterey Peninsula and Salinas areas. The agency also operates the largest of the District's five pump stations. As discussed above, the District also utilizes the services of the staff of Operations Division of County Public Works. This sharing of facilities and resources has proven to be very economical for a relatively small service district. If Public Works divests itself from wastewater collection activities, as planned, the District will be faced with contracting with another existing trained staff to manage its facilities or hiring its own staff to provide direct local management of the District. The latter alternative will increase operational costs, as it would require funding at least one full-time staff person, a District Office facility and associated equipment to house local staff. This would be very costly for a District of this size. This issue is further discussed in the following section.

## **6. GOVERNMENT STRUCTURE OPTIONS**

The District is currently governed by the County Board of Supervisors who also act as the Governing Board of the District. Public meetings of the District Board are conducted on an as-needed basis by the Board when they meet as a Board of Supervisors at the County Governmental Center in Salinas. The Board uses the North County General Plan and the County's 20 Year Capital Improvement Plan to guide its decisions regarding the District. An advisory council, composed of local residents who are appointed by the Board, advises the Board on concerns and views of District residents. The Advisory Council meets irregularly and is provided with limited staff support by the Public Works Department.

If the Public Works Department ceases wastewater collection services, the District will need to either establish another governmental structure or be replaced as a public entity with privatization of sanitation services for Moss Landing. To date, no private company has expressed interest in purchasing and operating the sanitation system. Public Works is recommending to the County Board of Supervisors that the Monterey Regional Water Pollution Control Agency assume management of the District. Other governing structures include establishment of a local governing District Board independent of the Board of Supervisors or dissolving the District and consolidating its functions with another district. The Pajaro/Sunny Mesa Community Services District is investigating annexing the area and purchasing the private water system that serves Moss Landing. As a community service district, Pajaro/Sunny Mesa can expand its activities to provide wastewater collection (and treatment) services if approved to do so by LAFCO. Public Works and Pajaro/Sunny Mesa are currently investigating the possibility of it assuming the management of the Pajaro Sanitation District from County Public Works. Establishing a District Board or consolidating with another service district would require LAFCO approval for a district reorganization.

## **7. LOCAL ACCOUNTABILITY AND GOVERNANCE**

The District does not provide publications or newsletters to inform residents of activities and issues of the District or related functions of the Public Works Department. Public participation is provided by the local District Advisory Council and at public hearings of the

County Board of Supervisors when they are discussing business of the District. However, both of these opportunities are limited. The Advisory Council does not meet on a regular basis and meetings are not typically publicized. The Board of Supervisors conducts business of the District periodically on a limited basis, as District business is minor in comparison to other business conducted by the Board.

## SUMMARY AND DETERMINATIONS

1. The infrastructure of the District is limited to sewer lines and pump stations; all of which are currently in good working condition.
2. This is a relatively small District with a population of 650 people and a total of 181 sewer connections (customers).
3. The District has no staff of its own. It is managed by the County Public Works Department.
4. County Public Works wants to divest itself of managing sanitation services. If this occurs, it will require one the following alternatives:
  - a. Privatization of sanitation services;
  - b. Management of the District by another public agency such as the Monterey Regional Water Pollution Control Agency;
  - c. Reorganization of the District to have its own governing Board and staff; or
  - d. Dissolution of the District and consolidation of District functions with another service district.
5. Property taxes, rather than service fees, provide the leading source of District revenues. A large percentage of expenditures are associated with funding capital improvements.
6. The District does not treat or dispose of wastewater on its own. Wastewater collected within the District is treated at the Monterey County Regional Water Pollution Control Agency's wastewater treatment facility near Marina.
7. If County Public Works divests itself of managing the District, the District will lose significant resources, including the support of the County's office technology, maintenance equipment and personnel trained in various skills related to sewer and sanitation service. These resources will need to be replaced for the adequate functioning of the District.
8. Annexing the Moss Landing area to The Pajaro/Sunny Mesa Community Service District is a potential way that sanitation services could continue to be provided if the District is not managed by County Public Works in the future. Pajaro/Sunny Mesa is currently investigating assuming the activities of the Pajaro Sanitation District from County Public Works. In addition, Pajaro/Sunny Mesa annexed the area directly north of the Moss Landing Sanitation District boundaries in July 2003 to provide domestic water service to that area.
9. The current management of the District is removed from the local area. It occurs in Salinas by a department that is responsible for various functions. The District has no governing Board of its own. These factors limit the amount of public participation that can occur regarding policy making. A reorganization of the District or consolidation with another service district, as discussed in items 4 and 8 above, would provide greater public access to the decision-making process.

*This page intentionally left blank*

## **PAJARO COUNTY SANITATION DISTRICT SERVICES PROVIDED AND SERVICE AREA**

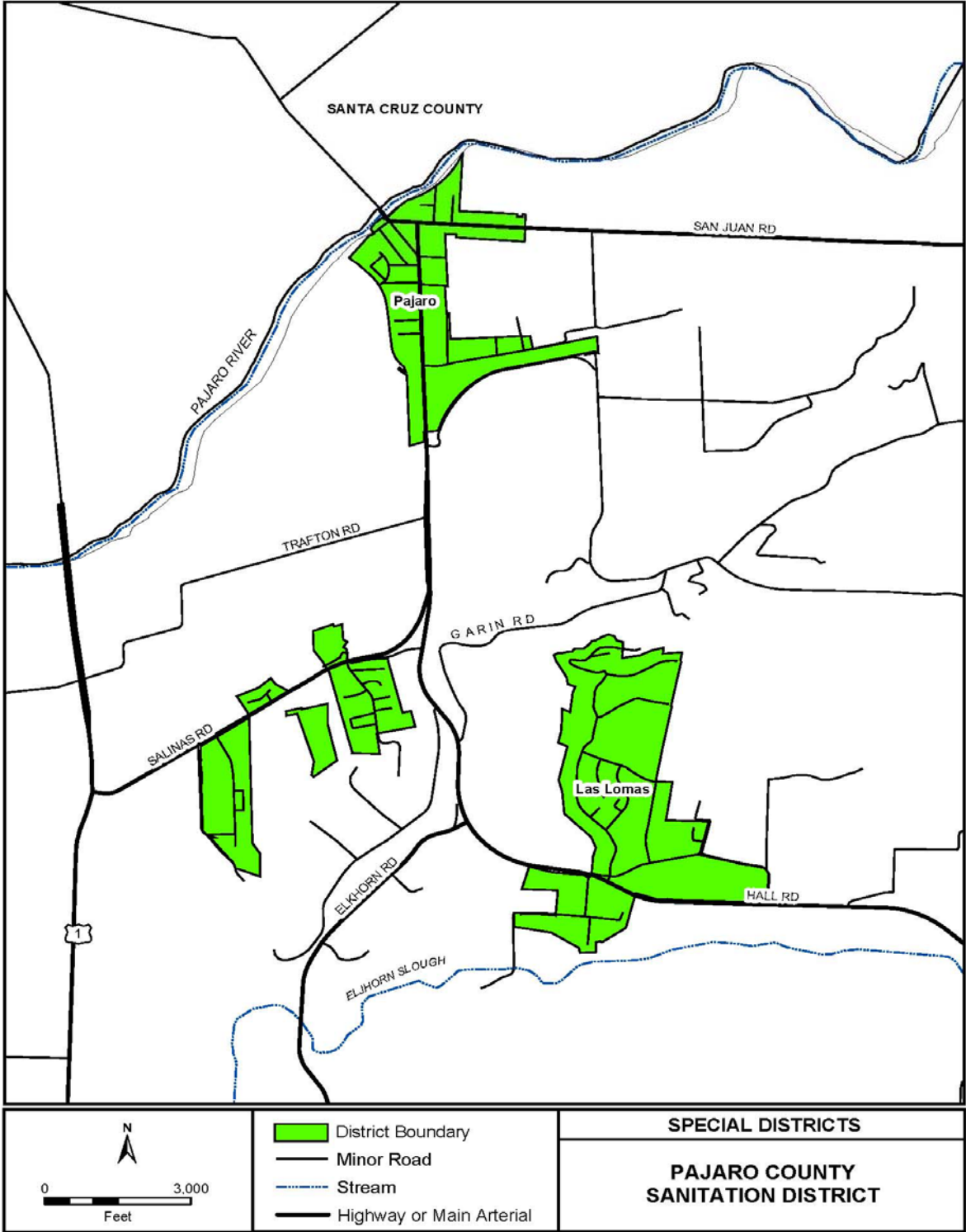
The Pajaro Sanitation District was formed in 1946 to provide a community sewer system that replaced the individual septic tank systems that served homes and businesses in Pajaro until that date. In 1983 the District was expanded to include the area formerly served by CSA 66 (Las Lomas Sanitation). Today the District serves the two non-contiguous communities of Pajaro and Las Lomas and some residential enclaves along Salinas Road. A map showing the geographical boundaries of the District is provided on Figure 5.

The services of the District are limited to the collection of domestic sewage, also referred to as wastewater. Area wastewater is transported to the City of Watsonville wastewater treatment plant in Santa Cruz County. The District does not have its own staff. Staffing and management of the District is provided by the Monterey County Public Works Department. This is one of three sanitation areas in North County that are staffed by County Public Works. The other two areas are the community of Moss Landing served by the Moss Landing Sanitation District and the unincorporated town of Castroville, which is served by CSA #14.



*This page intentionally left blank*

**Figure 27**  
**Boundary Map of the Pajaro County Sanitation District**



*This page intentionally left blank*

## MUNICIPAL SERVICE REVIEW FACTORS

### 1. INFRASTRUCTURE NEEDS AND DEFICIENCIES

The infrastructure of the District consists of underground sewer lines traversing 20.2 miles and 6 lift stations. The lift stations pump contained wastewater from Las Lomas to Pajaro and then to the Watsonville wastewater treatment plant on Riverside Drive directly south of the Watsonville city limits where it is treated. Staff states that sewers and lift stations are now in good condition. Substantial damage to a main sewer line occurred during the 1995 flood event. Repairs to this line have been completed.

### 2. GROWTH AND POPULATION

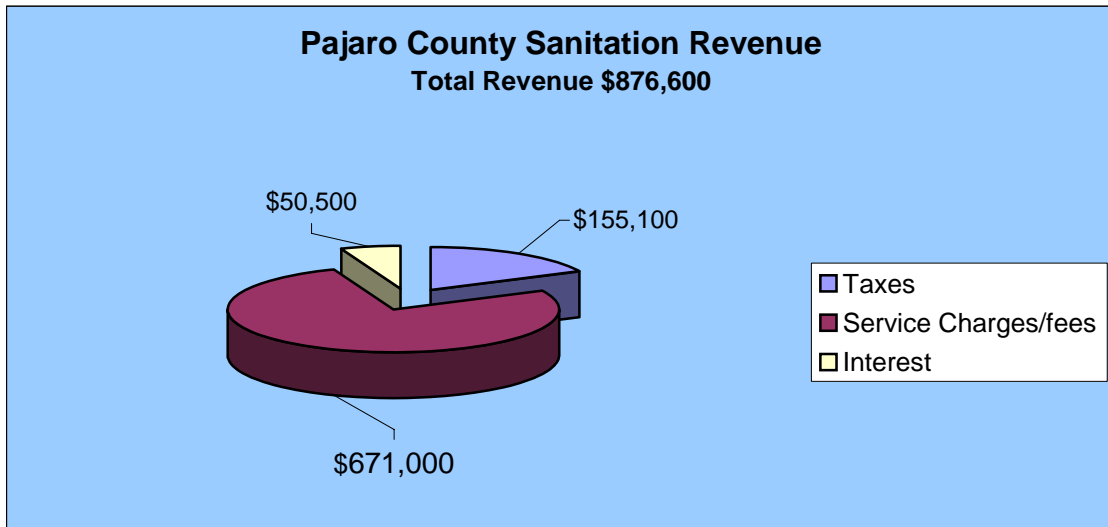
According to the Public Works Department, the population within the District is 5,841 people. However, actual population in, at least the community of Pajaro, fluctuates seasonally, with this population increasing during the agricultural harvest season as workers move to Pajaro for temporary stays during May through September. There are 922 sewer connections; of these, 823 are residential connections and 99 are commercial and industrial connections. The County Public Works Department, which staffs the District, believes existing facilities adequately meet the needs of District residents. Some population growth and development is anticipated in the near future as both Pajaro and Las Lomas are designated by the County General Plan as urban growth areas. However, Public Works sees a need to divest itself from sanitation services, including the three sanitation service providers in North County it currently manages. This issue is discussed under Section 6 below as well as evaluated in the previous discussion of the Moss Landing Sanitation District.

### 3. FINANCING OPPORTUNITIES AND CONSTRAINTS

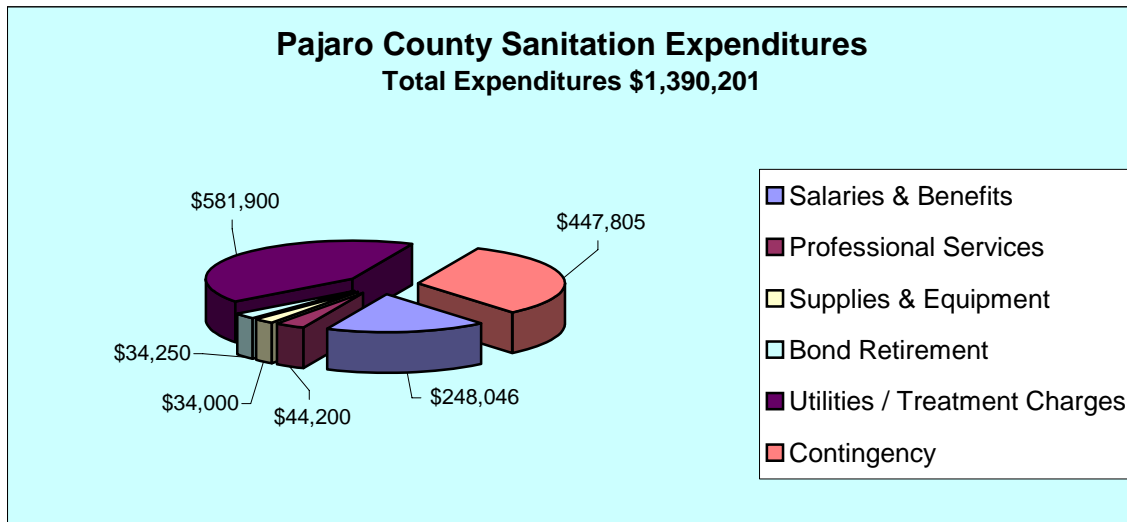
The District had a budget of \$1,393,101 for fiscal year 2002-03. This was significantly higher than the previous fiscal year, but \$275,052 less than in FY 2000-01. Unlike the Moss Landing Sanitation District and CSA #14, service fees are the main source of revenues; providing 76.5% of the revenues for FY 2002-03. Property taxes provide the other main source of revenue. In this budget, monthly service fees charged to customers, one-time connection fees and development impact fees are all included in the "service fee" category.

The greatest expenditure is utility costs. This expenditure of \$581,900 includes payment to the City of Watsonville for wastewater treatment services and PG and E charges to electrically operate the lift stations. Utilities/wastewater treatment accounts for 43% of FY 2002-03 expenditures. The savings in the contingency fund is the second largest expenditure category at \$447,805 (or 33% of budgeted expenditures). Salaries and benefits account for \$248,046 (18% of expenditures) for FY 2002-03. These type of expenditures indicate a substantial amount of revenues are used to pay for wastewater treatment and set aside for unforeseen events. The 1995 flooding of the Pajaro River caused considerable damage to the infrastructure of many service providers in Pajaro. A damaged sewer line had to be replaced by the District as a result of this flood event.

**Figure 28**  
**Pajaro County Sanitation Revenue**



**Figure 29**  
**Pajaro County Sanitation Expenditures**



**4. COST AVOIDANCE AND RATE RESTRUCTURING OPPORTUNITIES**

The current residential and commercial service rates are uniform. They vary from \$25.73–\$35.16/month depending upon location. Generally, residents in Las Lomas pay a higher monthly fee than Pajaro residents as a result of a rate study conducted by a consultant hired by the County. The consultant, Bartle-Wells, evaluated factors such as debt retirement and grant funds received and concluded that these costs were higher for Los Lomas residents than for Pajaro residents. The study did not address increased distance from the Watsonville

treatment plant and elevation change between Las Lomas and the plant, both of which contribute to increased pumping costs to serve Las Lomas residents. According to Public Works staff, the Bartle-Wells study needs to be updated.

Industrial rates are \$140.47/equivalent dwelling unit/month. The size of the commercial use determines how many dwelling unit equivalents are applied to its service rate. The County Board of Supervisors sets the service fees similar to how service fees are established for CSAs throughout the County. A budget for services, based on zones, is prepared by the Public Works Department and submitted to the Board for consideration. The last time service rates for this District were updated was May 1999.

## **5. OPPORTUNITIES FOR SHARED FACILITIES**

The District utilizes the infrastructure and services of the City of Watsonville wastewater treatment plant managed by the City which is located within Santa Cruz County. This facility provides wastewater treatment for all sewage collection within the City of Watsonville and some urbanized areas just beyond the City limits. This is the most proximate treatment plant to both the communities of Pajaro and Las Lomas. As discussed above, the District also utilizes the services of the staff of Operations Division of County Public Works. This sharing of facilities and resources has proven to be very economical for a relatively small service district.

If Public Works divests itself from wastewater collection activities, as planned, the District will be faced with contracting with another existing trained staff to manage its facilities or hiring its own staff to provide direct local management of the District. The latter alternative may increase costs, as it would require funding a District Office facility to house local staff and hiring staff. An alternative to this scenario would be to dissolve the District and consolidate its activities with the Pajaro/Sunny Mesa Community Services District. Pajaro/Sunny Mesa has a District office and water supply infrastructure in Pajaro, but no infrastructure in Las Lomas. This issue is further discussed in the following section.

## **6. GOVERNMENT STRUCTURE OPTIONS**

The District is currently governed by the County Board of Supervisors who also act as the Board of the District. Public meetings of the District Board are conducted on an as needed basis by the Board when they meet as the Board of Supervisors at the County Governmental Center in Salinas. The Board uses the North County General Plan and the County's 20 Year Capital Improvement Plan to guide its decisions regarding the District. Unlike the Moss Landing Sanitation District, there is no Advisory Council of local residents to advise the Board on concerns and views of District residents.

The District will need to establish another governmental structure if the Public Works Department ceases wastewater collection services. Other governing structures include establishing its own governing District Board or dissolving the District and consolidating its functions with another district. The Pajaro/Sunny Mesa Community Services District currently serves much of the District with domestic water, park and street lighting services and some street maintenance services under special contract. On July 28, 2003 Pajaro/Sunny Mesa was granted approval by LAFCO to annex the area located between urbanized Pajaro and the community of Las Lomas, but not including Las Lomas

Consolidating District services with Pajaro/Sunny Mesa would require approval of another annexation to add Las Lomas to the Community Service District. Similarly, the establishment of a separate District Board for a new sanitation district would also require LAFCO approval for district reorganization.

## **7. EVALUATION OF MANAGEMENT EFFICIENCIES**

All management is provided by the County Public Works Department which is housed at the County of Monterey's East Laurel Drive facility in Salinas. Public Works does not dedicate staff solely to District operations, but rather assigns staff to the operations of three sanitation districts and various CSAs in North County. This provides an efficient use of staff as none of the three districts or the CSAs generate enough individual needs to support one or more full-time staff. The Public Works Department also has several resources, including an integrated computer system and related office technology and a fleet of maintenance vehicles; all of which support District operations. A separation of the District from Public Works could generate management inefficiencies due to less resources being available by another management entity.

## **8. LOCAL ACCOUNTABILITY AND GOVERNANCE**

The District does not provide publications or newsletters to inform residents of activities and issues of the District or related functions of the Public Works Department. Public participation is provided by public hearings of the County Board of Supervisors when they are discussing business of the District. However, the Board does not routinely discuss business of the District so opportunities for public participation in District issues are limited. The Board of Supervisors conducts business of the District periodically on a limited basis, as District business is minor in comparison to other business conducted by the Board.

## SUMMARY AND DETERMINATIONS

1. Issues regarding this District are similar to that of the Moss Landing Sanitation District; however this District serves a population that is 9 times larger than that now served by the Moss Landing District and a customer base that is 5 times greater than at Moss Landing.
2. The infrastructure of the District is limited to sewer lines and pump stations; all of which are currently in good working condition.
3. The District has no staff of its own. It is managed by the County Public Works Department.
4. County Public Works wants to divest itself of managing sanitation services. If this occurs, it will require a reorganization of the District to have its own governing Board and staff or it will require dissolution of the District and consolidation of District functions with another service district.
5. Unlike the Moss Landing District, service fees, provide the leading source of District revenues. Of total revenues for FY 2002-03, 76.5% are from service fees.
6. The District does not treat or dispose of wastewater on its own. Wastewater collected within the District is treated at the City of Watsonville wastewater treatment plant in Santa Cruz County.
7. If County Public Works divests itself of managing the District, the District will lose significant resources, including the support of the County's office technology, maintenance equipment and personnel trained in various skills related to sewer and sanitation service. These resources will need to be replaced for the adequate functioning of the District.
8. Dissolving the District and annexing its functions to the Pajaro/Sunny Mesa Community Service District is a potential way that sanitation services could continue to be provided if the District is not managed by County Public Works in the future. Pajaro/Sunny Mesa and Public Works are currently studying this type of reorganization. However, this would require that Pajaro/Sunny Mesa expand its boundaries to include the community of Las Lomas.
9. The current management of the District is removed from the local area. It occurs in Salinas by a department that is responsible for various County-wide functions. The District has no governing Board solely of its own. These factors limit the amount of public participation that can occur regarding policy making. A reorganization of the District or consolidation with another service district, as discussed in items 4 and 8 above, would provide greater public access to decision-making.



*This page intentionally left blank*

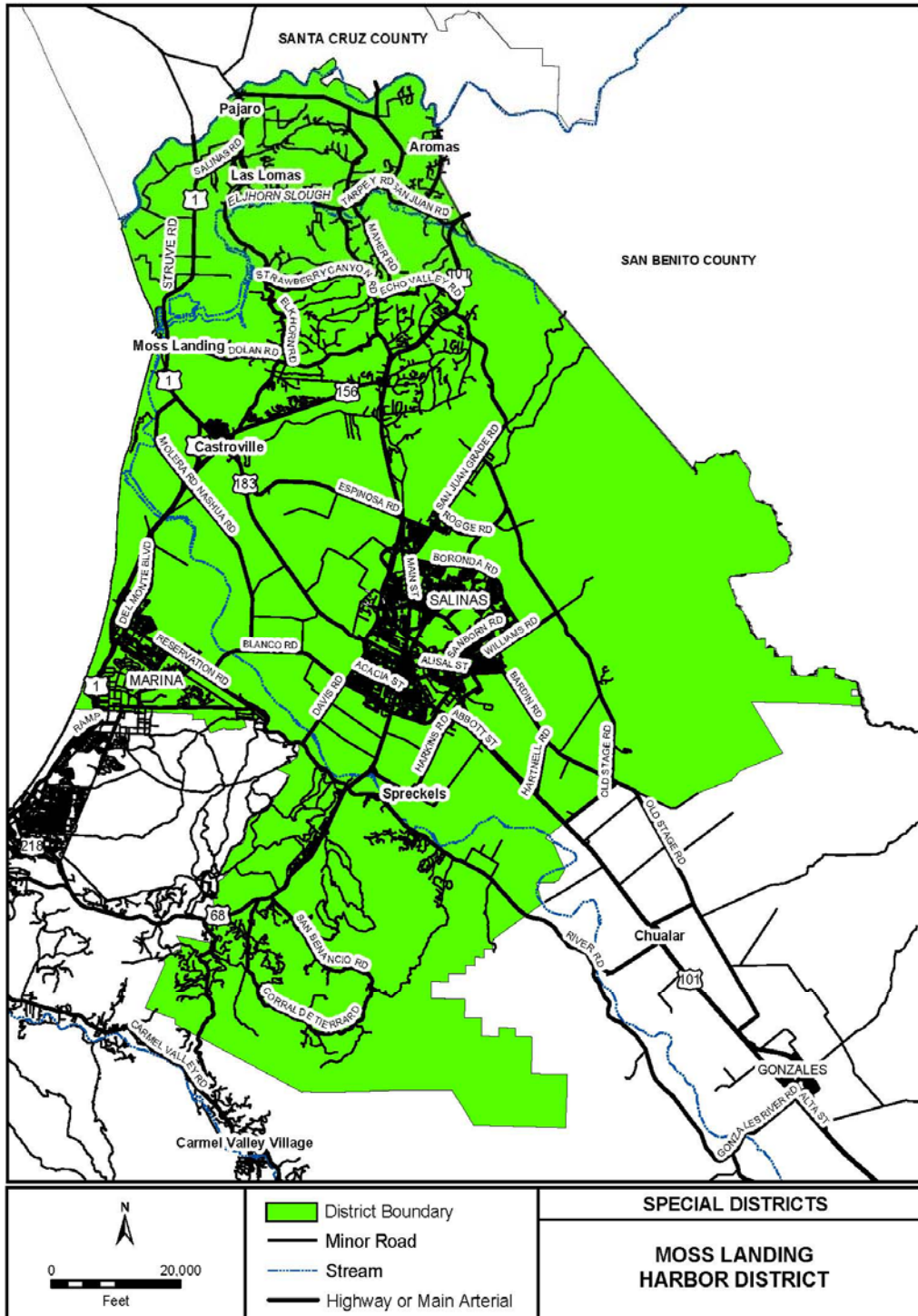
## **MOSS LANDING HARBOR DISTRICT SERVICES PROVIDED AND SERVICE AREA**

The Moss Landing Harbor District was formed in 1943 to provide a commercial and recreational boating harbor at Moss Landing to serve commercial fishermen and residents of the North County and Greater Salinas areas. The District covers 370 square miles and extends from the coast east to the Monterey/San Benito County line and from the Monterey/Santa Cruz County line to as far south as the Corral del Tierra area as shown on Figure 28. The creation of the District resulted in an extensive development project in 1949 to build the harbor. This included connecting Elkhorn Slough with the Monterey Bay and other dredging to deepen the harbor's marine area for vessel traffic.

The District provides all services at the Moss Landing Harbor including maintenance of harbor facilities and management of boat berthings. Individuals may berth a vessel at the harbor by renting berth space from the District. The harbor includes the main harbor area, located south of main channel to the Monterey Bay, and the North Harbor which is located north of the main channel. Larger vessels berth at the main harbor. The District also owns and operates Kirby Park at the east end of Elkhorn Slough. This facility provides parking and launch ramp for kayaks and other small vessels that can navigate the slough.

