

Attachment F

Notice of Public Hearing

Proposed Monterey CSA No. 25 – Carmel Valley Golf and Country Club County of Monterey

I. Notice

This notice informs you, as a record owner of property within the Monterey County Service Area No. 25 – Carmel Valley Golf and Country Club, which was formed on November 26, 1963, of a proposed annual assessment for CSA No. 25, hereafter referred to as Monterey County Service Area No. 25 (“CSA No. 25”). The purpose of CSA No. 25 is to establish the annual assessments for Fiscal Year 2023-24 through Proposition 218 and generate revenue from the assessments, which would be used to provide annual maintenance for CSA No. 25 services of storm drainage, street, streetlighting, and sidewalk maintenance, while building a fund balance for future capital costs and emergency reserve collections, projects, repairs, and replacement as the infrastructure continue to age and deteriorate, with subsequent annual increases corresponding with the San Francisco Construction Cost Index.

The revenue generated by CSA No. 25 has historically been insufficient to maintain the infrastructure with the CSA. The proposed annual assessments for CSA No. 25 will cover the ongoing services of storm drainage, street, streetlighting, and sidewalk maintenance.

The County Board Supervisors of Monterey County adopted a Resolution of Intention declaring its intention to set the annual assessments and a Notice of Assessment and Assessment Ballot has been mailed to each affected parcel at least 45 days prior to the County holding a Public Hearing on the annual assessment. The Public Hearing has been scheduled for July 25, 2023. If the proposed annual assessment for CSA No. 25 is approved by the property owners, the new assessments will begin to be assessed. This WILL be an additional assessment.

The Public Hearing will be held during a regular meeting of the Monterey County Board of Supervisors on

July 25, 2023, at 1:30 p.m.

All interested persons are invited to attend the Public Hearing and express opinions on the matter of the proposed annual assessments. You will have an opportunity to speak in favor of, or opposed to, the proposed new assessment during the meeting by submitting a “Request to Speak” form, which can be accessed online by visiting (ENTER INFORMATION).

You are encouraged to complete the Request to Speak form prior to the start of the meeting. Verbal comments alone do not qualify as a formal protest against, or formal support for the proposed new assessment. Your formal position on the assessment is established by completing and submitting your assessment ballot. Property owners may submit their assessment ballot to the County Clerk of the Board at any time prior to the close of the Public Hearing through Mail Delivery or In-Person Delivery. Persons who wish to submit an assessment ballot should mail or personally deliver it as shown on the back of this notice and in accordance with the directions provided on the back of the ballot under “Summary of Assessment Ballot Procedures”.

Mail Delivery: If by mail, place the ballot in the mail with sufficient time to be received no later than July 25, 2023. If your ballot is not received by this date, the ballot will not be counted. Please note that postmarks cannot be accepted. Please mail the ballot to:

County of Monterey
Attn: County Clerk of the Board
168 West Alisal St.
Salinas, CA 93902

Personal Delivery: The ballot may also be delivered directly to the County Clerk of the Board on or before the close of the Public Hearing. Ballots can be placed in the secured box located at the main entrance to Government Center before 5:00 p.m. on July 25, 2023. Ballots will also be accepted at the Government Center located within the

Government Center, 168 West Alisal St., 1st Floor, Salinas CA, 93901, beginning at 6:00 p.m. on July 25, 2023 and through the end of the Public Hearing.

II. Assessment Information

- 1. Name of Assessment:** Monterey County Service Area No. 25- Carmel Valley Gold and Country Club
- 2. Total Proposed Assessment for the Entire Proposed District:** 225 parcels assessed totaling \$147,953.47
- 3. Your Proposed Total Assessment:** The proposed maximum assessment on your property for the 2023-24 fiscal year is shown on your assessment ballot.
- 4. Duration of the Proposed Assessment:** The new assessment to maintain and service district improvements is proposed to be levied every year, with annual adjustments for inflation connected to San Francisco Construction Cost Index, continuing until such time as the County no longer maintains the district improvements.
- 5. Reason for the Proposed Annual Assessment of Monterey CSA No. 25:** To generate revenue from the assessments, which would be used to provide annual maintenance for storm drainage, street, streetlights, and sidewalk maintenance while building a fund balance for future capital costs and emergency reserve collections.
- 6. Calculation of the Assessment:** If approved, the proposed annual assessment will be levied on parcels that receive direct and special benefit from maintaining and servicing storm drainage, street, streetlighting, and sidewalk maintenance. If there is a majority protest the proposed annual assessments, the CSA No. 25 assessment will not take effect.

The amount of the proposed annual assessment is calculated based upon the proportional special benefit received by each parcel to be assessed. The exact method and formula of spreading the assessment is set forth in the Assessment Engineer's Report for the CSA No. 25, a copy of which is on file with the County Clerk-Board and available for review.

The assessment shown on the ballot is the maximum amount that can be charged commencing in Fiscal Year 2023-24 and the maximum assessment amount may be adjusted annually based on the annual increases corresponding with the San Francisco Construction Cost Index. The actual assessments levied in any fiscal year will be as approved by the Board of Supervisors and may not exceed the maximum assessment rate without receiving property owner approval for an increase.

- 7. Assessment Balloting Results:** If a majority of the weighted assessment ballots returned are opposed to the new assessments associated with CSA No. 25, the proposed new assessment will not be imposed. Assessment Ballots are weighted proportionally by each parcel's proposed assessment amount (simplified, this means 1 vote for each \$1 of proposed new assessment).

III. Questions Regarding These Proceedings

If you have any questions about this process, please contact Lynette Redman in the Public Works, Facilities and Parks Department of the County at (831) 796-6038. Please leave a message with your name and phone number, and your call will be returned.