

United Lot Owners of Cambria UnLOC

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Press Release

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Lot Owners Prepared to Pay

On August 22, 2002 United Lot Owners of Cambria (UnLOC) will present to the CCSD Board a proposal to provide funding toward completion of the Water Master Plan. The proposal will request that CCSD initiate proceedings toward the formation of a Mello-Roos special taxing district, which would tax vacant lots in an amount sufficient to raise \$2.5 million in funding for the CCSD. The proposal does not require CCSD to undertake any particular water project. Formation of the district simply obligates the district to complete whatever improvements it deems necessary to resume the issuance of water meters in accordance with the County's Growth Management Ordinance. Approximately 1,000 single and multi-family lots representing the all lots with wait list positions would pay a special annual assessment for thirty years. Existing homeowners would be exempt from the tax.

San Simon resident and UnLOC VP, Wayne Parrack, said the proposal reflects the lot owners' desires to be part of the solution for Cambria's water woes. "Our proposal is to contribute enough new funding to help CCSD complete its Water Master Plan. The vast majority of our members bought land in anticipation of moving here and becoming part of the community. This is our way of telling the community that we are prepared to pay our fair share."

The proposal has been under development for close to a year and has been presented to several lot owners' meetings around the state, receiving near unanimous support. In developing the proposal UnLOC consulted with legal and financial experts in the field. UnLOC board member, Paul McDonnell, a former investment banker, worked closely with UnLOC President, Deryl Robinson to refine the proposal.

Robinson noted that the cost of a new water system has been a stumbling block for the community. "We recognize that Cambria has many residents on fixed incomes. Our proposal will bring new dollars to the table and avoid the need for CCSD to raise rates to solve the water problem. Existing residents will enjoy the benefits of additional water supply for many years before most of us get to build."

The UnLOC proposal requests the CCSD to enter into negotiations over the general terms of formation. After a series of required legal proceedings, lot owners included in the district would vote whether to tax themselves. A two-thirds approval is required for passage. McDonnell, who is currently the Treasurer-Tax Collector of Riverside County, emphasized the viability of the proposal.

“Hundreds of public agencies throughout the state have used this approach to fund infrastructure. There is no doubt we can provide the funding.”

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