*This page intentionally left blank*

**Figure 30**  
**Boundary Map of the Moss Landing Harbor District**



*This page intentionally left blank*

## MUNICIPAL SERVICE REVIEW FACTORS

### 1. INFRASTRUCTURE NEEDS AND DEFICIENCIES

The District’s facilities are located in two locations—the harbor and Kirby Park. The majority of facilities are located at the harbor, which is located at the entrance of Elkhorn Slough. These facilities are listed in the table below. Kirby Park is a much smaller facility located at the opposite end of Elkhorn Slough. Its facilities are limited to a paved parking lot, a boat launch ramp and a wheel chair accessible nature viewing trail.

District owned buildings include a 2,800 square foot commercial building which is leased to two private businesses—a pottery shop, named the Pot Stop, and Monterey Bay Kayaks and a 33,600 square foot cannery building which is leased to seven individual marine-related business. The businesses in the larger building are Monterey Fish, Solomon Live Fish, Sea Harvest, Sanctuary Stainless (Jablanski), AOA Geophysics, Moss Landing Marine Laboratories and Aquatech Photo Imaging. The District collects lease rents from these businesses.

**Table 11  
Infrastructure of the Moss Landing Harbor District**

Type Of Facility	Size Or Area
<b>Offices and Other Buildings</b>	
Harbormaster’s Office	2,772 sq. ft.
Maintenance Shop	2,400 sq. ft.
Public Restrooms	Two @ 2,400 sq. ft./each
Boat owner restroom/shower/laundry	One @ 924 sq. ft.
North Harbor Commercial Building	2,800 sq. ft.
Santa Cruz Cannery Commercial Building	33,600 sq. ft.
<b>Other Facilities</b>	
Docks and Vessel Berths	70,000 lineal feet and 609 berth spaces <sup>1</sup>
Dry Storage	2 acres
Harbor Parking Lot	3 acres
Kirby Park (parking lot, launch ramp & elevated walkway/trail)	8.85 acres
Picnic Area (picnic table)	100 sq. ft.
Picnic/Playground Area (picnic tables, playground & dog run)	500 sq. ft.

1. Excluding side-ties

The District plans to replace all docks and vessel berths within the next two years. Infrastructure has not been damaged as the result of flooding or other natural disasters. However, considerable effort has been undertaken in recent years to dredge the harbor and provide shoreline stabilization and erosion control due to storm events. The marine areas of the harbor necessitate regular dredging. The flood events of 1995 and 1998 caused substantial siltation of the harbor waters and extraordinary dredging was required to allow boat traffic in and out of much of the harbor.

In addition to the planned dock replacements discussed above, the District is planning a major restoration and renovation project for the North Harbor. The proposal that is currently before the County for permitting includes a new launch ramp, parking lot, two new restaurants, a public access wharf, a coastal access trail, and visitor serving docks. One of the two new restaurants is a replacement of a former restaurant that was destroyed by fire. It was approved for construction in advance of the remainder of the project was completed and opened for business in December 2003.

## **2. GROWTH AND POPULATION**

The estimated population within the District. is 148,000 persons. The District provides direct services to the renters of the 700 vessel berths and numerous visitors and transient vessels that use the harbor and Kirby Park on a daily basis.

## **3. FINANCING OPPORTUNITIES AND CONSTRAINTS**

The budget for fiscal year 2002-03 was \$3,950,957. This was an increase from budgets of previous years. Budget revenues for FY 2001-02 totaled \$2,048,550. Revenues for FY 2000-01 were \$1,650,391. Berth space rental fees provide the largest source of revenues. In FY 2002-03 these fees provided \$1,490,750 before discounts were applied. Discounts on berthing fees are given to commercial fishing boats and for those who pay on an annual or quarterly basis rather than on a monthly basis. When discounts are applied, total berthing fees are reduced to \$1,424,325. Service fees for related marina operations provided \$297,600 in revenue. These fees include live-aboard charges, intra-harbor towing and parking fees. Commercial leases provide the second greatest sources of revenue. In FY 2002-03 leases to commercial or institutional uses provided revenues of \$400,000. The District leases lands it owns to various private businesses which construct their own buildings and operate their businesses independently. These businesses are:

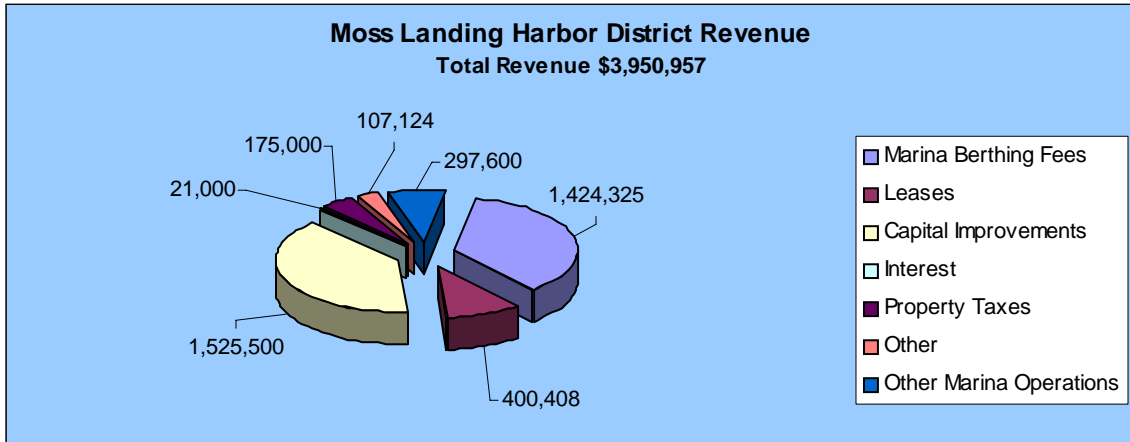
- K Dock (Commercial fishing vessels) \*
- Santa Cruz Cannery (housing Sea Harvest, Monterey Fish, Sanctuary Stainless [Jabalonski], Solomon Live Fish, AOA Geophysics, Moss Landing Marine Labs & Aquatech Photo Imaging) \*
- Pisto's (formerly Maloney's) Restaurant
- Sea Harvest (formerly) NH Restaurant
- Moss Landing Recreational Vehicle Park
- Monterey Bay Aquarium Research Institute (MBARI)
- The Pot Stop (garden pottery) \*
- Monterey Bay Kayak (kayak rentals and tours)

\* These businesses are located in a District owned building

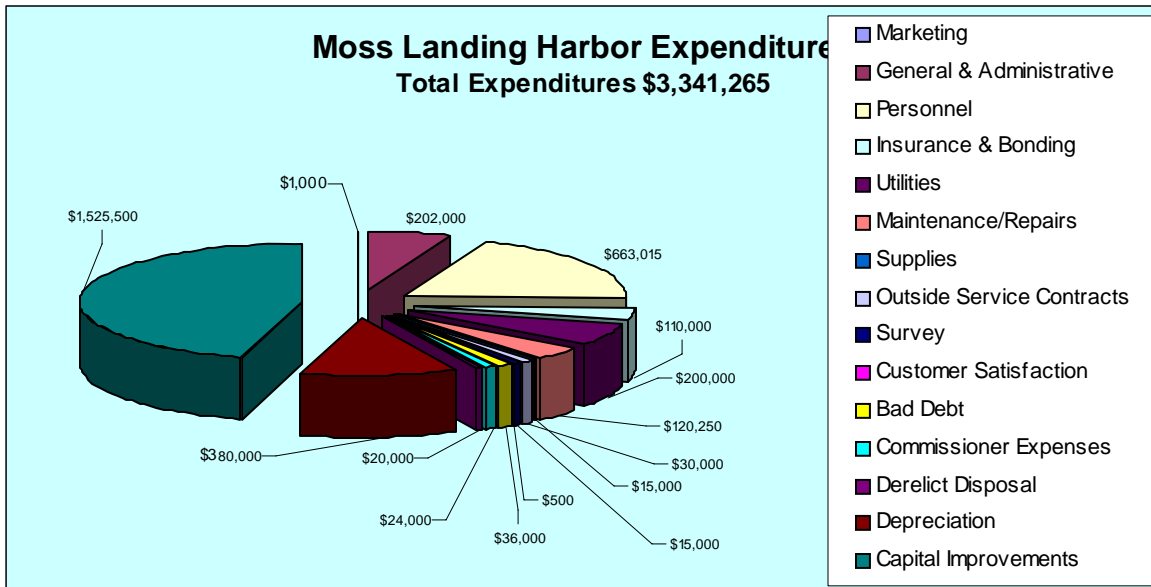
Property taxes provided \$175,000 in funds for FY 2002-03, which was 4% of total revenues; a significantly smaller percentage than property taxes provide for most special districts. All revenues are depicted in the pie chart below.

Capital improvements generate the largest expense at \$1,525,500 for FY 2002-03. The next greatest expenditure is for the salaries of the District staff \$663,015 for FY 2002-03. Utilities are the third greatest expenditure. The expenditures for the last fiscal year are shown in the pie chart below.

**Figure 31  
Moss Landing Harbor Revenue**



**Figure 32  
Moss Landing Harbor Expenditures**



The most significant fiscal issues for the District are the high cost to perform regular dredging of the marine area of the harbor and the cost of obtaining federal governmental permits to allow the dredging to occur. These issues are discussed under Sections 5 and 7 below.



#### **4. COST AVOIDANCE AND RATE RESTRUCTURING OPPORTUNITIES**

The District's Governing Board establishes service fees for harbor operations based on recommendations of District staff and input at public hearings. Fees were most recently updated in May 2003. Berth rentals are charged according to the length of the vessel. This fee is \$5.56/foot/month. Commercial vessels receive a discount of \$0.50/foot/month resulting in a monthly fee of \$5.06/foot.

#### **5. OPPORTUNITIES FOR SHARED FACILITIES**

The District does not use the facilities or resources of other public agencies to carry out its services. However, the District does lease some of its property to private businesses and MBARI so related commercial and research services can be provided at the harbor. This lease arrangement provides important resources for the local commercial fishing industry, recreational amenities for members of the public using the harbor area and an internationally known marine research facility. These private uses are listed in Section 2 above.

The U. S. Army Corps of Engineers provides an important dredging service for the harbor. The Corps routinely conducts regular federal channel maintenance dredging from the mouth of the Harbor to the Sandholt Road's one-lane bridge. The District is responsible for dredging other channels in the harbor. The Corps dredging includes the main east-west channel from its mouth to the two jetties and the north-south channel of the main harbor. The District dredges the north-south channel in the North Harbor and the segment of the main east-west channel that lies east of the jetties.

Domestic water service was previously provided by the Alco Water Company, which had provided water service for the entire community of Moss Landing. As discussed in the Pajaro/Sunny Mesa CSD chapter, this service is now provided by Pajaro/Sunny Mesa. However, this Sewage collection is provided by the Moss Landing Sanitation District. Fire protection services are provided by the North County Fire District.

#### **6. GOVERNMENT STRUCTURE OPTIONS**

The District is governed by a five member Board who are elected at-large to four-year terms by voters within the District. Board members establish all policies of the District. The Board meets once/month at the District office at 7881 Sandholdt Road. Two land use plans, prepared by the County Planning Department, are utilized by the Board in setting some of its policies. They are the North County General Plan and the Moss Landing Community Plan.

The District is also authorized by the California Harbor and Navigation Code, to require permits for various activities within the harbor. Permits are required to construct buildings or other facilities on District owned property, launch vessels, live-aboard vessels berthed at the harbor and parking for some motor vehicles. District construction permits are similar to a local agency Use Permit and are subject to Environmental Review under the California Environmental Quality Act.

## **7. EVALUATION OF MANAGEMENT EFFICIENCIES**

The mission statement of the District is:

To provide a functional, visitor-friendly harbor for commercial and recreational uses and to provide the number one commercial fishing harbor in the Monterey Bay and a year around port of safe refuge, partnering with marine research and education with full public access to the marine environment.

The District employs 9 full-time people. This is a reduction from previous fiscal years. In FY 2001-02 the District employed 12 full-time people. In the FY 2000-01 13 full-time people were employed as District staff. According to the Harbormaster, the reduction in staff has been done by the Board to allow a transfer of funds to other expenses categories and to recognize an increased efficiency among the staff members. The District staff is organized into three divisions—administration, operations and maintenance.

According to District staff, one of the activities that require substantial staffing time is permitting for harbor dredging and related activities. Pursuant to the federal Clean Water Act, the District must obtain a permit from the U. S. Army Corps of Engineers for any channel dredging that is not performed by the Corps itself. Recently, the Corps approved a 10 year permit for channel dredging by the District. The Monterey Bay National Marine Sanctuary (MBNMS) also requires a permit for dredging; however, the District disputes this on the grounds that their dredging constitutes a pre-existing activity that was exempted from permitting in the authorizing legislation that created the MBNMS. This issue has not been resolved.

District staff receives training as needed throughout the year. Increased negotiation skills are presently considered the greatest staff training need. By increasing this skill, staff believes they will be able to better achieve their goals when negotiating over permitting requirements with the various regulatory agencies. In the District's view, every time they apply for a permit to make an improvement they must justify the project to a number of regulatory agencies and most regulatory agencies often impose onerous conditions to their approval. The various regulatory agencies were not contacted for their views on this issue for the purposes of this report.

## **8. LOCAL ACCOUNTABILITY AND GOVERNANCE**

District meetings are open to the public. They are publicized by flyers posted on dock gates and on District buildings. The District has a website at [www.mosslandingharbor.dst.ca.us](http://www.mosslandingharbor.dst.ca.us). This website provides substantial information including names of Board members with e-mail links, District staff directory, Board meeting agendas and minutes, berth rates, available office space for lease, and other harbor resources. The District also mails out flyers with monthly billing statements.

## SUMMARY AND DETERMINATIONS

1. About 46% of total revenues for the District are derived from berthing fees and leasing to private commercial businesses and research institutions. This has resulted in less dependence upon property taxes or other types of public funds than occurs with most other special districts.
2. Harbor dredging is a major task and expenditure for the District; however the Army Corps of Engineers conducts approximately half of the dredging needed for the harbor at no cost to the District.
3. The District must obtain a permit from the Army Corps of Engineers for its channel dredging pursuant to the federal Clean Water Act. The District disputes the need to also obtain regulatory approval from the Monterey Bay National Marine Sanctuary to conduct channel dredging.
4. The District must participate in the permit process of several regulatory agencies for most of its development activities, such as channel dredging and building construction. District personnel believe that many of the permit conditions incorporated into regulatory approvals can be onerous or create hardships for the District. Further research, including contacting these agencies, would be required to better understand this issue.
5. The Moss Landing Harbor District is authorized to approve or deny permits for various activities within the harbor, including the construction of buildings. This is unique for a non-land use regulatory agency.
6. The District maintains a useful website that provides in depth information about District governance, staff personnel, berth rates and harbor resources. It is not known how many residents who live within the District are cognizant of this website.

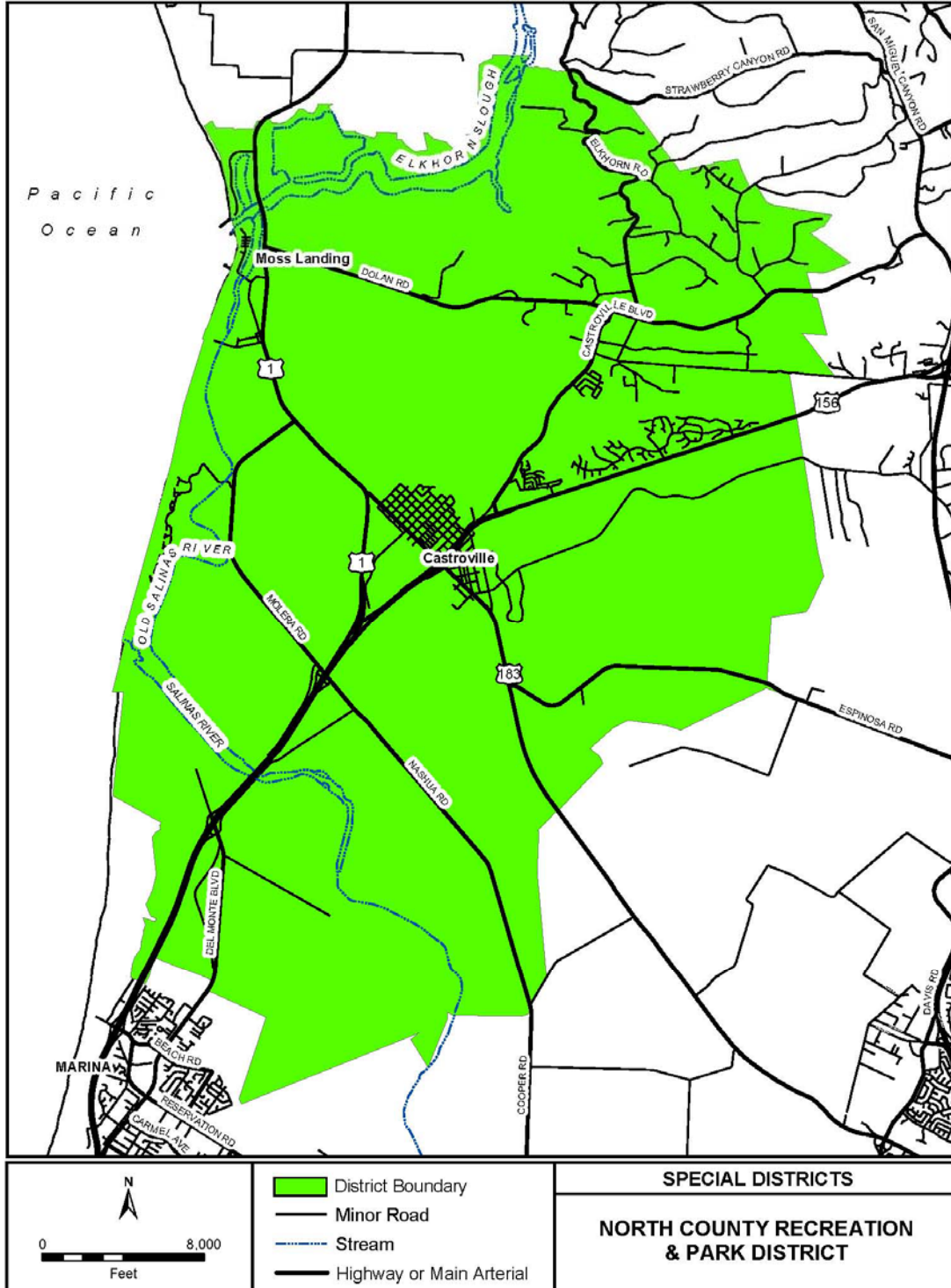
## **NORTH COUNTY RECREATION AND PARK DISTRICT SERVICES PROVIDED AND SERVICE AREA**

The North County Recreation and Park District was formed in 1954 through voter referendum to provide parks and recreational services for Castroville, Moss Landing, parts of Prunedale and the rural areas between these communities. In recent years the agency has also expanded to provide some recreational services beyond District boundaries to provide contract services to small communities that do not have recreational services of their own. In addition to owning and maintaining several park sites, the North County Recreation and Park District is the only agency that provides public recreational programs in the North County area. While there are two large County parks in North County, Royal Oaks Park and Manzanita Park, the County of Monterey Parks Department responsibilities are limited to maintaining these parks. Sports leagues and other recreational programs (e.g. day camps for children, jazzercise classes) in North County are managed by either non-profit sports league organizations or the North County Recreation and Park District.

District covers a 46 square mile area as shown on Figure 31. The town of Castroville is in the center of the District. The District extends from the coast eastward to the western edge of the Prunedale area and from the north side of Elkhorn Slough south to the Marina City limits. The District's Sphere of Influence extends about 2 miles northeast of the current District boundaries to include the remainder of the Prunedale area not presently within District boundaries.

*This page intentionally left blank*

**Figure 33**  
**Boundary Map of the North County Recreation and Park District**



*This page intentionally left blank*

## MUNICIPAL SERVICE REVIEW FACTORS

### 1. INFRASTRUCTURE NEEDS AND DEFICIENCIES

The District owns and maintains 5 parks all within or very proximate to Castroville. Development of a sixth site is in the planning stages in cooperation with the North Monterey County Unified School District. One park includes a recreation center that also houses the District offices. Another park includes a maintenance building where maintenance equipment is stored. The District also has a joint-use agreement with the school district to use the Gambetta Middle School gymnasium and the Castroville School ball fields. The park and recreation facilities are listed in the table below. The table is followed by a map showing the locations of these facilities.

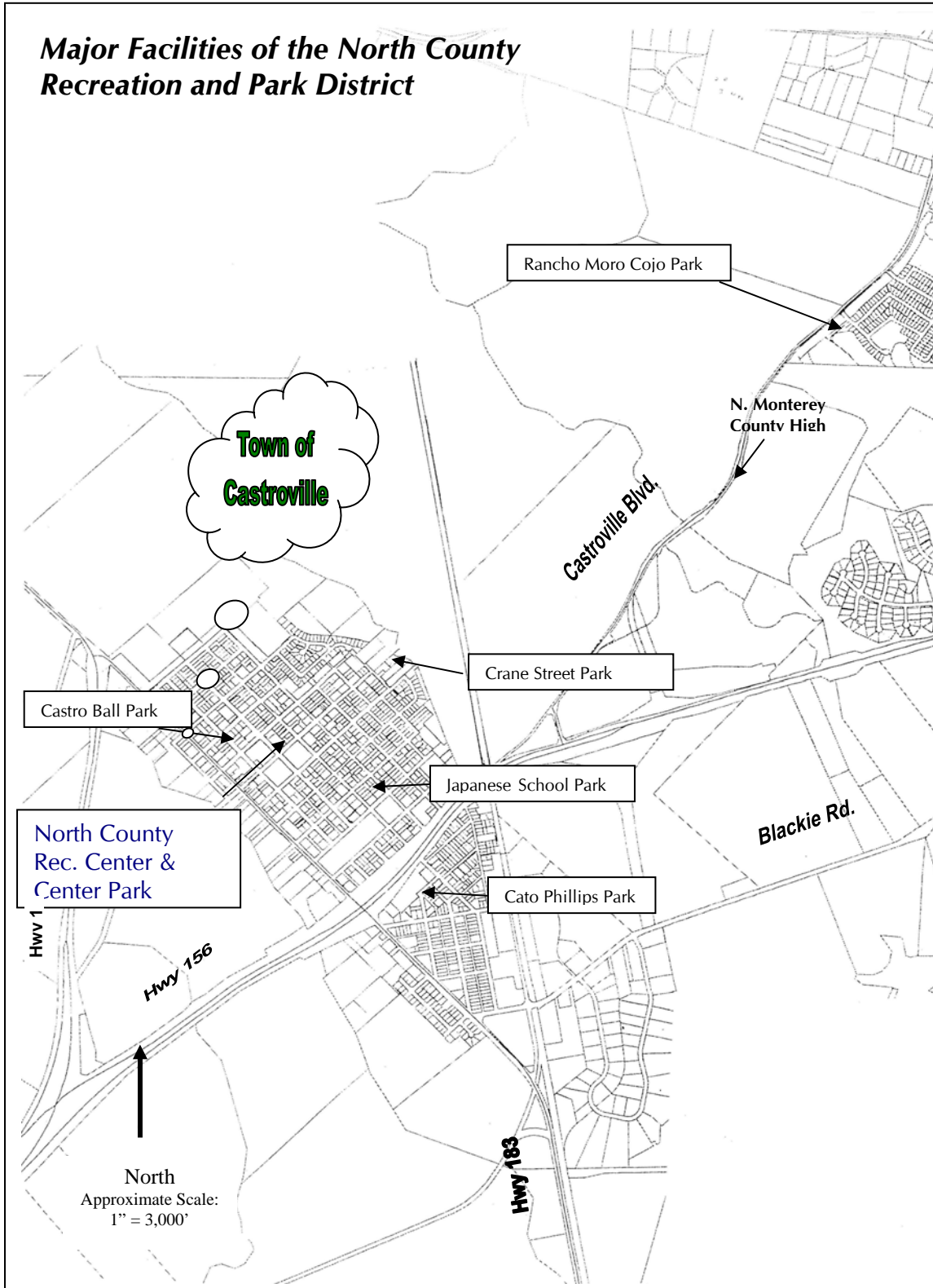
All District owned park facilities combined provide 1 soccer field and 3 softball/baseball fields and 1 gymnasium. Public park agencies use the National Recreation, Park and Open Space Standards and Guidelines published in 1987 by the National Recreation and Park Association as a guide to determine the number types and sizes of public park facilities according to the size of the population served. For sports fields the standards include 1 soccer field/2,500 people and 1 baseball/softball field/5,000 people. Based on the District's population of 15,000 and the served population of 32,000, the District has a substantial shortfall of facilities. According to these national standards, there is a deficit of 11 soccer fields and 16 ball fields. Based on the District population alone, there is a deficit of 5 soccer fields and 6 ball fields.



**Table 12  
Facilities of the North County Recreation And Park District**

<b>Name of Facility</b>	<b>Type of Facility</b>	<b>Size of Facilities</b>
Crane Street Park Crane & Ricco Streets, Castroville	Tot lot playground	7,362 square feet
Cato-Phillips Park McDougall & Speegle Streets, Castroville	Tot lot playground with basketball court	7,362 sq. ft.
Rancho Moro-Cojo Park Comunidad Way, Castroville	Athletic fields, tot lot playground, picnic area and passive open space	3.4 acres
N. County Recreation Center and Park 11261 Crane Street, Castroville	Bldg. Gym, recreational games room, classroom, computer lab, kitchen and district offices. Outdoors: 2 basketball courts, tennis court, 9 hole mini-golf & tot lot playground	10,000 sq. ft. recreation bldg. on a 2 acre site
Castro Ballpark McDougall St., Castroville (temporarily leased to District from County)	Lighted baseball/softball field w/ snack bar, rest rooms & maintenance shed	2 acres
<b>Future Parks</b>		
Japanese School Park (under construction) Geil & Union Streets, Castroville	Ball field with snack bar and restrooms and District maintenance storage building	2 acres (approx.)
Community Sport/Nature/Recreation Project North Monterey County High School athletic fields on Castroville Blvd. (via joint use agreement – currently, in planning stage)	3 soccer fields, 1 ball field & 1 combination soccer field/ ball field to be illuminated for night play, and picnic area when all construction phases are completed.  Passive open space with interpretive nature trails	10 acres (land owned by school district)  75 acres (land owned by District)

Figure 34  
Location of Facilities of the North County Recreation and Park District



*This page intentionally left blank*

The deficits discussed above do not yet take into account the impending loss of Castro Field in the center of Castroville. This ball field was recently purchased by the County, for a public library site. While construction of a new library will provide a greatly needed service to the community, it will occur at the expense of public park fields. The District is currently leasing the field from the County until construction begins on the library in 2004. To address a permanent replacement of the Castro Field and the overall field deficit problem, the District has recently expanded its joint-use agreement with the North Monterey County Unified School District to construct soccer fields and ball fields on vacant land owned by the District at the high school campus. The facilities will be constructed by the Recreation District on land owned by the School District under an agreement that both entities will share in the use of the fields. The field will be constructed in phases with phase 1 including 1 lighted combination ball/soccer fields and 1 additional softball field. Phase 2 will provide 3 additional soccer fields. Completion of fields will decrease the deficit of athletic fields within the District but will not eliminate it. Purchase of additional park sites is a major need of the District; however this is complicated by the lack of funds to do so.

In addition to constructing and maintaining park facilities, an important function of the District is coordinating and managing various recreational programs both within and outside of the District. Programs include sports leagues, nature camps, hot lunch programs, and various special interest classes ranging from kayaking to art. Sports leagues play on District fields. Classes are held both at District facilities and other public facilities throughout the North County area. The provision of these programs outside of the boundaries of the District is discussed under section 5 below.

## **2. GROWTH AND POPULATION**

The estimated population within the District is 15,000 persons. Since there are no other recreational service providers in North County, District staff state they actually serve a population within a wider area with an estimated population of 32,000. Staff uses the future population forecasts provided by AMBAG and the County Planning Department. Future projections place the population of the District in 2010 at 20,000 people and in 2020 at 28,000 people. As there are additional residents who live outside of the District who also use District programs, the actual future population served would be higher than the future projections within the District itself.

## **3. FINANCING OPPORTUNITIES AND CONSTRAINTS**

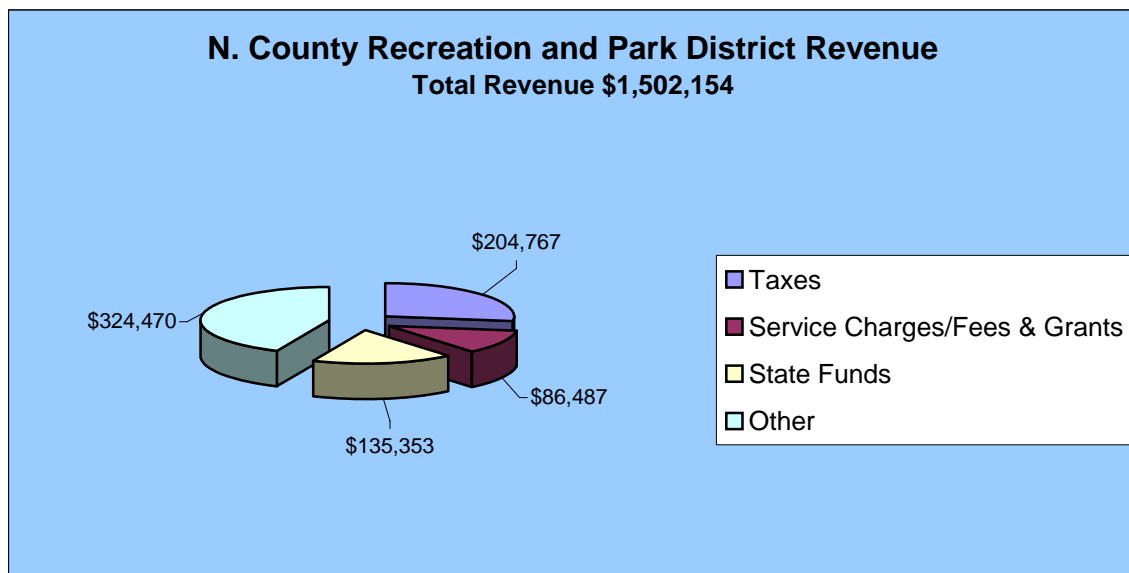
The budget for fiscal year 2002-03 was \$751,077. This is about \$70,000 greater than the previous fiscal year budget and almost twice that for FY 2000-01. Contract services provide the largest revenue source providing almost \$120,000 more than received from taxes. Property taxes and special taxes are the second greatest revenue source. Other revenues are shown in the pie chart below. The large increase in revenues is a result of Redevelopment Area grants for the development of the new Japanese School Park, a state grant for after-school recreational programs for youth and the formation of Mello-Roos Community District at the Moro Cojo Subdivision.

Contract services include programs that the District provides for non-profit organizations and communities outside of the District though a contractual agreement with the outside

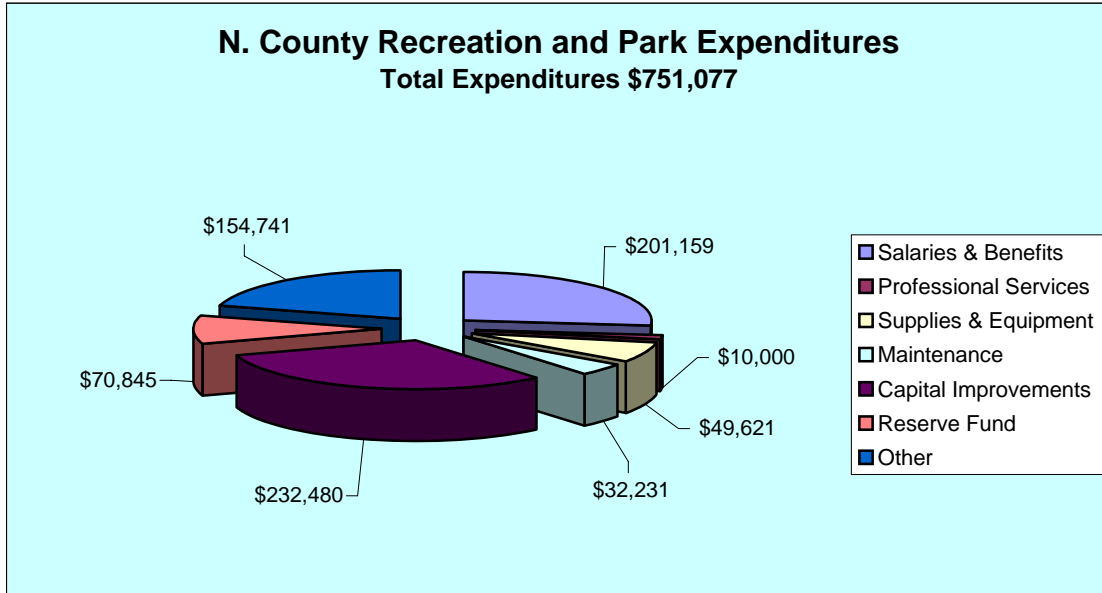
organization. This is an important source of funds for the District and indicates the lack of public recreational agencies beyond District boundaries in other areas of North County. This source of revenue is not necessarily stable. Outside organizations in North County contract with the District to provide certain programs when they do not have the means to provide them directly and when the funds are available. Currently the District is providing contract services in the communities of Pajaro and Las Lomas.

The County's approval of the Moro Cojo subdivision created a subdivision of 175 single-family homes and two additional lots containing 90 multi-family dwellings (rental apartments). This urban density neighborhood is located 2 miles northeast of Castroville adjacent to the campus of North Monterey County High School. County approval of the subdivision permit in 1994 included a requirement for a funding mechanism to provide maintenance for a 3.4 acre park in the subdivision. The District formed a Mello-Roos Community Facilities District as that funding mechanism to provide additional taxes for the Recreation and Park District. This allows the assessment of a special tax to pay directly for park maintenance needs within the Community Facilities District in addition to the normal property taxes received by the District. Mello-Roos funds provide about \$70,000/year to the District. Mello-Roos funding can also be used, in part, for the future construction of joint-use athletic fields and associated facilities at the high school but will require a 2/3 voter approval by the tax payers in the District. The creation of the Mello-Roos District has provided a source of funds that is not always available to public agencies. Without these funds, the athletic field deficit would be greater than it is today.

**Figure 35**  
**North County Recreation and Park Revenue**



**Figure 36**  
**North County Recreation and Park Expenditures**



Fees for participation in scheduled classes and organized sport team play is also an important source of funds. Over \$86,000 was collected by these service fees during the fiscal year. This issue is further discussed below.

According to District staff, a substantial amount of tax revenues are not being received by the District due to the County’s unwillingness to allow annexations with a corresponding tax base transfer. Investigation of this issue is beyond the scope of this report.

**4. COST AVOIDANCE AND RATE RESTRUCTURING OPPORTUNITIES**

The District charges fees for most of its recreational programs. Several classes and programs are offered free of charge, especially those for youth and senior citizens. Fees vary depending upon the type of activity. For example, the day camp for teens is \$150/person/week and youth basketball league is \$40/person/season. Non-District residents are charged a higher fee for fee classes and programs. The amount of the additional charge also varies. There is no standard percentage set for increases in fees that out-of-District residents pay. Fees are listed in the Recreation Program Guide, a twice/year publication of the District. The District has purposely not charged for certain programs (e.g. yoga, youth drop-in recreation) and kept fees low for other programs to make recreational programs available to everyone in the District; many of whom are from lower-income families or are lower fixed-income seniors. Increasing the fees charged for these events could be an additional source of income, but could also result in some people not participating in classes and sports leagues. The District could also choose to keep fees stable for District residents but increase them slightly for out-of-District residents. The issue of balancing costs with resident participation is an on-going concern of District staff.

There is also a charge to reserve District facilities on an hourly basis. Available facilities range from meeting rooms to ball fields. Fee for these facilities vary depending upon the type of facility being reserved. For example the in-District resident fee for a meeting room is \$32/hour. (\$37/hour for non-residents). The fee for a ball field with lights is \$29/hour. (\$33/hour for non-residents).

## **5. OPPORTUNITIES FOR SHARED FACILITIES**

As discussed in section 1 above, the District has a joint-use agreement with the North Monterey County Unified School District to share facilities. This agreement is very beneficial to both parties. It provides additional facilities (e.g. Gambetta School gym and Castroville School ball fields) that would not otherwise be available to the District. Recreational programs are provided at school sites that would not otherwise occur at these sites. The joint-use agreement has recently been expanded to allow the construction of the Community/Nature/Recreation Project at the vacant area on the high school campus and an adjoining 75 acres which are the remaining parcels from the Moro-Cojo subdivision that the District has now acquired. This project, when completed, will provide a greater amount of sports fields than exist at any of the other District parks, as well as provide needed additional fields at the high school.

As discussed above, other organizations in need of recreational programs are contracting with the District to provide certain programs outside of the District in facilities owned and operated by another entity. During the past two fiscal years the non-profit group "Together in Pajaro" contracted with the District to provide a summer recreation program for Pajaro and La Lomas residents. Community Bridges contracted with the District to provide a free lunch program in Pajaro. Another organization has contracted with the District to provide a similar senior program in Castroville, Prunedale and Pajaro. These contracts for services are based on the contracting party providing the facility where the program will take place.

The District believes that the planning and permitting of new large subdivisions does not include utilizing existing facilities for shared uses, such as using schools for after-school recreation programs. While most people agree that utilizing existing facilities for recreation programs is more economical than constructing new facilities, a comprehensive investigation of this matter to fully understand this issue is beyond the scope of this report.

## **6. GOVERNMENT STRUCTURE OPTIONS**

The District is governed by the 5 member Board of Directors who are appointed by the County Board of Supervisors. The governing Board meets monthly in Castroville. The Board does not utilize a planning document to guide the selection of future park sites, types of parks or recreational programs.

## **7. EVALUATION OF MANGEMENT EFFICIENCIES**

The mission statement of the District is as follows:

The North County Recreation and Park District Board of Directors and staff are dedicated to serving the needs of people of all ages in

the district, through local control, with quality parks and recreational programs.

The District employs 7 staff year-around staff members, some of which are part-time. Additional summer staff persons are hired to conduct recreational programs during the summer months. These programs are primarily directed towards school age children. The calculation for the complete staffing is 9 full-time equivalent persons, which include both part-time year-around and part-time summer employees. Management staff is housed in the North County Recreation Center.

All year-around staff receive monthly safety training. Summer staff also receives safety training at the commencement of their three month employment period. Additional training is provided for year-around staff on various topics relating to their jobs on an as-needed basis. Office technology includes a computer system that allows residents to register on-line for recreational programs. Staff believes their office technology is adequate to meet the currently communication and budgeting needs of the District.

## **8. LOCAL ACCOUNTABILITY AND GOVERNANCE**

The District publishes a recreational program guide once or twice/year (depending on the year) that is mailed to each household within the District and many households beyond the District. It is also distributed through area schools and at the North County Recreation Center. The program guide also summarizes news about District activities, such as the construction of new facilities. Registration for recreational programs can be done by mail, phone, on-line via the internet or in person at the District Office/Recreation Center.

Residents can also participate in policy decisions by attending the monthly Board meetings. District staff states that meeting notices are submitted to local newspapers but these meetings notices are not regularly publicized in area newspapers.



## SUMMARY AND DETERMINATIONS

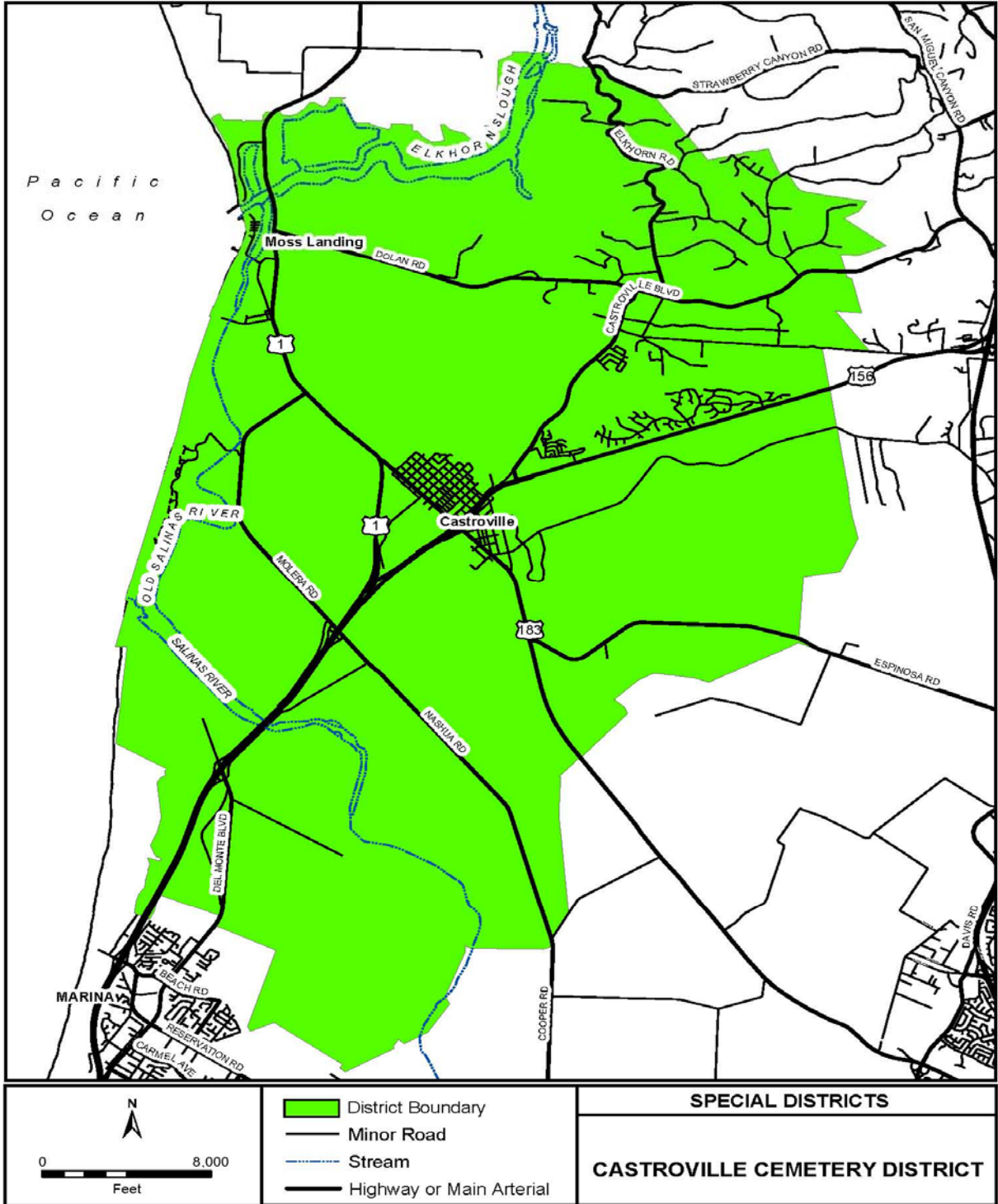
1. The District maintains 5 park facilities and operates recreational programs. It is the only service provider in North County to provide recreational programs. As a result, some agencies outside of the District contract with the District so some recreational programs to occur in these other North County areas.
2. The District covers a 46 square mile area; however, all park sites are within or very near Castroville.
3. A joint-use agreement with the North Monterey County Unified School District has maximized recreational facilities for District residents. The expansion of this joint-use agreement to construct a new park at the high school campus will provide the largest park facility in the District when it is completed.
4. Based on a District population of 15,000 there is currently a deficit of 11 soccer fields and 10 ball fields. The completion of the new park at the high school campus will provide 3 new soccer fields and 2 new ball fields. This will reduce the deficit but not eliminate it.
5. Population forecasts place the population of the District at 20,000 people in 2010 and at 28,000 in 2020. Even if these populations are not reached, there will be an even greater need for additional park and recreational facilities in the near future than at present.
6. Contract services provide the leading revenue source for the District. However, these funds pay for only those programs which the District provides on a contractual basis with another agency or organization. Such contract services are primarily to serve areas beyond the District.
7. The District benefits from two innovative funding sources for land acquisition and capital improvements. The establishment of a Mello-Roos Community Facilities District provides funds to provide maintenance for the Moro Cojo Park. The Community Facilities District (CFD) could be revised to allow for land acquisition and capital improvements; however, any new taxes must be approved by a 2/3 majority of the homeowners in the CFD. The Redevelopment Agency is providing funding for the development of the new Japanese School Park in Castroville.
8. Many recreational programs and classes are financed, entirely or in part, by fees charged to participants. But the District Board has made a decision to keep fees low and in some cases to not charge any fees to make recreation programs accessible to everyone in the District.
9. The District's Recreation Program Guide is the major outreach publication. It is published once or twice/year and mailed to each household in the District and many households in Pajaro, Las Lomas, Aromas and Prunedale. Registering to participate in programs is facilitated by the various methods that registration can occur, including by telephone and on-line registration via the internet.

## **CASTROVILLE CEMETERY DISTRICT SERVICES PROVIDED AND SERVICE AREA**

The Castroville Cemetery District provides cemetery and burial services for the Castroville, Moss Landing, Prunedale, Oak Hills and Elkhorn areas. To be buried in the District's single cemetery, a decedent must have been a resident or taxpayer within the District or purchased a burial plot before leaving the District. Family members eligible for burial are limited to spouses, parents, grandparents, children and siblings of District residents and taxpayers. The District was formed in 1952. In the 1950's the District purchased two adjoining private cemeteries in Moss Landing, one affiliated with the Catholic Church and the other affiliated with Protestant churches. Upon purchase, the two cemeteries were joined into a single public cemetery which continues to serve the District. The Marina area was originally included within the District, but that area was detached from the District in 1978. The District's cemetery in Moss Landing is the only public cemetery within the North County area.

*This page intentionally left blank*

**Figure 37**  
**Boundary Map of the Castroville Cemetery District**



*This page intentionally left blank*

## MUNICIPAL SERVICE REVIEW FACTORS

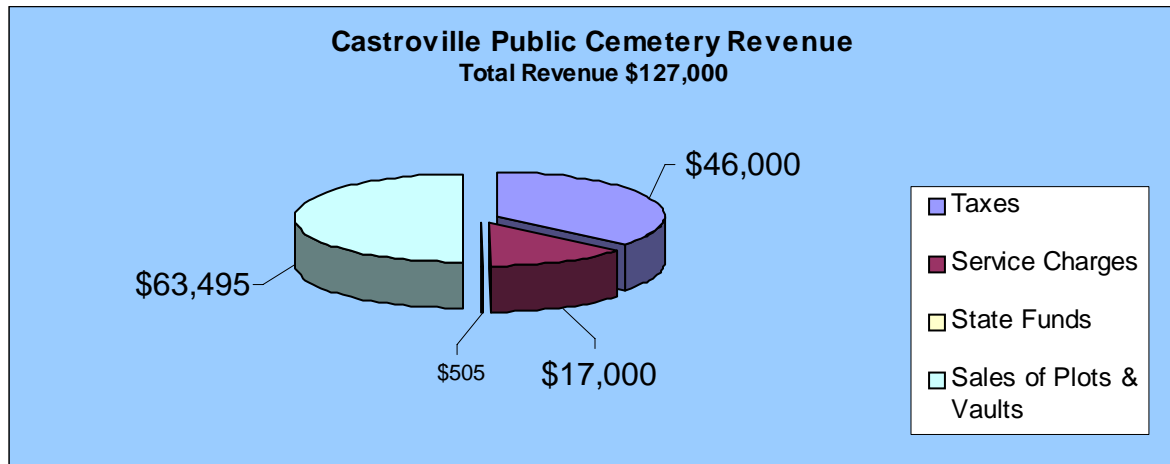
### 1. INFRASTRUCTURE NEEDS AND DEFICIENCIES

The single cemetery in the District is located on Moss Landing Road in Moss Landing. It covers 4.5 acres of developed burial area and another 7 acres which is undeveloped and will be used for the cemetery's future expansion area. The cemetery grounds include a 1,656 square foot office/chapel building and a 400 square foot maintenance shed. The maintenance shed has been burglarized on several occasions in the past year resulting in equipment theft. The first infrastructure priority of the District is to replace this building with a new secure shop/storage facility on the cemetery grounds. The second priority is to add a cremains (cremation remains) niche to the existing office/chapel. These new improvements are anticipated to meet the needs of the District in the near future. However, the District has not identified a source of funds for these improvements.

### 2. FINANCING OPPORTUNITIES AND CONSTRAINTS

The 2002-03 fiscal year budget is \$127,000. This is an increase of \$35,600 over the 2001-02 FY budget which was \$91,400. This increase is primary due a larger than normal sale of cemetery plots. Figures were not provided for the 2000-01 FY. The sales of cemetery plots and vaults provide the greatest source of revenue for the District. Fifty percent of District revenues (\$63,495) came from these sales in FY 2002-03. Property taxes provide the next greatest revenue source, providing 36% of revenues (\$46,000). Other revenues are shown in the pie chart below.

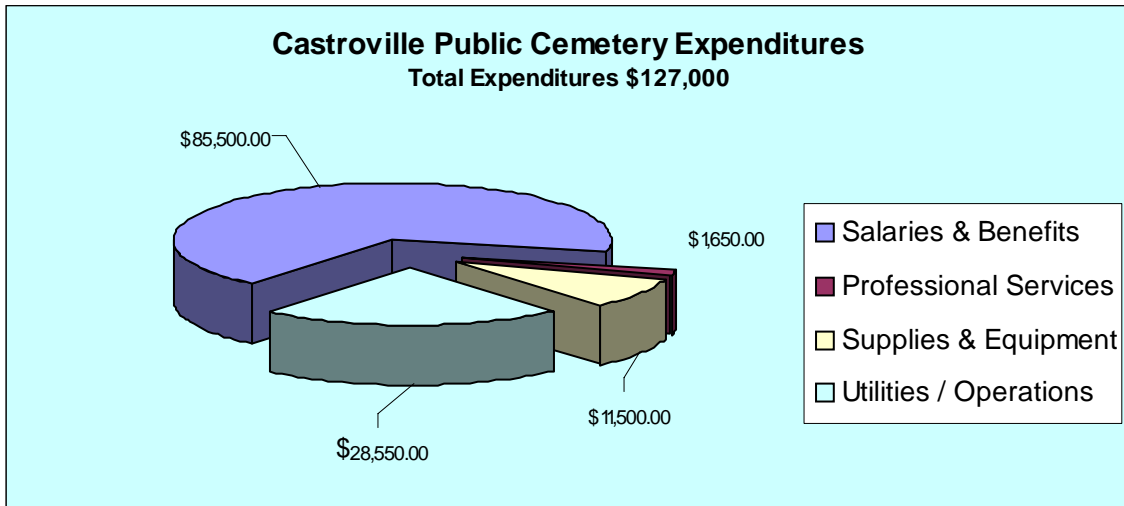
**Figure 38**  
**Castroville Public Cemetery Revenue**



Salaries and benefits for District staff is the largest expenditure item accounting for 67% of all District expenditures (\$85,000). Other major expenditures are utilities charges, including domestic water for irrigation, and supplies and equipment. Water is provided by the Alco Water Company, a private company which is the domestic water provider for Moss Landing. Twenty-two percent (\$28,550) of the District's budget was spent in the first category in FY 2002-03. Costs to repair and replace supplies and equipment to maintain

the cemetery required 9% of all expenditures (\$11,500). The budget does not include capital improvements or a reserve fund to finance future major capital construction or land acquisitions costs. As a result, there is no accrued savings towards funding the new buildings that are discussed in section 1 above.

**Figure 39**  
**Castroville Public Cemetery Expenditures**



### 3. COST AVOIDANCE AND RATE RESTRUCTURING OPPORTUNITIES

The District provides various rates for burial prices and services at the cemetery. Rates vary according to such factors as single burial, second burial in a double plot and cremation rather than traditional burial. The District also offers pre-payment options that allow persons to pre-pay for certain burial costs prior to their death, but these options equal the normal burial costs when they are totaled over the long-term. A traditional burial costs \$2,034. Cremated remains service totals a cost of \$446. A typical single burial includes the charges shown in the table below. The District will also provide services at the cemetery on Saturday for a fee of \$600. The cost of these services is reduced to \$350 for infants and to \$300 for cremations. The reduced charges for cremations shows an effort by the District to conserve land in the cemetery. The reduced charges for infant services show a greater sensitivity towards this type of service.

The District limits costs to pay for outside services to an auditing firm that conducts an annual audit and a tree service business to remove dead or diseased trees when necessary.

**Table 13  
Burial Prices for a Single Burial at the District Cemetery**

Item	Amount Charged
Plot	\$ 750
Endowment fund	\$ 150
Concrete vault	\$ 475
Vault handling	\$ 75
Opening and closing	\$ 450
Use of equipment	\$ 100
Sales tax	\$ 34
TOTAL	\$ 2,034
Additional Charges	
Non-resident fee	\$ 475
Saturday service	\$ 600

**4. OPPORTUNITIES FOR SHARED FACILITIES**

The District does not coordinate facility planning or services with another district or agency. There are no shared facilities with another service provider. There is only one other public cemetery district within the North County area—the Pajaro Valley Cemetery District; and the facilities if this district are all located within Santa Cruz County.

**5. GOVERNMENT STRUCTURE OPTIONS**

The District is governed by a five member governing board whose members are elected at-large to serve 4 year terms. The Board meets once/month in the District office at the Castroville cemetery. Meeting notices are posted at the District office, but are not published in a newspaper of regular circulation.

**6. EVALUATION OF MANGEMENT EFFICIENCIES**

The District employee three staff members who all work at the cemetery. They include the general manager, who has a 0.75 FTE position and two full-time maintenance workers/groundskeepers. Staff is provided with occasional training programs in safety procedures for the application of chemical fertilizers.

The District office has conventional office technology resources that include a computer, a fax machine and a copy machine. The general manger states that these resources meet the needs of the District.

**7. LOCAL ACCOUNTABILITY AND GOVERNANCE**

Board meetings are conducted on a monthly basis and are open to the public. However, the lack of public notice limits the amount of public participation that could occur at these meetings. Other public concerns can be communicated to the general manager, who is accessible at the District office, which is located at the cemetery on Moss Landing Road in Moss Landing.



## SUMMARY AND DETERMINATIONS

1. The District owns and operates the single public cemetery within the North County area. The cemetery includes a seven acre expansion area. This vacant portion of the cemetery is 50% larger than the developed area at the site.
2. Burglaries are a problem at the cemetery's equipment/storage building. There is no identified source of funds to replace the existing building with a new more secure storage building.
3. The District does not keep population statistics of District residents, but does keep records on the number of annual interments. An average of 45–50 internments occur each year.
4. While property taxes are an important source of revenue, sales of cemetery plots and burial vaults provide 132% as much revenue as received by taxes.
5. The District does not share facilities or facility planning with any other public agency. The only other cemetery district within North County is the Pajaro Valley Cemetery District, but all facilities of this district are located within Santa Cruz County.

## **PAJARO VALLEY PUBLIC CEMETERY DISTRICT SERVICES PROVIDED AND SERVICE AREA**

The Pajaro Valley Public Cemetery District covers the Pajaro, Los Lomas and Aromas areas in Monterey County and the southern part of Santa Cruz County extending as far north as the Aptos area. The boundaries of the District are shown on Figure 39. The present boundaries of the District are the same as when the District was originally formed. The majority of the District's geographic area is within Santa Cruz County. An MSR inventory for the District will be included in MSR being prepared by the County of Santa Cruz LAFCO. A summary description for the District is provided in this report. To obtain a complete MSR discussion for the Pajaro Valley Cemetery District, readers are directed to contact the County of Santa Cruz LAFCO by telephoning (831) 454-2055.

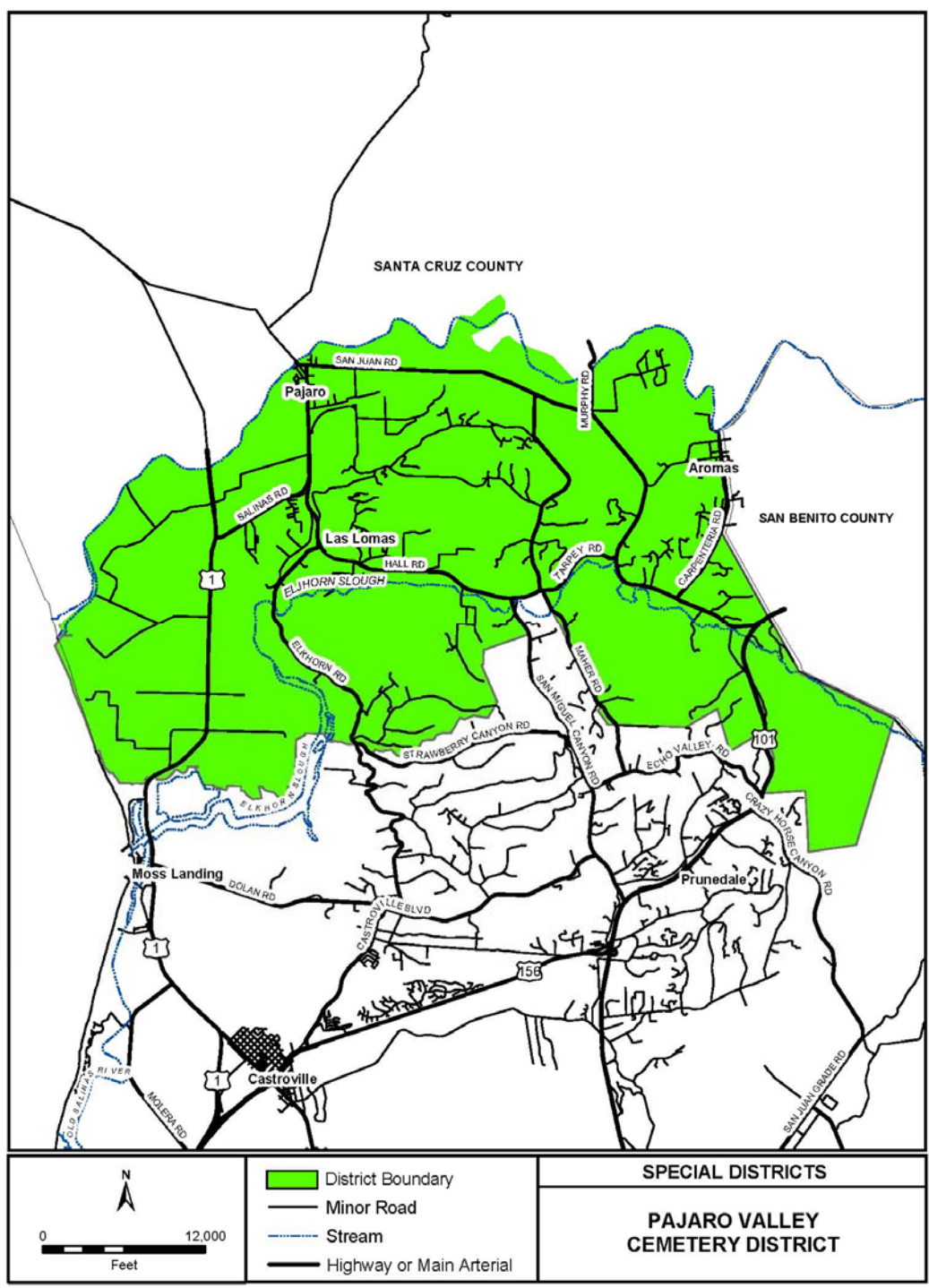
The District was formed in 1955 to purchase and manage a poorly maintained private cemetery in the Watsonville area. In 1961 and 1962 the District took over ownership and management of two former Catholic cemeteries at the request of the Monterey Diocese of the Catholic Church. Presently, the District owns and manages five cemeteries covering a combined area of 39 acres all within Santa Cruz County. These cemeteries are the Pioneer Cemetery and Watsonville Catholic Cemetery both located on Freedom Blvd. in Watsonville; the Valley Catholic Cemetery and Valley Public Cemetery both located on Hecker Pass Road east of Watsonville and the Day Valley Cemetery located on Day Valley Road in the rural Aptos area. In 1976 the District purchased additional land for the expansion of the Valley Catholic Cemetery. The District is interested in purchasing additional land for a 6<sup>th</sup> cemetery site, but has not begun a formal site selection search.

The District office is located at the Pioneer Cemetery in Watsonville. The office is relatively new with a floor area of 1,350 square feet. The District is governed by a five member Board who are each appointed to 4 year terms by the Santa Cruz County Board of Supervisors. Daily operation of the District is carried out by a general manager, a secretary and 4 groundskeepers. Irrigation water for the two cemeteries located on Hecker Pass Road is provided by an on-site well owned by the District. The City of Watsonville provides domestic water to the two cemeteries located within Watsonville for irrigation use. The Central Water District provides domestic water for the smaller Day Valley Cemetery. This is a historic cemetery where internments are limited to deceased relatives of those now buried there.

The District does not know the population within the area it serves. Past LAFCO inventories of local agencies list the total population at 65,000 persons, but does not specify how much of this total is within Monterey County. The District keeps statistics on the number of internments which occur in each cemetery each year, but does not keep records on how many of these interments are deceased residents from Monterey County or other counties. Similar to the Castroville Cemetery District, to be eligible for burial the deceased must be a resident of the District, a former resident of the District or a family member of a current or former resident.

*This page intentionally left blank*

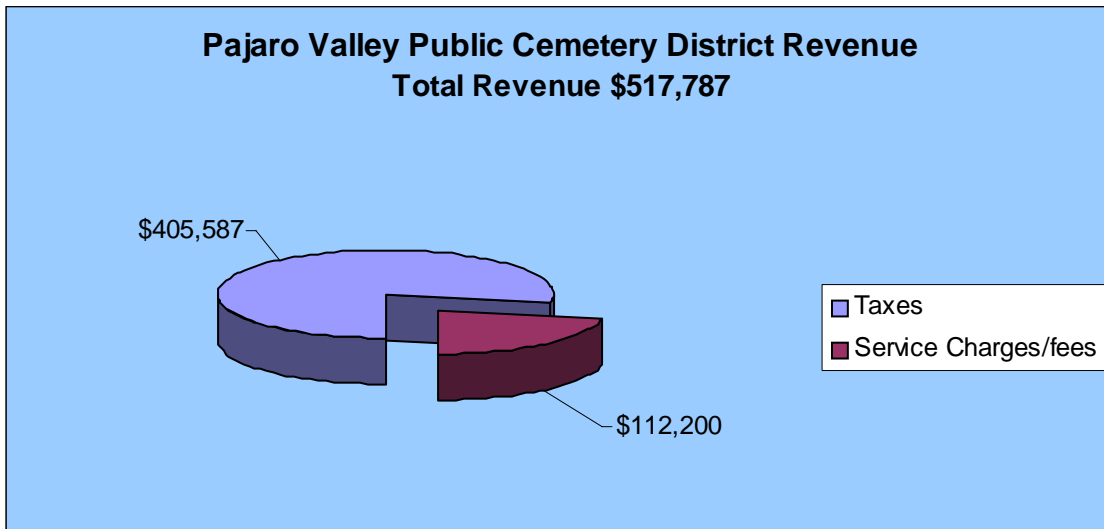
**Figure 40**  
**Boundary Map of the Pajaro Valley Public Cemetery District**



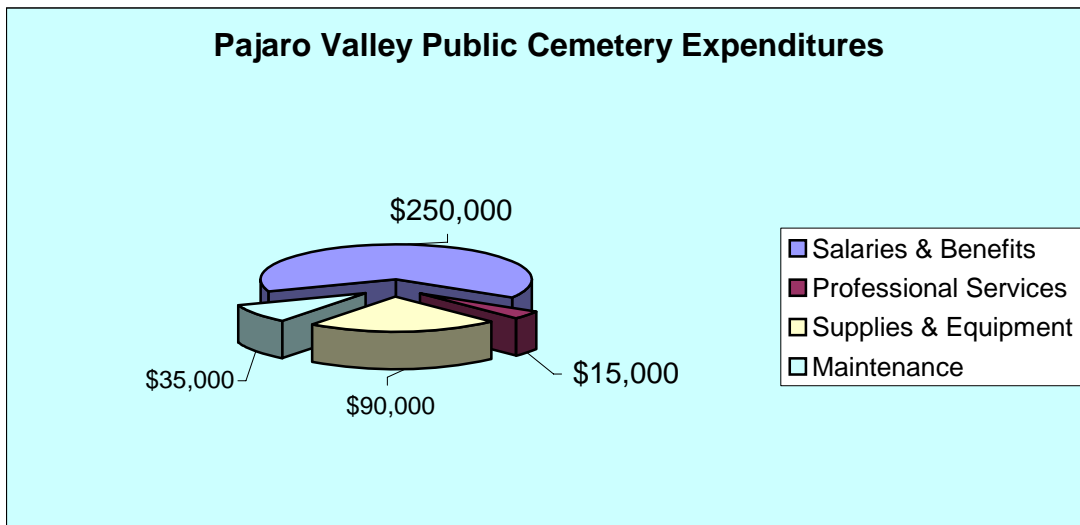
*This page intentionally left blank*

The District is funded by property taxes that are assessed to all property owners and service charges for burials and associated services. The revenues and expenditures for fiscal year 2002-03 are shown in the two charts below.

**Figure 41**  
**Pajaro Valley Public Cemetery District Revenue**



**Figure 42**  
**Pajaro Valley Public Cemetery District Expenditures**



*This page intentionally left blank*

## **COMMUNITY SERVICE AREAS (CSAs) OF NORTH COUNTY SERVICES PROVIDED AND SERVICE AREA**

There are 13 Community Service Areas (CSAs) within the North County area. These CSAs were formed at various times beginning in 1962 to provide limited municipal services primarily for small residential enclaves with urban or suburban densities in otherwise rural areas of North County. Many of the CSAs were formed as a condition of approval of the subdivision permit that created the residential enclave that is served by the CSA. One CSA contains the geographic area more representative of a service district. This is CSA #14 Castroville, which includes the unincorporated town of Castroville and the nearby Moro Cojo area. The other 12 CSAs cover relatively small areas and provide sanitation, storm sewer, open space maintenance or street lighting services for single-family residential areas. Several of the CSAs cover two or more non-contiguous areas, as shown on the map provided by Figure 1. Summary descriptions of the areas served and the services provided by each CSA are discussed below.

### **CSA #14—Castroville**

This CSA was formed in 1962 to provide storm sewer, sanitation sewers, street maintenance and recreational services for the town of Castroville and a 415 acre area located 0.5 mile northeast of Castroville, which includes the Moro Cojo subdivision and North Monterey County High School. Recreational services are provided by contract with the North County Recreation and Park District. All other services are provided by the staff of the County Public Works Department. The Castroville portion of the CSA covers almost the same area as the Castroville Water District and provides municipal services for commercial and industrial uses. The discontinuous area to the northeast covers an area that is 90% the land area of Castroville but has a lower residential density. This portion is in residential use, high school campus or is vacant land. The relatively large size of CSA #14, the multiple services it provides and the diverse customer base, that includes commercial and industrial uses, makes this CSA unique among the North County CSAs. As a result, this CSA is more similar to a service district than a typical CSA.

### **CSA #26—New Moss Landing Heights**

This CSA was formed in 1964 to provide street lighting for the New Moss Landing subdivision. Lighting is provided through a contractual agreement with Pacific Gas and Electric Company who owns and maintains all the street lighting facilities. This 62 lot subdivision is located off Potrero Road at the southern edge of Moss Landing.

### **CSA #31—Aromas Hills Subdivision**

This CSA was formed in 1964 to maintain storm drainage facilities for two non-contiguous subdivisions within the village of Aromas. One subdivision consists of 22 single-family residential parcels on a cul-de-sac that extends from Carpenteria Road. The other subdivision contains 10 single-family residential lots on Blohm Avenue and a large remainder lot that may be subdivided in the future if the County's development moratorium is rescinded.



#### CSA #32—Green Valley Acres and Moon Subdivisions

This CSA was formed in 1964 to provide street lighting and maintenance of storm drainage facilities for three non-contiguous subdivisions in the Prunedale area. Street lighting is provided through a contractual agreement with Pacific Gas and Electric Company who owns and maintains all the street lighting facilities. Storm sewers and their associated facilities are maintained by the County Public Works Department.

#### CSA #35—Rancho Borrromeo and Paradise Park

This CSA was formed in 1965 to provide street lighting and maintenance of storm drainage facilities for two non-contiguous subdivisions in the Prunedale area. Street lighting is provided through a contractual agreement with Pacific Gas and Electric Company who owns and maintains all the street lighting facilities. Storm sewers and their associated facilities are maintained by the County Public Works Department. Rancho Borrromeo is a relatively large subdivision located on the east side of Highway 101 at 1.5 miles south of the Highway 156 interchange. Paradise Park is a 37 lot subdivision located on west side of Highway 101 just 0.6 mile south of the Highway 156 interchange.

#### CSA #37—Colonial Oaks Estates

This CSA was formed in 1965 to provide the residents within the Colonial Oaks Estates subdivision with storm drainage maintenance. The 44 lot subdivision is located off Tustin Road in the Prunedale area.

#### CSA #38—Paradise Lake Estates

This CSA was formed in 1965 to provide storm drainage maintenance for the 64 parcels within the Paradise Lake Estates subdivision. The subdivision is located off Paradise Road in the Prunedale area.

#### CSA #45—Oak Hills Subdivision

This CSA was formed in 1966 to provide street lighting, storm drainage maintenance and management of common open space for the Oak Hills subdivision. Street lighting is provided through a contractual agreement with Pacific Gas and Electric Company who owns and maintains the 87 street light facilities in the area. Storm sewers, their associated facilities are maintained by the County Public Works Department. Until the 2004-05 fiscal year, the common open space ~~is~~ was maintained by the County Park and Recreation Department through an agreement with Public Works. This responsibility is now carried out directly by County Public Works. This CSA serves is a relatively large medium- density residential subdivision located off Highway 156 about 1 mile northeast of the town of Castroville.

#### CSA #54—Manzanita and Sarsi Subdivisions

This CSA was formed in 1969 to maintain storm drainage facilities for two adjoining subdivisions located off Sill Road in the community of Las Lomas. There are 18 residential lots served by the CSA.

#### CSA #66—Las Lomas and Monterra Ranch

This CSA was formed in 1966 provide storm drainage maintenance services for a small area of Las Lomas and the Monterra Ranch subdivision, which is located near the Monterey Airport (not in North County). The residents within the Las Lomas portion of the CSA have

voted to cease maintenance of storm drainage needs on their own and have terminated assessing themselves through the CSA. As a result, there are currently no services provided to the Las Lomas portion of the CSA.

#### CSA #68—Vierra Canyon Knolls

This CSA was formed in 1978 to provide storm sewer facilities and maintenance for the 3 non-contiguous subdivisions in the Prunedale area. These include a 22 lot subdivision off the western segment of Vierra Canyon Road, a 12 lot subdivision on a cul-de-sac extending from the eastern segment of Vierra Canyon Road and a 44 lot subdivision off Berta Canyon Road.

#### CSA #69—Ralph Lane and Monterra Ranch

This CSA was formed in 1982 as a back-up funding source to provide domestic water for the Monterra Ranch area (not in North County) and the 23 residential lots on Ralph Lane in Prunedale. The water system was sold in 2002 to the California American Water Company, which now operates the water system. The County will therefore not continue active participation in the CSA unless funding or management problems occur. Public Works is now in the process of dissolving this CSA, although the final decision in this matter will up to LAFCO.

#### CSA #100—Consolidated Sewer Service for 5 Subdivisions

This CSA was formed to provide a back-up funding in case the privately operated package treatment plants that provide sanitation service for these 5 non-contiguous subdivisions seriously malfunction. Two of these subdivisions are located within the North County area. They are the Oak Hills subdivision, near Castroville and Monterey Dunes Colony, located along the coast west of Molera Road. Currently, the County has no active participation in this CSA as all the package treatment plants are operating adequately.

## MUNICIPAL SERVICE REVIEW FACTORS

### 1. INFRASTRUCTURE NEEDS AND DEFICIENCIES

Except for CSA #14, all of the CSAs listed above have very limited infrastructure which primarily consists of storm sewers and detention basins. CSA #14 owns and manages 17.4 miles of sanitation sewer lines and 4 lift stations. Wastewater is collected in the sewers and transported to the Monterey Regional Water Pollution Control Agency’s treatment plant where it is treated and disposed. The CSA #14 Improvement Plan includes various construction projects for new or replacement infrastructure, including new concrete curb, gutter and sidewalk on various streets in Castroville and a new storm drainage line.

### 2. GROWTH AND POPULATION

None of the CSAs keep population statistics. An inventory prepared by LAFCO in 1998 lists the populations shown on the following table for the areas served by each CSA. As can be surmised by the table, all but two CSAs have populations in the range of 54 – 245 persons. The remaining two CSAs cover the town of Castroville and nearby Oak Hills subdivision. CSA #14, which provides multiple services for Castroville and the Moro Cojo subdivision area, has an estimated population of 7,347. CSA # 45, which is limited to street lighting, storm drainage and open space maintenance in Oak Hills, has approximately 1,364 persons.

**Table 14**  
**Estimated Populations of The North County CSAs**

CSA	Estimated Population
CSA #14—Castroville	7,347
CSA #26—New Moss Landing Heights	155
CSA #31—Aromas Hills Subdivision	68
CSA #32—Green Valley Acres and Moon Subdivisions	230
CSA #35—Rancho Borromeo and Paradise Park	245
CSA #37—Colonial Oaks Estates	126
CSA #38—Paradise Lake Estates	189
CSA #45—Oak Hills Subdivision	1,364
CSA #54—Manzanita and Sarsi Subdivisions	54
CSA #66—Las Lomas and Monterra Ranch	Not applicable
CSA #68—Vierra Canyon Knolls	58
CSA #69—Ralph Lane and Monterra Ranch	89
CSA #100—Consolidated Sewer Service for 5 Subdivisions	Not available

### 3. FINANCING OPPORTUNITIES AND CONSTRAINTS

Each of the CSAs has their own independent budget, which is managed by the County Public Works Department. Revenues include service fees, property taxes, interest on pooled investments and subvention payments from the State. Service fees are charged to each customer or property owner within the CSA for the services provided by the CSA. Most CSAs also have revenues from property taxes that are assessed to each property owner

within the CSA. A portion of these revenues are invested by the County Auditor into conservative stock and bond funds that accrue interest on the amount invested. Annual interest payments provide a fluctuating revenue source for most of the CSA budgets. The final revenue category is the payment of subvention funds by the State to compensate for revenue that would otherwise be lost as a result of State law. One example, is the payment to compensate for the homeowners' deduction on property tax payments to the County. Revenues for each CSA are shown in the tables below. Interest on investments and subvention payments are included in the revenue category labeled "Interest/Other".

Expenditures vary from year to year depending upon the needs of the CSA and the availability of Public Works staff to carryout the activities required for the expenditure. Expenditures are usually for routine maintenance, payments for utility service to power pump stations and similar facilities and capital improvements. According to Public Works staff, expenditures will typically not equal revenues on an annual basis, but rather the budgets are managed to equalize revenues and expenditures over the longer term of 5–10 year periods. This type of budget management is especially important for the smaller CSAs that collect relatively small amounts of annual revenues. By limiting major expenditures to once during a over 3–6 year period, enough revenue can be collected and placed in reserve to allow adequate funds for major expenditures when they are needed for capital outlays and similar projects. Public Works staff states that budgets of the various CSAs are never commingled. Each budget is audited annually during the County's regular end of fiscal year audit. A detailed audit of each CSA's budget to verify this type of budget management has not resulted in some CSAs subsidizing other CSAs by transferring funds between budgets is beyond the scope of this report. It is assumed that this is one of the many items evaluated during the County's annual audit.

The tables below provide the revenue and expenditure amounts for each CSA during the last three fiscal years. The tables have been updated to reflect more recent information provided by the Public Works Department. CSA #14 has the largest budget of the North County CSAs. The table showing its budget is more detailed than the tables for the other CSA budgets.

CSA #14—Castroville

**Table 15**  
**Revenues and Expenditures for the CSA during the Previous Three Fiscal Years**

<b>Fiscal Year</b>	<b>2000-01 FY</b>	<b>2001-02 FY</b>	<b>2002-03 FY</b>
Revenues—User Fees	\$213,295	\$241,555	\$247,131
Revenues—Taxes	\$343,699	\$349,067	\$179,762
Revenues—Interest	\$354,118	\$206,819	\$122,627
Revenues—Sale of Assets	\$ 20,754	\$ 20,754	\$ 15,754
Revenues—Other	\$ 45,768	\$ 27,760	\$ 18,245
Total Revenues	\$977,634	\$845,958	\$583,519
Expenditures—Insurance	\$ 1,530	\$ 2,235	\$ 4,327
Expenditures—Routine Maintenance & Admin.	\$ 345,372	\$333,916	\$284,483
Expenditures—Utilities & Communications	\$ 34,825	\$ 54,505	\$ 49,558

Expenditures—Professional Services & Misc.	\$252,184	\$257,460	\$313,928
Expenditures—Fixed Assets/Capital Outlay	\$ 0	\$ 9,577	\$ 0
Total Expenditures	\$633,911	\$657,693	\$652,296

Some revenue and expenditure categories are further itemized into budgets for the following services of CSA #14: lights and drains, Castroville sewer, Castroville Blvd. Sewer, commercial parkway and Moro Cojo.

CSA #26—New Moss Landing Heights

**Table 16  
Revenues and Expenditures for the CSA During the Previous Three Fiscal Years**

<b>Fiscal Year</b>	<b>2000-01 FY</b>	<b>2001-02 FY</b>	<b>2002-03 FY</b>
Revenues—User Fees	\$2,065	\$1,932	\$1,899
Revenues—Property Tax	\$1,305	\$1,338	\$1,467
Revenues—Interest/Other	\$1,109	\$ 729	\$467
Total Revenues	\$4,479	\$3,999	\$3,833
Total Expenditures	\$1,783	\$1,869	\$1,665

CSA #31—Aromas Hills Subdivision

**Table 17  
Revenues and Expenditures for the CSA during the Previous Three Fiscal Years**

<b>Fiscal Year</b>	<b>2000-01 FY</b>	<b>2001-02 FY</b>	<b>2002-03 FY</b>
Revenues—User Fees	\$1,030	\$ 886	\$ 972
Revenues—Property Tax	\$ 223	\$ 263	\$ 269
Revenues—Interest/Other	\$795	\$519	\$ 335
Total Revenues	\$2,048	\$1,668	\$1,576
Total Expenditures	\$ 282	\$ 41	\$ 56

CSA #32—Green Valley Acres and Moon Subdivisions

**Table 18  
Revenues and Expenditures for the CSA during the Previous Three Fiscal Years**

<b>Fiscal Year</b>	<b>2000-01 FY</b>	<b>2001-02 FY</b>	<b>2002-03 FY</b>
Revenues—User Fees	\$5,658	\$5,576	\$5,703
Revenues—Property Tax	\$1,866	\$1,874	\$1,921
Revenues—Interest/Other	\$1,424	\$902	\$ 560
Total Revenues	\$8,948	\$8,352	\$8,184
Total Expenditures	\$6,777	\$6,195	\$5,108

CSA #35—Rancho Borrromeo and Paradise Park

**Table 19  
Revenues and Expenditures for the CSA during the Previous Three Fiscal Years**

<b>Fiscal Year</b>	<b>2000-01 FY</b>	<b>2001-02 FY</b>	<b>2002-03 FY</b>
Revenues—User Fees	\$4,909	\$4,900	\$4,978
Revenues—Property Tax	\$2,851	\$3,095	\$3,178
Revenues—Interest/Other	\$367	\$269	\$ 190
Total Revenues	\$8,127	\$8,264	\$8,346
Total Expenditures	\$6,687	\$6,235	\$6,228

CSA #37—Colonial Oaks Estates

**Table 20  
Revenues and Expenditures for the CSA during the Previous Three Fiscal Years**

<b>Fiscal Year</b>	<b>2000-01 FY</b>	<b>2001-02 FY</b>	<b>2002-03 FY</b>
Revenues—User Fees	\$ 909	\$ 909	\$ 883
Revenues—Interest	\$ 465	\$ 301	\$ 198
Total Revenues	\$1,374	\$1,210	\$1,081
Total Expenditures	\$ 437	\$ 47	\$ 52

CSA #38—Paradise Lake Estates

**Table 21  
Revenues and Expenditures for the CSA during the Previous Three Fiscal Years**

<b>Fiscal Year</b>	<b>2000-01 FY</b>	<b>2001-02 FY</b>	<b>2002-03 FY</b>
Revenues—User Fees	\$1,183	\$1,132	\$1,120
Revenues—Property Tax	\$514	\$529	\$ 560
Revenues—Interest/Other	\$969	\$627	\$ 409
Total Revenues	\$2,666	\$2,288	\$2,089
Total Expenditures	\$ 652	\$ 91	\$ 52

CSA #45—Oak Hills Subdivision

**Table 22  
Revenues and Expenditures for the CSA during the Previous Three Fiscal Years**

<b>Fiscal Year</b>	<b>2000-01 FY</b>	<b>2001-02 FY</b>	<b>2002-03 FY</b>
Revenues—User Fees	\$34,361	\$36,618	\$35,437
Revenues—Property Tax	\$7,639	\$ 8,068	\$ 8,876
Revenues—Interest/Other	\$6,865	\$3,154	\$ 2,142
Total Revenues	\$48,865	\$47,840	\$46,455
Expenditures—Public Works Maintenance	\$73,587	\$24,224	\$18,392
Expenditures—Parks	\$6,594	\$ 4,628	\$11,320
Total Expenditures	\$80,181	\$28,852	\$29,712

CSA #54—Manzanita and Sarsi Subdivisions

**Table 23**  
**Revenues and Expenditures for the CSA during the Previous Three Fiscal Years**

<b>Fiscal Year</b>	<b>2000-01 FY</b>	<b>2001-02 FY</b>	<b>2002-03 FY</b>
Revenues—User Fees	\$280	\$463	\$ 319
Revenues—Property Tax	\$541	\$539	\$ 561
Revenues—Interest/Other	\$325	\$223	\$ 154
Total Revenues	\$1,146	\$1,225	\$1,034
Total Expenditures	\$ 158	\$ 18	\$ 158

CSA #66—Las Lomas and Monterra Ranch

**Table 24**  
**Revenues and Expenditures for the CSA during the Previous Three Fiscal Years**  
**(Las Lomas portion only)**

<b>Fiscal Year</b>	<b>2000-01 FY</b>	<b>2001-02 FY</b>	<b>2002-03 FY</b>
Revenues (User Fees)	\$0	\$0	\$0
Expenditures	\$0	\$0	\$0

CSA #68—Vierra Canyon Knolls

**Table 25**  
**Revenues and Expenditures for the CSA during the Previous Three Fiscal Years**

<b>Fiscal Year</b>	<b>2000-01 FY</b>	<b>2001-02 FY</b>	<b>2002-03 FY</b>
Revenues—User Fees	\$2,281	\$2,313	\$2,305
Revenues—Interest	\$1,629	\$1,049	\$ 711
Total Revenues	\$3,910	\$3,362	\$3,016
Total Expenditures	\$ 712	\$ 84	\$ 52

CSA #69—Ralph Lane and Monterra Ranch

**Table 26**  
**Revenues and Expenditures for the CSA during the Previous Three Fiscal Years**

<b>Fiscal Year</b>	<b>2000-01 FY</b>	<b>2001-02 FY</b>	<b>2002-03 FY</b>
Revenues (User Fees)	\$21,994	\$17,172	\$50,553
Expenditures	\$17,263	\$20,101	\$44,064

CSA #100—Consolidated Sewer Service for 5 Subdivisions

**Table 27**  
**Revenues and Expenditures for the CSA during the Previous Three Fiscal Years**

<b>Fiscal Year</b>	<b>2000-01 FY</b>	<b>2001-02 FY</b>	<b>2002-03 FY</b>
Revenues (User Fees)	\$0	\$0	\$0
Expenditures	\$0	\$0	\$0

#### **4. COST AVOIDANCE AND RATE RESTRUCTURING OPPORTUNITIES**

The Board of Supervisors establishes service rates for the CSAs based on recommendations of the County Public Works Department. Rates are established according to the geographic zone they are located in and the type of services provided by the CSA. Service rates were last updated in January 2001.

#### **5. OPPORTUNITIES FOR SHARED FACILITIES**

All CSAs rely on the staff and the resources of the County Public Works Department for management and maintenance services. The Public Works Department provides various resources in the areas of trained staff, office technology and maintenance equipment that most of the CSAs would not be able to have individually due to their relatively small size.

CSA #14 (Castroville) utilizes the services of the Monterey Regional Wastewater Treatment Plant in Marina to treat and dispose of the wastewater collected by the CSA. In addition, CSA #14 contracts with Pacific Gas and Electric to provide all street lighting services and contracts with the North County Recreation and Park District to provide all recreation services. PG and E also provides street lighting services under contract for CSA #26 (New Moss Landing Heights), CSA #32 (Green Valley and Moon subdivision), CSA #35 (Rancho Borrromeo and Paradise Park) and CSA #45 (Oak Hills). The maintenance of common open space areas in CSA #45 is provided by the County Parks Department because this department is better equipped to perform landscape maintenance than the Public Works Department. A portion of CSA #45 funds are transferred to the Parks Department budget to pay for this service.

#### **6. GOVERNMENT STRUCTURE OPTIONS**

All CSAs are governed by the County Board of Supervisors. CSAs act as an extension of County government to provide services that would not normally be provided without the establishment of a CSA. The Board adopts policies and establishes rates for the CSAs on an as-needed basis during the regular Board of Supervisors meetings. As an extension of County government, the Board of Supervisors is the appropriate decision-making authority.

County Public Works is interested in divesting itself from sanitation services. If this position is adopted by the Board of Supervisors, CSA #14 would be reorganized into its own service district or consolidated with an existing service district. Alternatively, the functions of CSA #14 could be privatized if the County approves purchase and operation of CSA facilities by a private company. Regarding reorganization to another public entity, the most likely service district to take over management of the CSA would be the Castroville Water District by consolidating with it. This consolidation could take two forms. One scenario would be that only the Castroville portion of the CSA is consolidated with the Water District as these boundaries are nearly equal. The new district would be a Community Services District. The discontinuous Moro Cojo subdivision portion of the CSA could be reorganized and consolidated with CSA #45 (Oak Hills). The other scenario would be to consolidate both portions of CSA with the Water District. This would require expansion of the Water



District's boundaries to include the Moro Cojo area and reorganization of the area into a Community Services District.

## **7. EVALUATION OF MANAGEMENT EFFICIENCIES**

All of the CSAs are managed by the County of Monterey Public Works Department. Management activities include preparation and oversight of each CSA budget, management of the operations within each CSA, planning for future needs, communications with residents by the each CSA and routine maintenance activities. Major construction projects, when they occur, are performed through contracts with appropriate design and construction firms. Public Works does not assign staff specifically to each CSA, but rather utilizes its general staff in the Operations Division to provide management and maintenance services as needed. Staff utilizes a modern computer technology system that is integrated with the overall County computer system. Maintenance operations are carried out using the equipment and vehicles assigned to the Public Works Department for County service purposes.

Training sessions are provided for Public Works staff in the Operations Division, but not on a regularly scheduled basis. Training occurs occasionally in the areas of contract management, drainage maintenance and wastewater collection services.

Each CSA budget is audited annually as part of the general County government audit. Public Works is presently investigating alternative management strategies for CSA #14 and has contracted with Bartle-Wells to prepare a business plan that will be analyzing alternative management options for that CSA. As discussed in section 6 above, one idea being considered is terminating Public Works staffing for CSAs that provide sanitation services. In North County this would only affect CSA #14 (Castroville).

## **8. LOCAL ACCOUNTABILITY AND GOVERNANCE**

Primarily due to its size and multiple functions, CSA #14 (Castroville) has an advisory committee appointed by the Board of Supervisors that meets on an irregular basis to discuss CSA issues with Public Works staff. CSA #45 (Oak Hills), which is the second largest CSA in North County, also has an advisory committee. It was not staffed by the Public Works Department for several years due to fiscal constraints. However, staffing support for the advisory committee recommenced during the summer of 2003. Other CSAs do not have a formal communication interface with Public Works. Concerns and issues are communicated to Public Works by contacting the staff by phone in the same manner as is done by the general public. Residents can also contact members of the County Board of Supervisors regarding their concerns; however, Board members typically only become involved with major service issues that are of interest to a large number of residents. Public participation is typically less frequent than would occur in a service district.

## SUMMARY AND DETERMINATIONS

1. There are 13 CSAs in North County all of which were formed beginning in 1962. All but one CSA provide limited municipal services to residential areas and most of these residential enclaves are surrounded by rural land. CSA #14 (Castroville) is the exception. It provides four types of services for an urban area that contains commercial and industrial uses, as well as a nearby 415 acre area that include the Moro Cojo subdivision and North Monterey County High School. CSA #14 is also unique in that an advisory committee has been appointed by the Board of Supervisors to discuss service issues with County staff. As a result, this CSA has qualities similar to a service district.
2. The estimated populations served by 11 of the CSAs are 54–245 persons. The other two CSAs serve the town of Castroville, the Moro Cojo area and the nearby Oak Hills subdivision. CSA #14 serves Castroville and the Moro Cojo area and has an estimated population of 7,347 persons. CSA #45 serves Oak Hills and has an estimated population of 1,364 persons.
3. All management and maintenance services for all the CSAs are provided by staff of the County Public Works Department, Operations Division with the following exceptions:
  - a. Wastewater treatment and disposal for CSA #14 is provided by the Monterey Regional Water Pollution Control Agency at the regional treatment plant located near Marina.
  - b. Recreational services for CSA #14 are provided by contracting with the North County Recreation and Park District. The Recreation District owns several parks and a recreation center in Castroville. CSA #14 does not own any recreational facilities.
  - c. Open space maintenance services for CSA #45 are provided by the County Parks Department.
  - d. Street lighting services for the four CSAs that include this service is provided through contracting with Pacific Gas and Electric Company. All lighting facilities are owned by PG and E.
4. Most CSAs were formed to provide limited services. One CSA was formed solely for the purpose of providing street lighting—CSA #26 (New Moss Landing Heights). Three other CSAs also provide street lighting along with one or two other services. They are CSA #32 (Green Valley and Moon subdivision), CSA #35 (Rancho Borrromeo and Paradise Park), and CSA # 45 (Oak Hills). Five CSAs provide only storm drainage maintenance. They are CSA #21 (Aromas Hill subdivision), CSA # 37 (Colonial Oaks Estates), CSA# 38 (Paradise Park Estates), CSA # 54 (Manzanita and Sarsi subdivisions) and CSA #68 (Vierra Canyon Knolls)
5. The geographic areas of several CSAs are not contiguous but can serve 2 or 3 areas that are not physically connected.
6. The Las Lomas portion of the CSA #66 does not provide any services nor does it collect revenues or have a budget.

7. Public Works budgetary management for these CSAs includes collecting revenues for multiple years before making any substantial expenditures. According to Public Works staff, this is necessary because many of the CSAs do not provide enough annual revenue to fund sizable improvements without relying on revenues saved from past years. An audit comparing revenues with expenditures over a multiple year period would be necessary to verify if this technique is providing each CSA with expenditures that are commensurate with their revenues. However, it is assumed that this issue is evaluated during the County's annual end of fiscal year audit process.
  
8. Public Works is currently investigating management options for some of its CSAs. This includes divesting itself from all sanitation services. If this occurs, it would affect CSA #14, which is the only North County CSA that provides wastewater collection services. If Public Works relinquishes management of the sanitation services it now provides, this will require that CSA #14 be reorganized into a service district or that its sanitation services become privatized or that be managed by another public agency. The Public Works Department is recommending that the Monterey Regional Water Pollution Control Agency assumes management of CSA #14.

**REPORT PREPARATION  
REPORT AUTHORS**

This Municipal Service Review was prepared for LAFCO of Monterey County by Cypress Environmental and Land Use Planning in association with Ifland Engineers, Inc. The authors and contributors to this report are provided below.

Project Manager

Kim Tschantz, M.S.P., C.E.P.  
Land Use Planner and Owner, Cypress Environmental and Land Use Planning  
P.O. Box 1844, Aptos, CA, 95001

Assistant Project Manager

Tripat Mangat, P.E.  
Civil Engineer, Ifland Engineers  
1100 Water St., Santa Cruz, CA, 95062

Clerical and Graphics Coordinator

Judy Hutchison  
Projects Coordinator, Ifland Engineers  
1100 Water St., Santa Cruz, CA 95062

Resource expert contributor - public service agency budgeting and infrastructure

H. Duane Smith, P.E.  
Director of Engineering, Civil Engineer, Ifland Engineers  
1100 Water St., Santa Cruz, CA, 95062

Resource expert contributor - fire protection agencies

Thomas Wylie  
Fire safety engineer, CSG Consultants  
1660 S. Amphlett Blvd., Suite 330l, San Mateo, CA, 94402

**PERSONS CONTACTED**

Kevin Bangsund, Environmental Health Technician, Monterey County Department of Health, Division of Environmental Health

Mary Bannister, Acting General Manager, Pajaro Valley Water Management Agency

Kristina Berry, former Senior Analyst, LAFCO of Monterey County

Judy Burditt, General Manager, North County Recreation and Park District

Mark Del Piero, Attorney for Pajaro/Sunny Mesa Community Services District

Mark Dias, Pajaro Valley Water Management Agency

Jim DiMaggio, Planning Graphics Technician II, County of Monterey Planning and Building Department

Mario Iglesias, Aromas Water District

George Haines, Assistant Fire Chief, Aromas Tri-County Fire Protection District

Ronald Lundquist, Deputy Director, County of Monterey Public Works Department

Patrick McCormack, Executive Officer, LAFCO of Santa Cruz County

Charles McNiesh, former General Manager, Pajaro Valley Water Management Agency

Vicki Morris, Office Manager, Aromas Water District

Edward Muñiz, Senior Analyst, County of Monterey Public Works Department

Marco Ortega, General Manager, Castroville Public Cemetery District

Marc Pereira, Fire Chief, North County Fire Protection District

McKenna, Kate, Executive Officer, LAFCO of Monterey County

Joseph Rosa, General Manager, Pajaro/Sunny Mesa Community Services District

Bob Schurbert, Senior Planner, Monterey County Planning and Building Inspection Department

Robert Stanford, General Manager, Pajaro Valley Public Cemetery District

Eric Tynan, General Manager, Castroville Water District

Catherine West, former Executive Officer, LAFCO of Monterey County

## APPENDIX

### PRIVATE WATER SYSTEMS

Since release of the Draft MSR for North County, the LAFCO Commission requested new information that inventories the private water systems operating in North County for inclusion in the Revised Draft document. This Appendix of the Revised Draft MSR provides that information. This information was obtained from the County of Monterey Health Department, Division of Environmental Health.

The table on the following pages provides basic information for each private water system. The table columns show the name of the water system, number of connections, contact person, the phone number of the contact person and the contact person's address. Many of the contact persons are people who live in the small neighborhood being served by the water system. As can be surmised by this information, small private water systems provide a significant source of water for North County residents.

The private water systems range in size from 2–134 connections. The largest of the private systems are listed below.

- Monterey Dunes Colony Water System (WS) – 134 connections with the Monterey Dunes beach community on the coast
- Country Meadows Mutual Water System (MWS) – 98 connections
- Prunedale MWC – 84 connections
- Pond-derosa Oaks WS – 72 connections serving the Pond-derosa Mobile Home Park located on San Miguel Canyon Road
- Colonial Oaks WC – 66 connections within the Colonial Oaks Estates subdivision
- Hidden Canyon Ranch MWC – 66 connections on Crazy Horse Canyon Road
- Rolling Hills Rancho WS – 59 connections on Echo Valley Road and connecting roads
- Assisi MWC – 42 connections
- El Camino Real WS – 22 individual systems ranging in size from 2–12 connections
- Vierra Canyon Road WS – 5 individual systems ranging in size from 2–14 connections
- San Miguel Canyon WS – 39 systems ranging in size from 2-34 connections in the San Miguel Canyon Road area
- San Juan Road WS – 14 systems ranging in size from 2-15 connections

The table also lists the several systems that have recently been incorporated into the Pajaro/Sunny Mesa CSD by annexation or their operation has been recently been assigned to Pajaro/Sunny Mesa. These systems are phasing out of private ownership and are in the process in being both publicly owned and operated systems. These systems are listed below.

- Moss Landing Harbor WS – 134 connections in the harbor and Moss Landing Heights vicinities. This system was formerly owned and operated by ALCO (Alisal Water Company). U. S. District court awarded the system to Pajaro/Sunny Mesa when ALCO went bankrupt. The District now has title to the assets of the water

system, but it is not currently within the District boundaries. The District will be submitting an application to LAFCO to annex the Moss Landing areas into their CSD in the near future.

- Struve Road WS – 82 connections on Struve Road, including a mobile home park. This area has now been annexed to the District, but the District has not acquired title to the water system assets yet. Acquisition of assets is in progress.
- Vega Road WS – 5 former systems ranging in size from 3 –148 connections in the Vega Road and north San Miguel Canyon Road area. The area has recently been annexed into the District and all assets are publicly owned.

System Name	Service Connections	Contact Person	Telephone	Mailing Address
ALISAL RD WS #03	3			PO BOX 3756 SALINAS CA 93912
AMARAL RD WS #01	6	MOHASIN, IDRIS	8317244924	12 MAHER RD ROYAL OAKS CA 95076
AMARAL RD WS #02	2	OLIVER, JOHN	8316332956	280 WALKER VALLEY RD CASTROVILLE CA 95012
APRICOT LN WS	24	CRAIN, ROBERT	8317618686	16268 APRICOT LN ROYAL OAKS CA 95076
ARCHER RD WS #02	5	HYLAND, STEVEN	8316335925	8645 ARCHER RD SALINAS CA 93907
ARCHER RD WS #04	6	POTTER, KEITH	8319702993	8555 ARCHER RD SALINAS CA 93907
ARCHER RD WS #05	6	KNIGHT, CAROL	8316322613	8814 ARCHER RD SALINAS CA 93907
AROMAS RD WS #01	4			179 AROMAS RD AROMAS CA 95004
AROMAS RD WS #03	3			PO BOX 4005 AROMAS CA 95004
AROMAS RD WS #04	3		8317263482	166 AROMAS RD AROMAS CA 95004
AROMAS RD WS #05	3	GREENE, JOHN & SHARY	8317405444	102 AROMAS RD AROMAS CA 95004
ASSISI MWC	42	FRATANGELO, SHARON	8314499022	18090 DAMIAN WAY SALINAS CA 93907
AVERY LN WS #01	3		8316633106	15825 AVERY LN SALINAS CA 93907
AVERY LN WS #02	2			15900 AVERY LN SALINAS CA 93907
AVERY LN WS #03	2	MERRITT, JEFFREY	8318483619	15860 AVERY LN SALINAS CA 93907
AVERY LN WS #04	2	MERCURIO & VIGIL		PO BOX 223713 CARMEL CA 93923
BAUMANN RD WS #01	17	NICK BANOVA	4087242244	14 HAZELWOOD CT ROYAL OAKS CA 95076
BAUMANN RD WS #02	2	MRS BARB		660 BAUMANN RD CASTROVILLE CA 95012
BAYVIEW RD WS #01	9	CHRIS M. RUST	4086633707	12 BAYVIEW RD CASTROVILLE CA 95012
BAYVIEW RD WS #04	4	KERN, DAN	8316336503	58 BAYVIEW RD CASTROVILLE CA 95012
BAYVIEW RD WS #06	2	COVINGTON, MR		43 BAYVIEW RD CASTROVILLE CA 95012
BAYVIEW RD WS #07	4		8316332274	31 BAYVIEW RD CASTROVILLE CA 95012
BAYVIEW RD WS #08	2	HAMILTON, DREW		20 BAYVIEW RD CASTROVILLE CA 95012
BERTA CANYON WS #03	3			17907 BERTA CANYON RD SALINAS CA 93907
BERTA CANYON WS #04	2	BRADSHAW, STEVE	8316634121	17611 BERTA CANYON RD SALINAS CA 93907
BERTA CANYON WS #06	2			17907 BERTA CANYON RD SALINAS CA 93907
BERTA CANYON WS #07	4	BIBAR, ALLEN		17881 BERTA CYN RD SALINAS CA 93907
BLACKIE RD WS #04	2			17060 BLACKIE RD SALINAS CA 93907
BLACKIE RD WS #05	18	ELLIOT, LYNN	8316632193	9800 ROLLING MEADOWS SALINAS CA 93907
BLACKIE RD WS #06	5	FARMER, RON		17035 BLACKIE RD SALINAS CA 93907
BLACKIE RD WS #07	5	ANDERSON, R		16510 MORO TERRACE LN SALINAS CA 93907
BLACKIE RD WS #08	6	RAMERO, JOSE	8316631246	17146 BLACKIE RD SALINAS CA 93907
BLACKIE RD WS #09	10	DAHLSTROM, NOREEN	8316639393	16835 BLACKIE RD SALINAS CA 93907
BLACKIE RD WS #10	2	CHIRCO, DON	8314583013	PO BOX 1323 SANTA CRUZ CA 95061



BLACKIE RD WS #11	4	LOPEZ, ANDRES		9847 PRUNEDALE RD S	SALINAS	CA	93907
BLACKIE RD WS #15	3	MARTINEZ, JOSE	8316634523	4127 SUNSET LN	PEBBLE BEACH	CA	93953
BLACKIE RD WS #16	4	GONZALEZ, ABEL	8316631462	17000 BLACKIE RD	SALINAS	CA	93907
BLACKIE RD WS #17	2	THOMAS, HONAMI	8316635886	17020 BLACKIE RD	SALINAS	CA	93907
BLACKIE RD WS #18	20	ROSA, JOE	8317221389	136 SAN JUAN RD	ROYAL OAKS	CA	95076
BLACKIE RD WS #19	2			17345 BLACKIE RD	SALINAS	CA	93907
BLUFF RD WS #02	3		8317282384	38 BLUFF RD	MOSS LANDING	CA	95039
BLUFF RD WS #03	6	RICHARD GALVAN	8317241234	267 BLUFF RD	MOSS LANDING	CA	95039
BLUFF RD WS #04	3	CARDENAS, ARCADIO	8317687590	1961 MAIN ST	WATSONVILLE	CA	95076
BONNEY RD WS #01	4	NISSEN, MARK		3220 HILLMAN LN	ROYAL OAKS	CA	95076
BONNEY RD WS #02	2	FORRESTER, JIM		16400 BONNEY RD	ROYAL OAKS	CA	95076
BONNEY RD WS #03	4			16425 BONNEY RD	ROYAL OAKS	CA	95076
CALVARY CHURCH INC WS	5	PASTOR E L MOON	4086632183	8145 PRUNEDALE RD N	SALINAS	CA	93907
CAPURRO & SON WS	3	MANFRE, JOHN	8317283904	2250 SALINAS RD	MOSS LANDING	CA	95039
CARNEROS RD WS #01	4	WHITE, DEBORAH	8317261030	PO BOX 184	AROMAS	CA	95004
CARPENTERIA RD WS #01	4		8317261606	617 CARPENTERIA RD	AROMAS	CA	95004
CARPENTERIA RD WS #02	8	ALBERT-OZGA, JOHN & NATALIE	8317267110	PO BOX 617	AROMAS	CA	95004
CARPENTERIA RD WS #03	4			515 CARPENTERIA RD	AROMAS	CA	95004
CARPENTERIA RD WS #05	3	MESIROFF, DIANNE	8317261473	PO BOX 824	AROMAS	CA	95004
CARPENTERIA RD WS #06	4	MEINEKE, ROBERT	8317263704	708 CARPENTERIA RD	AROMAS	CA	95004
CASTROVILLE BLVD WS #01	8	BORIES, ROLAND		17221 CASTROVILLE BLVD	SALINAS	CA	93907
CASTROVILLE BLVD WS #02	4			8451 ARCHER RD	SALINAS	CA	93907
CASTROVILLE BLVD WS #03	9	HOFFMAN, JANICE	8316634004	7500 MANZINITA CIR	SALINAS	CA	93907
CASTROVILLE BLVD WS #04	4		8316632586	15762 CASTROVILLE BLVD ST B	CASTROVILLE	CA	95012
CASTROVILLE BLVD WS #06	3			PO BOX 1420	WATSONVILLE	CA	95077
CASTROVILLE BLVD WS #09	2			15784 CASTROVILLE BLVD	CASTROVILLE	CA	95012
CASTROVILLE BLVD WS #10	2		8316631814	17135 CASTROVILLE BLVD	SALINAS	CA	93907
CASTROVILLE BLVD WS #11	3	ASH RAYMOND	8316635786	16257 CASTROVILLE BLVD	SALINAS	CA	93907
CASTROVILLE BLVD WS #12	4	CERDA, HIPOLITO	4089263440	5299 ALUM ROCK AVE	SAN JOSE	CA	95127
CENTRAL COAST GROWERS WS	5	STRICKLAND, SHAWN	8319704013	PO BOX 4010	SALINAS	CA	93912
CHARLES SCHELL WS #01	3	MCCRACKEN, PATIE		747 ALICE ST	MONTEREY	CA	93940
CHARLES SCHELL WS #02	4	STANLEY, TOM & TRACY		16565 CHARLES SCHELL LN	ROYAL OAKS	CA	95076
CHEMICAL LIME WS	1	RANDALL, CHRIS	8314499117	PO BOX 1938	SALINAS	CA	93902

CHETMOORE ACRES WA	25	WALLACE, DEE	8317283057	417D MAHER RD	ROYAL OAKS	CA	95076
COLONIAL OAKS WC	66	DINAH IRINO		19017 KAREN DR	SALINAS	CA	93907
COLOR SPOT NURSERY WS #01	4	ALONSO, JOSE	8317855959	420 ESPINOSA RD	SALINAS	CA	93907
COLOR SPOT NURSERY WS #02	1	ALONSO, JOSE	8317855959	420 ESPINOSA RD	SALINAS	CA	93907
COKER RD WS #01	7	VANOLI, TIM & NATALIE	8316634509	9090 COKER RD	SALINAS	CA	93907
COKER RD WS #02	5	RICHARD WENIG	4086632616	9070 COKER RD	SALINAS	CA	93907
COKER RD WS #03	14	BILL VOS	4086630923	9054 COKER RD	SALINAS	CA	93907
COUNTRY MEADOWS CHURCH WS	1	TRAMMELL, KENNY	8312612171	747 EL CAMINO REAL	SALINAS	CA	93907
COUNTRY MEADOWS MWC	98	SILVA, SAM	8317573644	254 COMMISSION ST	SALINAS	CA	93901
COUNTRYSIDE ESTATES MWC	23	MADRIGAL, GEORGE	8315780731	17827 COUNTRYSIDE CT	SALINAS	CA	93907
CRAZY HORSE WS #01	5	STUBBLEFIELD, GARY	8316634411	30 CRAZY HORSE CYN RD	SALINAS	CA	93907
CRAZY HORSE WS #05	3			446 CRAZY HORSE CYN RD	SALINAS	CA	93906
CRAZY HORSE WS #06	3	GENDREAU, DON	8316636137	3045 EXECUTIVE DR	SALINAS	CA	93907
CRAZY HORSE WS #07	4	PALMA, JOSE	8314458344	55 CRAZY HORSE RD	SALINAS	CA	93901
CRAZY HORSE WS #08	3	SALOS, KEN	8316633394	116 CRAZY HORSE RD	SALINAS	CA	93907
CROSS RD WS #01	3	MITCHELL, DALE	8316631122	17580 CROSS RD	SALINAS	CA	93907
CROSS RD WS #02	3	FRIEDERICHS, DR TIM	8316632675	17577 CROSS RD	SALINAS	CA	93907
CROSS RD WS #03	4	GRUELL, RON	8316630477	17566 CROSS RD	SALINAS	CA	93907
CROSS RD WS #04	9	KEITH STEIN	4086634570	PO BOX 8113	SALINAS	CA	93912
CROSS RD WS #05	10	KATHLEEN DIXON	4086636247	17529 CROSS RD	SALINAS	CA	93907
CROSS RD WS #06	4			PO BOX 10127	SALINAS	CA	93912
CROSS RD WS #08	2	BODE, MACY	8316631197	17570 CROSS RD	SALINAS	CA	93907
CROSS RD WS #09	2	KITCHENS, NEIL	8317582317	17560 CROSS RD	SALINAS	CA	93907
CROSS RD WS #10	3	SILVAS, WAYNE	8317597325	17877 CROSS RD	SALINAS	CA	93907
CUNHA LN WS #01	4	ELLIOT, DAVE & MARYLN	8316636920	17800 CUNHA LN	SALINAS	CA	93907
DEL MONTE FARMS RD WS #01	5	ORTIZ, ANGELINA	8316335540	15340 DEL MONTE FARMS RD	CASTROVILLE	CA	95012
DEL MONTE FARMS RD WS #02	3	CRUZ, LEO	8316333309	14461 DEL MONTE FARMS RD	CASTROVILLE	CA	95012
DEL MONTE FARMS RD WS #03	16	STEIBER, LARRY & VICKI	8316635290	15837 DEL MONTE FARMS RD	CASTROVILLE	CA	95012
DEL MONTE FARMS RD WS #05	3			14931 DEL MONTE FARMS RD	CASTROVILLE	CA	95012
DEL MONTE FARMS RD WS #06	7	CLARK, THOMAS	8316336340	15765 DEL MONTE FARMS RD	CASTROVILLE	CA	95012
DEL MONTE FARMS RD WS #08	4			14444 DEL MONTE FARMS RD	CASTROVILLE	CA	95012
DEL MONTE FARMS RD WS #09	3			15809 DEL MONTE FARMS RD	CASTROVILLE	CA	95012
DEL MONTE FARMS RD WS #10	3	VILLANUEVA,JOHNNY	8316333528	14462 DEL MONTE FARMS RD	CASTROVILLE	CA	95012
DEL MONTE FARMS RD WS #11	4			15235 DEL MONTE FARMS RD	CASTROVILLE	CA	95012
DEL MONTE FARMS RD WS #12	2	KURZ, JERRY & ALYCE	8316333314	15245 DEL MONTE FARMS RD	CASTROVILLE	CA	95012

DEL MONTE FARMS RD WS #13	4	JESKA, BRIAN	8313203198	32 CRAZY HORSE CYN RD	SALINAS	CA	93907
DELANY WC	19	BRUCE BONGARD	4087284017	825 LEWIS RD	ROYAL OAKS	CA	95076
DESMOND RD WS #01	4	GARCIA, ROBERT	8316633881	65 DESMOND RD	SALINAS	CA	93907
DESMOND RD WS #02	3		8316633226	63 A DESMOND RD	SALINAS	CA	93907
DESMOND RD WS #03	19	SAWYER, JIM	8316630458	PO BOX 1	CASTROVILLE	CA	95012
DESMOND RD WS #05	3			70 DESMOND RD	SALINAS	CA	93907
DESMOND RD WS #06	3		8316635172	86 DESMOND RD	SALINAS	CA	93907
DESMOND RD WS #08	2			61 DESMOND RD	SALINAS	CA	93907
DESMOND RD WS #09	4	MACLAREN, LUCILLE		41 DESMOND RD	SALINAS	CA	93907
DESMOND RD WS #10	2			57 DESMOND RD	SALINAS	CA	93907
DESMOND RD WS #11	7	MANNING, MARC	8316632908	7531 DESMOND CT	SALINAS	CA	93907
DOLAN RD MWC	40	BECK, BARBARA	8316333633	503 TRAIL DR	MOSS LANDING	CA	95039
DRISCOLL STRAWBERRY WS	7	ARNOLD ADKINS	8317635058	PO BOX 50045	WATSONVILLE	CA	95077
DYER RD WS #02	4	HASSELER, NANCY	8316635782	8775 DYER RD	SALINAS	CA	93907
DYER RD WS #03	4			8676 DYER RD	SALINAS	CA	93907
DYER RD WS #04	4	LOGAN, DIANNE	8315782822	8730 DYER RD	SALINAS	CA	93907
DYER RD WS #05	2			8757 DYER RD	SALINAS	CA	93907
DYER RD WS #06	3	HARTSOCK, DAWN	8316636206	8650 B DYER RD	SALINAS	CA	93907
EAGLE HILL RD WS	3	SCHULZ, LEE	8317282385	1215 EAGLE HILL RD.	ROYAL OAKS	CA	95076
ECHO VALLEY RD WS #01	5	EVANGELIN GARZA	4086472879	6318 MARK LN	SALINAS	CA	93907
ECHO VALLEY RD WS #02	4			124 ECHO VALLEY RD	SALINAS	CA	93907
ECHO VALLEY RD WS #03	14	THORNTON, RON	8316631236	108 ECHO VALLEY RD	SALINAS	CA	93907
ECHO VALLEY RD WS #04	4		8316636585	452 ECHO VALLEY RD	PRUNEDALE	CA	93907
ECHO VALLEY RD WS #05	16	HERNANDEZ, PAMELA	8317687754	6012 TRIGO LN	SALINAS	CA	93907
ECHO VALLEY RD WS #06	4	SHELDON, KATHY	8316636843	103C ECHO VALLEY RD	SALINAS	CA	93907
ECHO VALLEY RD WS #07	4	ASH, KEN		535 ECHO VALLEY RD	SALINAS	CA	93907
ECHO VALLEY RD WS #08	4	FORSEMAN, GEORGE	8316630551	523 ECHO VALLEY RD	SALINAS	CA	93907
ECHO VALLEY RD WS #09	7	VILLARREAL, SHERRI	8315965574	342 1/2 ECHO VALLEY RD	SALINAS	CA	93907
ECHO VALLEY RD WS #10	4	PALONE, ROBERT & KATHLEEN	8316635399	86 ECHO VALLEY RD	SALINAS	CA	93907
ECHO VALLEY RD WS #11	8	HANNER, JAMES		46 ECHO VALLEY RD	SALINAS	CA	93907
ECHO VALLEY RD WS #12	5	JOE LIVERNOIS	4087536753	459 ECHO VALLEY RD	SALINAS	CA	93907
ECHO VALLEY RD WS #13	3	RADLER, DANIEL & JEANNIE		77 ECHO VALLEY RD	SALINAS	CA	93907
ECHO VALLEY RD WS #14	4		8317579039	836 ECHO VALLEY RD	SALINAS	CA	93907
ECHO VALLEY RD WS #15	2	GARMAN, DALE	8316635456	194 ECHO VALLEY RD	SALINAS	CA	93907

ECHO VALLEY RD WS #18	4		8316633523	395 ECHO VALLEY RD	SALINAS	CA	93907
ECHO VALLEY RD WS #19	2		8316333399	433 ECHO VALLEY RD	SALINAS	CA	93907
ECHO VALLEY RD WS #22	2			156 ECHO VALLEY RD	SALINAS	CA	93907
ECHO VALLEY RD WS #24	2	DAVIS, EARL	8316635055	566 ECHO VALLEY RD	SALINAS	CA	93907
ECHO VALLEY RD WS #25	2			69 ECHO VALLEY RD	SALINAS	CA	93907
ECHO VALLEY RD WS #26	2	STEVENSON, KATHY	8316634876	250 ECHO VALLEY RD	SALINAS	CA	93907
ECHO VALLEY SCHOOL WS	1	GRICE, MIKE	8316634484	17590 PESANTE RD	SALINAS	CA	93907
EDEN LN WS #01	9	ROBERTO LOVATO	4086636348	7471 PARADISE CYN RD	SALINAS	CA	93907
EL CAMINO HIGH SCHOOL WS	1	GRICE, MIKE	8316634484	17590 PESANTE RD	SALINAS	CA	93907
EL CAMINO REAL WS #01	6	LUTHER MADDY	4084490949	11253 MEADOWBROOK DR	NAMPA	ID	83686
EL CAMINO REAL WS #06	3			415 ESPINOSA RD	SALINAS	CA	93907
EL CAMINO REAL WS #07	2	THREE AMIGOS	2095235600	301 MITCHELL RD	MODESTO	CA	95354
EL CAMINO REAL WS #08	3	OREBO, RUSSELL		19167 MALLORY CYN RD	SALINAS	CA	93907
EL CAMINO REAL WS #15	8	VINCENT LANDEROS	4088483701	PO BOX 2019	GILROY	CA	95021
EL CAMINO REAL WS #16	1	MCPHAIL, KEN	8314221271	1000 HWY 101	AROMAS	CA	95004
EL CAMINO REAL WS #19	8	SIMS, BARBARA	4086631800	18737 VICTORIA LN	SALINAS	CA	93907
EL CAMINO REAL WS #23	4	HALL, JOHNNY	8316633104	754 EL CAMINO REAL N	SALINAS	CA	93907
EL CAMINO REAL WS #25	5	THOMAS, DOROTHY	8316633679	2776 EL CAMINO REAL N	SALINAS	CA	93907
EL CAMINO REAL WS #26	12	ROBERT FIELD	4086634370	2630 EL CAMINO RL N	SALINAS	CA	93907
EL CAMINO REAL WS #28	2			19434 REA RD	STRATHMORE	CA	93267
EL CAMINO REAL WS #29	5	DUMONT, ANGELO & SARA		2666 EL CAMINO REAL NORTH	SALINAS	CA	93907
EL CAMINO REAL WS #31	6	LUIS RAMIREZ	8312064516	244 SAN ANDREAS RD	ROYAL OAKS	CA	95076
EL CAMINO REAL WS #33	4			PO BOX 3735	SALINAS	CA	93912
EL CAMINO REAL WS #34	5	OLEN TAYLOR	4084497055	622 EL CAMINO REAL NORTH	SALINAS	CA	93907
EL CAMINO REAL WS #35	5	FERNANDEZ, JOSE & MARIA		17979 VIERRA CYN RD	SALINAS	CA	93907
EL CAMINO REAL WS #37	4			PO BOX 4368	SALINAS	CA	93902
EL CAMINO REAL WS #38	5	GREGORY, LINDA	9164454965	2017 VESTA WAY	SACRAMENTO	CA	95864
EL CAMINO REAL WS #39	2			849 PARADISE RD	SALINAS	CA	93907
EL CAMINO REAL WS #40	2	BARKER, NORMA		18705 VICTORIA LN	SALINAS	CA	93907
EL CAMINO REAL WS #42	6	FREEMAN, DAVID	8316630932	2626 EL CAMINO REAL NO	SALINAS	CA	93907
EL CAMINO REAL WS #43	2	RAMOS, JESUS		1 MARTINES RD	SALINAS	CA	93907
EL CERRITO WAY WS #01	2			19115 EL CERRITO WAY	AROMAS	CA	95004
EL CERRITO WAY WS #03	4			19175 EL CERRITO WAY	AROMAS	CA	95004
EL CERRITO WAY WS #04	3	REPASKY, THERESA	8317263893	19150 EL CERRITO WAY	AROMAS	CA	95004

EL CERRITO WAY WS #05	3			19230 EL CERRITO WAY	AROMAS	CA 95004
EL CERRO WAY WS #01	4			19330 EL CERRO WAY	AROMAS	CA 95004
EL DORO WS #01	5	BEVERLY PHILLIPS	4086634613	17951 PESANTE RD	SALINAS	CA 93907
ELKHORN ESTATES WS	5	OLDEMEYER, BRYNDA	8317241399	14307 CAMPAGNA TERR	ROYAL OAKS	CA 95076
ELKHORN RD WS #04	20	CARLSON, CATHY	8317283190	14144 CAMPAGNA WAY	WATSONVILLE	CA 95076
ELKHORN RD WS #06	4	MELLENDEZ, KELLY	8316331053	14685 KENWOOD PL	CASTROVILLE	CA 95012
ELKHORN RD WS #09	2	JOSEPH NUGENT	8317631763	845 ELKHORN RD	ROYAL OAKS	CA 95076
ELKHORN RD WS #10	3			1955 ELKHORN RD	CASTROVILLE	CA 95012
ELKHORN RD WS #14	3		8316335574	1968 ELKHORN RD	CASTROVILLE	CA 95012
ELKHORN RD WS #15	3	SILVA, CARLOS	8316336071	10 SPRING POINT RD	CASTROVILLE	CA 95012
ELKHORN RD WS #17	2	WILLIAMS, THOMAS D	8316322577	2040 ELKHORN RD	CASTROVILLE	CA 95012
ELKHORN RD WS #18	3	TWITT, FRANCES		14585 RUSSO RD	CASTROVILLE	CA 95012
ELKHORN RD WS #19	3			53 TUCKER RD	ROYAL OAKS	CA 95076
ELKHORN RD WS #21	5	FOSTER, MICHAEL & LINDA		911 ELKHORN RD	ROYAL OAKS	CA 95076
ELKHORN RD WS #22	2	HERSCHBACH, ROSMARIE		2175 ELKHORN RD	CASTROVILLE	CA 95012
ELKHORN RD WS #23	3	GREEN, STEVE	8317283858	545 ELKHORN RD	ROYAL OAKS	CA 95076
ELKHORN SCHOOL WS	2	GRICE, MIKE	8316634484	17590 PESANTE RD	SALINAS	CA 93907
ESPINOSA RD WS #01	12	MELISSA BUCKNER	4087554337	11820 FOXWOOD LN	SALINAS	CA 93907
ESPINOSA RD WS #02	3			10855 CARA MIA PKWY #B	CASTROVILLE	CA 95012
ESPINOSA RD WS #04	3			10855 CARA MIA PARKWAY ST C	CASTROVILLE	CA 95012
ESPINOSA RD WS #05	3			160 ESPINOSA RD	SALINAS	CA 93907
ESPINOSA RD WS #07	4	RUELAS, JOSE L	8319707929	260 ESPINOSA RD	SALINAS	CA 93907
ESPINOSA RD WS #08	3			415 ESPINOSA RD	SALINAS	CA 93907
ESPINOSA RD WS #09	3			PO BOX 6427	SALINAS	CA 93912
EXECUTIVE DR WS #01	2	TATUM, LARRY	8316639354	3020 EXECUTIVE DR	SALINAS	CA 93907
FRISCH RD WS #01	9	WILLIAMS, DEAN	8316632942	15 FRISCH RD	SALINAS	CA 93907
FRISCH RD WS #02	8	CABALE, MIKE	8316632595	42 FRISCH RD	SALINAS	CA 93907
GABILAN WC	162	SMART, GAILE	8314425885	23 HEBERT	SALINAS	CA 93906
GARIN RD WS #01	5	HUGHES & YAMAMOTO	8317241271	2523 GARIN RD	ROYAL OAKS	CA 95076
GARIN RD WS #02	3	HAGIO, NANCY	8317860626	2465 GARIN RD	ROYAL OAKS	CA 95076
GARIN RD WS #03	3			2600 GARIN RD	ROYAL OAKS	CA 95076
GARIN RD WS #04	2			2435 GARIN RD	ROYAL OAKS	CA 95076
GARIN RD WS #05	2			2610 GARIN RD	ROYAL OAKS	CA 95076
GARIN RD WS #06	2	KEY, GREG	8312341994	2412 GARIN RD	ROYAL OAKS	CA 95076

GARLEN COURT WS	23	STOHL, ED	8317288311	17220 GARLEN LN	SALINAS	CA	93907
GLENN AVE WS #01	26	COLLINS, SCOTT	8316630924	14 GLENN AVE	SALINAS	CA	93907
GREEN ACRES WA	20	THOMAS, DICK	8316334813	8330 DOLAN PL	CASTROVILLE	CA	95012
GROWERS TRANSPLANTING WS	1	DOYLE, KEVIN	8314438528	PO BOX 3756	SALINAS	CA	93912
HALL RD WS #04	2		8317687923	500 HALL RD	ROYAL OAKS	CA	95076
HALL RD WS #05	4	HOVEY, RON		480A HALL RD	ROYAL OAKS	CA	95076
HALL RD WS #06	3			PO BOX 311	WATSONVILLE	CA	95077
HALL RD WS #08	4	ZAMORA, JESUS	8317860771	410 HALL RD	WATSONVILLE	CA	95076
HALL RD WS #09	4			613 HALL RD	WATSONVILLE	CA	95077
HALL RD WS #10	2	DIAZ, EDGAR	8317227518	772 HALL RD	ROYAL OAKS	CA	95076
HALL RD WS #11	2	MATULICH, VINCE & BONNIE	8317288706	333 HALL RD	ROYAL OAKS	CA	95076
HARBOR VIEW WA	25	JEAN RASHE	4086334391	29 LONG VALLEY RD	CASTROVILLE	CA	95012
HARRINGTON RD WS #03	4			225 HARRINGTON RD	ROYAL OAKS	CA	95076
HARRINGTON RD WS #04	4	BROTHERS, DOUG	8316239000	PO BOX 1166	SAN JUAN BAUTISTA	CA	95045
HARRINGTON RD WS #05	3	BROTHERS, JEFF	8316598200	21 LA RANCHERIA	CARMEL VALLEY	CA	93924
HARRISON RD WS #01	4	DOMELLE, DONALD	8314430587	PO BOX 671	SALINAS	CA	93902
HARRISON RD WS #02	3	RUIZ, CARMEN		343 HARRISON RD	SALINAS	CA	93907
HARRISON RD WS #03	2	GONZALEZ, VICTORINO & MARIA		305 HARRISON RD	SALINAS	CA	93907
HARRISON RD WS #04	4	RENNER, EDMOND & SHARON	8314490313	333 HARRISON RD	SALINAS	CA	93907
HARRISON RD WS #06	2			664 HARRISON RD	SALINAS	CA	93907
HARRISON RD WS #07	3	BROWN, RITA & DAVID	8314496332	327 HARRISON RD	SALINAS	CA	93906
HARRISON RD WS #08	2			450 HARRISON RD	SALINAS	CA	93907
HARRISON RD WS #09	5	ALVARADO, RUBEN	8314436282	PO BOX 730276	SAN JOSE	CA	95173
HECTOR GRACIA WS	6	HECTOR GRACIA	4087226837	820 LAKE VILLAGE DR	ROYAL OAKS	CA	95076
HIDDEN CANYON RANCH MWC	61	SCHEMIT, RODNEY	8317221389	440 CRAZY HORSE CYN	SALINAS	CA	93907
HIDDEN VALLEY RD WS #01	11	TOMASINI, DAVIE	8317228499	209-A HIDDEN VALLEY RD	ROYAL OAKS	CA	95076
HIDDEN VALLEY RD WS #05	10	HAWKINS, SUSAN	8317619400	161 HIDDEN VALLEY RD	ROYAL OAKS	CA	95076
HIDDEN VALLEY RD WS #06	8	FULTON, LAWRENCE & JANET	8316632220	295 HIDDEN VALLEY RD	ROYAL OAKS	CA	95076
HIDDEN VALLEY RD WS #08	8	SENFTE, BARBARA		219 HIDDEN VALLEY RD	ROYAL OAKS	CA	95076
HIDDEN VALLEY RD WS #10	4			284 HIDDEN VALLEY RD	ROYAL OAKS	CA	95076

HIDDEN VALLEY RD WS #14	3	OXENDINE, KATHERINE		PO BOX 222	WOLF CREEK	OR 97497
HIDDEN VALLEY RD WS #15	2		8316882013	200 HIDDEN VALLEY RD	ROYAL OAKS	CA 95076
HIDDEN VALLEY WA	30	CHURCH, WARREN	8317220819	470HIDDEN VALLEY RD	ROYAL OAKS	CA 95076
HILLCREST RD WS #05	2	BROWN, SHARON & MIYAHARA, DAVID	8316336236	9070 HILLCREST	CASTROVILLE	CA 95012
HILLCREST RD WS #10	2	HOLLY, LEE		190 THUNDERBIRD DR	APTOS	CA 95003
HILLTOP MWA	6	HAAS, JOHN	8317634800	PO BOX 7509	OAKLAND	CA 94601
HOLLY HILLS MOTEL WS #01	14	BANKS, DEREK	8317631796	443 HIDDEN VALLEY RD	ROYAL OAKS	CA 95076
HOLLY HILLS MOTEL WS #02	10	SHERREL, MARA	5305472201	8120 DESCHUTES RD	PALO CEDRO	CA 96073
HOLLY HILLS MWC	27	PAT BRILEY	4086635715	19259 REAVIS WAY	SALINAS	CA 93907
HOLLY HILLS WS #01	4			9050 HOLLY HILL DR	SALINAS	CA 93907
HOLLY HILLS WS #02	4			8841 HOLLY HILL DR	SALINAS	CA 93907
HOLLY HILLS WS #03	2	BENSON, DAVID & KAY	8316633889	8887 B HOLLY HILLS DR	SALINAS	CA 93907
HUDSON LANDING WS #01	4			48 MCGINNIS RD	ROYAL OAKS	CA 95076
HUDSON LANDING WS #03	2			319 HUDSON LANDING RD	ROYAL OAKS	CA 95076
HUDSON LANDING WS #04	2			279 HUDSON LANDING RD	ROYAL OAKS	CA 95076
HUDSON LANDING WS #08	13	PONZIO, STEVE	8317288443	89 FRUITLAND AVE	ROYAL OAKS	CA 95076
HUDSON LANDING WS #10	4			124 SAN JUAN RD	ROYAL OAKS	CA 95076
HUDSON LANDING WS #11	2			170 HUDSON LANDING RD	ROYAL OAKS	CA 95076
HUDSON LANDING WS #12	2			193 HUDSON LANDING RD	ROYAL OAKS	CA 95076
HUDSON LANDING WS #13	2	RAMIREZ, MAXIMILIAN		240 WELLS RD	ROYAL OAKS	CA 95076
HWY 1 WS #06	3			PO BOX 712	CASTROVILLE	CA 95012
HWY 156 WS #01	3		8314220127	140 HWY 156	SALINAS	CA 93907
INGRAM CT WS #01	6	FRANCISCO DE LA TORRE	4087282958	3 INGRAM CT	ROYAL OAKS	CA 95076
JACKLYN CT MWC	7	VIENNA, DAN	8317681008	1910 JACKLYN CRT	ROYAL OAKS	CA 95076
JOHNSON RD WS #01	2	HOPPER, LAURA		225 JOHNSON RD	ROYAL OAKS	CA 95076
JOHNSON RD WS #03	3			57 JOHNSON RD	ROYAL OAKS	CA 95076
JOSHUA LN WS	10	BATINOVICH, TIM	8316635084	5534 FRANKIE LN	SALINAS	CA 93907
KARNER RD WS #01	2	LOPEZ, RUDOLPH	8318992150	19280 KARNER RD	CASTROVILLE	CA 95012
KARNER RD WS #02	2			19205 KARNER RD	CASTROVILLE	CA 95012
KARNER RD WS #03	2	RULE, JOHN	8316334727	19240 KARNER RD	CASTROVILLE	CA 95012
KING RD WS #01	2	MANKINS, LAWRENCE & KELLY		9447 KING RD	SALINAS	CA 93907
KING RD WS #02	2			8145 PRUNEDALE RD	SALINAS	CA 93907
KING RD WS #03	4			9320 KING RD	SALINAS	CA 93907
LA CABANA TAQUERIA WS	1	CAMPOS, NOEL	8316636876	15850 CASTROVILLE BLVD	CASTROVILLE	CA 95012

LAGUNA VISTA DR WS #01	4			16835 LAGUNA VISTA DR	ROYAL OAKS	CA	95076
LAGUNITA SCHOOL WS	1	FILBIN, MARSHA	8314492800	975 SAN JUAN GRADE RD	SALINAS	CA	93906
LANGLEY CANYON WS #01	4		8316635557	7580 LANGLEY CANYON RD	SALINAS	CA	93907
LANGLEY CANYON WS #02	4	BROOKS, NAOMI	8316636214	7532 LANGLEY CANYON RD	SALINAS	CA	93907
LANGLEY CANYON WS #03	14	NORMAN, TOM	8316633223	7571 LANGLEY CYN RD	SALINAS	CA	93907
LANGLEY CANYON WS #04	4		8316630280	7604 LANGLEY CANYON RD	SALINAS	CA	93907
LANGLEY CANYON WS #05	4	HESS, MR		7624 LANGLEY CANYON RD	SALINAS	CA	93907
LANGLEY CANYON WS #06	8	SIMPSON, FRED		18110 WYLIE HILL LN	SALINAS	CA	93907
LANGLEY CANYON WS #08	8	STOCKER, TANYA	8316630411	6799 LANGLEY CYN RD	PRUNEDALE	CA	93907
LANGLEY CANYON WS #09	3	PEKARSKY, A L		6770 LANGLEY CANYON RD	SALINAS	CA	93907
LANGLEY CANYON WS #10	3	CROW, DIANE	8316635495	6685 LANGLEY CANYON RD	SALINAS	CA	93907
LANGLEY CANYON WS #12	4	BENCH, MICHAEL	8316635522	7327 LANGLEY CANYON RD	SALINAS	CA	93907
LANGLEY CANYON WS #13	4			6767 LANGLEY CANYON RD	PRUNEDALE	CA	93907
LANGLEY CANYON WS #15	3	SIMON, MARK	8316632736	7645 LANGLEY CANYON RD	SALINAS	CA	93907
LANGLEY CANYON WS #16	2	HAMILTON, RANCY		7400 LANGLEY CANYON RD	SALINAS	CA	93907
LANGLEY CANYON WS #17	2	ECKLEY, DOUG	8314239242	7206 LANGLEY CYN RD	SALINAS	CA	93907
LANGLEY CANYON WS #18	14	AZZELIO, ANTHONY	8316632944	7644 LANGLEY CYN RD	SALINAS	CA	93907
LANGLEY/VALLE PACIFICO WS	27	ROSA, JOE	8317221389	136 SAN JUAN RD	ROYAL OAKS	CA	95076
LAVENDER LN WS #01	10	RADER, RON	8313734410	7966 LAVENDER LN	SALINAS	CA	93907
LAVENDER LN WS #02	8	DEWEY SPRAGUE	7079647979	32800 NAMELESS LN	FORT BRAGG	CA	95477
LEAFWOOD COMMUNITY WA	23	CALCAGNO, LOUIE	8316331750	7448 LEAFWOOD DR	SALINAS	CA	93907
LEAFWOOD RD WS #02	4		5414714429	1303 DAISY LN	GRANTS PASS	OR	97527
LEWIS RD WS #02	12	JOHN TEUTEBERG	4087224705	809A LEWIS RD	ROYAL OAKS	CA	95076
LEWIS RD WS #03	7	KAUFMAN, ED	8317242469	834 LEWIS RD	ROYAL OAKS	CA	95076
LEWIS RD WS #04	13	STEBBINS, MARYETTA		567 LEWIS RD	ROYAL OAKS	CA	95076
LEWIS RD WS #07	2			577 LEWIS RD	ROYAL OAKS	CA	95076
LEWIS RD WS #08	3	LOPEZ, SALVADOR	8317680981	PO BOX 712	ROYAL OAKS	CA	95076
LEWIS RD WS #10	5	CHAVEZ, JUAN	8317245640	711 LEWIS RD	ROYAL OAKS	CA	95076
LEWIS RD WS #11	14	PETERSEN, DOUG	0	1075 LEWIS RD	ROYAL OAKS	CA	95076
LEWIS RD WS #19	2	MAYR, ROBERT	8316634919	7301 LANGLEY CYN RD	SALINAS	CA	93907
LINDA VISTA MWC	13	ELSIE LEE	8316632750	18695 MORO RD	SALINAS	CA	93907
LIVE OAK RD WS #02	2		8317610566	PO BOX 1740	WATSONVILLE	CA	95077
LIVE OAK RD WS #04	3	RAMIREZ, ROBERT	4086440285	244 LIVE OAK RD B	ROYAL OAKS	CA	95076
LIVE OAK RD WS #05	2			316 LIVE OAK RD	ROYAL OAKS	CA	95076
LIVE OAK RD WS #06	4	PINEDA, ROBELIO & MARIA		248 LIVE OAK RD	ROYAL OAKS	CA	95076



LIVE OAK RD WS #07	3	NUNEZ, RUBEN & MARIA	8317240380	PO BOX 2612	ROYAL OAKS	CA 95076
LIVE OAK RD WS #10	2		8317541547	1172 MAIN #341	SALINAS	CA 93901
LIVE OAK RD WS #12	3	CHEATHAM, DAN	8313752212	125 LIVE OAK RD	ROYAL OAKS	0 95076
LIVE OAK RD WS #13	2	BALDWIN, KELLY	8317861980	222 LIVE OAK RD	ROYAL OAKS	CA 95076
LIVE OAK RD WS #14	2	MILLER, DENNIS & GINA		183 LIVE OAK RD	WATSONVILLE	CA 95076
LIVE OAK RD WS #15	2	THOMPSON, JOHN	8313201868	76 LIVE OAK RD	WATSONVILLE	CA 95076
LOMAS DEL SOL MWS	31	GARDNER, MIKE	4088921013	675 VIA MANZANA	AROMAS	CA 95004
LONG VALLEY RD WS #01	12	FRANK & WENDY REYES	4086320777	7000 LONG VALLEY SPUR	CASTROVILLE	CA 95012
LOS CARNEROS MWA	35	NAKAMOTO, PAUL	8317263848	260 CARNEROS RD	AROMAS	CA 95004
MAHER RD WS #04	8	STEPHAN COLUCCI	4087280762	809 MAHER RD	ROYAL OAKS	CA 95076
MAHER RD WS #05	17	SHIPLEY, RHONDA	8317283739	17130 CHIANTI LN	ROYAL OAKS	CA 95076
MAHER RD WS #06	6	JAN WILLIAMS		17B MAHER RD	ROYAL OAKS	CA 95076
MAHER RD WS #08	4	LANGHOLZ, JEFFREY & KAREN	8317281802	334 MAHER RD	ROYAL OAKS	CA 95076
MAHER RD WS #09	4			612 MAHER RD	ROYAL OAKS	CA 95076
MAHER RD WS #11	4	ABERNATHY, ROBERT		758 MAHER RD	ROYAL OAKS	CA 95076
MAHER RD WS #12	3	BRADSHAW, STEVE	8316634121	7521 DESMOND CT	SALINAS	CA 93907
MAHER RD WS #13	4			247 MAHER RD	ROYAL OAKS	CA 95076
MAHER RD WS #14	6	CENTENO, ED		414 MAHER RD	ROYAL OAKS	CA 95076
MAHER RD WS #15	4			266 MAHER RD	ROYAL OAKS	CA 95076
MAHER RD WS #18	4		8317223978	820 MAHER RD	ROYAL OAKS	CA 95076
MAHER RD WS #19	4	DELEISSGUES, ERIC	8317689719	277 MAHER RD	ROYAL OAKS	CA 95076
MAHER RD WS #20	4			16 MAHER RD	ROYAL OAKS	CA 95076
MAHER RD WS #21	8	BESOSA, HOWARD	8317612222	5014 ROYAL OAK PL	ROYAL OAKS	CA 95076
MAHER RD WS #22	3		8317225646	481 MAYHER RD	ROYAL OAKS	CA 95076
MAHER RD WS #23	3	DRAKE, CLAYTON	8317248846	700 MAHER RD #A	ROYAL OAKS	CA 95076
MAHER RD WS #24	4	MAGALLAN, JOSE ARTURO	8313202908	400 MAHER RD	ROYAL OAKS	CA 95076
MALLORY CANYON WS #01	2			19381 MALLORY CANYON RD	SALINAS	CA 93907
MALLORY CANYON WS #02	6	DAVID WRIGHT	4086636416	19292 MALLORY CYN RD	SALINAS	CA 93907
MALLORY CANYON WS #03	8	EVERSON REYES	8316630630	19533 MALLORY CYN RD	SALINAS	CA 93907
MALLORY CANYON WS #04	3			19184 MALLORY CANYON RD	SALINAS	CA 93907
MALLORY CANYON WS #05	3	CHRISTIENSEN, JOE		19545 MALLORY CANYON RD	SALINAS	CA 93907
MALLORY CANYON WS #07	4			19388 MALLORY CANYON RD	SALINAS	CA 93907
MALLORY CANYON WS #08	3	COSTA, JOSEPH		19444 MALLORY CANYON RD	SALINAS	CA 93907
MALLORY CANYON WS #09	3			19405 MALLORY RD	SALINAS	CA 93907
MALLORY CANYON WS #10	2	SMITH, MATTHEW	4087790631	PO BOX 6998	SALINAS	CA 92912

MALLORY CANYON WS #11	2		8314435468	19410 MALLORY CYN	SALINAS	CA	93907
MALLORY CANYON WS #20	7	DEBELLE, LUCILLE	8316632302	19431 SHANDON WAY	SALINAS	CA	93907
MANZANITA HILLS WA	31	MARCUM, WILLIAM	8316267535	2447 TUCKAHOE TERRACE	ROYAL OAKS	CA	95076
MANZANITA PARK WS	1	SMITH, GREG	8316632699	501 MONTEREY HIGHWAY	SALINAS	CA	93908
MARJORIE RD WS	4		8316635273	19205 MARJORIE RD	SALINAS	CA	93907
MATSUNAMI LABOR CAMP WS	11	SADAO MATSUNAMI	4087248420	257 LIVE OAK RD	ROYAL OAKS	CA	95076
MCGINNIS RD WS #01	4			48 MCGINNIS RD	WATSONVILLE	CA	95076
MCGUFFIE RD WS #01	3			16925 MCGUFFIE RD	SALINAS	CA	93907
MCGUFFIE RD WS #03	5	BEST, ROSA	8316636777	17214 MCGUFFIE RD	SALINAS	CA	93907
MCGUFFIE RD WS #05	2	BALDWIN, JOHN & ANNETTE		17049 MCGUFFIE RD	SALINAS	CA	93907
MCGUFFIE RD WS #06	9	STRAUSS, FRED C		17089 MCGUFFIE RD	SALINAS	CA	93907
MCGUFFIE RD WS #07	2	SMITH, JUDY	8316633183	17037 MCGUFFIE RD	SALINAS	CA	93908
MCGUFFIE RD WS #08	3		8316632421	17032 MCGUFFIE RD	SALINAS	CA	93907
MCGUFFIE RD WS #09	9	MARK SCHAPER	4084227930	1143 OLD STAGE RD	SALINAS	CA	93908
MCGUFFIE RD WS #10	3			17369 MCGUFFIE RD	SALINAS	CA	93907
MCGUFFIE RD WS #11	2		8316633241	17049 MCGUFFIE RD	SALINAS	CA	93907
MCGUFFIE RD WS #12	3	ALVAREZ, SALVADOR	8316631200	3555 VIOLA DR	AROMAS	CA	95004
MERIDIAN RD WS #01	12	HEROD, RHEUANNA		PO BOX 817	CASTROVILLE	CA	95012
MERIDIAN RD WS #02	6	FRED HUMMEL		6831 VALLE PACIFICO RD	SALINAS	CA	93907
MERIDIAN RD WS #03	3	WILL, CHRIS	8316632573	17371 HWY 156	SALINAS	CA	93907
MERIDIAN RD WS #05	2			14387 MERIDIAN RD	CASTROVILLE	CA	95012
MERIDIAN RD WS #06	12	ESSIE MARTIN	4083364428	16081 MERIDIAN RD	SALINAS	CA	93907
MERIDIAN RD WS #07	4		8316330443	16776 MERIDIAN RD	SALINAS	CA	93907
MERIDIAN RD WS #08	2	JOHNSON, LYDIA	8316636077	16900 MERIDIAN RD	SALINAS	CA	93907
MERIDIAN RD WS #09	2	LEWIS, HARRY	8313735242	8 CROW CANYON CT #100	SAN RAMON	CA	94583
MERIDIAN RD WS #10	4	SILVERIA, TONY	8316631708	16973 MERIDIAN RD	SALINAS	CA	93907
MERIDIAN RD WS #11	6	RICHARDSON, ERIKA		16569 MERIDIAN RD	SALINAS	CA	93907
MERIDIAN RD WS #12	2			16785 MERIDIAN RD	SALINAS	CA	93907
MERIDIAN RD WS #13	4		8316636623	17370 HWY 156	SALINAS	CA	93907
MERIDIAN RD WS #14	2	NORTHRUP, MELINDA	8316634164	34 MERIDIAN SPUR	SALINAS	CA	93907
MERIDIAN RD WS #15	3	DECARLI, EDDIE	8316630185	15129 MERIDIAN RD	CASTROVILLE	CA	95012
MERIDIAN RD WS #16	2	DECARLI, EDDIE	8316630185	PO BOX 1081	SALINAS	CA	93902
MESSICK RD WS #01	8	LYKINS, AMRON	8316633558	8180 MESSICK RD	SALINAS	CA	93907
MESSICK RD WS #02	2	Joyce Kilmister	8316636201	8097 MESSICK RD	SALINAS	CA	93907
MESSICK RD WS #03	2	SAMPAOLO, MISTY	8316631819	8099 MESSICK RD	SALINAS	CA	93907

MESSICK RD WS #04	5	SCHMITT, RAY		7850 MESSICK RD	SALINAS	CA	93907
MIDDLEFIELD RD WS #02	14	MADALORA, ANDY	8314431425	708 MIDDLEFIELD RD	SALINAS	CA	93906
MIDDLEFIELD RD WS #03	7	MR PLANT	4084492945	738 MIDDLEFIELD RD	SALINAS	CA	93906
MIDDLEFIELD RD WS #04	5	LAURA GOMEZ	4087692018	748 MIDDLEFIELD RD	SALINAS	CA	94906
MIDDLEFIELD RD WS #09	3	SMITH, CARL	8314496908	612 MIDDLEFIELD RD	SALINAS	CA	93906
MONTEREY BAY NURSERY WS	3	MORALES, MANUEL	8317246361	PO BOX 1296	WATSONVILLE	CA	95077
MONTEREY DUNES COLONY MWA	137	BUGARY, TOM	8316334000	195 MONTEREY DUNES WAY	CASTROVILLE	CA	95012
MONTEREY MUSHROOMS WS	1	LEGARD, ROBERT	8317288300	777 MAHER CT	WATSONVILLE	CA	95076
MONTEREY ROSES WS	5	ALONSO, JOSE	8317855959	420 ESPINOSA RD	SALINAS	CA	93907
MORO COJO MWA	19	FICHTER, MIKE	8316634595	20 MONTCLAIR PL	SALINAS	CA	93907
MORO RD WS #01	4	ROBERTSON, STEVEN	8316634638	18851 MORO CIR	SALINAS	CA	93907
MORO RD WS #02	9	ESTHER NUNEZ		19003 MORO RD	SALINAS	CA	93907
MORO RD WS #03	6	SALACUP, PHILLIP	8316636760	18513 MORO RD	SALINAS	CA	93907
MORO RD WS #04	4	POSTON, DAWN	8317550337	11575 MCCARTHY RD	CARMEL VALLEY	CA	93924
MORO RD WS #06	2			18999 MORO RD	SALINAS	CA	93907
MORO RD WS #07	5	LOUISE KLOSS	4086635343	18757 MORO RD	SALINAS	CA	93907
MORO RD WS #08	4	STOKES, THIMOTHY		18411 MORO RD	SALINAS	CA	93907
MORO RD WS #09	70	STOWE, DEBBIE	8316633677	7730 FALLENLEAF LN	SALINAS	CA	93907
MORO RD WS #10	7	DINO PEZZINI	4086633330	8850 PEZZINI LN	SALINAS	CA	93907
MORO RD WS #15	4	GANSBERGER, MARY JANE	8316632525	18841 MORO RD	SALINAS	CA	93907
MORO RD WS #16	4		8316634402	17611 MORO RD	SALINAS	CA	93907
MOSS LANDING COMMERCIAL PK WS	1	BOSE, SAM	9252947537	PO BOX 310	MOSS LANDING	CA	95039
MOSS LANDING HARBOR WS	134	ROSA, JOE	8317221389	136SAN JUAN RD	ROYAL OAKS	CA	95076
MOSS LANDING MWC	7	GENTZ, LEE H	8316336785	PO BOX 690	MOSS LANDING	CA	95039
MOSS LANDING SCHOOL WS	2	MIKE GRICE	4086634484	17590 PESANTE RD	SALINAS	CA	93907
MURPHY HILL WS #01	29	BLAIR, ED	8314224302	522 TOLSON LN	AROMAS	CA	95004
MURPHY HILL WS #02	20	MILLANG, STEVE	8317262405	PO BOX 194	AROMAS	CA	95004
MURPHY HILL WS #03	4	STEWART, KIMBERLY		18268 MURPHY HILL RD	AROMAS	CA	95004
MUSHROOM FARMS WS	2	BETTENCOURT, GENE	8317224651	415 HALL RD	ROYAL OAKS	CA	95076
MUSTANG WA	4	GITHENS, JAMES & DOROTHY		8085 WILD PONY WY	SALINAS	CA	93907
NATIVIDAD RD WS #02	3	IWAMOTO, DOUG	8314498701	PO BOX 3611	SALINAS	CA	93912
NATIVIDAD RD WS #03	3	SUAREZ, MARK & MARIA		376 NATIVIDAD RD	SALINAS	CA	93906
OAK ESTATES DR WS #01	11	CAROL DAWES	4086635470	6945 OAK ESTATES DR	SALINAS	CA	93907

OAK HEIGHTS W & R CO INC	35	YOUNG, ELIZABETH	8316635472	19067 OAK HEIGHTS DR	SALINAS	CA	93907
OAK MANOR WS	33	MOLER, RICHARD	8316632613	19030 BEATRICE DR.	SALINAS	CA	93907
OAK RD WS #01	9	MARVIN KING	4086635270	17841 BERTA CYN RD	SALINAS	CA	93907
OAKRIDGE DR WS #01	2			19337 OAK RIDGE DR	AROMAS	CA	95004
OAKRIDGE DR WS #02	4			19210 OAKRIDGE DR	AROMAS	CA	95004
OAKRIDGE SUBDIVISION MWC	22	HARTFORD, RICHARD		19332 OAKRIDGE DR	AROMAS	CA	95004
OLD NATIVIDAD RD WS #01	1	MULLER, MIKE	8318091609	PO BOX 575	SOLEDAD	CA	93960
OLD STAGE RD WS #11	2			109 1/2 OLD STAGE RD	SALINAS	CA	93907
OLD STAGE RD WS #18	6	FISHER, CHARLES	8314493096	169C OLD STAGE RD	SALINAS	CA	93908
ORCHARD LN WS #01	5	PATTY CAUNTAY	4086630488	17640 ORCHARD LN	SALINAS	CA	93907
ORCHARD LN WS #02	16	MORALES, TAFFI	8315966089	17750 ORCHARD LN	SALINAS	CA	93907
ORCHARD LN WS #03	4	GARCIA, FIDEL	8314848792	27 CHESWICK CR	SALINAS	CA	93906
ORCHARD LN WS #04	3	BARANOWSKI, DAN	8316494500	17869 ORCHARD RD	SALINAS	CA	93907
ORCHARD LN WS #06	2	NEWMAN, GRANT & MOIRA	8316634584	17870 ORCHARD LN	SALINAS	CA	93907
ORCHARD LN WS #09	5	MUNOZ, BEN	8317769759	17515 ORCHARD LN	SALINAS	CA	93907
ORMART RD WS #01	3	JOACHIM, LELAND & BARBARA	8316633238	8789 ORMART RD	CASTROVILLE	CA	95012
PADDON RD WS #01	11	GARDELLA, SHARON	8317282285	PO BOX 95	AROMAS	CA	95004
PADDON RD WS #02	8	VELL LUCO	8317224312	98D PADDON RD	ROYAL OAKS	CA	95076
PAJARO VALLEY GREENHOUSE WS	4	HOWELL, DON	8317222773	PO BOX 69	WATSONVILLE	CA	95077
PARADISE LAKE MWC	90	JONES, VERONICA	8316634493	15845 VERDE DR	SALINAS	CA	93907
PARADISE RD WS #02	10	JERRY E ARMIZMENDEZ	4087543802	425 PARADISE RD	SALINAS	CA	93907
PARADISE RD WS #03	11	BARBARA NELSON	4086632317	462 PARADISE RD	SALINAS	CA	93907
PARADISE RD WS #04	4			477 PARADISE RD	SALINAS	CA	93907
PARADISE RD WS #05	14	ELLYATT, GARY & MARCE		560 PARADISE RD	SALINAS	CA	93907
PARADISE RD WS #06	9	WESTOBY, THOMAS	8317544300	567 PARADISE RD	SALINAS	CA	93907
PARADISE RD WS #07	5	JOANNE WALLER	4086634113	665 PARADISE RD	SALINAS	CA	93907
PARADISE RD WS #11	10	LINDA HALL	4086635100	706 PARADISE RD	SALINAS	CA	93907
PARADISE RD WS #12	7	DON CURTIS	4086635497	715 PARADISE RD	SALINAS	CA	93907
PARADISE RD WS #13	2	NEUMEISTER, BILL	8316632706	450 PARADISE RD	SALINAS	CA	93907
PARADISE RD WS #16	3	WILLIAMSON, MARK	8315832500	407-C PARADISE RD	SALINAS	CA	93907
PARADISE RD WS #17	4	ROBINSON, SUSAN	8316631177	7965 SAN MIGUEL CYN	SALINAS	CA	93907
PARADISE RD WS #18	6	BIRGIT HUSUM	4086634332	401 PARADISE RD	SALINAS	CA	93907
PARADISE RD WS #19	2			200 PARADISE RD	SALINAS	CA	93907

PARADISE RD WS #20	4	BRISTOL, EVELYN	8316633390	15777 AVERY LN	SALINAS	CA	93907
PARADISE RD WS #21	16	MARTIN,SUSAN	8316633673	361 PARADISE RD	SALINAS	CA	93907
PARADISE RD WS #22	4		8316630931	593 PARADISE RD	SALINAS	CA	93907
PARADISE RD WS #23	3	DE FRANCO, JODEAN & SANTO	8316630405	500 PARADISE RD	SALINAS	CA	93907
PARADISE RD WS #25	3	TORRES, SERGIO	8316639253	189 PARADISE RD	SALINAS	CA	93907
PARADISE RD WS #28	3		8313756789	751 PARADISE RD	SALINAS	CA	93907
PARADISE RD WS #29	4	GORMAN-MULLINS, DOROTHY	8316634695	PO BOX 5	MOSS LANDING	CA	95039
PARADISE RD WS #31	3	KRAGH, MOLODY	8316634463	509 PARADISE RD	SALINAS	CA	93907
PARADISE RD WS #33	4		8316333155	657 PARADISE RD	SALINAS	CA	93907
PARADISE RD WS #34	3	SAINZ, STEVEN & ANTONIA		178 PARADISE RD	SALINAS	CA	93907
PARSONS RD WS #01	3	THOMPSON, JIM		26157 SCENIC DR	CARMEL	CA	93921
PENTECOSTAL CHURCH WS	1	CRAWFORD, STEVE	8314436122	597 EL CAMINO REAL	SALINAS	CA	93907
PESANTE RD WS #01	8	EDWIN COLLIER	4086634661	17716 PESANTE RD	SALINAS	CA	93907
PESANTE RD WS #02	40	TONKIN, SHERIE	8316635687	9608 MARTIN LN	SALINAS	CA	93907
PESANTE RD WS #03	6	HENDRIKSZ, JAMIE		17922 PESANTE RD	SALINAS	CA	93907
PESANTE RD WS #04	4			19195 PESANTE ROAD	SALINAS	CA	93907
PESANTE RD WS #06	16	MOORE, DARLENE	8316488822	19841 PESANTE RD	SALINAS	CA	93907
PESANTE RD WS #07	4	JOHNSTON, BRENT & JANET		17958 PESANTE RD	SALINAS	CA	93907
PESANTE RD WS #08	12	STEVE YOUNG	8316630664	9745 HILLVIEW TERRACE	SALINAS	CA	93907
PESANTE RD WS #12	8	DOUG KASUNICH	4087715240	18765 PESANTE RD	SALINAS	CA	93907
PESANTE RD WS #13	6	JUDY JACKSON	8316632987	18870 PESANTE RD	SALINAS	CA	93907
PESANTE RD WS #14	8	SANDRA KYZIVAT		18701 PESANTE RD	SALINAS	CA	93907
PESANTE RD WS #15	2	FORGETTE, THOMAS A		17747 PESANTE RD	SALINAS	CA	93907
PESANTE RD WS #16	4			18630 PESANTE RD	SALINAS	CA	93907
PESANTE RD WS #17	4			18930 PESANTE RD	SALINAS	CA	93907
PESANTE RD WS #18	2	DUTT, PARMESHWAR OR ANEELA		17945 PESANTE RD	SALINAS	CA	93907
PESANTE RD WS #19	3			18121 PESANTE RD	SALINAS	CA	93907
PESANTE RD WS #21	3			9603 MOUNTAIN VIEW TERR	SALINAS	CA	93902
PESANTE RD WS #22	2	QUINT, TERESA		19592 PESANTE ROAD	SALINAS	CA	93907
PESANTE RD WS #24	2			18023 CROSS RD	SALINAS	CA	93907
PESANTE RD WS #25	2	BUCHANAN, SUSAN		18154 PESANTE RD	SALINAS	CA	93907
PESANTE RD WS #27-PENDING	2	HARRIS, HOWARD	8316633523	395 ECHO VALLEY RD	SALINAS	CA	93907

PEZZINI LN WS #01	8	NYE, VICKI	8316634533	16995 MERIDIAN RD	SALINAS	CA 93907
PINE TREE WAY WS #01	8	ROBERT STILES	4087572419	7670 PINE TREE WAY	SALINAS	CA 93907
PINE TREE WAY WS #02	5	BUSH, JAE		7615 PINE TREE WAY	SALINAS	CA 93907
PINI RD WS #03	2			511 PINI RD	ROYAL OAKS	CA 95076
PINI RD WS #05	2		8317245398	555 PINI RD	ROYAL OAKS	CA 95076
PINI RD WS #06	4	SILVEIRA, MANUEL	8317225727	551 PINI RD	WATSONVILLE	CA 95076
PINI RD WS #07	4			537 PINI RD	ROYAL OAKS	CA 95076
PINI RD WS #08	3		8317284866	460 PINI RD	ROYAL OAKS	CA 95076
PINI RD WS #09	3		8317285898	531 PINI RD	ROYAL OAKS	CA 95076
PIONEER PLACE MWS	22	TREFFRY, PAT	8317262304	19221 PIONEER PL	AROMAS	CA 95004
PLAZA SERENA WS	7	SEARSON, SERINA	8316633843	15675 PLAZA SERENA	SALINAS	CA 93907
POLLOCK LN WS #01	12	JORGENSEN, KIM		9688 POLLOCK LN	SALINAS	CA 93907
POLLOCK LN WS #02	2	POLLOCK LANE WATER SYSTEM #2		9551 POLLOCK LN	SALINAS	CA 93907
POLLOCK LN WS #03	3	HUGHES, MRS		9310 POLLOCK LN	SALINAS	CA 93907
POLLOCK LN WS #04	4			9470 POLLOCK LN	SALINAS	CA 93907
POLLOCK LN WS #05	2			9297 POLLOCK LN	SALINAS	CA 93907
POLLOCK LN WS #06	2			9399 POLLOCK LN	SALINAS	CA 93907
POLLOCK LN WS #07	2	SALAS, JUAN	8316633206	9398 POLLOCK LN	SALINAS	CA 93907
POND-DEROSA OAKS WC	72	BROOKS, DINA	8315969017	17559 POND-DEROSA LN	SALINAS	CA 93907
PREMIUM PACKING INC WS	1	ALDERETE, SABRINA	8314434672	PO BOX 4500	SALINAS	CA 93912
PRUNEDALE CHEVRON WS	1	ROSE, FLOYD	8316633744	8695 N PRUNEDALE RD	SALINAS	CA 93907
PRUNEDALE MWC	84	REINECKER, ERICK	8319157128	7580 CHESTER DR	SALINAS	CA 93907
PRUNEDALE PLAZA WS	11	KEITH, CHRIS	4083581327	PO BOX 33256	LOS GATOS	CA 95031
PRUNEDALE RD WS #02	5	ARMENDARIZ, SALVADOR	8316635536	8995 PRUNEDALE SO RD	SALINAS	CA 93907
PRUNEDALE RD WS #03	3	FRANK RUEGG	8316635568	9640 PRUNEDALE RD	SALINAS	CA 93907
PRUNEDALE RD WS #04	9	KEVIN & PATTY OLSON	4086633003	PO BOX 1882	SALINAS	CA 93902
PRUNEDALE RD WS #06	2	SMITH, BILL	8316635721	9575 PRUNEDALE RD S	SALINAS	CA 93907
PRUNEDALE SCHOOL WS	1	MIKE GRICE	4086334484	17590 PESANTE RD	SALINAS	CA 93907
PRUNEDALE SHOPPING CENTER WS	1	BURCH, GREG	8316338600	PO BOX 807	CASTROVILLE	CA 95012
PRUNETREE SHOPPING CENTER WS	38	HOLDREN, GLEN	5105478163	433 MARKET STREET	SAN RAMON	CA 94583
RALPH LANE WS	30	LEONARD, STEVEN	8315964704	50 RAGSDALE DR STE 100	MONTEREY	CA 93940
RAMADERO WAY WS #01	6	JOHN & MARY BAUMANIS		17555 RAMADERO WAY	AROMAS	CA 95004
RANCHO BORROMEO MWS	36	MUNOZ, AL	8316636071	9770 BORROMEO DR	PRUNEDALE	CA 93907

REA AVE WS #02	4	FRENZEL, CAL	8317262235	PO BOX 813	AROMAS	CA	95004
REESE CIR WS #01	4			10225 REESE CIR	SALINAS	CA	93907
RIFLE RANGE WS	12	WAYNE MCMILLAN		2413 RIFLE RANGE DR	ROYAL OAKS	CA	95076
ROD MCLELLAN BOTANICALS WS	1	GARCIA, MARTHA	8317261797	2352 SAN JUAN RD	AROMAS	CA	95004
RODGERS RD WS #02	2			10855 CARA MIA PKWY ST C	CASTROVILLE	CA	95012
ROLLING HILLS RANCHO WA	59	SINCERBOX, LARRY	8316633322	741 ECHO VALLEY RD	SALINAS	CA	93907
ROYAL OAK PLACE WS	20	LONG, DENNIS	8316332620	PO BOX 1838	WATSONVILLE	CA	95077
RUSSO RD WS #01	3	LINDER, DENNIS	8316336507	PO BOX 874	CASTROVILLE	CA	95012
RUSSO RD WS #03	3	AGUILAR, SYLVIA		14455 RUSSO RD	CASTROVILLE	CA	95012
RUSSO RD WS #04	3			14495 RUSSO RD	CASTROVILLE	CA	95012
SAN JUAN GRADE WATER #01	4			10855 CARA MIA PKWY ST C	CASTROVILLE	CA	95012
SALINAS RD WS #13	4	LOGIE, ARLYN	8317289525	850 SALINAS RD	ROYAL OAKS	CA	95076
SALINAS RD WS #14	3	RODONI, ELIO	8317632018	194 ARCHER DR	SANTA CRUZ	CA	95060
SALINAS TRANSPLANT WS	1	CASAREZ, JORGE	8317545277	PO BOX 276	SALINAS	CA	93902
SAN JUAN RD WS #01	15	CEFALU, DANAB	8317263996	17550 QUAIL HILL LN	AROMAS	CA	95004
SAN JUAN RD WS #03	8	LINK, MRS WILLIAM		2155 SAN JUAN RD	AROMAS	CA	95004
SAN JUAN RD WS #08	2		8317261731	1980 SAN JUAN RD	AROMAS	CA	95004
SAN JUAN RD WS #09	10	BENNO, DAVID	8317280268	PO BOX 1961 #301	WATSONVILLE	CA	95077
SAN JUAN RD WS #10	4		8317247551	2000 SAN JUAN RD	AROMAS	CA	95004
SAN JUAN RD WS #11	2			PO BOX 803	AROMAS	CA	95004
SAN JUAN RD WS #14	3	BENSON, JOHN & CINDY	4089811069	7550 PRESTWICK CT	GILROY	CA	95020
SAN JUAN RD WS #15	5	VERONICA HERNANDEZ	4087263208	PO BOX 342	AROMAS	CA	95004
SAN JUAN RD WS #17	2			600 LOYOLA DR	LOS ALTOS	CA	94024
SAN JUAN RD WS #18	2			2965 SAN JUAN RD	AROMAS	CA	95004
SAN JUAN RD WS #19	2			2816 SAN JUAN RD	AROMAS	CA	95004
SAN JUAN RD WS #20	3	PAPOALIAS, MARTHA	8317261847	1915 SAN JUAN RD	AROMAS	CA	95004
SAN JUAN RD WS #21	2	SABASKA, SHARON	8316792439	2812 SAN JUAN RD	AROMAS	CA	95004
SAN JUAN RD WS #22	4		8317263352	2438 SAN JUAN RD	AROMAS	CA	95004
SAN JUAN RD WS #23	3	BRYAN, CAROL	8317269012	3373 ALLRED LN	SOQUEL	CA	95073
SAN MIGUEL WS #01	34	GWYNN, DAVE	8317222205	17165 WILSON WAY	ROYAL OAKS	CA	95076
SAN MIGUEL WS #02	7	HOLLAND, DELINDA	8317868580	1767 SAN MIGUEL CYN	ROYAL OAKS	CA	95076
SAN MIGUEL WS #03	16	PATTERSON, MICHAEL	8317860375	16911 FOREST LN	ROYAL OAKS	CA	95076
SAN MIGUEL WS #08	6	BALL, GEORGE	8316379233	440 MERRILL RD	SAN JUAN	CA	95045
SAN MIGUEL WS #09	3	VAN DYKE, LINDA	8317242092	644 SAN MIGUEL CYN	BAUTISTA WATSONVILLE	CA	95076

SAN MIGUEL WS #12	8	RAMEY, JUDY	8316630566	16490 CHARLES SCHELL LN	ROYAL OAKS	CA	95076
SAN MIGUEL WS #13	4	MIEZWA, CATHERINE	8317967454	2134 SAN MIGUEL CYN RD	SALINAS	CA	93907
SAN MIGUEL WS #14	6	PHILLIPS, BRANT	8316634626	16435 WOODLAND HILLS	ROYAL OAKS	CA	95076
SAN MIGUEL WS #15	2	RICHWINE, TERRY	8316630352	1351 SAN MIGUEL CYN	ROYAL OAKS	CA	95076
SAN MIGUEL WS #16	4	MCMORDIE, LOIS	8317222618	1202 SAN MIGUEL CYN RD	ROYAL OAKS	CA	95076
SAN MIGUEL WS #18	4	KING, DARLENE	8316633943	1933 1/2 SAN MIGUEL CYN	SALINAS	CA	93907
SAN MIGUEL WS #19	14	ELLIOTT, MARVIN	8317227461	16555 TWIN LAKES DR	ROYAL OAKS	CA	95076
SAN MIGUEL WS #20	4	ERVIN, CAROL		2091 SAN MIGUEL CYN RD	SALINAS	CA	93907
SAN MIGUEL WS #21	2	DANIEL, BILL	8317224904	518 SAN MIGUEL CYN	ROYAL OAKS	CA	95076
SAN MIGUEL WS #22	31	PATTON, SHIRLEY	8316379765	140 KELLY DR	HOLLISTER	CA	95023
SAN MIGUEL WS #26	10	GATEWOOD, JAMES	8317553456	2043 SAN MIGUEL CYN	SALINAS	CA	93907
SAN MIGUEL WS #28	2	ELLIS, MARK & SYLVIA	8317242346	860 SAN MIGUEL CYN	WATSONVILLE	CA	95076
SAN MIGUEL WS #29	4	PESTONI, LOUIE	8316632197	2147 SAN MIGUEL CYN RD	SALINAS	CA	93907
SAN MIGUEL WS #30	4	ADAMS, JEFF OR VIRGINIA	8317967016	1950 SAN MIGUEL CYN RD	SALINAS	CA	93907
SAN MIGUEL WS #31	11	SCHAAF, EMILY & TERRILL	8316632837	20211 MELISSA LN	SALINAS	CA	93907
SAN MIGUEL WS #33	5	MOORE, MARION	8317220493	16430 WOODLAND HILLS LN	ROYAL OAKS	CA	95076
SAN MIGUEL WS #35	2	SCROGGINS, KATHY	8317246832	1232B SAN MIGUEL CYN RD	ROYAL OAKS	CA	95076
SAN MIGUEL WS #37	2	LAUDERDALE, JERRY & KAME	8313937418	2255 SAN MIGUEL CYN #B	SALINAS	CA	93907
SAN MIGUEL WS #38	3	CLARK, DORA	4083633028	2000 SAN MIGUEL CYN RD	SALINAS	CA	93907
SAN MIGUEL WS #39	8	SIMPSON, JANE	8316636062	2231 SAN MIGUEL CYN	SALINAS	CA	93907
SAN MIGUEL WS #40	4	ZAMORA, MIGUEL		16315 WOODLAND HILLS LN	ROYAL OAKS	CA	95076
SAN MIGUEL WS #41	3	BOULERICE, TIM	8317631087	1367 SAN MIGUEL CYN	WATSONVILLE	CA	95076
SAN MIGUEL WS #42	2	MACKINZIE, KATHLEEN	8317242989	1092 SAN MIGUEL CYN	ROYAL OAKS	CA	95076
SAN MIGUEL WS #43	4	MORALES, VICTOR & COLLEEN	8316634366	2060 SAN MIGUEL CYN	SALINAS	CA	93907
SAN MIGUEL WS #44	3	FASNACHT, PAULA	8316633562	2108 SAN MIGUEL CYN	SALINAS	CA	93907
SAN MIGUEL WS #45	3	LIAMAS, CHONG K	8316634479	7 ECHO VALLEY RD	SALINAS	CA	93907
SAN MIGUEL WS #47	4	HEBERT, KENNETH & MAUREEN	8317860385	842C SAN MIGUEL CYN RD	ROYAL OAKS	CA	95076
SAN MIGUEL WS #49	9	SILVIERA, JODINE OR MANUEL	8317284680	1667A SAN MIGUEL CYN RD	ROYAL OAKS	CA	95076
SAN MIGUEL WS #50	3	KESSLER, KAREN	6508560877	1339 SAN MIGUEL CYN RD #C	ROYAL OAKS	CA	95076
SAN MIGUEL WS #52	5	BLOMQUEST, ERIC		362 SAN MIGUEL CYN	ROYAL OAKS	CA	95076
SAN MIGUEL WS #53	3	SURUKI, RYOKO	8317226351	452 SAN MIGUEL CYN	ROYAL OAKS	CA	95076
SAN MIGUEL WS #54	4		8316632604	2201 SAN MIGUEL CYN RD	SALINAS	CA	93907
SAN MIGUEL WS #55	4	RUBALCABA, ANNA	8317243416	1122 SAN MIGUEL CYN	ROYAL OAKS	CA	95076



SAN MIGUEL WS #57	5	ASLAN, INDIRA	8316252984	PO BOX 3038	CARMEL	CA	93921
SAN MIGUEL WS #59	8	DECARLI, EDDIE	8316630185	PO BOX 1081	SALINAS	CA	93902
SANDY HILL DR WS #01	8	STEVE FIELDS		18723 SANDY HILL DR	SALINAS	CA	93907
SHAFFI LN WS #01	14	THOMAS, BARBARA	8316330622	14276 SHAFFI LN	CASTROVILLE	CA	95012
SILL RD WS #03	4		8314640170	PO BOX 55	APTOS	CA	95001
SIMONVILLE WC	11	SIMON III, JACI	8316333065	191 HWY 156 #22	CASTROVILLE	CA	95012
SPRING CANYON WA	33	SELVIDGE, MERV	8314228500	20141 BELMA CRT	SALINAS	CA	93907
SPRING POINT WS #01	13	NEOMI CERNA	4086332650	31 SPRING POINT RD	CASTROVILLE	CA	95012
SPRING POINT WS #02	4		8316635266	76 SPRING POINT RD	CASTROVILLE	CA	95012
SPRING POINT WS #03	5	DICK RHEINGANS	4084498161	444 HYLAND DR	SALINAS	CA	93907
SPRING POINT WS #04	4	SHANEK, HANNELORE	8316323846	2066 ELKHORN RD	CASTROVILLE	CA	95012
SPRING POINT WS #05	4	MCALISTER, VIRGINIA	8316336104	14 SPRING POINT RD	CASTROVILLE	CA	95012
SPRING POINT WS #06	5	MUNOZ, EVELIA	4083754614	45 SPRING POINT RD	CASTROVILLE	CA	95012
SPRING POINT WS #07	2	FITCHER, JEFF	8316338242	62 SPRING POINT RD	CASTROVILLE	CA	95012
SPRING RD WS #03	2			PO BOX 1048	ROYAL OAKS	CA	95076
SPRINGFIELD MWC	42	ROSA, DON	8317221389	136 SAN JUAN RD	WATSONVILLE	CA	95076
SPRINGFIELD RD WS #01	2			79 SPRINGFIELD RD	MOSS LANDING	CA	95039
SPRINGFIELD RD WS #02	2	RODRIGUEZ, DAVID & URSULA	8317611860	161 SPRINGFIELD RD	MOSS LANDING	CA	95039
SPRINGFIELD RD WS #03	2			194 ARCHER DR	SANTA CRUZ	CA	95060
STRAWBERRY RD WS #01	10	LATHUM, MRS	8317224710	931 STRAWVERRY RD	ROYAL OAKS	CA	95076
STRAWBERRY RD WS #03	3	VALDEZ, OSCAR	8316633597	619 STRAWBERRY RD	ROYAL OAKS	CA	95076
STRAWBERRY RD WS #04	4			107 STRAWBERRY RD	ROYAL OAKS	CA	95076
STRAWBERRY RD WS #06	27	MCCALL, SUE	8316635259	5730 BRIARCLIFF TERRACE	ROYAL OAKS	CA	95076
STRAWBERRY RD WS #07	2			143 PANNELL CT	ROYAL OAKS	CA	95076
STRAWBERRY RD WS #09	4			565 STRAWBERRY RD	ROYAL OAKS	CA	95076
STRAWBERRY RD WS #10	6	ROBERTS, JAMES	8317612959	885 STRAWBERRY RD	ROYAL OAKS	CA	95076
STRAWBERRY RD WS #12	4			588 STRAWBERRY RD	ROYAL OAKS	CA	95076
STRAWBERRY RD WS #13	3		8317228456	14310 CAMPAGNA WAY	ROYAL OAKS	CA	95076
STRAWBERRY RD WS #14	3	LITTLE, COLLEEN		PO BOX 180	SAN JUAN	CA	95045
STRAWBERRY RD WS #15	4		8317220379	426 STRAWBERRY RD	ROYAL OAKS	CA	95076
STRAWBERRY RD WS #17	6	HANZLIK, JAMES	8317223411	371-D STRAWBERRY RD	ROYAL OAKS	CA	95076
STRONG CIR WS	9	EALINE GUNGO	4084795218	5201 STRONG CR	ROYAL OAKS	CA	95076
STRUVE RD WS #02	82	CERVANTES, BRANDY	8317241900	12901 TRIPOLI CT	LOS ALTOS HILLS	CA	94022
SUMMERHILL MHP WS	34	TOM REYNOLDS	7144546777	871 38TH AVE	SANTA CRUZ	CA	95062

SUNRISE MUSHROOMS WS	6	DOUG TANNER	8317617666	PO BOX 2109	WATSONVILLE	CA	95077
TARAWILD CT WS #01	4	THERIAULT, TERRY	8316634433	20165 TARAWILD CT	SALINAS	CA	93907
TARPEY RD WS #02	2	JOHNSON FAYE	4082746221	3855 HIGUERA RD	SAN JOSE	CA	95148
THIMIO MWC	21	HARTLEY, ARLENE	8317286166	5860 THIMIO WAY	ROYAL OAKS	CA	95076
TIMEVIEW WAY WS #01	2	ALCANTAR, ALEXANDER & MICHELE	8316634920	7310 TIMEVIEW WAY	SALINAS	CA	93907
TRAFTON RD WS #03	2			191 TRAFTON RD	ROYAL OAKS	CA	95076
TRAFTON RD WS #04	2	GURNEE, LORENE	8317221131	724 BREWINGTON AVE	ROYAL OAKS	CA	95076
TRAFTON RD WS #07	4	HAMMOND, JAMES	9706359410	541 POPLAR AV	SAN BRUNO	CA	94066
TUCKER RD WS #01	6	LARRY CLARK	4086635783	200A TUCKER RD	ROYAL OAKS	CA	95076
TUCKER RD WS #02	4	ROMERO, LUIS & RAFAELA	8317286590	419 J ST	WATSONVILLE	CA	95076
TUCKER RD WS #03	3			53 TUCKER RD	ROYAL OAKS	CA	95076
TUCKER RD WS #05	2			100 TUCKER RD	ROYAL OAKS	CA	95076
TUCKER RD WS #06	3	BELL, RYAN	8317637133	123 TUCKER RD	ROYAL OAKS	CA	95076
TUMBLEWEED LN WS #01	2	JOHNSON, ROGER	8317284825	14641 TUMBLEWEED LN	ROYAL OAKS	CA	95076
TUSTIN RD WS #01	2	MUNOZ, CONNIE		7444 TUSTIN RD	SALINAS	CA	93907
TUSTIN RD WS #02	5	CROUCH, WAYNE	8316634015	7227 TUSTIN RD	SALINAS	CA	93907
TUSTIN RD WS #03	14	MONIGHETTI, PETE	8316635114	6515 FRANKIE LN	SALINAS	CA	93907
TUSTIN RD WS #04	4	MERRILL, LYNN	8316633015	6388 TUSTIN RD	SALINAS	CA	93907
TUSTIN RD WS #05	7	THOMPSON, DAVID	8312561326	6718 TUSTIN RD	SALINAS	CA	93907
TUSTIN RD WS #07	3	VALENTINE-NORMAN, CYNTHIA	8316638800	7512 TUSTIN RD	SALINAS	CA	93907
TUSTIN RD WS #08	4	GONZALES, RAMON	8319701084	7323 TUSTIN RD	SALINAS	CA	93907
TUSTIN RD WS #09	4	GAYMAN, KERMIT	8316630838	6711 TUSTIN RD	SALINAS	CA	93907
TUSTIN RD WS #10	4	SEQUEIRA, SUE	8317614714	6694 TUSTIN RD	SALINAS	CA	93907
TUSTIN RD WS #14	3	LOVERA, CHRIS		PO BOX 624	MOSS LANDING	CA	95039
TUSTIN RD WS #15	4	LETHIERE, ROSA & LEROY	8316631860	6832 TUSTIN RD	SALINAS	CA	93907
TUSTIN RD WS #16	4	SPARKS, JOHN	8316630487	7045 TUSTIN RD	SALINAS	CA	93907
TUSTIN RD WS #17	5	HARTER, MARILYN	8316636136	7187 TUSTIN RD	SALINAS	CA	93907
TUSTIN RD WS #18	10	DOUDES, CHRIS	8316635181	6588 TUSTIN RD	SALINAS	CA	93907
TUSTIN RD WS #19	10	SONNE, REESE	8316636475	1172 S. MAIN ST #168	SALINAS	CA	93901
TUSTIN RD WS #20	2	MARZOLF, STEVE	4089789593	6443 TUSTIN RD	SALINAS	CA	93907
TUSTIN RD WS #21	2	MANFULL, JOHN & PATRICIA	8316632031	6423 TUSTIN RD	SALINAS	CA	93907
TUSTIN RD WS #22	3	RUCKMAN, AMY	8316632031	6415 TUSTIN RD	SALINAS	CA	93907
TUSTIN RD WS #23	4	BALLANTINE, HELGA	8316633972	8001 SAN MIGUEL CYN	SALINAS	CA	93907

VALLE PACIFICO WS #01	9	WILCOX, RUSS	8314431001	688 E BORONDA RD	SALINAS	CA	93906
VALLE PACIFICO WS #02	4	RENDON, LEON		6890 VALLE PACIFICO RD	SALINAS	CA	93907
VALLE PACIFICO WS #03	4			6818 VALLE PACIFICO RD	SALINAS	CA	93907
VALLE PACIFICO WS #04	2			6805 VALLE PACIFICO RD	SALINAS	CA	93907
VALLE PACIFICO WS #05	3	MOON, E L	8312068383	8145 PRUNEDALE N RD	SALINAS	CA	93907
VALLE PACIFICO WS #09	3			7201 VALLE PACIFICO RD	SALINAS	CA	93907
VALLE PACIFICO WS #11	2			7176 VALLE PACIFICO RD	PRUNEDALE	CA	93907
VALLE PACIFICO WS #12	2			7271 VALLE PACIFICO RD	SALINAS	CA	93907
VALLE PACIFICO WS #14	3			7050 VALLE PACIFICO	SALINAS	CA	93912
VALLE PACIFICO WS #15	2	CARROLL, NANCY		PO BOX 2333	MARIPOSA	CA	95338
VALLEY RD WS #01	11	NASON, CARLA	8316332760	45 VALLEY RD	CASTROVILLE	CA	95012
VALLEY RD WS #02	2	FERGUSON, CLINT & PATRICIA	8316335123	6831 VALLE PACIFICO	SALINAS	CA	93907
VEGA RD WS #01	148	ROSA, JOE	8317221389	136 SAN JUAN RD	ROYAL OAKS	CA	95076
VEGA RD WS #02	3	JIMENEZ, ESTHER	8316335558	10940 AXTELL ST	CASTROVILLE	CA	95012
VEGA RD WS #05	4			115 VEGA RD	ROYAL OAKS	CA	95076
VEGA RD WS #06	13	WEBSTER, DONNA	8317615750	270 VEGA RD	ROYAL OAKS	CA	95076
VEGA RD WS #08	3	COWAN, CHARLES & SHAUNNA		218 VEGA RD	ROYAL OAKS	CA	95076
VIA DEL SOL WS #01	3			1143 VIA DEL SOL RD	SALINAS	CA	93907
VIA DEL SOL WS #02	5	DAVA SOLANO	4086633110	1224 VIA DEL SOL RD	SALINAS	CA	93907
VIA DEL SOL WS #03	2	BRYAN, JACK & BARBARA		1184 VIA DEL SOL	SALINAS	CA	93907
VIA DEL SOL WS #04	2	MCGOWEN, GLEN	8316251899	1177 VIA DEL SOL RD	SALINAS	CA	93907
VIERRA CANYON WS #01	2			21 CRANDALL RD	MONTEREY	CA	93940
VIERRA CANYON WS #02	4	BURKE, CLAUDIA		18232 VIERRA CYN RD	SALINAS	CA	93907
VIERRA CANYON WS #04	4			17998 VIERRA CYN RD	SALINAS	CA	93907
VIERRA CANYON WS #05	6	CHANEY, DON	8316633344	18820 VIERRA CYN RD	SALINAS	CA	93907
VIERRA CANYON WS #06	2	PATE, GERALD	8316632305	18182 VIERRA CYN RD	SALINAS	CA	93907
VIERRA CANYON WS #07	3	SILVEY, DON		18267 VIERRA CYN RD	SALINAS	CA	93907
VIERRA CANYON WS #08	2	WALKER, CHARLES		18003 VIERRA CYN	SALINAS	CA	93907
VIERRA CANYON WS #09	9	STRANGE, SUSAN	8314432120	18325 VIERRA CYN RD	SALINAS	CA	93907
VIERRA CANYON WS #10	3		8316632372	19130 VIERRA CYN RD	SALINAS	CA	93907
VIERRA CANYON WS #11	2			18370 VIERRA CYN RD	SALINAS	CA	93907
VIERRA CANYON WS #12	4			18258 VIERRA CYN RD	PRUNEDALE	CA	93907
VIERRA CANYON WS #13	3			19612 VIERRA CYN RD	SALINAS	CA	93907
VIERRA CANYON WS #14	3			18599 VIERRA CYN RD	SALINAS	CA	93907

VIERRA CANYON WS #15	4			17651 VIERRA CYN RD	SALINAS	CA 93907
VIERRA CANYON WS #16	4		6633375	18302 VIERRA CYN RD	SALINAS	CA 93907
VIERRA CANYON WS #17	2			19550 VIERRA CYN RD	SALINAS	CA 93907
VIERRA CANYON WS #18	4	KIMBALL, CATHERINE	8314885327	18975 VIERRA CYN RD	PRUNEDALE	CA 93907
VIERRA CANYON WS #20	14	LESLEY GONZALEZ	8316634259	7550 ROMA PL	SALINAS	CA 93907
VIERRA CANYON WS #21	5	JIM DIXON	4086234586	17735 VIERRA CYN RD	SALINAS	CA 93907
VIERRA CANYON WS #23	3		8316632956	7755 ROMA PL	SALINAS	CA 93907
VIERRA CANYON WS #24	2			17580 VIERRA CYN RD	SALINAS	CA 93907
VIERRA CANYON WS #27	2		8316631884	19545 VIERRA CYN RD	SALINAS	CA 93907
VIERRA CANYON WS #28	3	SIMPSON, BRIAN		18987 VIERRA CYN	SALINAS	CA 93907
VIERRA CANYON WS #29	2	YOUNG, ROBERT	8314220127	140 HWY 156	SALINAS	CA 93907
VIERRA CANYON WS #32	3		8316635698	18643 VIERRA CYN RD	SALINAS	CA 93907
VIERRA CANYON WS #33	4	LAWSON, GEORGE & CHARM		18010 VIERRA CYN RD	SALINAS	CA 93907
VIERRA CANYON WS #34	2	BIAGINI, DAVE	8316636626	18238 VIERRA CYN RD	SALINAS	CA 93907
VIERRA CANYON WS #35	2	BILLETS, DARLENE		17820 VIERRA CYN RD	PRUNDALE	CA 93907
VIERRA CANYON WS #36	4	COOPER, RONALD	8316633124	18335 VIERRA CANYON RD	SALINAS	CA 93907
VIERRA CANYON WS #37	11	MORTON, GLORIA	8316634600	17661 VIERRA CANYON RD	SALINAS	CA 93907
VIERRA ESTATES WS	48	ROSA, DON	8318403696	136 SAN JUAN RD	ROYAL OAKS	CA 95076
VIERRA KNOLLS MWC	22	HOFFMANN, NORM	8316631949	17838 GAIL CT	SALINAS	CA 93907
VIERRA MEADOWS MWC	25	WINTHERS, PAM	8316636594	17595 VIERRA CYN RD ST 114	SALINAS	CA 93907
WALKER VALLEY WS #02	7	SANDERSON, MICHELLE	8316331603	131 WALKER VALLEY RD	CASTROVILLE	CA 95012
WALKER VALLEY WS #03	9	MURRY, DAVE	8312299434	321 WALKER VALLEY RD	CASTROVILLE	CA 95012
WALKER VALLEY WS #04	4			237 WALKER VALLEY RD	CASTROVILLE	CA 95012
WALKER VALLEY WS #06	3			78 WALKER VALLEY RD	CASTROVILLE	CA 95012
WALKER VALLEY WS #07	2	DIAZ, ARTURO		PO BOX 3315	FREEDOM	CA 95019
WALKER VALLEY WS #09	8	HECKEL, ROGER		247 WALKER VALLEY RD	CASTROVILLE	CA 95012
WATSONVILLE PRODUCE WS	1	ARMIJO, ANNA	8317282273	38 BLUFF RD	MOSS LANDING	CA 95039
WOODLAND HEIGHTS MWC	19	ELLIOTT, DAVID	8316636891	8761 WOODLAND HGTS PL	SALINAS	CA 93907

*This page intentionally left blank*